

**AMENDMENT
TO THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA
AND THE ZONING MAPS OF OCONEE COUNTY, GEORGIA**

TITLE

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classification AG (Agricultural District) to zoning classification AR (Agricultural Residential District) pursuant to an application for rezoning of property owned by Armor Homes LLC submitted on October 16, 2023.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for zoning change submitted by Carter Engineering Consultants on October 16, 2023, requesting a rezone of a ±6.09-acre tract of land located at 1251 Sikes Road in, Oconee County, Georgia, (tax parcel no. A-01-066F), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

SECTION 1. An Ordinance known as the “Unified Development Code of Oconee County, Georgia” as enacted and amended by the Board of Commissioners of Oconee County and the Zoning Maps described therein are hereby amended as follows:

The zoning change in conditions for the property described on the attached “Exhibit A” is hereby changed for the purpose as set forth in “Exhibit A” attached hereto.

Said rezone is subject to the following conditions: as set forth in “Exhibit A” attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

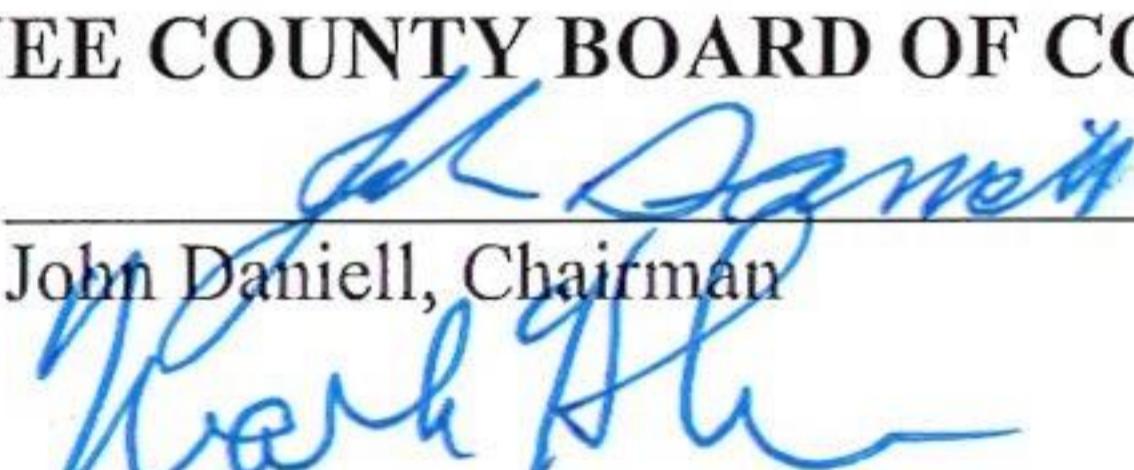
SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Ordinance shall take effect this date.

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on December 11, 2023, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on January 2, 2024.

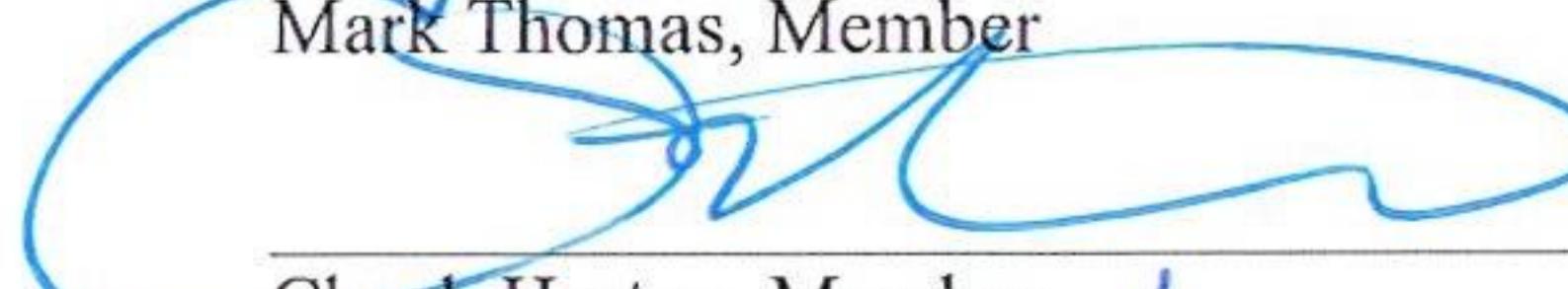
ADOPTED AND APPROVED, this 2nd of January, 2024.

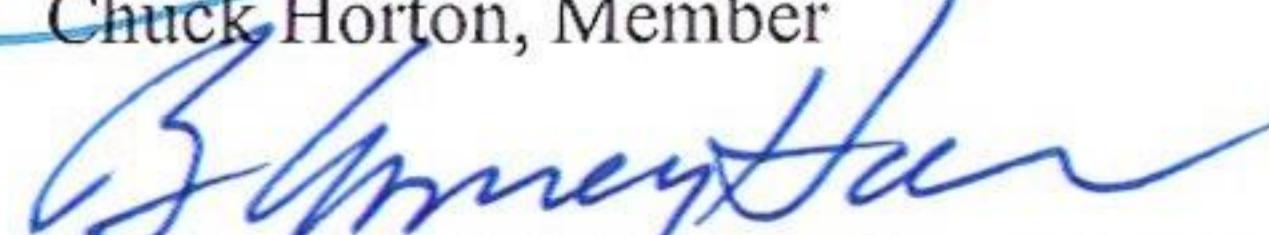
OCONEE COUNTY BOARD OF COMMISSIONERS

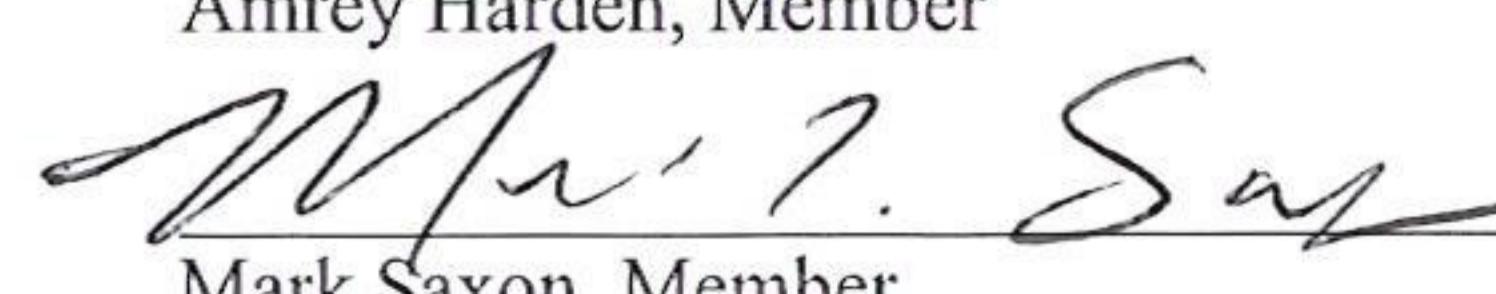
BY: 

John Daniell, Chairman

 Mark Thomas, Member

 Chuck Horton, Member

 Amrey Harden, Member

 Mark Saxon, Member

ATTEST:


Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P23-0228

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CONDITIONS

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.

