

**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 Townley Family Partnership submitted on October 21, 2024.

**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 21, 2024, requesting a rezone of a ±299.94-acre tract of land located at Hog Mountain Road, Hodges Mill Road, & Rocky Branch Road in, Oconee County, Georgia, (tax parcel no. A-04-018B, A-04-030, B-03-028, B-03-028A, B-03-017A, B-03-017B, & B-03-023), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

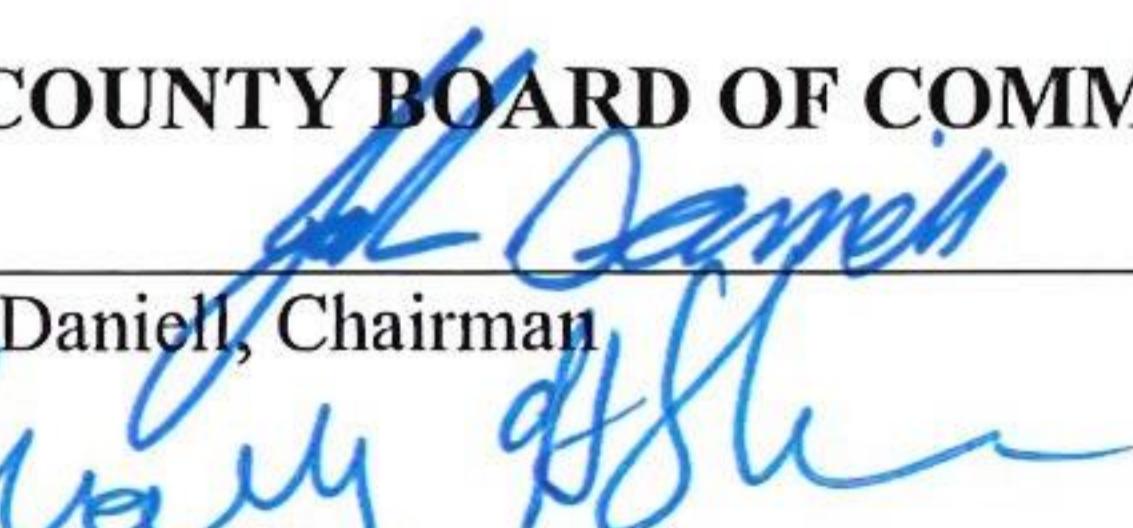
**SECTION 4.** **Effective Date.** This Ordinance shall take effect this date.

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on December 9, 2024, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on January 7, 2025.

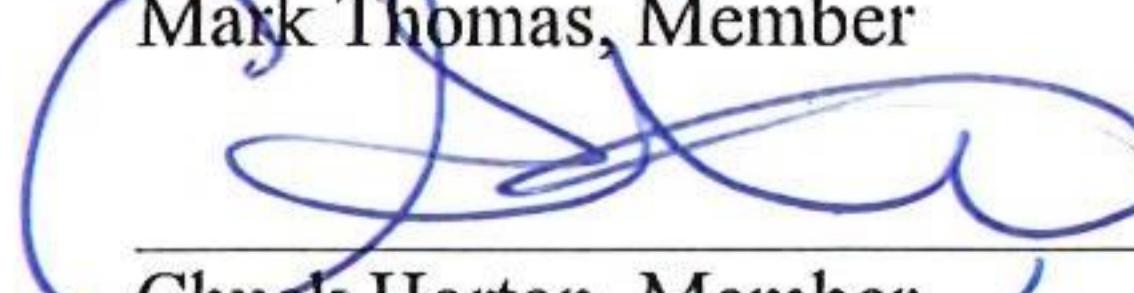
ADOPTED AND APPROVED, this 7<sup>th</sup> of January, 2025.

**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 P24-0217**

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**CONDITIONS**

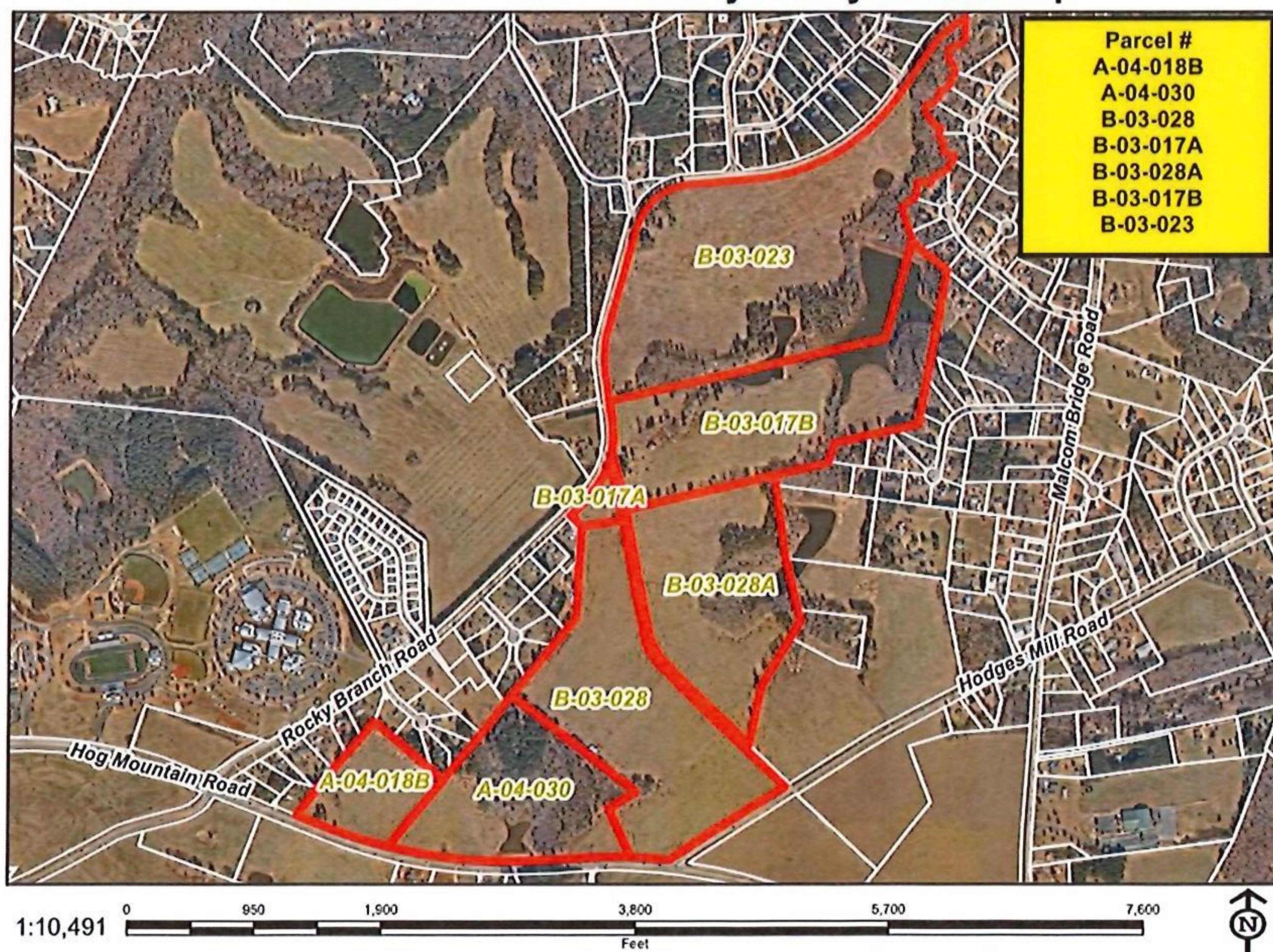
1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner at their own expense shall construct the improvements required by the County for public water for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.
4. All conditions of approval shall apply to Parcels B 03 029D (1355 Malcom Bridge Road) and B 03 031B (1161 Hodges Mill Rd) as indicated on the concept plan.
5. No Final Plat shall be granted for a period of ten (10) years from the date of Board of Commissioners approval.
6. All areas along exterior boundaries and rights of way abutting GA 53, Rocky Branch Road, and Hodges Mill Road shall indicate an open space area 15 feet wide. The open space area shall include one of the 3 options presented in the applicant submitted illustration. The open space area parallel to GA 53 shall include option 3 only. The open space area shall be completed by the time of Final Plat at the heights and placement presented in the illustration.
7. An eight (8) foot wide concrete multi-use path shall be installed within the public right of way for the road(s) that connect Rocky Branch Road, and Hodges Mill Road. In the event there is no connecting road, the eight (8) foot wide concrete multi-use path shall not be required. The multi-use path shall also be installed along Hodges Mill Road south to the intersection with GA 53 (Hog Mountain Road). The multi-use path shall be installed prior to granting Final Plat approval.

