

**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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 2<sup>nd</sup> of January, 2024.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY: \_\_\_\_\_

John Daniell  
John Daniell, Chairman

Mark Thomas  
Mark Thomas, Member

Chuck Horton  
Chuck Horton, Member

Amrey Harden  
Amrey Harden, Member

Mark Saxon  
Mark Saxon, Member

ATTEST:

Holly Stephenson  
Holly Stephenson  
Clerk, Board of Commissioners

# **EXHIBIT “A” TO REZONE NO P23-0228**

**Page 1 of 21**

## **CONDITIONS**

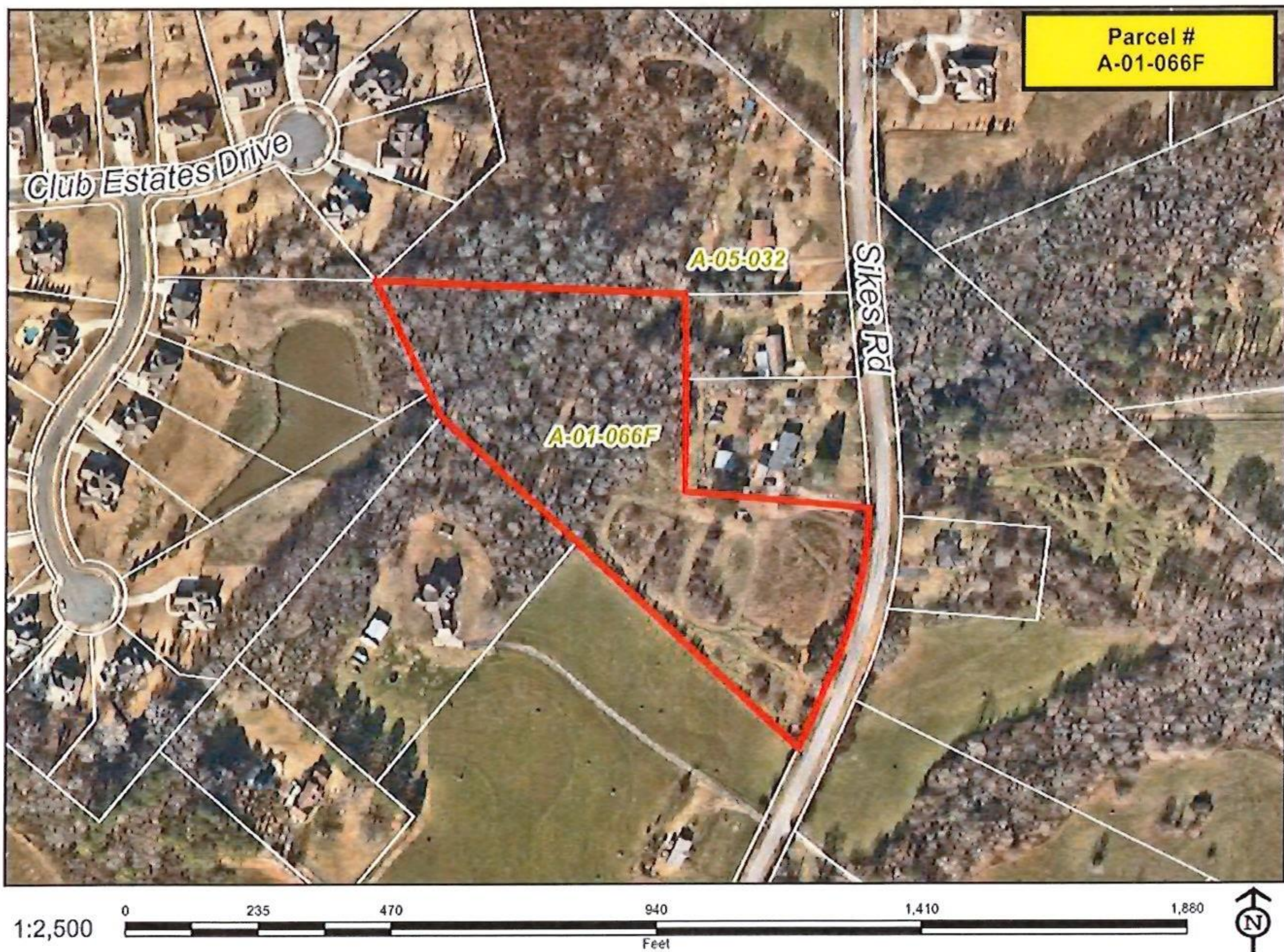
1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not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

EXHIBIT "A" TO REZONE NO P23-0228

Page 2 of 21

TAX MAP

Rezone # P23-0228 - Armor Homes, LLC



**EXHIBIT "A" TO REZONE NO P23-0228**

Page 3 of 21

**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 1/2" iron rebar;

Thence N 26°41'36" W, a distance of 265.26' to a found 1/2" iron rebar;

Thence S 73°53'55" E, a distance of 609.35' to a found 1/2" iron rebar;

Thence S 00°05'13" W, a distance of 199.83' to a found 1/2" 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.

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



# EXHIBIT “A” TO REZONE NO P23-0228

Page 5 of 21

## NARRATIVE



Armor Homes LLC  
Request for Rezone  
October 2023

### Table of Contents

|  |   |
|--|---|
| Introduction .....   | 3 |
| The Site.....  | 3 |
| The Development.....   | 4 |
| Access.....  | 4 |
| Buffers / Setbacks .....                                     | 4 |
| Adjacent Use .....   | 4 |
| Traffic.....   | 4 |
| Water Supply .....   | 5 |
| Sewage Disposal.....   | 5 |
| Utilities.....   | 5 |
| Solid Waste.....   | 5 |
| Schools .....  | 6 |
| Type of Ownership .....                                      | 6 |
| Architectural Themes & Construction / Façade Materials ..... | 6 |