EXHIBIT "A" TO REZONE NO P23-0228

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TAX MAP

Rezone # P23-0228 - Armor Homes, LLC

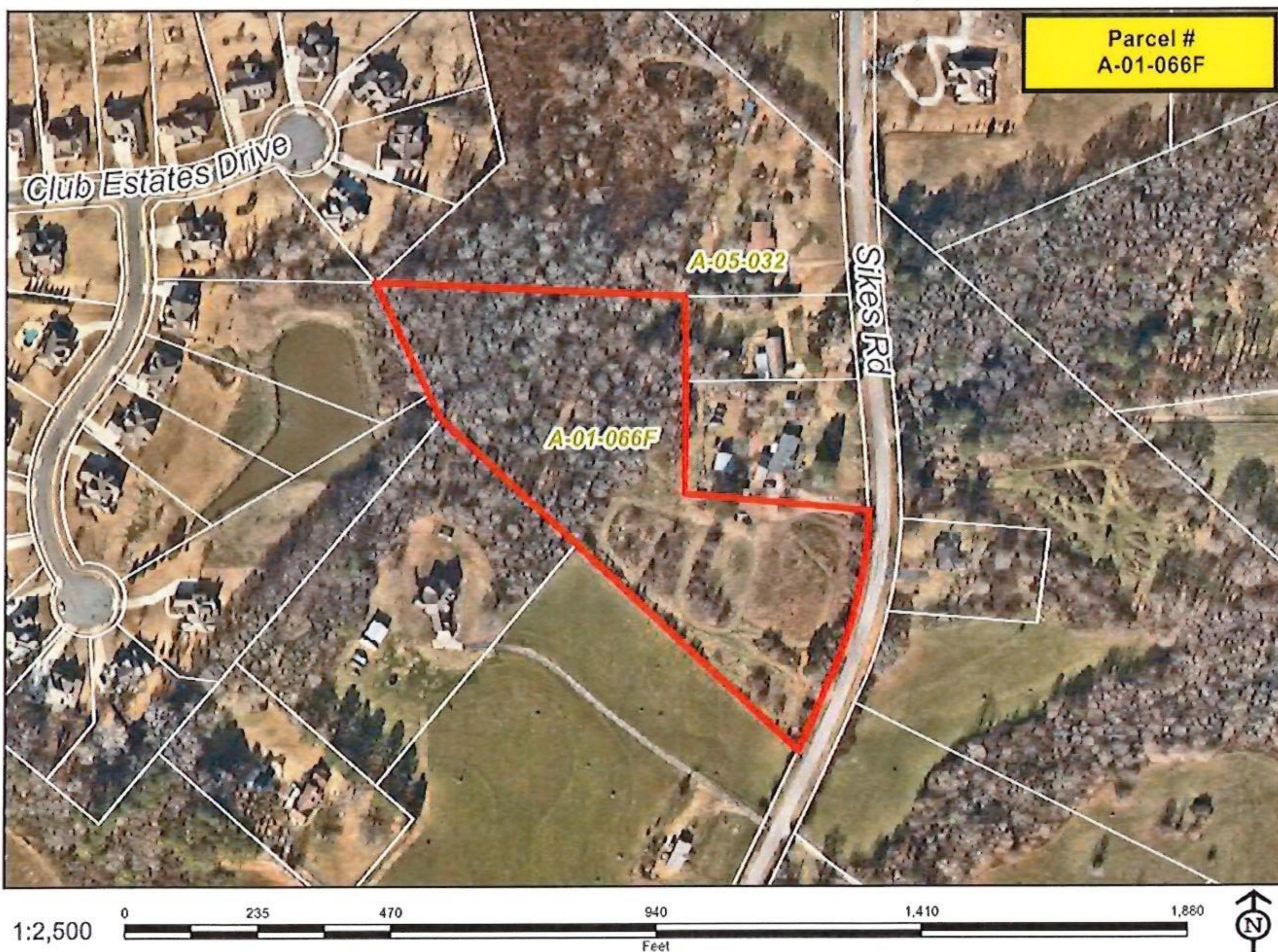


EXHIBIT "A" TO REZONE NO P23-0228

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LEGAL DESCRIPTION

LEGAL DESCRIPTION

Commencing at the found 3/8" iron rebar along Sikes Road; said rebar being the POINT OF BEGINNING;

Thence S 01°57'26" W, a distance of 40.38' along an arc having radius 725.53' and length 40.38' to a point;

Thence S 12°37'51" W, a distance of 228.97' along an arc having radius 725.53' and length 229.93' to a point;

Thence S 23°14'59" W, a distance of 171.06' along an arc having radius 4750.79' and length 171.06' to a found 3/8" iron rebar;

Thence N 47°30'02" W, a distance of 860.84 to a found ½" iron rebar;

Thence N 26°41'36" W, a distance of 265.26' to a found ½" iron rebar;

Thence S 73°53'55" E, a distance of 609.35' to a found ½" iron rebar;

Thence S 00°05'13" W, a distance of 199.83' to a found ½" iron rebar;

Thence S 84°17'03" E, a distance of 289.11' to a found 3/8" iron rebar; said rebar being the POINT OF BEGINNING.

EXHIBIT "A" TO REZONE NO P23-0228

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NARRATIVE



**Request for Rezone
For
Armor Homes, LLC**

1251 Sikes rd.
Statham, GA 30666
(Parcel No. A 01 066F)

Prepared By:
Carter Engineering Consultants
1010 Commerce Drive
Bogart, GA 30622

Prepared For:
Armor Homes, LLC
1241 Sims Road
Winder, GA 30680

October 2023



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NARRATIVE



Armor Homes LLC
Request for Rezone
October 2023

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NARRATIVE



Armor Homes LLC
Request for Rezone
October 2023

Introduction

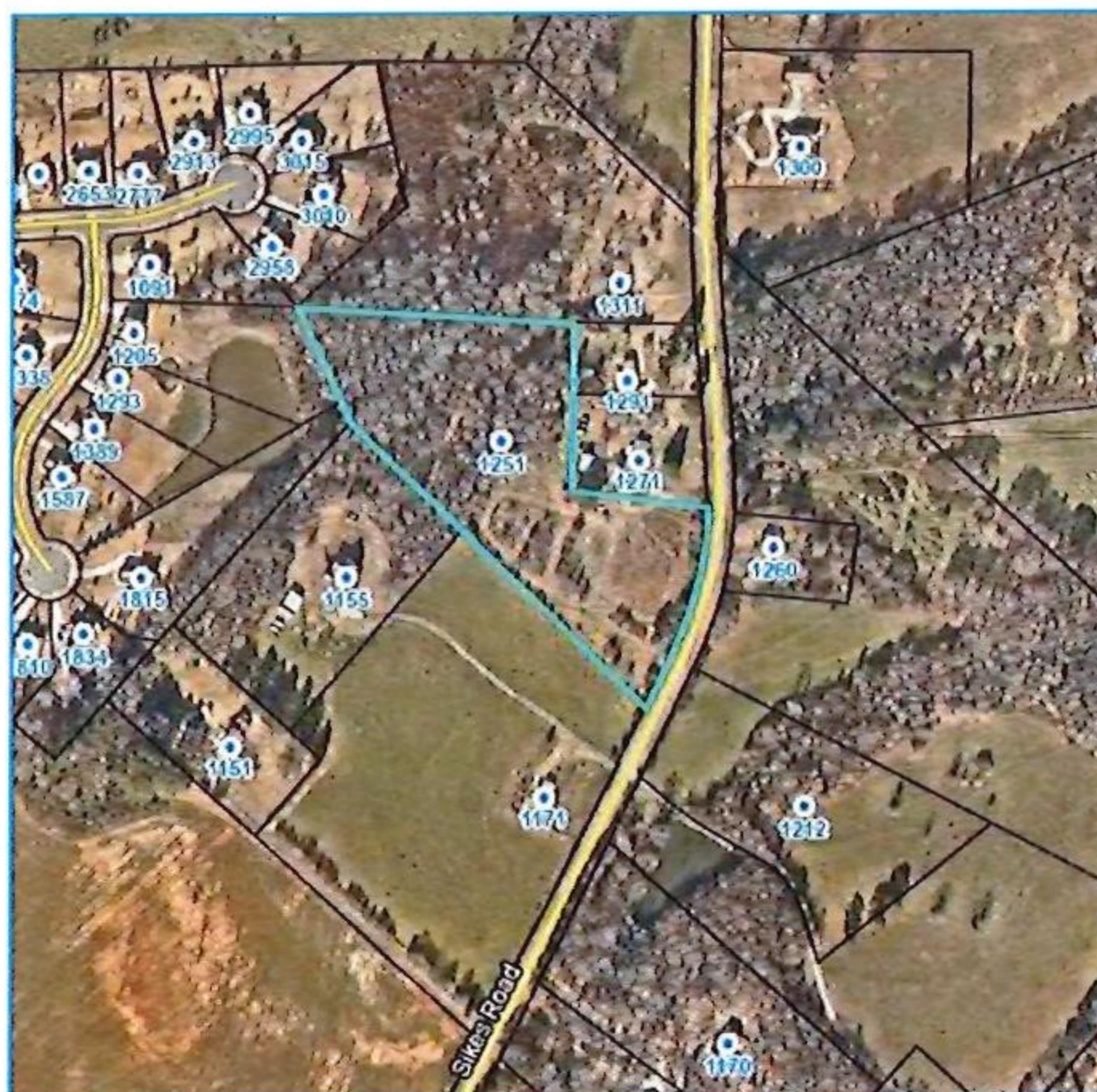
The property referenced as Tax Parcel No. A 01 066F is currently owned by Armor Homes LLC. This property is currently zoned A1 (Agricultural District), and the owner would like to rezone the 6.0884-acre property to AR (Agricultural Residential District). Carter Engineering Consultants is aiding the developer, Armor Homes LLC, in the rezoning and designing the property for residential use. A new rezone request has been submitted for approval.