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**TAX MAP**

**Rezone # P24-0217 - Townley Family Partnership**



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**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATE IN THE 239<sup>TH</sup> GEORGIA MILITIA DISTRICT, OCONEE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBES THE OUTER LIMITS OF A COMBINATION PARCEL:

BEGINNING AT A INTERSECTION OF HOG MOUNTAION RD AND HODGES MILL ROAD THE NORTHERLY RIGHT-OF-WAY MARGIN (R/W VARIES), SAID POINT HAVING A GEORGIA STATE PLANE COORDINATE VALUE OF (N: 1,409562.09, E: 2,494,585.74', NAD 83, GEORGIA WEST ZONE), AND ALONG THE SAID NORTHERLY RIGHT-OF-WAY MARGIN OF HOG MOUNTAIN RD NORTH 85 DEGREES 04 MINUTES 00 SECONDS WEST A DISTANCE OF 276.1 FEET TO A POINT; THENCE ALONG A CURVE HAVING AN ARC LENGTH OF 332.18 FEET AND A RADIUS OF 3,869.72 FEET AND BEING SUB-TENDED BY A CHORD BEARING SOUTH 89 DEGREES 50 MINUTES 36 SECONDS WEST A CHORD DISTANCE OF 325.08 FEET A THE POINT; THENCE SOUTH 87 DEGREES 22 MINUTES 20 SECONDS WEST A DISTANCE OF 376.68 FEET TO A POINT; THENCE ALONG A CURVE HAVING AN ARC LENGTH OF 1,117.20 FEET AND A RADIUS OF 3,769.72 FEET AND BEING SUB-TENDED BY A CHORD BEARING NORTH 84 DEGREES 12 MINUTES 09 SECONDS WEST A CHORD DISTANCE OF 1,113.14 FEET A THE POINT; THENCE ALONG A CURVE HAVING AN ARC LENGTH OF 400.50 FEET AND A RADIUS OF 3,658.95 FEET AND BEING SUB-TENDED BY A CHORD BEARING NORTH 72 DEGREES 44 MINUTES 55 SECONDS WEST A CHORD DISTANCE OF 393.66 FEET A THE POINT; THENCE NORTH 69 DEGREES 47 MINUTES 42 SECONDS WEST A DISTANCE OF 324.86 FEET TO A POINT; THENCE NORTH 37 DEGREES 22 MINUTES 15 SECONDS EAST A DISTANCE OF 258.32 FEET TO A POINT; THENCE NORTH 41 DEGREES 11 MINUTES 20 SECONDS EAST A DISTANCE OF 122.82 FEET TO A POINT; THENCE NORTH 41 DEGREES 06 MINUTES 18 SECONDS EAST A DISTANCE OF 152.77 FEET TO A POINT; THENCE NORTH 41 DEGREES 09 MINUTES 46 SECONDS EAST A DISTANCE OF 167.43 FEET TO A POINT; THENCE NORTH 41 DEGREES 06 MINUTES 40 SECONDS EAST A DISTANCE OF 152.03 FEET TO A POINT; THENCE SOUTH 49 DEGREES 36 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 177.23 FEET TO A POINT; THENCE SOUTH 49 DEGREES 24 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 382.63 FEET TO A POINT; THENCE NORTH 53 DEGREES 53 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 110.42 FEET TO A POINT; THENCE NORTH 39 DEGREES 28 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 70.03 FEET TO A POINT; THENCE NORTH 39 DEGREES 53 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 448.45 FEET TO A POINT; THENCE NORTH 39 DEGREES 22 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 89.40 FEET TO A POINT; THENCE NORTH 39 DEGREES 52 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 288.67 FEET TO A POINT; THENCE NORTH 39 DEGREES 54 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 85.31 FEET TO A POINT; THENCE NORTH 54 DEGREES 11 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 54.0 FEET TO A POINT; THENCE NORTH 05 DEGREES 03 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 589.0 FEET TO A POINT; THENCE NORTH 46 DEGREES 26 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 114.98 FEET TO A POINT; THENCE NORTH 46 DEGREES 20 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 117.52 FEET TO A POINT; THENCE ALONG A CURVE HAVING AN ARC LENGTH OF 385.00 FEET AND A RADIUS OF 741.81 FEET AND BEING SUB-TENDED BY A CHORD BEARING NORTH 31 DEGREES 28 MINUTES 46 SECONDS EAST A CHORD DISTANCE OF 381.90 FEET A THE POINT; THENCE ALONG A CURVE HAVING AN ARC LENGTH OF 271.94 FEET AND A RADIUS OF 741.81 FEET AND BEING SUB-TENDED BY A CHORD BEARING NORTH 02 DEGREES 18 MINUTES 54 SECONDS EAST A CHORD DISTANCE OF 660.97 FEET A THE POINT; THENCE NORTH 08 DEGREES 11 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 130.30 FEET TO A POINT; THENCE NORTH 08 DEGREES 02 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 225.05 FEET TO A POINT; THENCE ALONG A CURVE HAVING AN ARC LENGTH OF 325.64 FEET AND A RADIUS OF 798.16 FEET AND BEING SUB-TENDED BY A CHORD BEARING NORTH

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**LEGAL DESCRIPTION**

06 DEGREES 03 MINUTES 54 SECONDS EAST A CHORD DISTANCE OF 323.42 FEET AT THE POINT; THENCE NORTH 15 DEGREES 45 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 778.76 FEET TO A POINT; THENCE ALONG A CURVE HAVING AN ARC LENGTH OF 277.13 FEET AND A RADIUS OF 468.08 FEET AND BEING SUB-TENDED BY A CHORD BEARING NORTH 34 DEGREES 39 MINUTES 02 SECONDS EAST A CHORD DISTANCE OF 273.10 FEET AT THE POINT; THENCE ALONG A CURVE HAVING AN ARC LENGTH OF 326.37 FEET AND A RADIUS OF 444.80 FEET AND BEING SUB-TENDED BY A CHORD BEARING NORTH 69 DEGREES 12 MINUTES 42 SECONDS EAST A CHORD DISTANCE OF 233.60 FEET TO A POINT; THENCE NORTH 85 DEGREES 39 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 315.77 FEET TO A POINT; THENCE NORTH 85 DEGREES 51 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 233.01 FEET TO A POINT; THENCE ALONG A CURVE HAVING AN ARC LENGTH OF 1,250.05 FEET AND A RADIUS OF 1,477.08 FEET AND BEING SUB-TENDED BY A CHORD BEARING NORTH 59 DEGREES 30 MINUTES 29 SECONDS EAST A CHORD DISTANCE OF 1213.08 FEET TO A POINT; THENCE NORTH 34 DEGREES 17 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 419.95 FEET TO A POINT; THENCE ALONG A CURVE HAVING AN ARC LENGTH OF 350.94 FEET AND A RADIUS OF 730.37 FEET AND BEING SUB-TENDED BY A CHORD BEARING NORTH 48 DEGREES 59 MINUTES 25 SECONDS EAST A CHORD DISTANCE OF 347.57 FEET TO A POINT; THENCE SOUTH 05 DEGREES 58 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 29.01 FEET TO A POINT; THENCE SOUTH 12 DEGREES 32 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 27.19 FEET TO A POINT; THENCE SOUTH 29 DEGREES 51 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 17.60 FEET TO A POINT; THENCE SOUTH 03 DEGREES 58 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 28.46 FEET TO A POINT; THENCE SOUTH 07 DEGREES 52 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 73.53 FEET TO A POINT; THENCE SOUTH 45 DEGREES 25 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 22.26 FEET TO A POINT; THENCE SOUTH 52 DEGREES 28 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 19.33 FEET TO A POINT; THENCE SOUTH 69 DEGREES 44 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 26.82 FEET TO A POINT; THENCE SOUTH 78 DEGREES 07 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 34.51 FEET TO A POINT; THENCE SOUTH 50 DEGREES 27 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 12.43 FEET TO A POINT; THENCE SOUTH 66 DEGREES 53 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 17.67 FEET TO A POINT; THENCE SOUTH 36 DEGREES 33 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 13.59 FEET TO A POINT; THENCE SOUTH 09 DEGREES 30 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 29.60 FEET TO A POINT; THENCE SOUTH 17 DEGREES 56 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 24.83 FEET TO A POINT; THENCE SOUTH 27 DEGREES 18 MINUTES 7 SECONDS EAST FOR A DISTANCE OF 18.79 FEET TO A POINT; THENCE SOUTH 48 DEGREES 18 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 26.09 FEET TO A POINT; THENCE SOUTH 39 DEGREES 07 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 23.96 FEET TO A POINT; THENCE SOUTH 10 DEGREES 27 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 44.92 FEET TO A POINT; THENCE SOUTH 16 DEGREES 42 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 41.94 FEET TO A POINT; THENCE SOUTH 26 DEGREES 14 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 22.56 FEET TO A POINT; THENCE SOUTH 24 DEGREES 23 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 29.46 FEET TO A POINT; THENCE SOUTH 41 DEGREES 32 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 30.75 FEET TO A POINT; THENCE SOUTH 45 DEGREES 50 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 29.33 FEET TO A POINT; THENCE SOUTH 76 DEGREES 15 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 44.07 FEET TO A POINT; THENCE SOUTH 09 DEGREES 43 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 49.66 FEET TO A POINT; THENCE SOUTH 53 DEGREES 32 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 30.25 FEET TO A POINT; THENCE SOUTH 43 DEGREES 01 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 38.84 FEET TO A POINT; THENCE SOUTH 87 DEGREES 38 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 37.27 FEET TO A