## NARRATIVE



Armor Homes LLC  
Request for Rezone  
October 2023

### Introduction

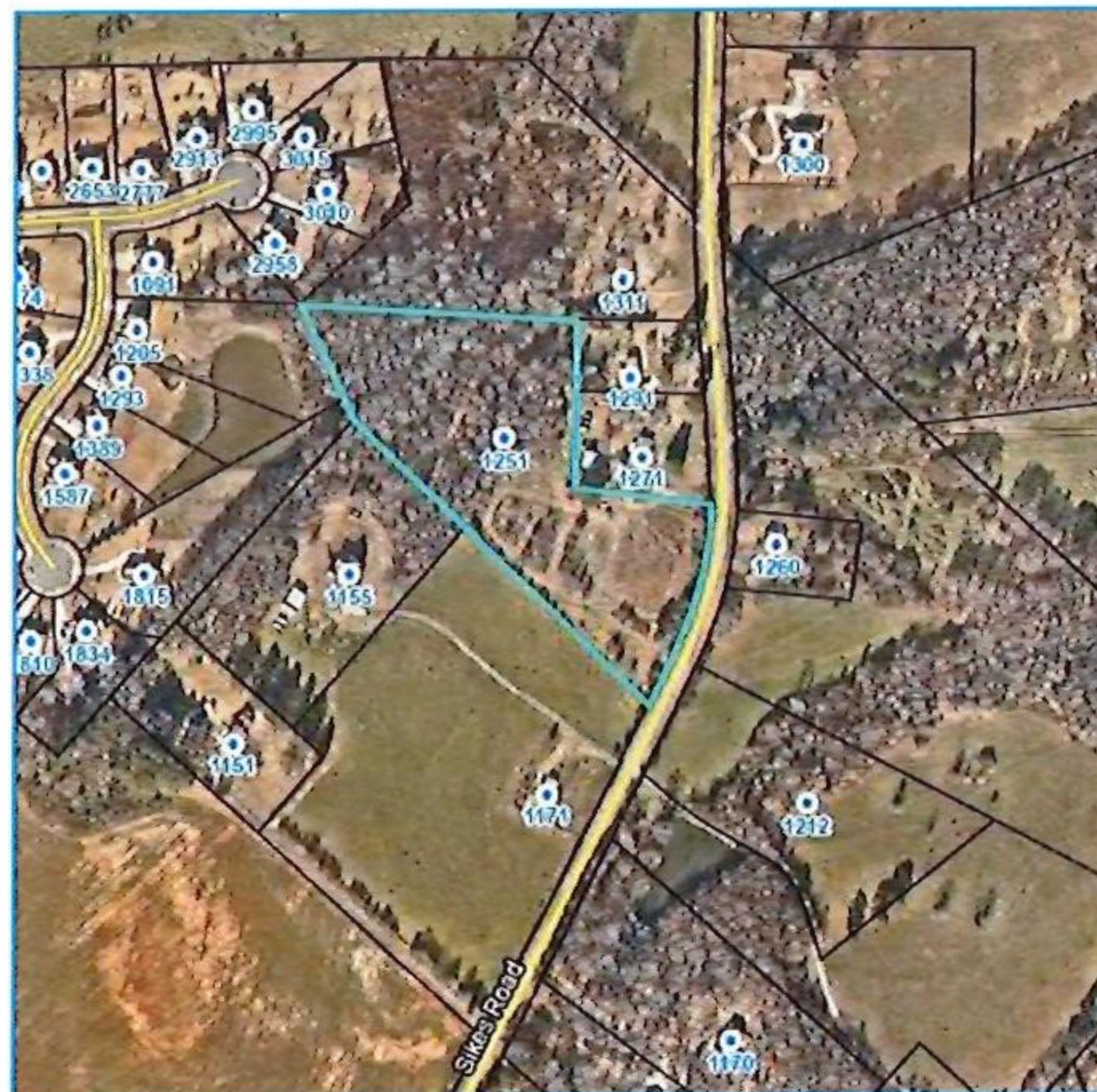
The property referenced as Tax Parcel No. A 01 066F is currently owned by Armor Homes LLC. This property is currently zoned A1 (Agricultural District), and the owner would like to rezone the 6.0884-acre property to AR (Agricultural Residential District). Carter Engineering Consultants is aiding the developer, 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

## NARRATIVE



Armor Homes LLC  
Request for Rezone  
October 2023

### 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 L 01 066 (zoned AG) to the east on the opposite side of Sikes Road. The

## NARRATIVE



Armor Homes LLC  
Request for Rezone  
October 2023

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.

NARRATIVE



Armor Homes LLC  
Request for Rezone  
October 2023

### 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

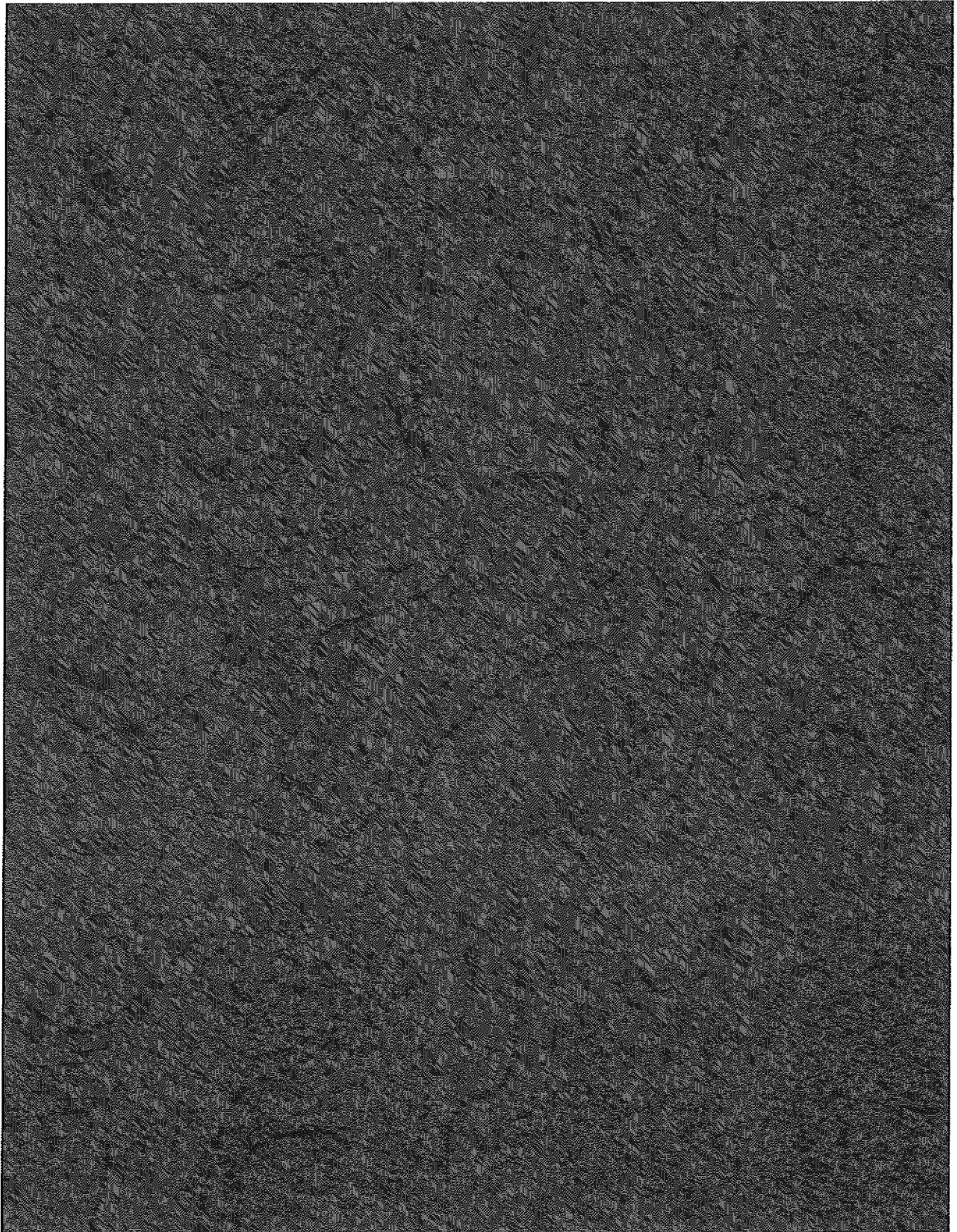
Each building and its respective architectural style will complement one another to create a single holistic and cohesive architectural theme.