The Site

The site is located off of Sikes Road in Oconee County, Georgia. The subject property is comprised of 6.0884 total acres. The property is currently zoned A1. The Oconee County, Georgia Future Development map (2030) designates this character area under the "Country Estates" category.

Seven properties directly border the subject property which are zoned as either AG or R-1. The western boundary of the property contains a drainage area that will be buffered by approximately 150ft of undisturbed forest.

The subject property was previously sold in 1996 (family sale) and again in 2023 without being rezoned.



Oconee County Parcel Map

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NARRATIVE



Armor Homes LLC
Request for Rezone
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The Development

The subject property proposes to divide the existing property into three separate parcels and construct three buildings to be used for residential purposes. The proposed buildings will be approximately 2,700 square feet. They will share a road off of Sikes Rd and each has a separate driveway. The buildings will fall under the residential use category as defined by the Oconee County Municipal Code.

The proposed buildings will vary in cost for each building. The estimated value of each lot upon completion is ~ \$ 500k or ~\$1,500k total.

The sites will drain to the western portion of the property. Septic will be designed to meet the current Oconee County code.

The development is estimated to begin work in March 2024 and end by September 2024.

Access

Access to the site will be a 22-foot asphalt drive off of Sikes Rd. No sidewalks, curbs, or gutters are proposed. This space will be shared by the 3 properties. A signed maintenance agreement will address the upkeep of the space.

Buffers / Setbacks

The proposed plat for the 6.0884-acre property does not show any drainage easements within the property boundary.

According to the Oconee County Code of Ordinances, the building setbacks for a property zoned AG are defined as: front building setback = 30 feet, side building setbacks = 15 feet, and rear building setback = 40 feet

Adjacent Use

Twelve properties directly border the subject property. The property is bordered by Parcel No. A 01 066C (zoned AG), Parcel No. A01 068 (zoned AG), Parcel No. A01 035 (zoned R-1) and Parcel No. A01 036 (zoned R-1) to the north. Parcel No. A01 067 (zoned AG) and Sikes Road border the property to the east. Parcel A01 0661A (zoned AG), Parcel No. A01 066J (zoned AG) and Parcel 01 066 (zoned AG) to the east on the opposite side of Sikes Road. The

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NARRATIVE



Armor Homes LLC
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property is bordered by Parcel No. B 01 066E (zoned AG) and Parcel No. A 01 066EA (zoned AG) to the south. Property no. A 01 037 (zoned R-1) and Property No. A 01041 (zoned R-1) to the west.

Traffic

The proposed development of the property is not expected to have any adverse effects on traffic within the area. Sikes Road is within a rural area of Statham GA. The development is expected to serve 3 families.

The development is estimating an average daily trip total of 24 trips from the three residences.

Water Supply

The proposed agricultural residential development will tie into the county's water supply. The county water line runs along Sikes Road on the opposite side of the street from the property.

Sewage Disposal

The proposed residential development will utilize three separate on-site septic systems. Utilizing the Georgia DPH Manual for On-Site Sewage Management Systems, the development is estimated to process approximately 600 gals per day, per home. Septic will be approved and inspected by the Oconee County Environmental Health Department.

Utilities

The proposed development will be equipped with access to electricity, telephone, and data lines.

Shared Space

The proposed development will be a non-traditional subdivision. The only shared space will be an access road. No amenities, recreational areas or entrance signage is proposed.

Solid Waste

Garbage collection will be by private contract with a waste disposal company.

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NARRATIVE



Armor Homes LLC
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Schools

The proposed rezoning of the property would provide three additional residences within the Oconee County School District.

Type of Ownership

The project will be privately owned.

Architectural Themes & Construction / Façade Materials

Each building and its respective architectural style will complement one another to create a single holistic and cohesive architectural theme.

The proposed development will be designed to have an aesthetic and appealing appearance that will meet and exceed county requirements and will incorporate features of exceptional architectural design. All proposed architectural elements shall adhere to the Oconee County Unified Development Code.

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NARRATIVE

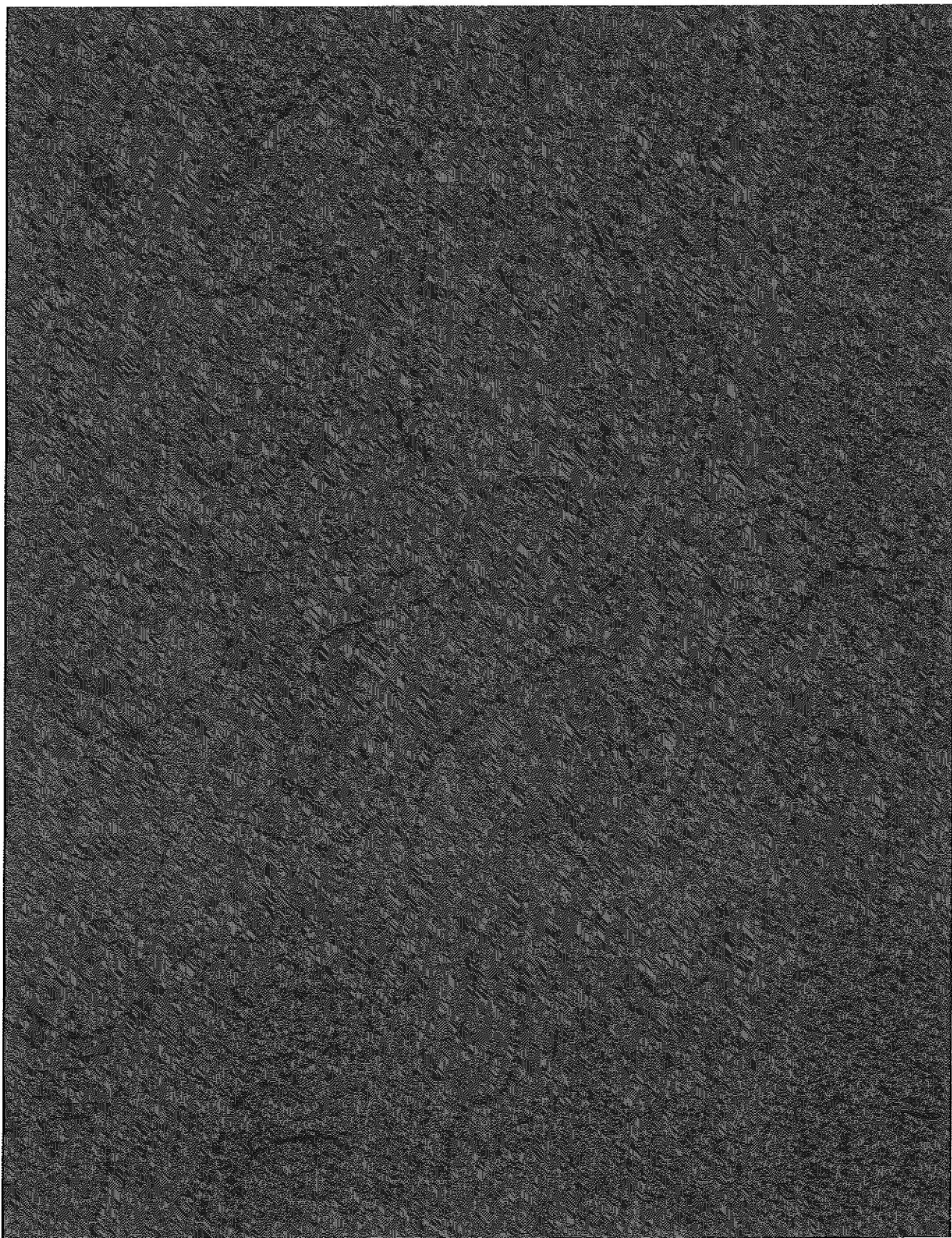


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PLAT

REZONE CONCEPT PLANS
FOR
1251 SIKES RD.