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### LEGAL DESCRIPTION

POINT; THENCE SOUTH 33 DEGREES 11 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 24.98 FEET TO A POINT; THENCE SOUTH 04 DEGREES 41 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 18.59 FEET TO A POINT; THENCE SOUTH 21 DEGREES 48 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 33.33 FEET TO A POINT; THENCE SOUTH 31 DEGREES 05 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 68.97 FEET TO A POINT; THENCE SOUTH 48 DEGREES 29 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 40.95 FEET TO A POINT; THENCE SOUTH 85 DEGREES 03 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 21.91 FEET TO A POINT; THENCE SOUTH 21 DEGREES 01 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 39.51 FEET TO A POINT; THENCE SOUTH 29 DEGREES 24 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 30.94 FEET TO A POINT; THENCE SOUTH 32 DEGREES 34 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 58.48 FEET TO A POINT; THENCE SOUTH 14 DEGREES 10 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 33.50 FEET TO A POINT; THENCE SOUTH 18 DEGREES 31 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 13.54 FEET TO A POINT; THENCE SOUTH 38 DEGREES 25 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 20.79 FEET TO A POINT; THENCE SOUTH 29 DEGREES 25 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 17.75 FEET TO A POINT; THENCE SOUTH 72 DEGREES 56 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 23.95 FEET TO A POINT; THENCE SOUTH 35 DEGREES 02 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 17.40 FEET TO A POINT; THENCE SOUTH 69 DEGREES 48 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 22.03 FEET TO A POINT; THENCE NORTH 88 DEGREES 56 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 28.24 FEET TO A POINT; THENCE SOUTH 37 DEGREES 29 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 14.85 FEET TO A POINT; THENCE SOUTH 19 DEGREES 02 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 22.39 FEET TO A POINT; THENCE SOUTH 45 DEGREES 20 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 30.58 FEET TO A POINT; THENCE SOUTH 59 DEGREES 54 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 35.61 FEET TO A POINT; THENCE SOUTH 39 DEGREES 08 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 23.57 FEET TO A POINT; THENCE SOUTH 59 DEGREES 27 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 14.04 FEET TO A POINT; THENCE SOUTH 16 DEGREES 46 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 18.14 FEET TO A POINT; THENCE SOUTH 62 DEGREES 22 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 47.52 FEET TO A POINT; THENCE SOUTH 63 DEGREES 12 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 80.45 FEET TO A POINT; THENCE SOUTH 26 DEGREES 41 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 44.34 FEET TO A POINT; THENCE SOUTH 45 DEGREES 09 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 19.69 FEET TO A POINT; THENCE NORTH 65 DEGREES 39 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 30.69 FEET TO A POINT; THENCE NORTH 37 DEGREES 40 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 23.79 FEET TO A POINT; THENCE SOUTH 85 DEGREES 48 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 18.49 FEET TO A POINT; THENCE SOUTH 61 DEGREES 54 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 24.62 FEET TO A POINT; THENCE SOUTH 13 DEGREES 30 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 19.48 FEET TO A POINT; THENCE SOUTH 02 DEGREES 52 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 41.47 FEET TO A POINT; THENCE SOUTH 07 DEGREES 40 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 43.28 FEET TO A POINT; THENCE SOUTH 41 DEGREES 11 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 34.57 FEET TO A POINT; THENCE SOUTH 74 DEGREES 52 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 34.57 FEET TO A POINT; THENCE SOUTH 74 DEGREES 52 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 36.41 FEET TO A POINT; THENCE SOUTH 43 DEGREES 47 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 69.55 FEET TO A POINT; THENCE SOUTH 18 DEGREES 48 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 287.60 FEET TO A POINT; THENCE SOUTH 50 DEGREES 48 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 350.01 FEET TO A POINT; THENCE SOUTH 10 DEGREES 46 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 1,150.65 FEET TO A POINT; THENCE SOUTH 77 DEGREES 24 MINUTES 77

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**LEGAL DESCRIPTION**

SECONDS WEST FOR A DISTANCE OF 643.26 FEET TO A POINT; THENCE SOUTH 17 DEGREES 56 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 54.64 FEET TO A POINT; THENCE SOUTH 77 DEGREES 57 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 412.91 FEET TO A POINT; THENCE SOUTH 08 DEGREES 37 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 75.01 FEET TO A POINT; THENCE SOUTH 83 DEGREES 28 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 727.19 FEET TO A POINT; THENCE SOUTH 06 DEGREES 48 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 525.23 FEET TO A POINT; THENCE SOUTH 83 DEGREES 11 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 1,184.47 FEET TO A POINT; THENCE SOUTH 13 DEGREES 32 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 183.59 FEET TO A POINT; ALONG THE NORTHERLY RIGHT-OF-WAY MARGIN OF HODGES MILL ROAD (R/W VARIES); THENCE SOUTH 61 DEGREES 40 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 334.67 FEET TO A POINT; THENCE ALONG A CURVE HAVING AN ARC LENGTH OF 302.18 FEET AND A RADIUS OF 6,819.14 FEET AND BEING SUB-TENDED BY A CHORD BEARING SOUTH 60 DEGREES 59 MINUTES 52 SECONDS WEST A CHORD DISTANCE OF 302.16 FEET TO A POINT; THENCE ALONG A CURVE HAVING AN ARC LENGTH OF 444.23 FEET AND A RADIUS OF 6,819.14 FEET AND BEING SUB-TENDED BY A CHORD BEARING SOUTH 57 DEGREES 51 MINUTES 43 SECONDS EAST A CHORD DISTANCE OF 444.15 FEET TO A POINT; THENCE SOUTH 56 DEGREES 41 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 443.02 FEET TO A POINT; THENCE SOUTH 60 DEGREES 05 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 1055.70 FEET TO THE POINT OF BEGINNING.

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**NARRATIVE**

OCONEE COUNTY  
Rezone Request

**OLD ROCKY BRANCH**

**REZONE NARRATIVE**  
October 21, 2024 (revised November 15, 2024)

**ADDRESS**  
Hog Mountain Road  
Oconee County, GA

Parcels to be rezoned fully to AR:  
A 04 018B, A 04 030, B 03 028, B 03 017A, B 03 028A, B 03 017B, and B 03 023

Parcels within development, currently zoned AR: (no modification requested)  
B 03 029D, B 03 031B, and B 03 031

**CURRENT ZONING**  
AG (Agricultural District) and AR (Agricultural Residential District)

**PROPOSED ZONING**  
AR (Agricultural Residential District)



**CARTER**  
**ENGINEERING**

## EXHIBIT "A" TO REZONE NO P24-0217

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### NARRATIVE



OLD ROCKY BRANCH ROAD  
Hodges Mill Road and Malcom Bridge  
Page 1

#### PROJECT OVERVIEW + LOCATION

OLD ROCKY BRANCH is a proposed single-family subdivision located between Rocky Branch Road and Hodges Mill. The total acreage of the subject properties is 299.94 acres. There are a total of seven properties that are subject to this rezone request. Of the seven properties, only three are wholly zoned AG (Agricultural). The intent of the applicant is to rezone the subject properties to be wholly AR (Agricultural Residential) to allow the properties in question to be subject to the same standards and regulations given to neighboring properties.

The properties referenced for rezone are as follows: A 04 018B, A 04 030, B 03 028, B 03 017A, B 03 028A, B 03 017B, and B 03 023. These properties are currently zoned or partially zoned AG (Agricultural) with some being split-zoned with AR (Agricultural Residential).

PARCELS FOR REZONE	Square Footage	Acreage
A 04 018B	530,996 SF	12.19 ACRES
A 04 030	1,327,709 SF	30.48 ACRES
B 03 028	2,115,709 SF	48.57 ACRES
B 03 017A	87,991 SF	2.02 ACRES
B 03 028A	1,678,367 SF	38.53 ACRES
B 03 017B	2,051,676 SF	47.10 ACRES
B 03 023	3,422,509 SF	78.57 ACRES

PARCELS TO REMAIN AR	Square Footage	Acreage
B 03 029D	343,253 SF	7.88 ACRES
B 03 031B	1,507,176 SF	34.60 ACRES

TOTAL TRACT	13,065,386 SF	299.94 ACRES
ROW COVERAGE	1,010,396 SF	23.20%

LOTS FOR REZONE	88 LOTS
2+ ACRE LOTS	120 LOTS

AG zoning currently has restriction on traditional subdivisions lot sizes, with a current 5-acre minimum requirement; for AR zoning, there's a current 2-acre minimum requirement.

The applicant is requesting the rezone in an effort to potentially provide the citizens of Oconee County with a community that is within a walkable distance to North Oconee High School and the future Dawson Park. Allowing for two-acre properties would allow for a more affordable provision for young families who are searching for homes near and around North Oconee High School and Dawson Park. Furthermore, OLD ROCKY BRANCH would serve as a bridge for the communities along the Hodges Mill and Malcom Bridge corridor, opening up the potential to incorporate pedestrian corridors and sidewalks connecting the park, the school, and the surrounding communities.