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.

**EXHIBIT "A" TO REZONE NO P23-0228**

**Page 10 of 21**

**NARRATIVE**





## Page 12 of 21

SCALE:  $1/4" = 1' 0"$



SCALE:  $1/4" = 1' 0"$

FLOOR JOIST AND CALCULATED FROM  
 THE INSIDE OF HOUSING WALLS  
 AND ON OUTSIDE FACE OF  
 EXTERIOR WOOD AND FRAMED WALLS.  
 CEILING AND WALLS AND CALCULATED  
 AT ALL JOINTS.

[illegible]

- Kalkulation: Bestimmung der Kosten eines Produktes
- Kostenrechnung: Erfassung der Kosten
- Kostenstellenrechnung: Erfassung der Kosten an Kostenstellen
- Kostenträgerrechnung: Erfassung der Kosten an Kostenträgern

- **THICK** 1st **UPPER**
  - **HYPOPHARYNGEAL** **LEAF** **THICK**
  - 3rd **EPIDERMIS**
  - **HYPOPHARYNGEAL** **THICK**
    - **STRAIGHT** **EDGE** **FAIRLY**
    - 10-25" **WIDE** - 7" **EPIDERMIS**
- **EXTERNAL** **TEEN**
  - **HYPOPHARYNGEAL** **BOUNDED**
  - **THICK** **6-10** **AND** **WIDE** **15** **UPPER**

THEY SUPPLY TO US BY ALL OF THE FOLLOWING  
MATERIALS AND OTHER COMPONENTS  
CRITICAL TO PROPER TRUSS FABRICATION

AN) STRUCTURAL COMPONENTS THAT MAY BE USED  
ON THE TRUSS ARE ATTACHED FOR THE FOLLOWING  
PURPOSES ONLY: IT IS RECOMMENDED THAT ALL  
STRUCTURAL TRUSSES BE FABRICATED BY A  
LICENSED PROFESSIONAL ENGINEER

ALL STRUCTURAL STEEL AND REINFORCING BARS, BRACING COMPONENTS AND ANCHORAGE FRAGMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER PRIOR TO ERECTING THE STRUCTURE. CONSULT ENGINEER TO ADDRESS ALL RESPONSIBILITY FOR ERECT STRUCTURE.

ALL BUILDING MATERIALS  
PARTS, ETC. AND  
FURNITURE, INCLUDING  
FURNITURE, TO BE USED  
ON SITE BY LOCAL BUSINESSES  
OR FURNITURE CONTRACTORS  
BASED ON BUSTLE SITE

01-03-2017 10:00 AM  
 01-03-2017 10:00 AM  
 01-03-2017 10:00 AM  
 01-03-2017 10:00 AM  
 01-03-2017 10:00 AM



**CL-18-004**  
**THE FOXTAIL FARM**  
**CRAWL SPACE**  
**STD. - 3 CAR SIDE**



Please send or let  
us know if you  
need more of any of the  
to request modifications.

Document Date:

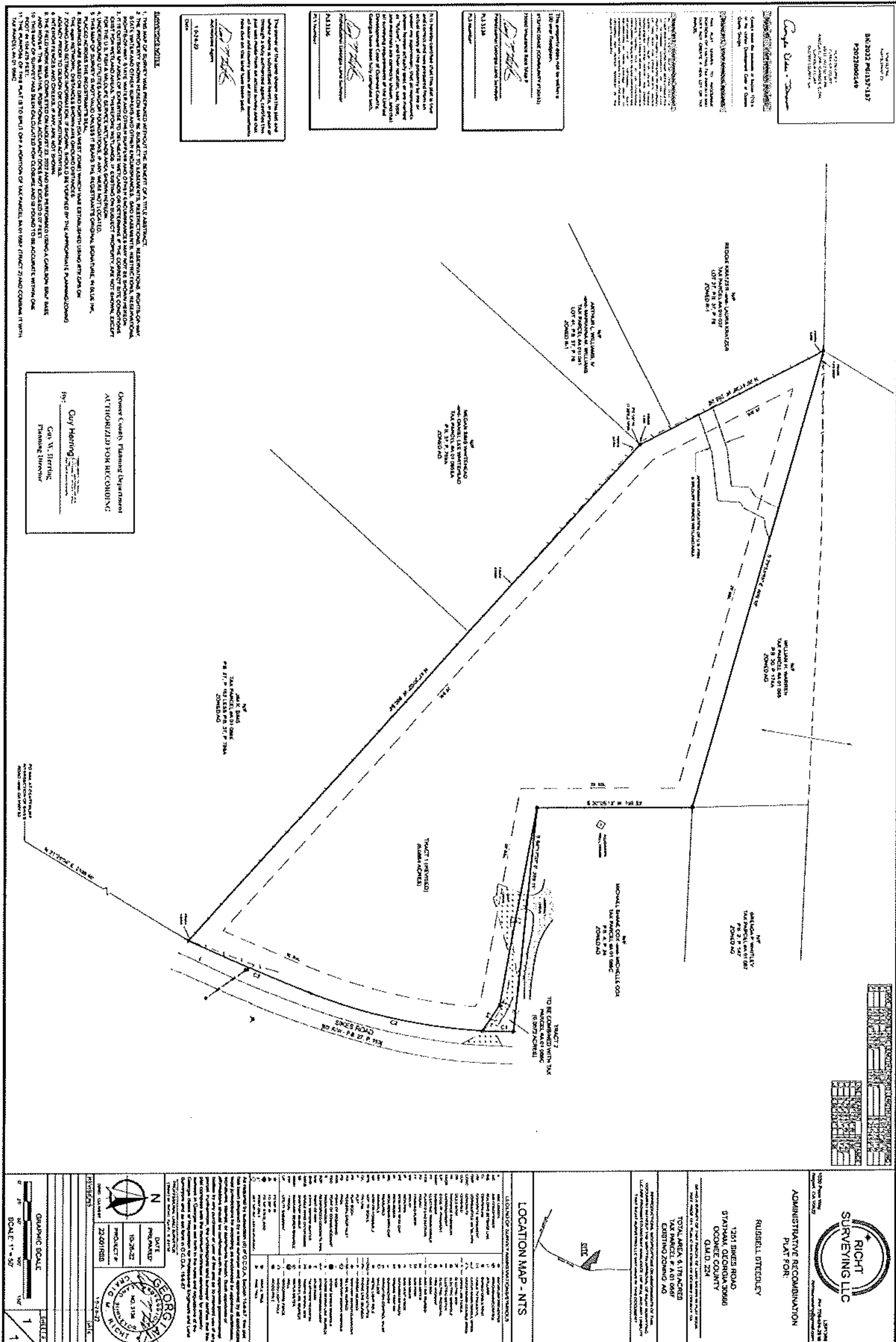
Document4 Phase

Drawn by S.D.

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### ELEVATIONS

## A1.2



## FOR

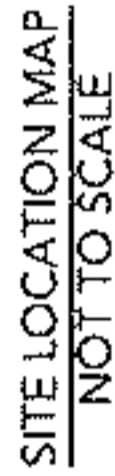
ARMOR HOMES,  
LLC

1251 SIKES RD  
STATHAM GA, 30666

33.915820 NORTH  
-83.589115 WEST

A-D7 066F

|               |              |                |            |
|---------------|--------------|----------------|------------|
| PROJECT TRACT | 6.0884 ACRES | DISTURBED AREA | 0.59 ACRES |
|---------------|--------------|----------------|------------|



**OWNER / DEVELOPER**  
ARMOR MOVES, LLC  
1341 5TH AV.  
WINNIE, GA 30686  
CONTACT: 770-425-8187

**24-HOUR CONTACT:** SCOTT MASH BURN  
BUILDAMONHOMES@GMAIL.COM

**ARCHITECT**  
"ARCHITECTS FIRM"  
"ARCHITECTS ADDRESS"  
"CITY," STATE, ZIP  
CONTACT: 800-XXX-XXXX  
"ARCHITECT FIRM"

**CIVIL ENGINEER**  
CAPTER ENGINEERING CONSULTANTS, INC.  
1910 COMMERCIAL DRIVE  
BOGART, GA 30622  
CONTACT: 770-425-1200  
BRIAN KIMBLEY PE  
BRIAN@CAPTERENGINEERING.NET

**SURVEYOR**  
RIGHT SURVEYING LLC  
1910 POPE WAY,  
BOGART, GA 30622  
CONTACT: 770-424-2516  
CRAIG N. RIGHT, GA RES. #126



**CARTER**  
**ENGINEERING**



P: 770.725.1200  
F: 770.725.5204  
[www.cornellinstitute.co](http://www.cornellinstitute.co)



SMILEY TITLE: COVER

PROJECT NUMBER  
23002SAM

DATE 11/29/23

|   |   |
|---|---|
| <p>1. The first step in the process of developing a business plan is to conduct a market analysis. This involves researching the industry, identifying potential customers, and understanding the competitive landscape.</p> <p>2. Once the market analysis is complete, the next step is to define the business's mission and vision. This provides a clear direction for the company and helps to attract investors and partners.</p> <p>3. The third step is to develop a financial plan. This includes creating a budget, forecasting revenue and expenses, and determining the company's break-even point.</p> <p>4. The fourth step is to create a marketing and sales strategy. This involves identifying the most effective ways to reach potential customers and generate sales.</p> <p>5. Finally, the business plan should be reviewed and updated regularly to reflect changes in the market and the company's needs.</p> | <p>1. The first step in the process of developing a business plan is to conduct a market analysis. This involves researching the industry, identifying potential customers, and understanding the competitive landscape.</p> <p>2. Once the market analysis is complete, the next step is to define the business's mission and vision. This provides a clear direction for the company and helps to attract investors and partners.</p> <p>3. The third step is to develop a financial plan. This includes creating a budget, forecasting revenue and expenses, and determining the company's break-even point.</p> <p>4. The fourth step is to create a marketing and sales strategy. This involves identifying the most effective ways to reach potential customers and generate sales.</p> <p>5. Finally, the business plan should be reviewed and updated regularly to reflect changes in the market and the company's needs.</p> |
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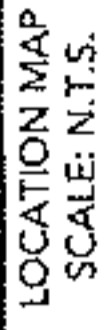
| REVISION NUMBER | REVISION DATE & DESCRIPTION  |
|-----------------|------------------------------|
| ISSUE 1         | 10/09/23                     |
| ISSUE 2         | 11/06/23- Comments Addressed |
| ISSUE 3         | 11/15/23 Comments Addressed  |
| ISSUE 4         | 11/29/23 Comments Addressed  |
| ISSUE 5         |                              |
| ISSUE 6         |                              |
| ISSUE 7         |                              |
| ISSUE 8         |                              |
| ISSUE 9         |                              |
| ISSUE 10        |                              |

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CARTER ENGINEERING  
1010 COMMERCE DRIVE  
HOUSTON, GA 30022  
P. 770.724.1200  
F. 770.724.1254  
www.carter-engineering.com