ARMOR HOMES, INC.

PROJECT CONSULTANTS AND CONTACT INFORMATION

OWNER / DEVELOPER	CIVIL ENGINEER	ARMOR HOMES, LLC	1241 5TH RD	WINTER, GA 30680	CONTACT: 770-655-4107	CIVIL ENGINEERING CONSULTANTS, INC.	1070 COMMERCE DRIVE	DOGART, GA 30622	CONTACT: 770-725-1200	BRIAN KIMMEL PE	BRIANGKIMMEL@GMAIL.COM
ARCHITECT	SURVEYOR	RIGHT SURVEYING LLC	1039 POPA WAY,	DOGART, GA 30622	CONTACT: 706-424-2516	ARCHITECT	ARCHITECT'S FIRM	ARCHITECT'S ADDRESS	CITY, STATE, ZIP	CONTACT: 700-300X300X	ARCHITECT'S ADDRESS
ARCHITECT	ARCHITECT	ARCHITECT	ARCHITECT	ARCHITECT	ARCHITECT	ARCHITECT	ARCHITECT	ARCHITECT	ARCHITECT	ARCHITECT	ARCHITECT
ARCHITECT	ARCHITECT	ARCHITECT	ARCHITECT	ARCHITECT	ARCHITECT	ARCHITECT	ARCHITECT	ARCHITECT	ARCHITECT	ARCHITECT	ARCHITECT

DESIGN BENCHMARK 50% DD OWNER REVIEW
DRAWING STATUS NOT FOR CONSTRUCTION

Engineering

SITE DESIGN & ENGINEERING SHEET INDEX

SHEET NUMBER	SHEET TITLE
C 1.0	COVER SHEET
C 2.0	GENERAL NOTES
C2.1	VICINITY MAP
C 3.0	EXISTING SITE PLAN
C 4.0	PRELIMINARY PLAT
C 5.0	REZONE CONCEPT PLAN
C6.0	SOILS
C 7.0	SITE DISTANCE PLAN

CATER ENGINEERING
1010 COMMERCIAL DRIVE
BOCA RAT, FL 33432
P: 770.725.1200
F: 770.725.1204
www.CaterEngineering.com

ARMOR HOMES, LLC
1251 SKIES RD. - STATHAM GA. 30666
FOR
EZONE CONCEPT PLANS

SMILET TITLE:	COVER
SMILET NUMBER:	C 1.0
PROJECT NUMBER:	23002SAM

PROJECT LOCATION
1251 SIKES RD
STATTHAM GA, 30666

CONSTRUCTION ENTRANCE
33.915820 NORTH
82.588115 WEST

PARCEL ID NUMBER

TRACT 6.0884 ACRES | DISTURBED AREA 0.59 ACRES

SITE

SITE LOCATION MAP

SITE LOCATION MAP

GENERAL PLAN SET NOTES

PROFILE NUMBER: 23002SAM
DATE: 11/29/23



SHEET NUMBER

00000000000000000000

PROJECT NAME

ARMOR HOMES, LLC

SHEET NUMBER

C.2.1

PROJECT NUMBER

2300025AM

DATE

11/29/23

1251 SKIES RD - STATHAM GA 30666
ARMOR HOMES, LLC

REZONE CONCEPT PLANS FOR

SHEET NUMBER

VICINITY MAP

PROJECT NAME

ARMOR HOMES, LLC

SHEET NUMBER

C.2.1

PROJECT NUMBER

2300025AM

DATE

11/29/23



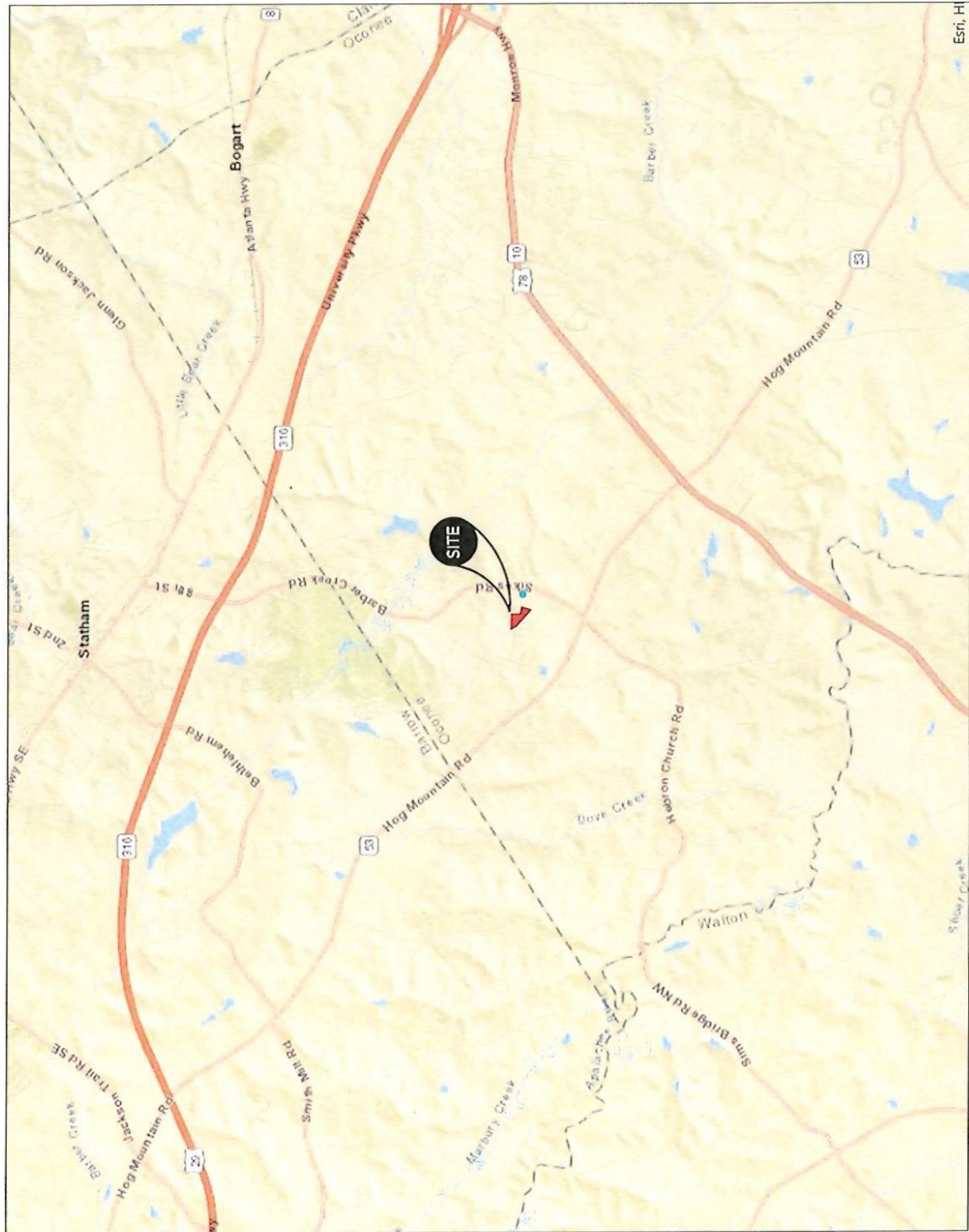
Utilities Protection Center, Inc.