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### NARRATIVE



#### OLD ROCKY BRANCH ROAD

Hodges Mill Road and Malcom Bridge

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#### CURRENT USE + SITE DESCRIPTION

The current use for the overall site is undeveloped and is currently used as agricultural land. The land drains to various existing ponds located throughout the properties and is home to a mixture of barns, open grass pastures, and wooded areas. The subject site is bound by residential properties to the north, east, and west; and mix of agricultural and residential properties to the south. Rocky Branch Road is located to the north, Old Rocky Branch Road is centered within the development site, Malcom Bridge Road is located to the East, and Hodges Mill Road and Hog Mountain Road are both located to the south.

#### EXISTING ZONING + PROPOSED ZONING



Figure 1 Existing Zoning Map

Figure 1 shows the subject properties outlined in red. A significant portion of the properties to the north, east, and west are currently zoned for AR, with the remaining properties being zoned AG. In addition to the surrounding AR zoning, the areas that are currently zoned AG and that are north of Hog Mountain Road and Hodges Mill are currently under residential use. Also, a significant portion of the surrounding AG zoned properties (seen on Figure 1 in gray), are currently being used as the home of North Oconee High School and the future Dawson Park. As seen in the current use and zoning of the surrounding properties, the proposed change in zoning is consistent and highly compatible with the surrounding area.

#### OCONEE COUNTY FUTURE LAND USE MAP

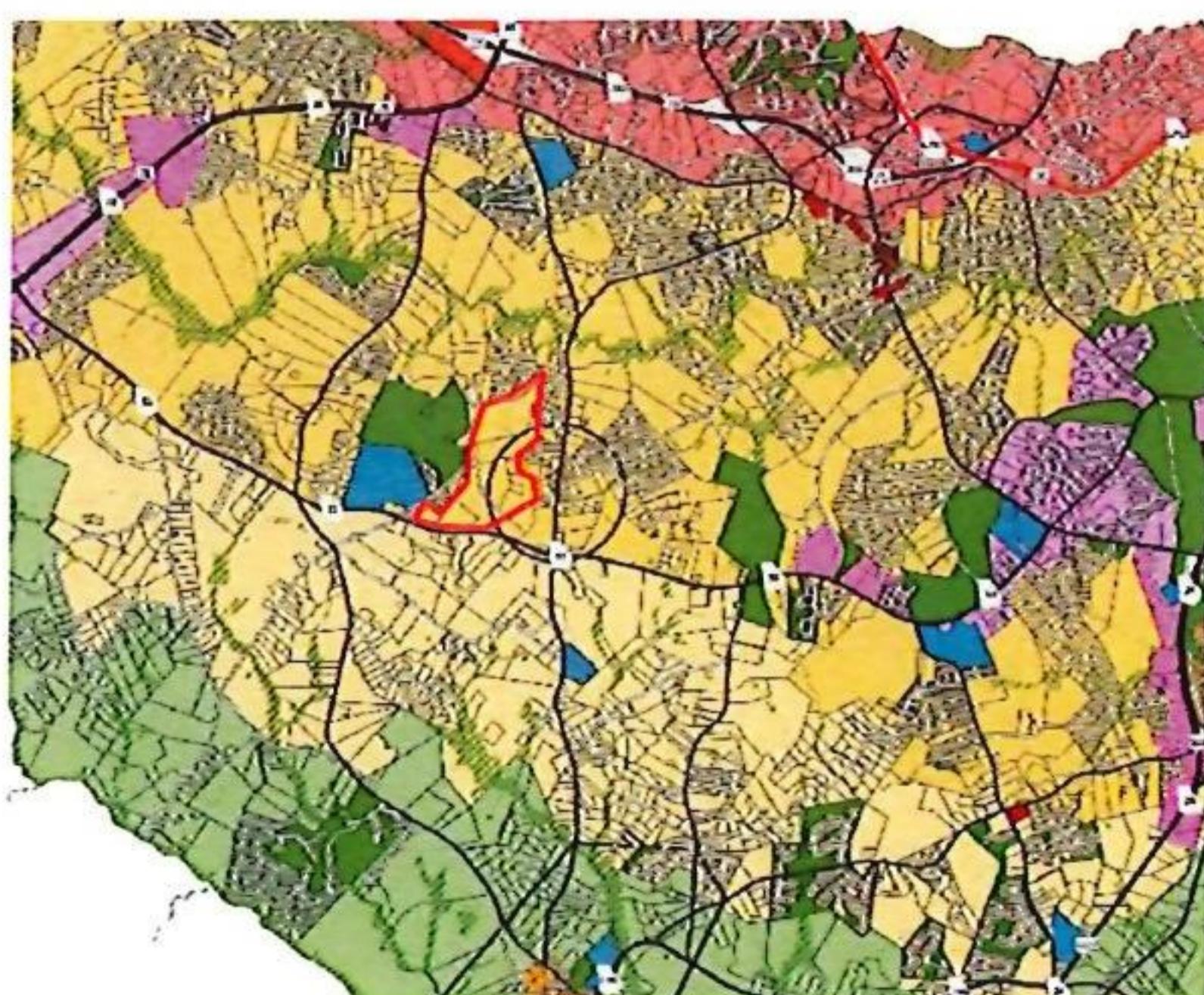


Figure 2 Future Land Use Map



The proposed rezone request does conform to the Future Development Map of Oconee County as shown in Figure 2, with the site outlined in red. The character designation of the subject property is Suburban Neighborhood. As part of this rezone change in conditions, there are no changes proposed to the current Character Area Map.

The proposed use and development directly correlate with the Future Development Map of Oconee County.

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### NARRATIVE



OLD ROCKY BRANCH ROAD

Hodges Mill Road and Malcom Bridge

Page 3

#### VEHICULAR ACCESS

There will be two access points for the development, as shown on the concept plan (one on Hodges Mill Road and one on Malcom Bridge Road). Each entrance will be full access and will include a deceleration lane. Both access points will be designed and installed per the Oconee County standards and regulations.

#### TRAFFIC GENERATION

A Trip Generation Analysis has been prepared for the site by referencing the Institute of Transportation Engineers (ITE) Trip Generation Manual (11<sup>th</sup> Edition). The ITE is the industry standard source for providing and analyzing trip generation for various land uses. In summary, the analysis does not find any adverse impacts associated with the traffic generated by this development and the adjacent properties, streets, and intersections. The negligible increase in traffic will not negatively affect existing infrastructure. The following calculations are based on dwelling units.

LAND USE	ITE CODE	ADT 2-WAY (PAGE 219)	AM PEAK HOUR (PAGE 220)			PM PEAK HOURS (PAGE 221)		
			AM HOUR	IN	OUT	PM HOUR	IN	OUT
OLD ROCK BRANCH ROAD (88 DWELLINGS)	210	830	62	16	46	83	52	31

#### IMPACT TO LOCAL TRAFFIC

Per Oconee County Traffic Data by Road Name, Hodges Mill Road 3 (Between SR 53 and Malcom Bridge) receives an Average Daily Trip volume of 1,734 vehicles. The additional 62 AM peak hour vehicles are a 4% increase, and the additional 83 PM peak hour vehicles are a 5% increase to the existing infrastructure and will result in a negligible increase in overall density.

#### IMPACT TO SCHOOL SYSTEM

There is no evidence to suggest that the proposed rezone would negatively impact the school system. According to the Oconee County School System's Annual Report for 2023–2024, the district currently serves 8,524 students, down slightly from 8,547 students in the previous year's report. The addition of 88 new homes from the rezone could potentially add 1–2 students per home, equating to a modest increase of 88 to 176 students. Given the slight enrollment decline between the two years, the school system not only has the capacity to accommodate this growth but could also see a positive trend in enrollment moving forward.

## EXHIBIT "A" TO REZONE NO P24-0217

Page 11 of 25

### NARRATIVE



OLD ROCKY BRANCH ROAD  
Hodges Mill Road and Malcom Bridge  
Page 4

#### UTILITIES + PUBLIC SERVICES

The proposed development will require domestic water and fire protection provided by the Oconee County Water Resources. Dry utilities such as electricity, cable, and internet will be coordinated with the individual service providers as needed and as warranted in accordance with Oconee County Unified Development Code. All utilities planned and required for the project shall be installed underground. The method of water supply is Oconee County Water Resources.

**WATER:** Water is proposed to connect to an existing 8" water main off Rocky Branch Road. See red circle within Figure 4.

##### Probable Water Demands & Assumptions:

Single Family Residential: 300 GPD/SFR

88 Single Family Homes Proposed  
Formula:  $300 \times 88 = 26,400$  GPD

**PEAK HOUR DEMAND:**  $3.75 \times 3$  (Peak Factor) = 11.25 GPM

**SEWAGE:** Sewer is proposed to be met with onsite septic systems. There is an existing 20' wide sewer easement through the property that roughly follows an old county road. The sanitary sewer easement includes a force main and reuse water line.