REZONE CONCEPT PLANS  
FOR  
ARMOR HOMES, LLC  
1251 SIKES RD - STATHAM GA, 30666

**SUBJECT TITLE.**  
**EXISTING**  
**CONDITIONS**

PROJECT NAME

ARMOR HOMES, LLC

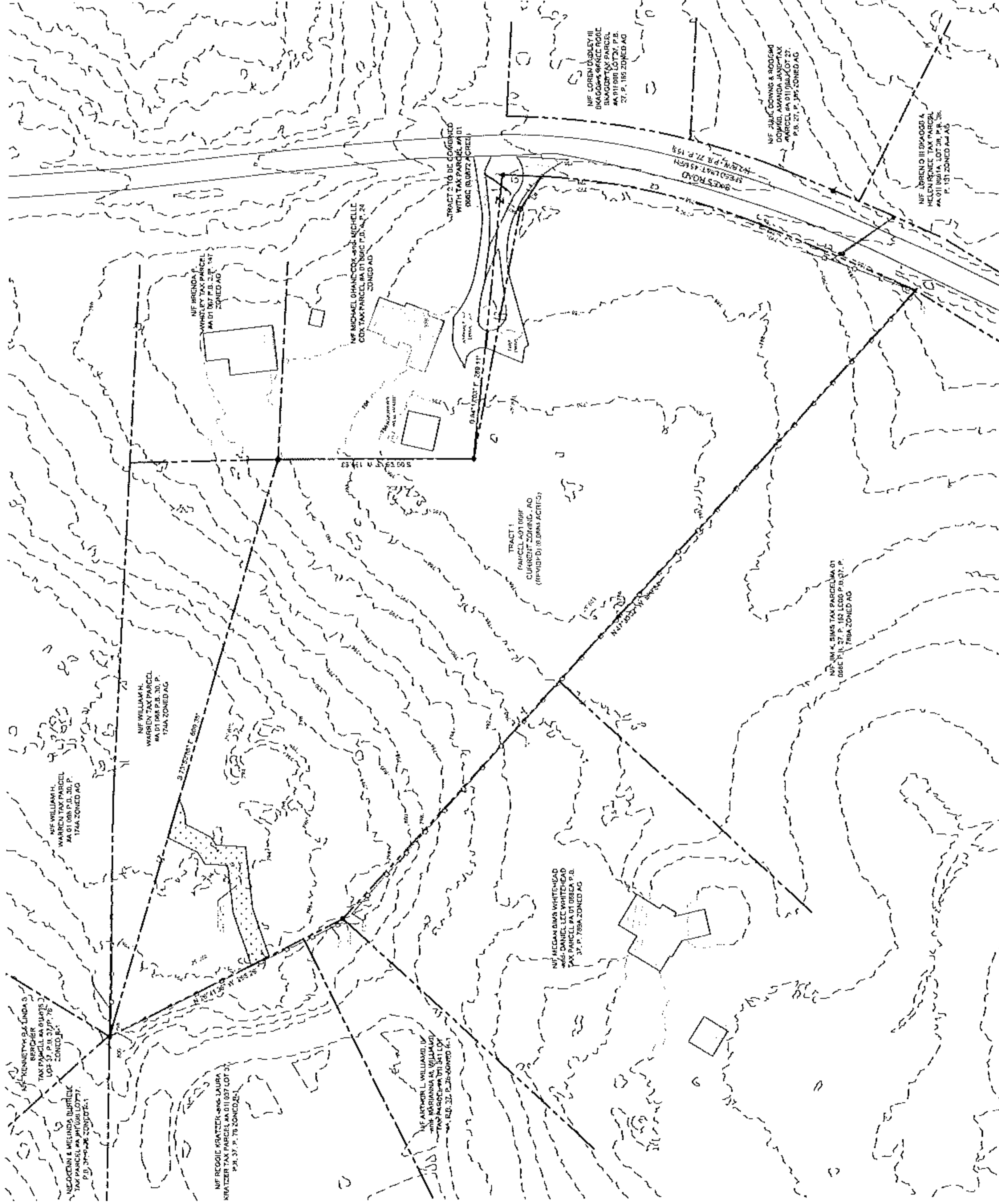
|              |       |
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| TABLE NUMBER | C 3.0 |
|--------------|-------|

PROJECT NUMBER:  
23002SAM

DATE 11/29/23



GRIP NORTH



[illegible]

**CARTER  
ENGINEERING**

CARTER ENGINEERING  
1110 COMMERCE DRIVE  
ROXBURY, GA 30072  
P 770.773.5900  
6 770.725.1204

REZONE CONCEPT PLANS  
FOR  
ARMOR HOMES, LLC  
1251 SKES RD - STATHAM GA, 30666

ARMOR HOMES, LLC  
1251 SIXES RD - STATHAM GA, 30666

**החלטות:**

PRELIMINARY PLAT

PROJECT NAME:

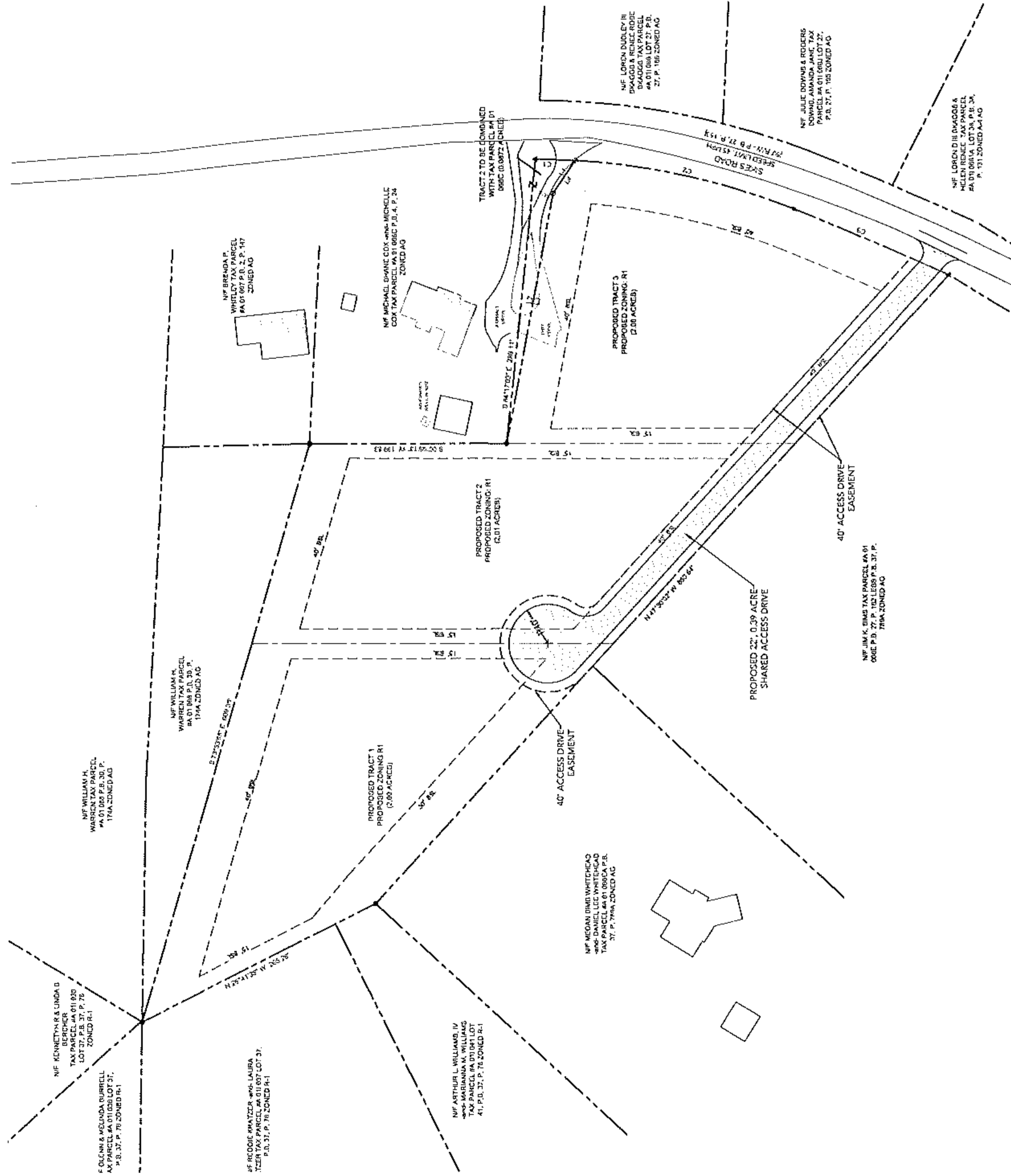
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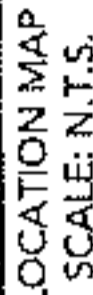
SALE NUMBER