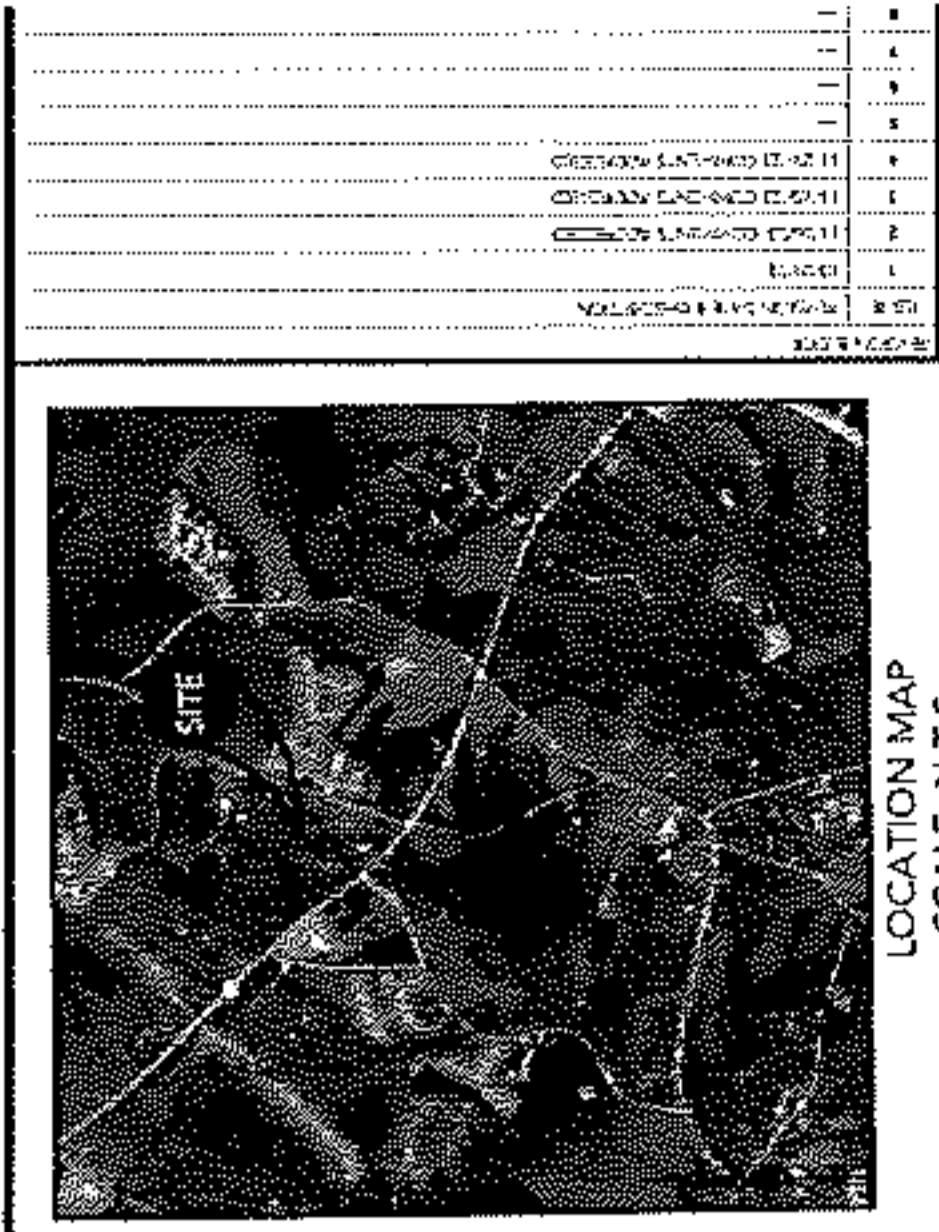
Know what's below

Call before you dig

GRAPHIC SCALE

Scale: 1" = 2000'





CARTER
ENGINEERING

CENTRE CHINE INF. CHINE

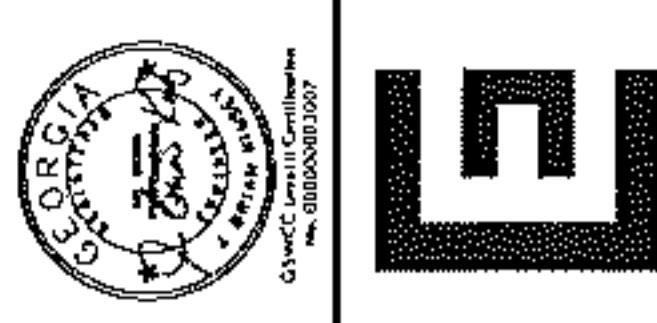
AKMUDR HOMES, LLC
1251 SKIES RD. · STATEN ISLAND, NY 10306

REZONE CONCEPT PLANS

SHEET TITLE: REZONE CONCEPT PLAN PROJECT NAME:

ARMOR HOMES,
LLC

23002SAM
C 5.0
PROJECT NUMBER:
23002SAM
DATE:

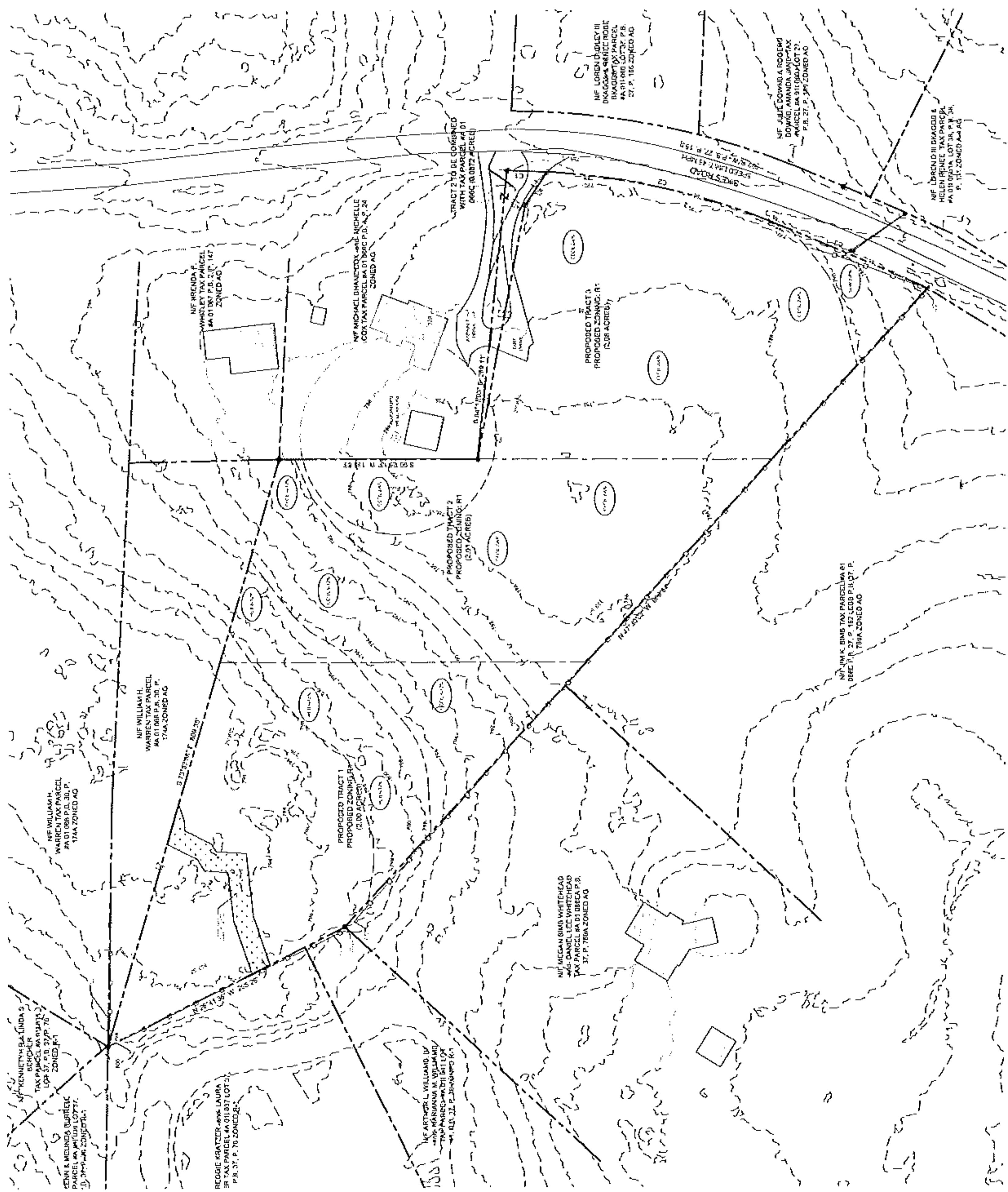
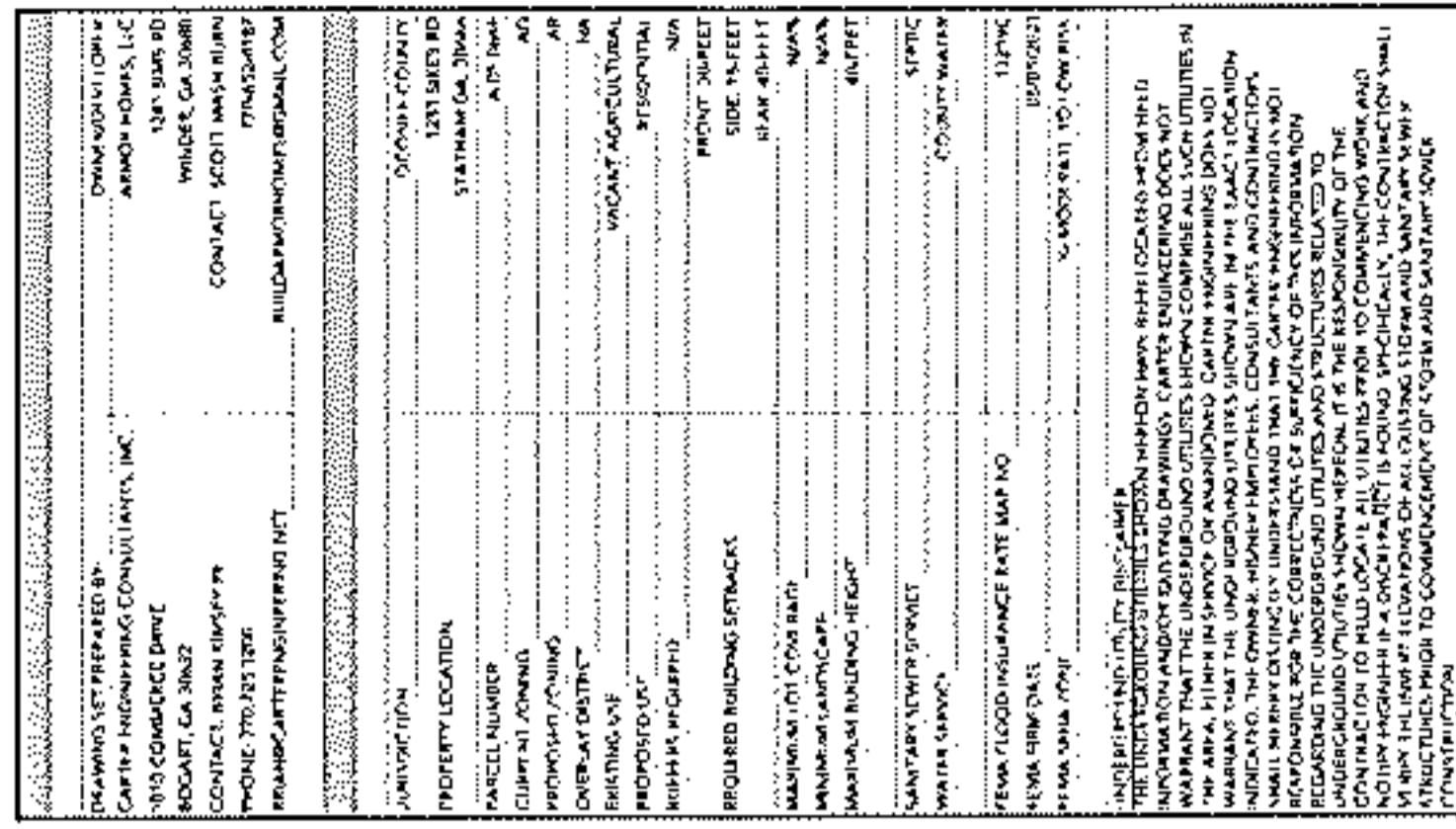