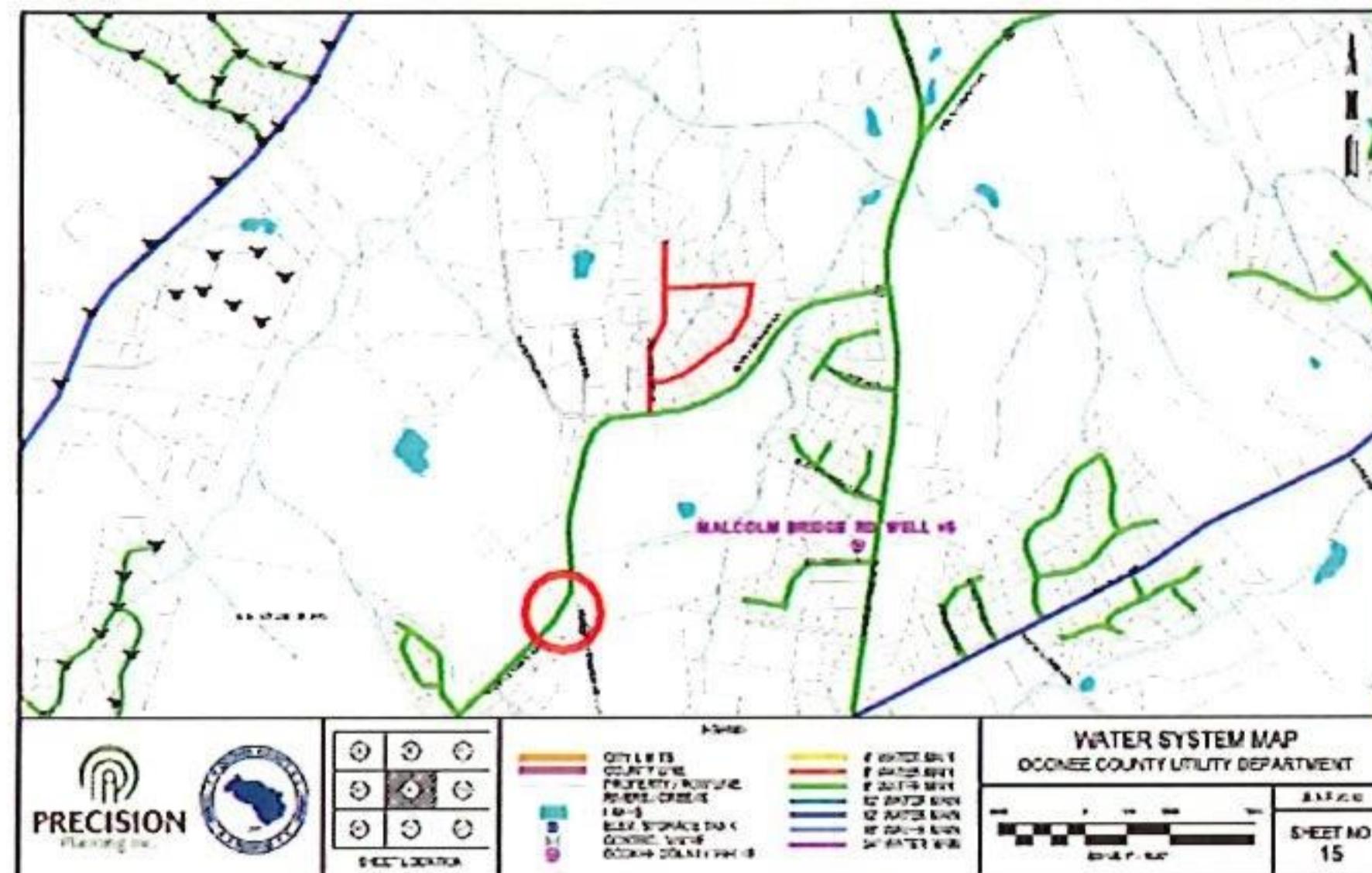


Figure 3 Water System Map - Rocky Branch

#### STORMWATER MANAGEMENT

The proposed stormwater management system will be designed to meet local, state, and federal regulations and requirements. There are several proposed and existing ponds dedicated to help control drainage throughout the development.

#### PROJECT IDENTITY AND SIGNAGE

A proposed monument sign with the subdivision's name is proposed for each entrance. Project signage will be provided and applied for under a separate permit. An easement is provided on the concept plan and recording shall be in accordance with Oconee County code and regulations.

#### AMENITY AREAS

An amenity area is dedicated in the heart of the proposed development that may include a clubhouse and pool area. Additionally, the proposed ponds will be available for passive recreation, wayfinding, and potential trails.

#### LAND DEDICATED FOR PUBLIC USE + OPEN SPACE PROVISIONS

The proposed access roads are the only portions of the property that will be dedicated to public use and there are no provisions for public open space provided or required as part of this rezone.

## EXHIBIT "A" TO REZONE NO P24-0217

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### NARRATIVE



OLD ROCKY BRANCH ROAD  
Hodges Mill Road and Malcom Bridge  
Page 5

#### SIDEWALKS, CURB AND GUTTER, + PEDESTRIAN CIRCULATION

The pedestrian circulation within the development will be designed to focus on a balanced relationship between vehicle and pedestrian traffic. The network of connections will promote walkability and allow for subtle grade transitions for pedestrian access.

#### ENVIRONMENTAL IMPACTS + BUFFERING

There are wetlands on the subject property. Any disturbance within the buffer areas will be permitted in accordance with local, state, and federal requirements. The area is in a minimal flood hazard zone (Zone X). A Stormwater Management Plan and Erosion Control Plan will be prepared to mitigate any necessary or expected offsite impacts during the construction process. All landscape and structural buffers as required by the Oconee County Ordinance shall be proposed and planted in accordance with local code and regulations. AR lots do not require any incompatible use buffers.

#### LIGHTING

Outdoor lighting (streetlights) may be provided for security purposes. Any proposed outdoor lighting fixtures for this development will be full-cutoff and fully shielded to minimize impact to surrounding properties. All lighting fixtures and layout shall adhere to all standards and specifications set forth in the Oconee County Code of Ordinances.

#### TRASH DISPOSAL + RECYCLING

All solid waste disposal and screening requirements deemed necessary shall be in accordance with the Oconee County Code and shall be applied for as development plans are submitted. Solid waste will be collected onsite by a private contractor and disposed of accordingly.

#### DEVELOPMENT SCHEDULE

The petitioners plan to complete the zoning efforts for the subject property by January of 2025. It is the developers understanding there are numerous residential lots available in the county at the time of this rezoning request. In an effort to allow time for the lots to drawdown, the developer agrees to not build homes on the subject property until January of 2030.

#### OWNERSHIP + MAINTENANCE OF COMMON SPACE

It is the intent of the applicant to provide a high-quality single family residential development allowing multiple new residences, and all applicable amenities and provisions as designed for use. It is anticipated that the development will likely have a shared maintenance agreement through a homeowner's association to maintain all said accesses and stormwater facilities. Shared maintenance agreements and covenants shall include the maintenance of the proposed stormwater management facilities and all associated and warranted access easements.

#### ESTIMATED VALUE

Average Cost of residences:	\$1,000,000
Estimated Value of the Project of Completion (88 lots x \$1,000,000):	\$88,000,000

## EXHIBIT "A" TO REZONE NO P24-0217

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### NARRATIVE



OLD ROCKY BRANCH ROAD  
Hodges Mill Road and Malcom Bridge  
Page 6

#### CONSTRUCTION/FAÇADE MATERIALS + REPRESENTATIVE ARCHITECTURE THEMES

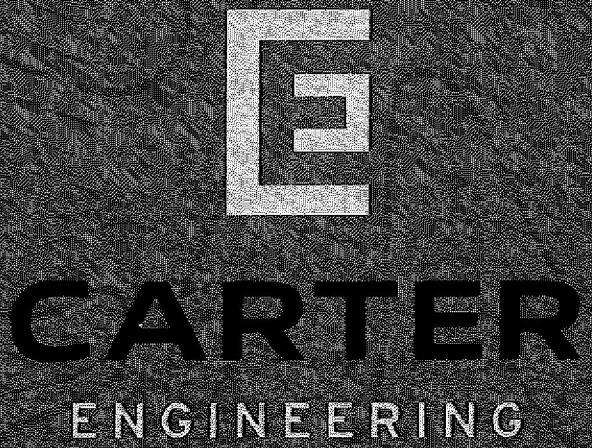
The building exteriors will predominantly brick and board and batten siding with brick, glass, and/or cementitious siding accents. The proposed development will be designed to have an aesthetically and appealing architectural appearance meeting or exceeding county requirements. Proposed archetypes references below are for reference and shall correlate to the overall architectural theme of the development.

The minimum size footprint for each home will range in size from 2,500 square feet and up.