**PROF. DR. T. NIJHOLT M:**

230025AM

11/29/23





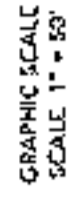
CARTER ENGINEERING  
1010 COMMERCE DRIVE  
HOUSTON, TX 77027  
P: 770.725.1700  
F: 770.725.1734  
www.carterengineering.com/usa

ARMOR HOMES, LLC  
1251 SIKES RD. STATHAM GA, 30666

REZONE  
CONCEPT PLAN  
PROJECT NAME:

SHEET NUMBER  
C50

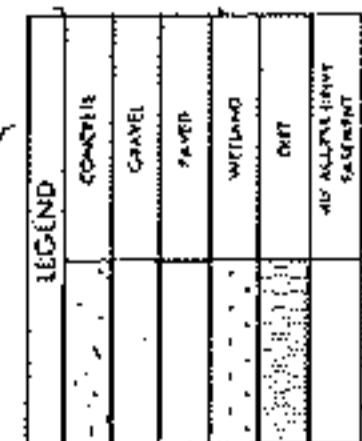
DATE: 11/29/23

 COLD NORTH

**Call below you: dig**

| SITE INFORMATION             |  |
|------------------------------|--|
| TOTAL EXISTING ACRES         | 9.0084   |
| NUMBER OF LOTS               | 3  |
| SIZE PROPOSED LOTS (ACRES)   | TRACT 1 = 2.01<br>TRACT 2 = 2.01<br>TRACT 3 = 2.00 |
| NUMBER OF PROPOSED LOTS      | 3  |
| NUMBER OF PROPOSED LOTS      | 48   |
| NUMBER OF PROPOSED LOTS      | 2  |
| SIZE OF PROPOSED LOT (ACRES) | TRACT 1 = 2.01<br>TRACT 2 = 2.01<br>TRACT 3 = 2.00 |
| SIZE OF PROPOSED LOT (ACRES) | 2700   |
| IS AN OVERSIZED LOT          | 11.8100  |
| IS AN OVERSIZED LOT          | 0.3900   |
| IS AN OVERSIZED LOT          | 0.6400   |
| IS AN OVERSIZED LOT          | 0.6400   |

STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.





LOCATION MAP  
SCALE: N.T.S.

[illegible]

**CARTER**  
**ENGINEERING**

CARTER ENGINEERING  
1010 COMMERCE DRIVE  
BLOOMING, CA 90067  
P. 714.725.1500  
F. 714.725.1234  
www.24hoursystems.com