REZONE CONCEPT PLANS FOR

1251 SKIES RD - STAATHAM GA 30666
ARMOR HOMES, LLC



LOCATION MAP
SCALENT.S.





**Planning Department
Oconee County, Georgia
STAFF REPORT**

REZONE CASE #: P23-0228

DATE: November 30, 2023

STAFF REPORT BY: David Webb, AICP (Senior Planner)

APPLICANT NAME: Carter Engineering Consultants

PROPERTY OWNER: Armor Homes, LLC

LOCATION: 1251 Sikes Road, \pm 2,152 feet north of the intersection with Hog Mountain Road
Parcel A 01 066F

PARCEL SIZE: \pm 6.09 acres total

EXISTING ZONING: AG (Agricultural District)

EXISTING LAND USE: Vacant Agricultural

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Suburban Neighborhood

ACTION REQUESTED: Rezone the properties from AG (Agricultural District) to AR (Agricultural Residential) in order to create a three-lot subdivision with a Private Access Drive

STAFF RECOMMENDATION: Staff recommends conditional approval of this request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: December 11, 2023

BOARD OF COMMISSIONERS: January 2, 2024

ATTACHMENTS:

- Application
- Narrative
- Zoning Impact Analysis
- Plat of Survey
- Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The existing property is vacant with no structures.
- A portion of the property was recombined with the adjacent property at 1271 Sikes Road to correct a driveway encroachment.
- The resulting property size after the recombination is 6.09 acres.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Residential	AG (Agricultural District) and R-1 (Single-Family Residential District)
SOUTH	Agricultural and Residential	AG (Agricultural District)
EAST	Agricultural and Residential	AG (Agricultural District)
WEST	Residential	R-1 (Single-Family Residential District)

PROPOSED DEVELOPMENT

- The applicant's request is to rezone the properties from AG to AR in order to develop a three-lot residential subdivision. The lots will range from approximately 2.0 acres to 2.08 acres.
- No architectural standards are proposed.
- The 3 lots are proposed to be accessed by a private access drive and easement connecting to Sikes Road.

PROPOSED TRAFFIC PROJECTIONS

- An approximate additional 24 ADT (average daily trips) are estimated (Trip Generation Manual, 11th Edition) for three residences.

PROPOSED PLAT REQUIREMENTS

- The proposed AR zoning district has a minimum lot size of 2 acres with a minimum width of 150 feet where sewer is not available (UDC Table 4.1 *Dimensional Requirements by Zoning District*).
- The Concept Plan proposes three (3) lots that exceed 2-acres:
 - Proposed Tract 1 = 2.00 acres
 - Proposed Tract 2 = 2.01 acres
 - Proposed Tract 3 = 2.08 acres
- The concept plan shows the lot widths as measured at the front setback line as:
 - Proposed Tract 1 width is \pm 357.1 feet
 - Proposed Tract 2 width is \pm 482.5 feet
 - Proposed Tract 3 width is \pm 409.7 feet
- Environmental Health Department review and approval will be required for the three lots as they are less than 3 acres in size (UDC Section 1215 *Minor Subdivisions*).
- The proposed subdivision will have to meet all requirements of UDC Section 1012.07 *Private Access drives*, which include:
 - An access easement a minimum of 40 feet wide, which could be wider to accommodate utilities.
 - A paved asphalt drive a minimum of 16 feet wide with 3-foot shoulders.
 - A paved turning area contained within the easement boundaries that meets fire code.
 - If subject to the provisions of the Oconee County Water System Ordinance, water lines and fire hydrants in accordance with the County's adopted Water and Wastewater Standards.
 - A perpetual maintenance easement dedicated to the County for water lines access.

PUBLIC FACILITIES

Water:

- Water supply for this project will be provided by Oconee County as indicated in the letter dated October 13, 2023.

Sewer:

- Sewage disposal is proposed to be with on-site septic systems within each residential lot.

Roads:

- The properties will be accessed by a private access drive and easement that connects to Sikes Road.

ENVIRONMENTAL

- There are protected wetlands on the site as indicated on the U.S. Fish and Wildlife Generalized Wetlands Map.
- A wetlands delineation and protection plan will be required.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES**OCONEE COUNTY PUBLIC WORKS DEPARTMENT**

- No comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- No comments

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR REZONING CONSIDERATION” AS SET FORTH IN SECTION 1207.01 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

A. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.

Nearby lots are predominantly zoned AG and R-1. Primary land uses in the area are a mixture of agricultural and residential. Staff finds that the proposed development is suitable in view of the existing nearby development and zoning.

B. Whether the property to be rezoned has a reasonable economic use as currently zoned.

While the property has a reasonable economic use for agriculture or one single-family residence as currently zoned, it has greater value under the proposed zoning to AR to allow the creation of three lots.