**EXHIBIT "A" TO REZONE NO P24-0217**  
Page 14 of 25

**NARRATIVE**



**EXHIBIT "A" TO REZONE NO P24-0217**

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## PLAT

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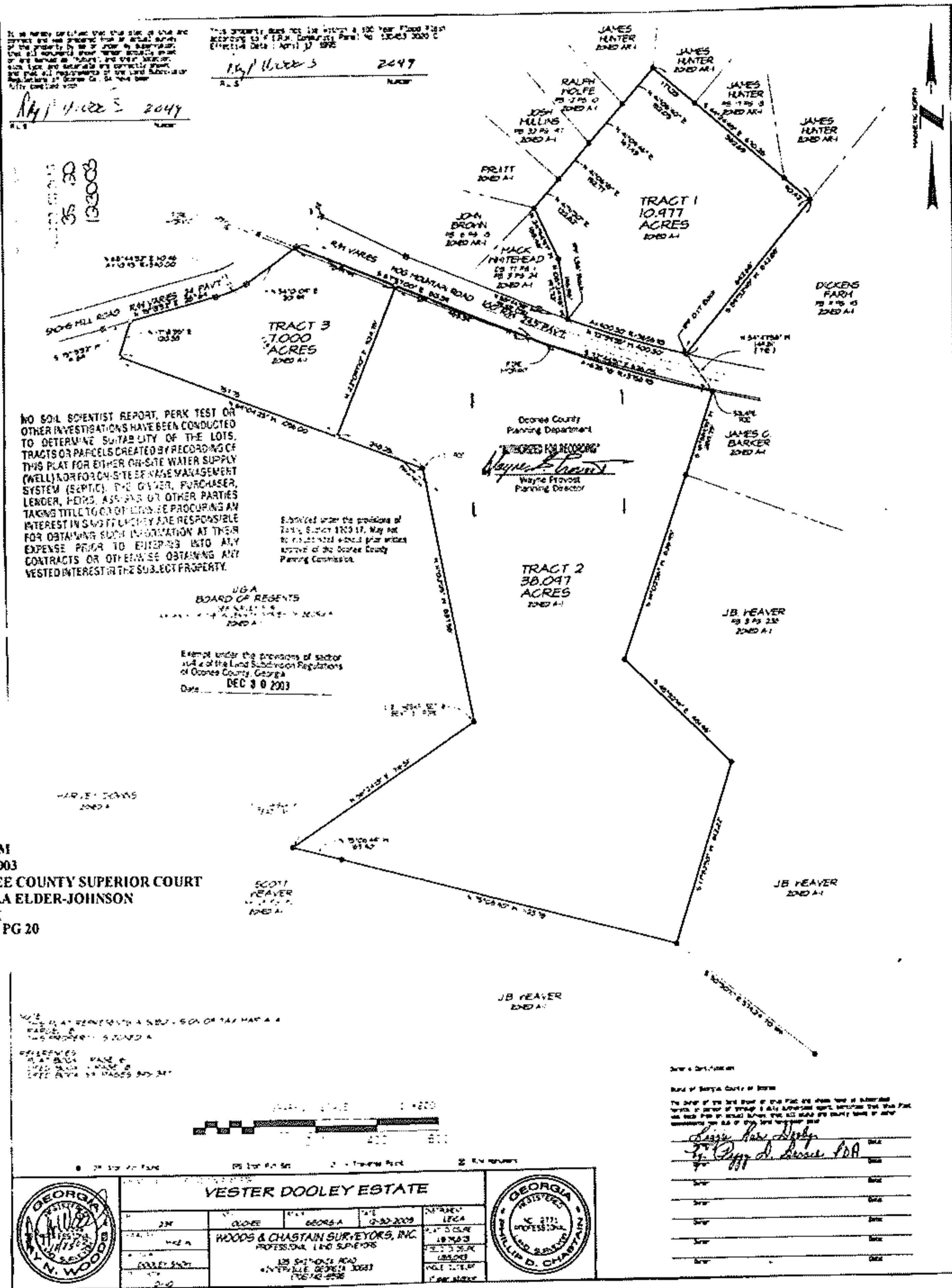
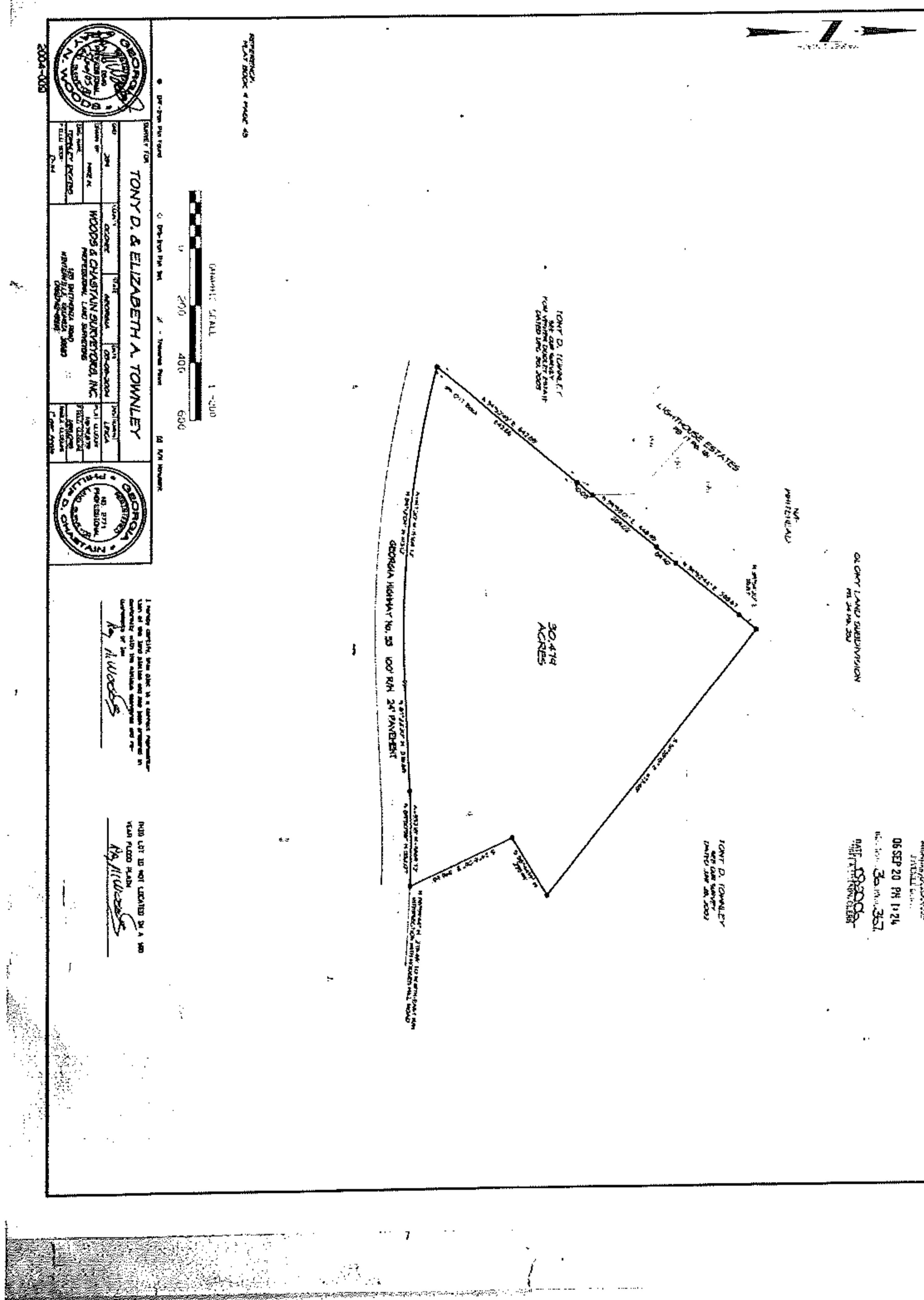