REZONE CONCEPT PLANS  
FOR  
ARMOR HOMES, LLC  
1251 SIKES RD - STAMFORD GA, 30565

SHEET TITLE: SOILS

PROJECT NAME: ARMON HOMES, LLC

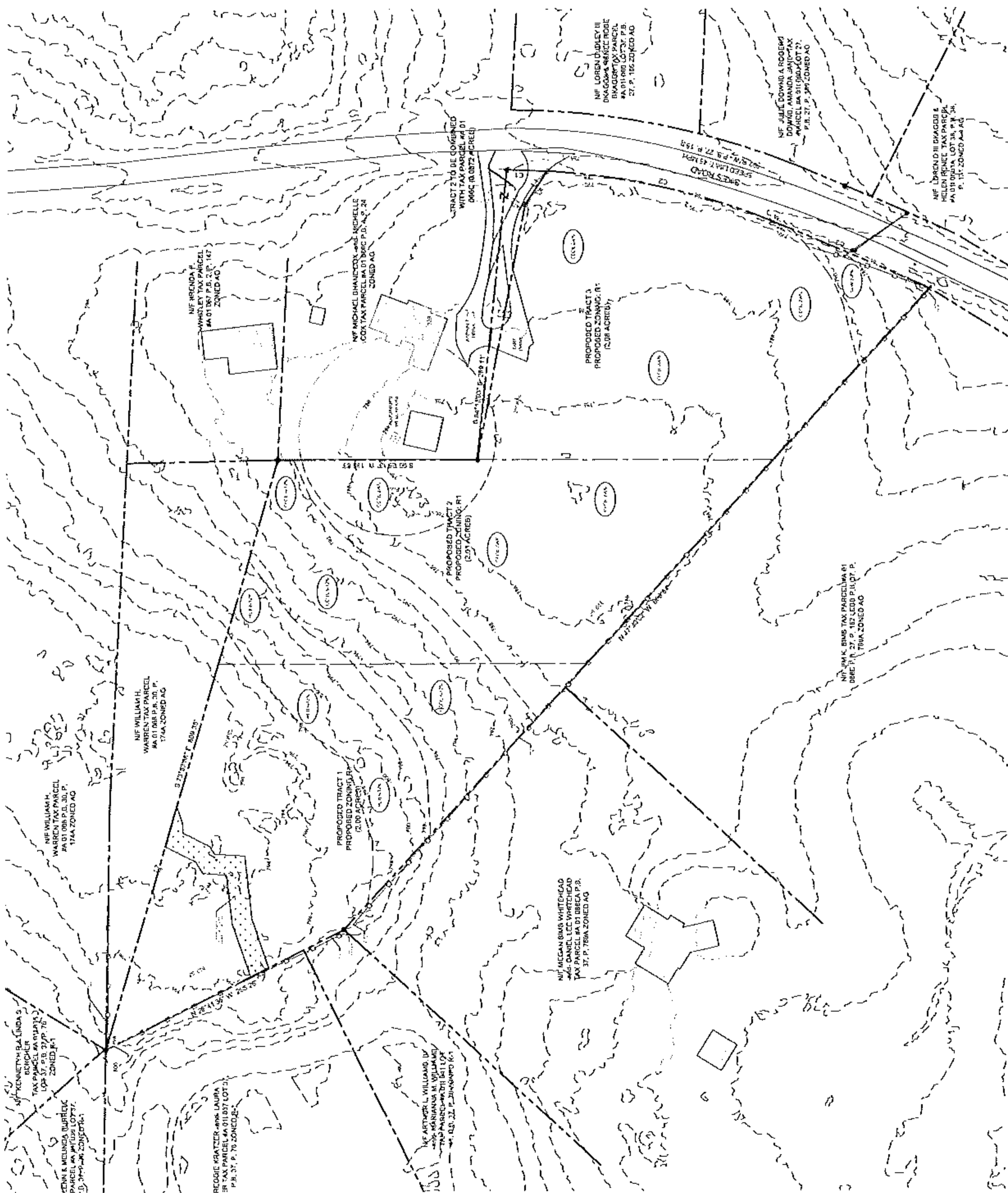
SHEET NUMBER: C6.0

PROJECT NUMBER: 23002SAM

DATE: 11/29/23



**Call** **Now** **Below**

GRAPHIC SCALE  
SCALE: 1" = 40'





**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**

|              | <b>EXISTING LAND USES</b>    | <b>EXISTING ZONING</b>  |
|--------------|------------------------------|---|
| <b>NORTH</b> | Residential                  | AG (Agricultural District) and R-1 (Single-Family Residential District) |
| <b>SOUTH</b> | Agricultural and Residential | AG (Agricultural District)  |
| <b>EAST</b>  | Agricultural and Residential | AG (Agricultural District)  |
| <b>WEST</b>  | 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, 11<sup>th</sup> 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**

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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.**

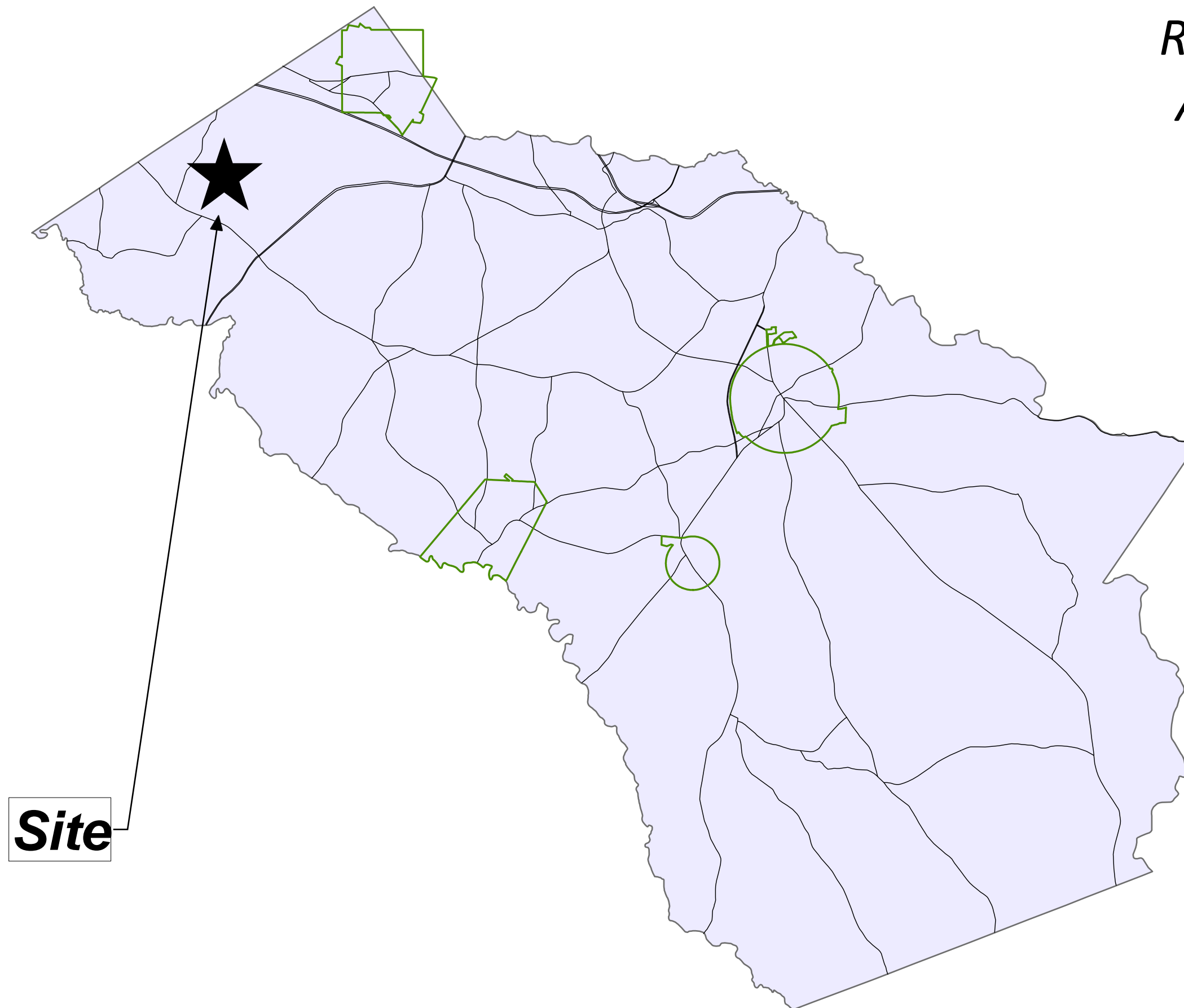
It is likely that other AR-zoned properties exist in the county that would permit the requested residential use. However, AR zoning for the subject parcel aligns with the surrounding land use patterns.