C. The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:

i. Population density and effect on community facilities such as streets, schools, water, and sewer;

The current request proposes developing a 3-lot single-family residential development on a private access drive. The project is proposing to use public water supply for the three residential units. A Gallons Per Day estimate was not provided by the applicant. There will be no increase in demand for public wastewater treatment due to the use of on-site septic systems. A slight increase in traffic generation is anticipated, with an approximate 24 additional ADT. The roadways in the areas can accommodate increased traffic in the area. Schools may also see a slight impact.

ii. Environmental impact;

There are wetlands on the site that will require delineation and protection.

iii. Effect on the existing use, usability and/or value of adjoining property.

The proposed development is in keeping with surrounding uses and is not anticipated to affect the existing use, usability, and/or value of adjoining property.

D. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.
The subject property was used for agriculture in the past but now is vacant. The proposed low-density residential use fits the character of the properties in the vicinity of the subject property.

E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.
The AR zoning district's purpose and intent states "The regulations for this district are designed to encourage a compatible relationship between agricultural and residential subdivisions in the district. The regulations are intended to allow medium rural residential densities and compatible agricultural activities without encouraging commercial development or multi-family development." (Unified Development Code Sec. 205.03). Staff finds that the requested residential development is consistent with the stated purpose of the proposed zoning district.

F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
Under the current AG zoning, the proposed three-lot subdivision would require 5-acre lots while the subject parcel has 6 acres. The requested AR zoning that allows a 2-acre lot size is consistent with some other parcels in the area. Staff finds that development with 2-acre lots conforms to the existing land use pattern in the area which gives supporting grounds for approval of the zoning proposal.

G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.
The subject properties lie within the Suburban Neighborhood Character Area as shown on the Character Areas Map in the 2023 Comprehensive Plan Update. The Suburban Neighborhood Character Area "consists principally of single-family detached houses with some higher density housing included in a planned development or near an established nonresidential area. Houses tend to be on 1.5-acre to 2-acre or larger lots on public water. Water and sewer are either existing or planned within this Character Area." The recommended zoning districts for this Character Area are AR (Agricultural Residential District) without sewer available and R-1 (Single-Family Residential District) where public water and sewer are available. Staff finds the rezoning to AR is in conformity with the Future Development Map and the goals and objectives of the Oconee County Comprehensive Plan.

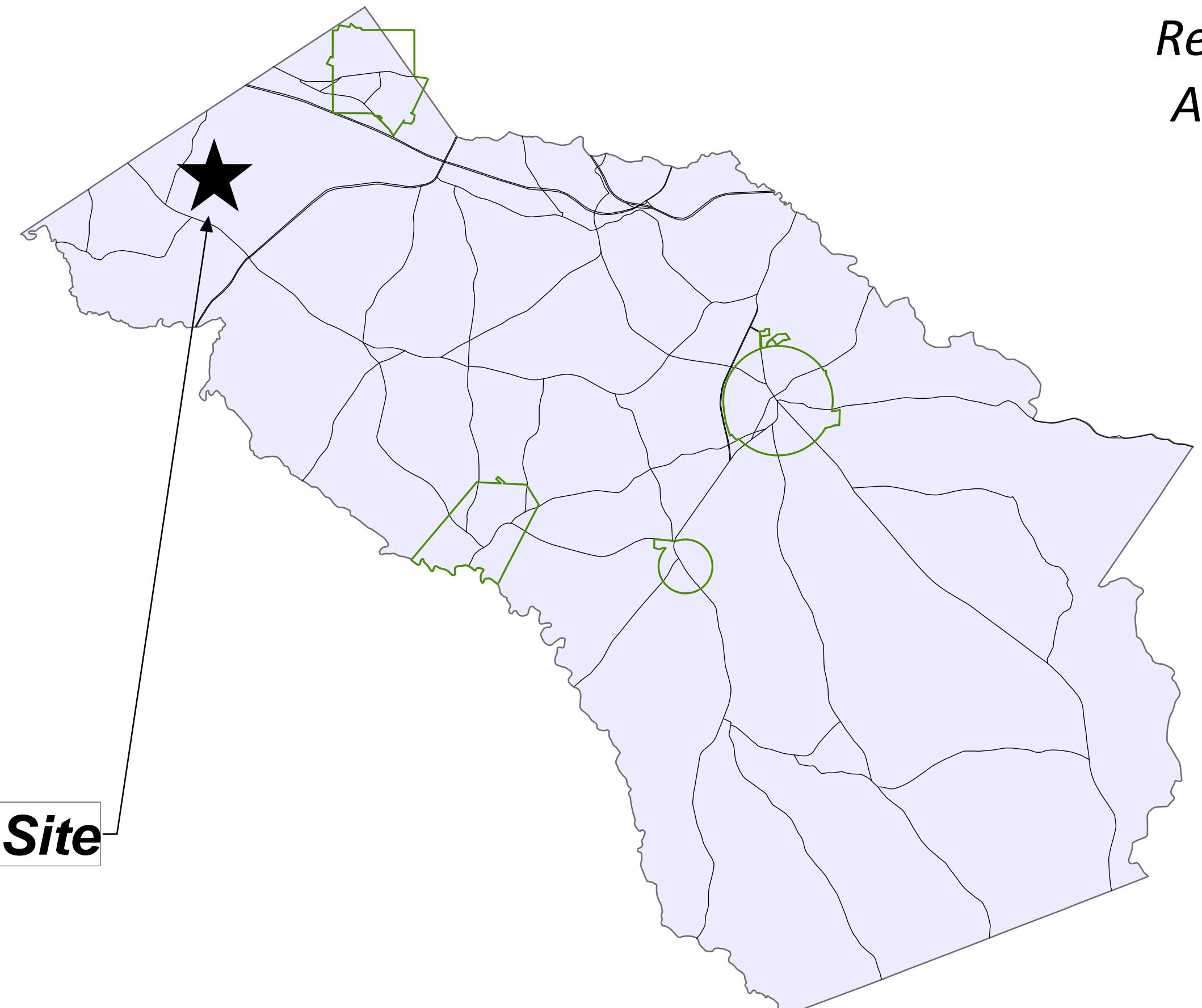
H. The availability of adequate sites for the proposed use in districts that permit such use.
It is likely that other AR-zoned properties exist in the county that would permit the requested residential use. However, AR zoning for the subject parcel aligns with the surrounding land use patterns.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends conditional approval of this request subject to the following conditions to be fulfilled at the expense of the owner/developer:

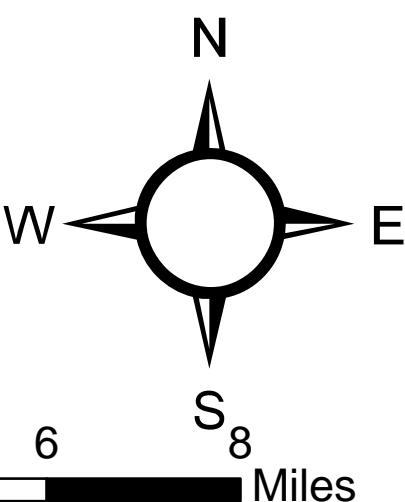
1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.