EXHIBIT "A" TO REZONE NO P24-0217

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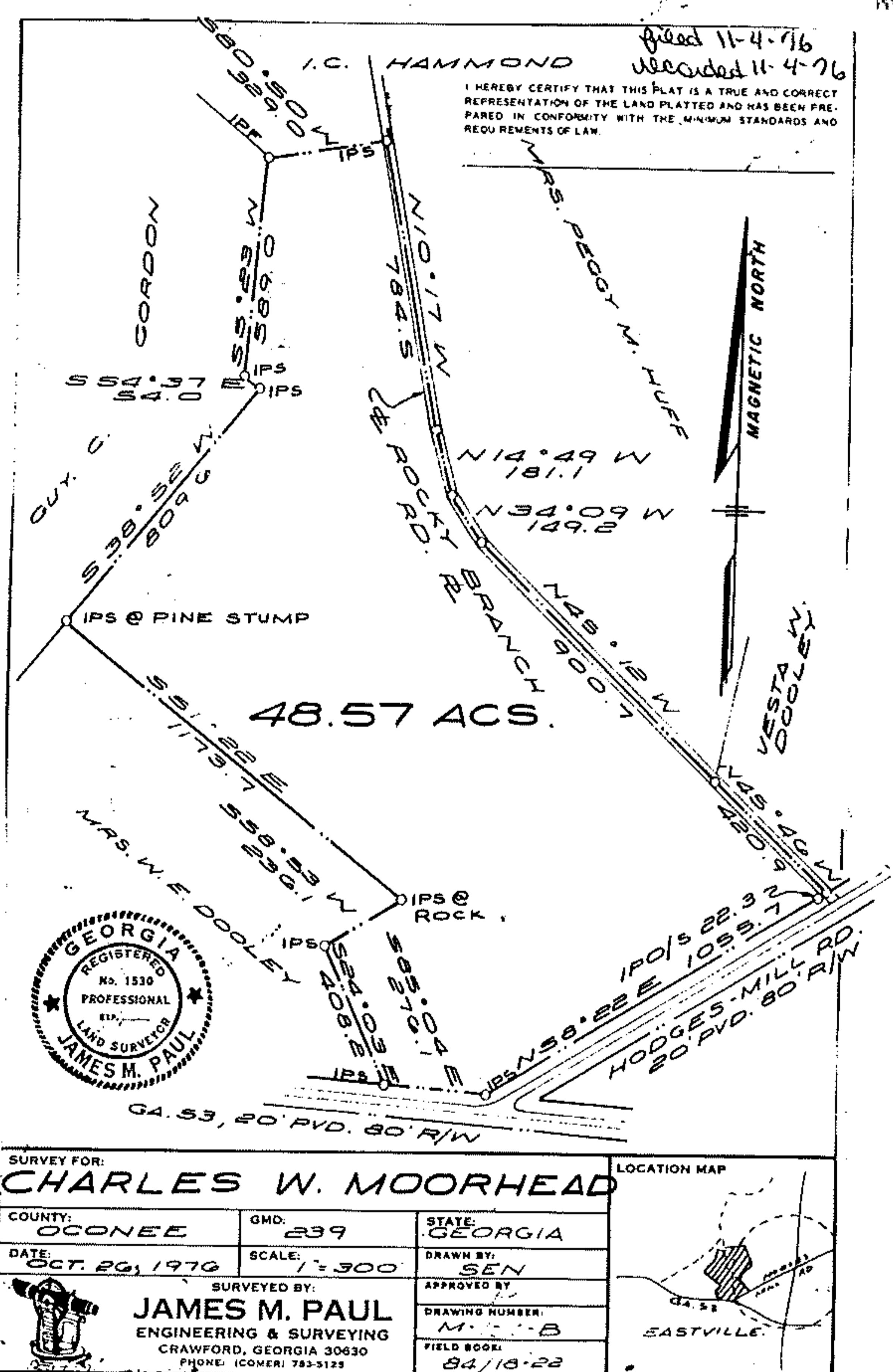
## PLAT



**EXHIBIT "A" TO REZONE NO P24-0217**

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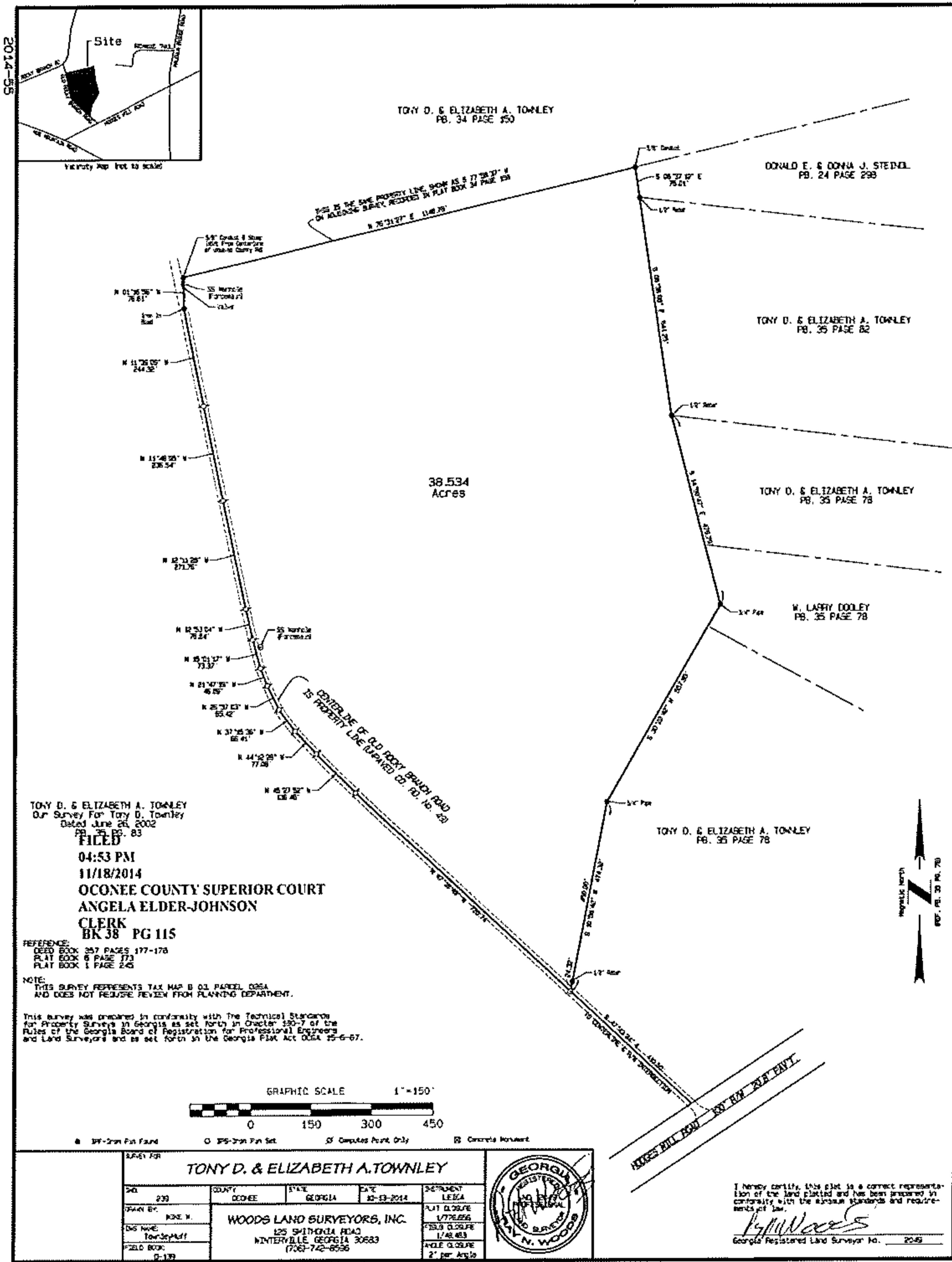


**EXHIBIT "A" TO REZONE NO P24-0217**

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## PLAT

Oct 6, 1941. Ex-Lightell B-03. 528 ft  
HCU}



# EXHIBIT "A" TO REZONE NO P24-0217

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## PLAT

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OCONEE COUNTY SUPERIOR COURT  
ANGELA ELDER-JOHNSON  
CLERK

BK 34 PG 14A

PLAT FOR RICHARD C. BENTON & BARTON CARTER

02 MAR 4 PM 4:38  
REC'D BY 34 PAGE 14

14A-3-500

Exempt under the provisions of section 104.2 of the Land Subdivision Regulations of Oconee County, Georgia.

Subdivided under the provisions of Article 12, Section 1200.07, May 1st, 1972, and recorded without prior written approval of the Oconee County Planning Commission.

The lots shown have been reviewed by the Oconee County Health Department and exempt for the following lots:

1. Lots are approved for subdivision development.

2. Lots must be reviewed for land septic tank system placement prior to issuance of a building permit.

3. Health Officer: *John Greene 1-18-01*

Health Department Notes: *SCIENTISTS REPORT FAVORABLE*  
PARK TO SEPTIC TANK PERMIT

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, that of state and county taxes or other assessments due on this land have been paid.

Owner or Agent: *John Greene 1-18-01*

Date: *1-18-01*

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision that of monuments shown herein actually exist or are marked as "Survey", and their location, size, type, and materials are correctly shown; and that all requirements of the land subdivision regulations of Oconee Co., as have been fully complied with.

*John B. Bentong Jr.*  
Registered Georgia Land Surveyor  
#2184

REFERENCE PLATS

REFERENCE PLATS  
PLAT FOR THE TIMBERWEN, INC.  
BY BARKER & LESTER  
DATED MAY 27, 1981

PLAT FOR RICHARD C. BENTON & BARTON CARTER  
BY RAY H. WOODS  
DATED 04/15/96

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AND ANGULAR ERROR OF 04 SECONDS PER ANGLE PLAT AND HAS BEEN ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND TO 100' TO BE ACCURATE TO 1 FOOT IN 10,000 FEET. AN ELECTRIC TOTAL STATION AND A GPS CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE NOMENT FOUND WITHIN 500 FEET OF THIS PROPERTY.