## **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:**

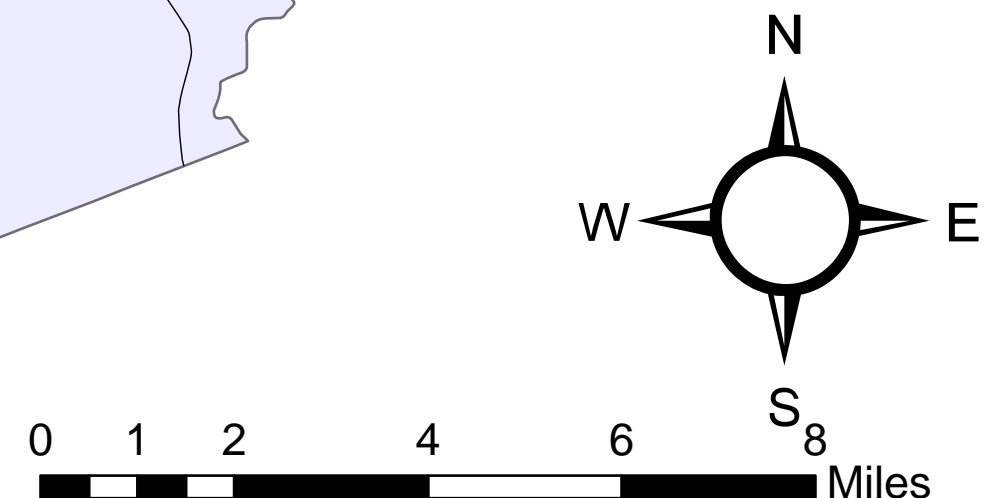
1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not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

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



**Site**

1:125,573



# Rezone # P23-0228 - Armor Homes, LLC

Parcel #  
A-01-066F

Club Estates Drive

Sikes Rd

A-05-032

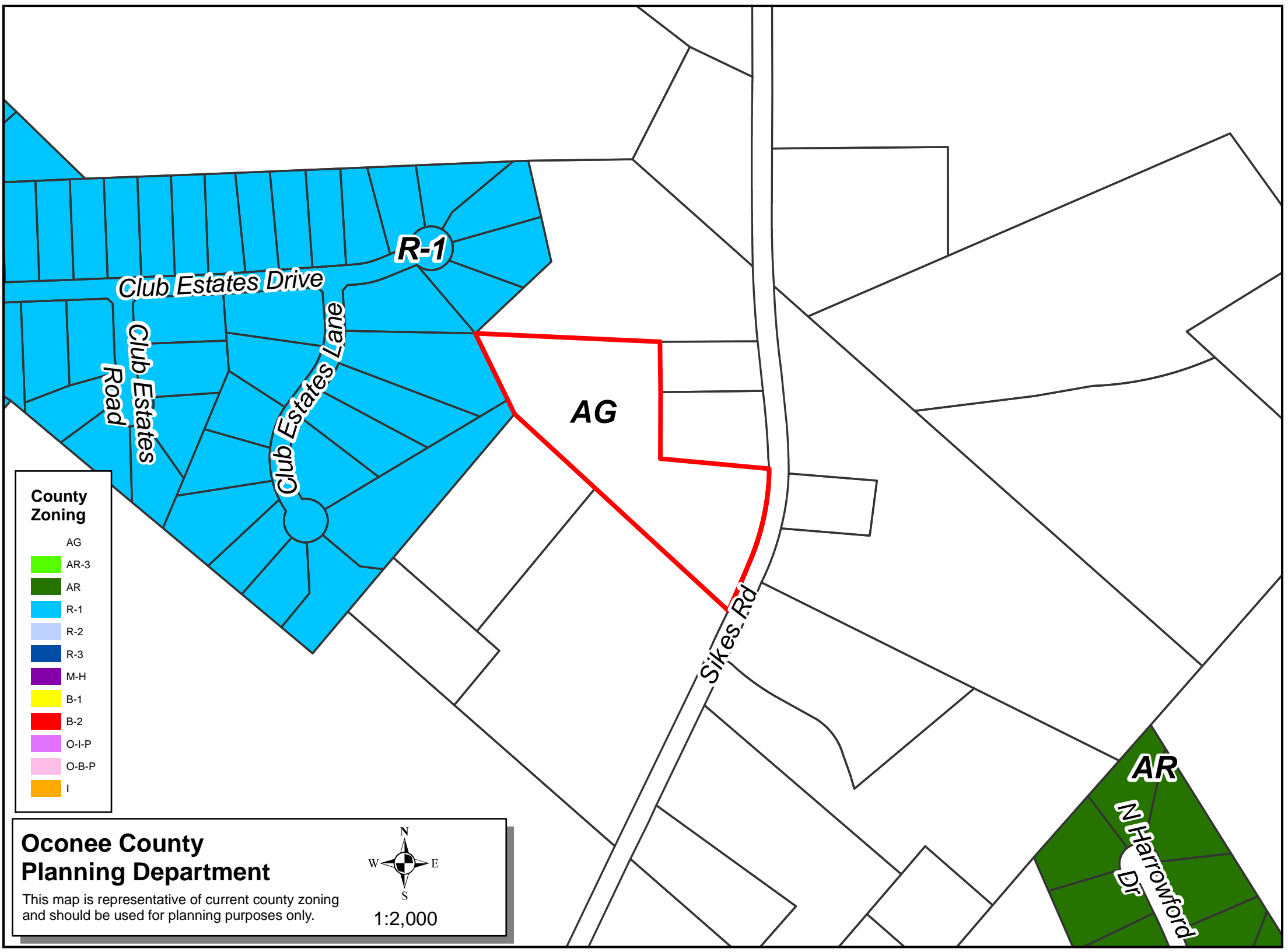
A-01-066F

1:2,500

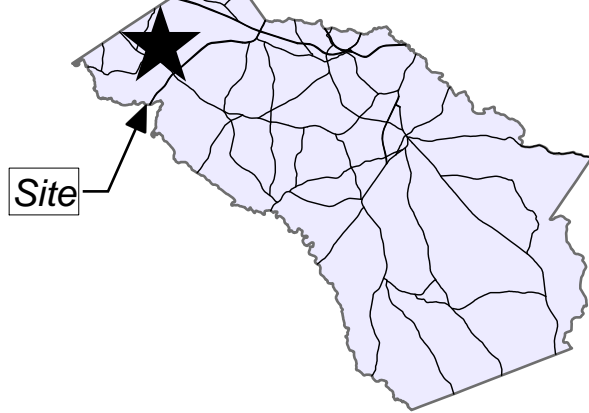
0 235 470 940 1,410 1,880

Feet





*Vicinity Map*



Site

**Oconee County  
Planning Department**



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

0 115 230 460 690 920 Feet

**Character Areas Map -  
2023 Joint Comprehensive Plan**

**Suburban  
Neighborhood**

**Sikes Road**