Location Map -
Rezone # P23-0228
Armor Homes, LLC

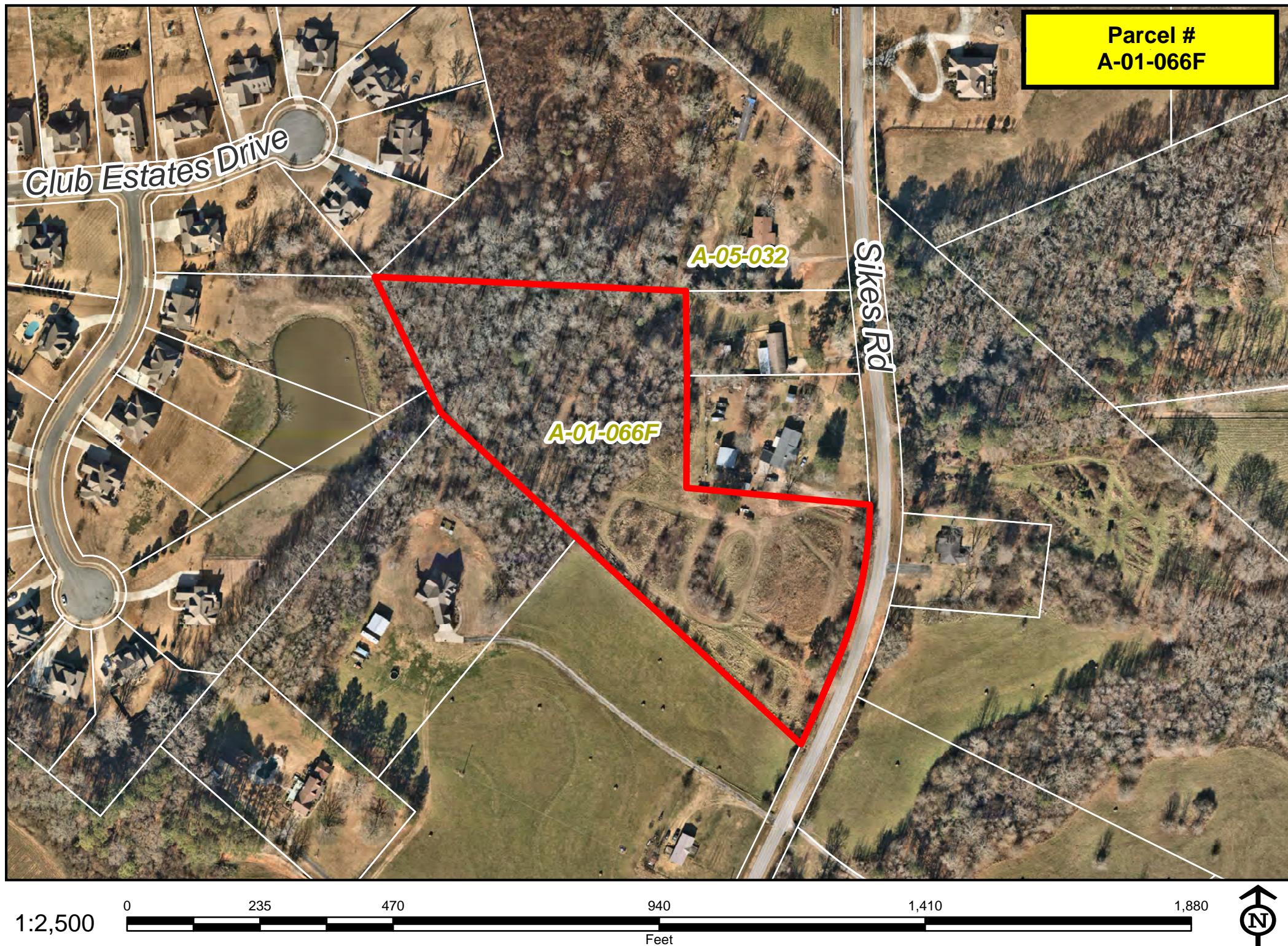


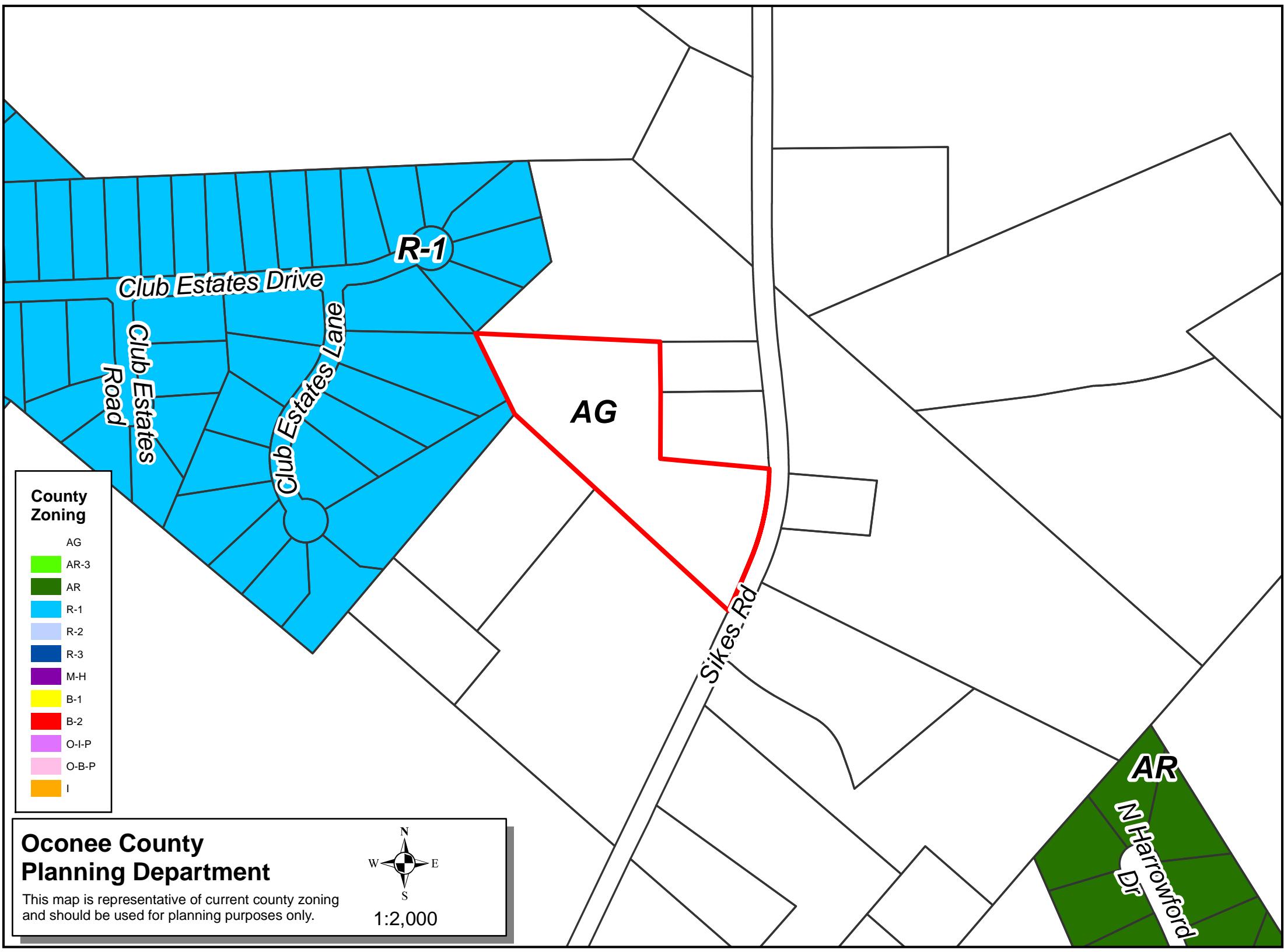
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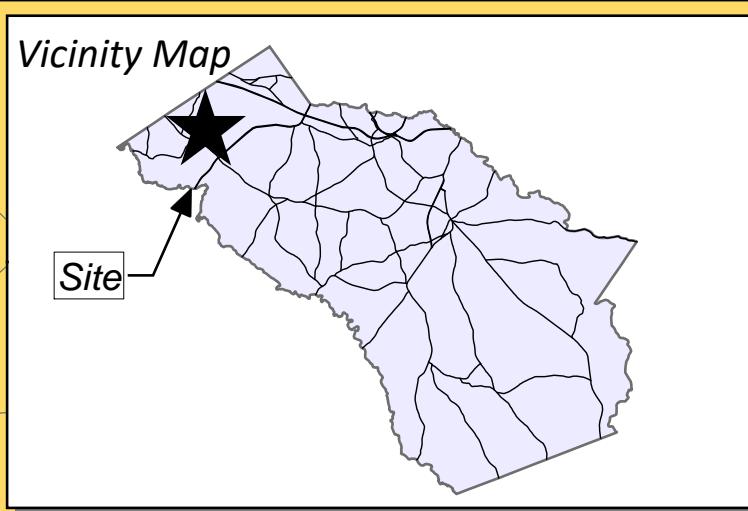
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Rezone # P23-0228 - Armor Homes, LLC







Oconee County Planning Department



This map is a representation of the future development map
and should be used for planning purposes only

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Feet

Character Areas Map - 2023 Joint Comprehensive Plan

**Suburban
Neighborhood**

Sikes Road