I HAVE THIS DATE EXAMINED THE "1000 FLOOD INSURANCE RATE MAP" AND IN MY OPINION THE REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

100 0 100 200 300

Scale 1" = 100'

LEGEND

CMF CORRUGATED METAL PIPE  
RCP REINFORCED CONCRETE PIPE  
SE SANITARY SEWER EASEMENT  
SSE SANITARY SEWER EASEMENT  
SPL BUILDING SETBACK LINE  
IRON PIPE FOUND  
IPR IRON PIPE SET  
IPC IRON PIPE CALCULATED  
CB CATCH BASIN  
JW JUNCTION 3024  
LW LINE  
FW FENCE WALL  
POB POINT OF BEGINNING  
RHT-H-F-241  
P/W P/W  
SP SERVICE POLE  
LP LAMP POLE  
OHA OVER-HEAD UTILITY LINE  
OT OPEN TOP  
CT CRIMP TOP  
R-B RE-BAR  
CL CENTER LINE  
R-B RE-BAR  
PLAT BOOK  
PS PAGE  
CO-C CONCRETE  
FH FIRE HYDRANT

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, OR ENTITY NAMED HEREIN. THIS PLAT DOES NOT EXPOSE TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS IDENTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Wayne Proctor  
Planning Director

Walter Benton Jones Jr., PLS #2384

BARTON O. CARTER & MELANIE L. CARTER

GEORGIA  
No. 2384  
PROFESSIONAL  
LAND SURVEYOR  
WALTER BENTON JONES JR., PLS #2384

14

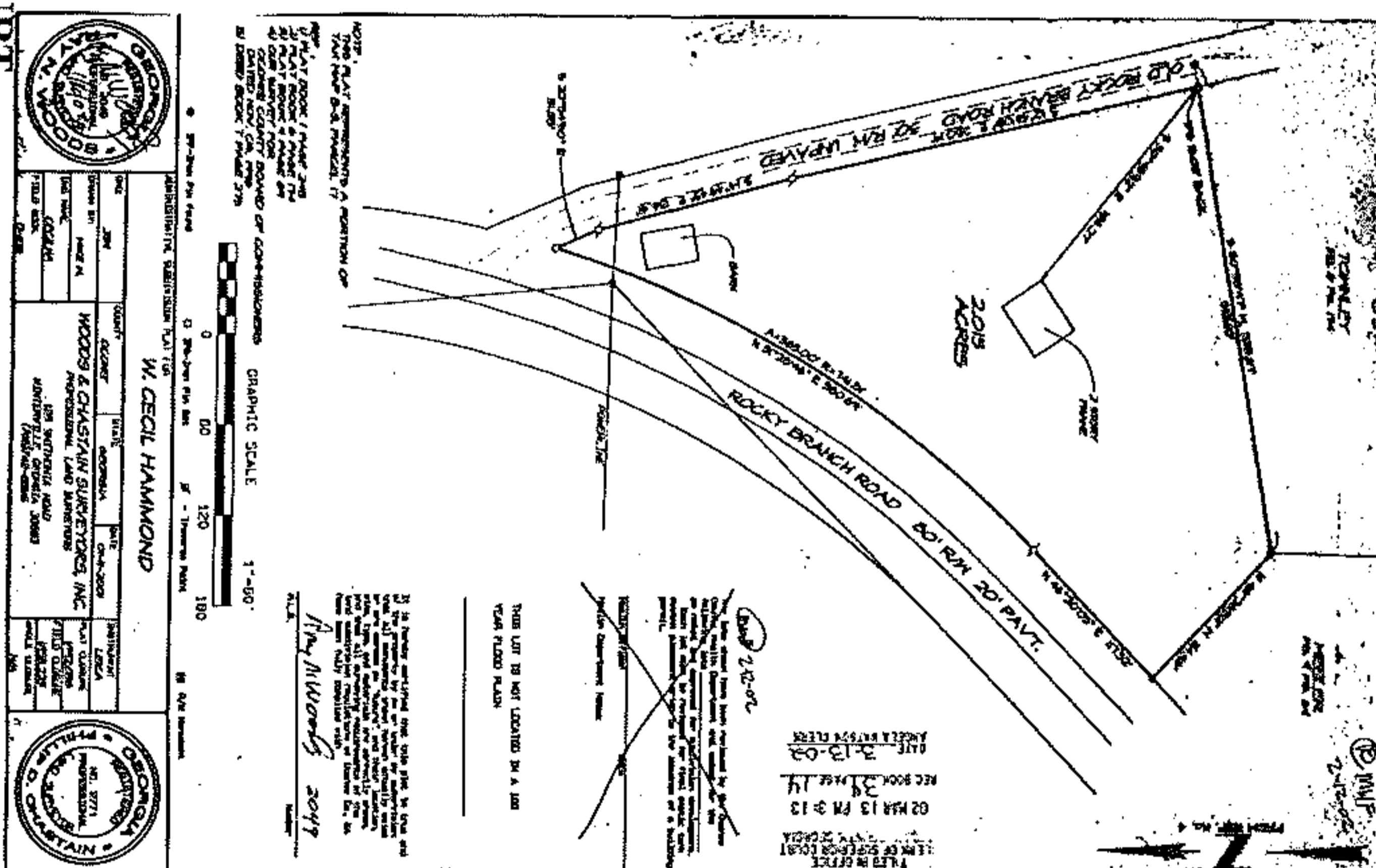
**EXHIBIT "A" TO REZONE NO P24-0217**

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PLAT

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ANGELA J.  
CLERK

RK 34 PG 14B

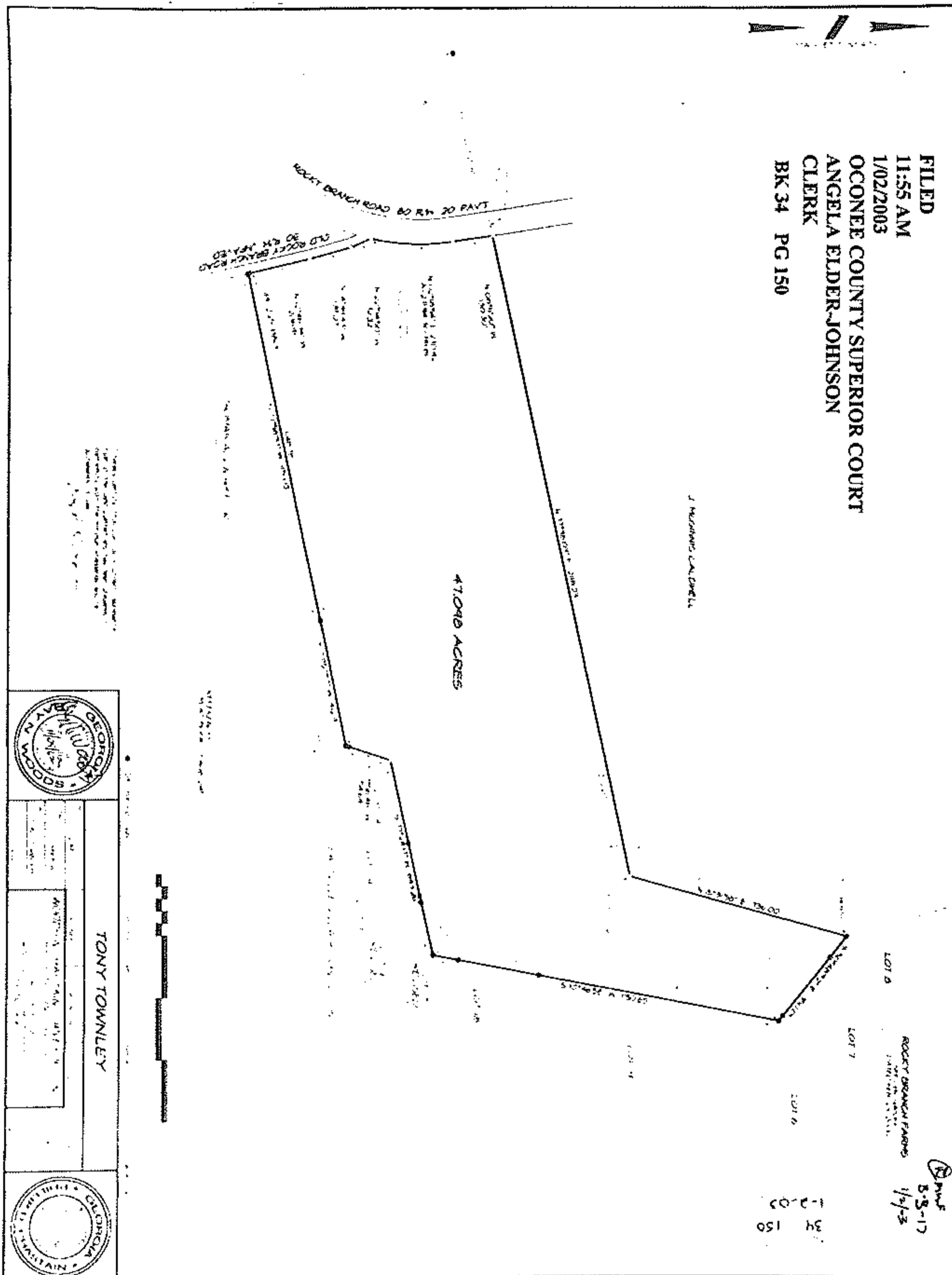


**EXHIBIT "A" TO REZONE NO P24-0217**

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## PLAT

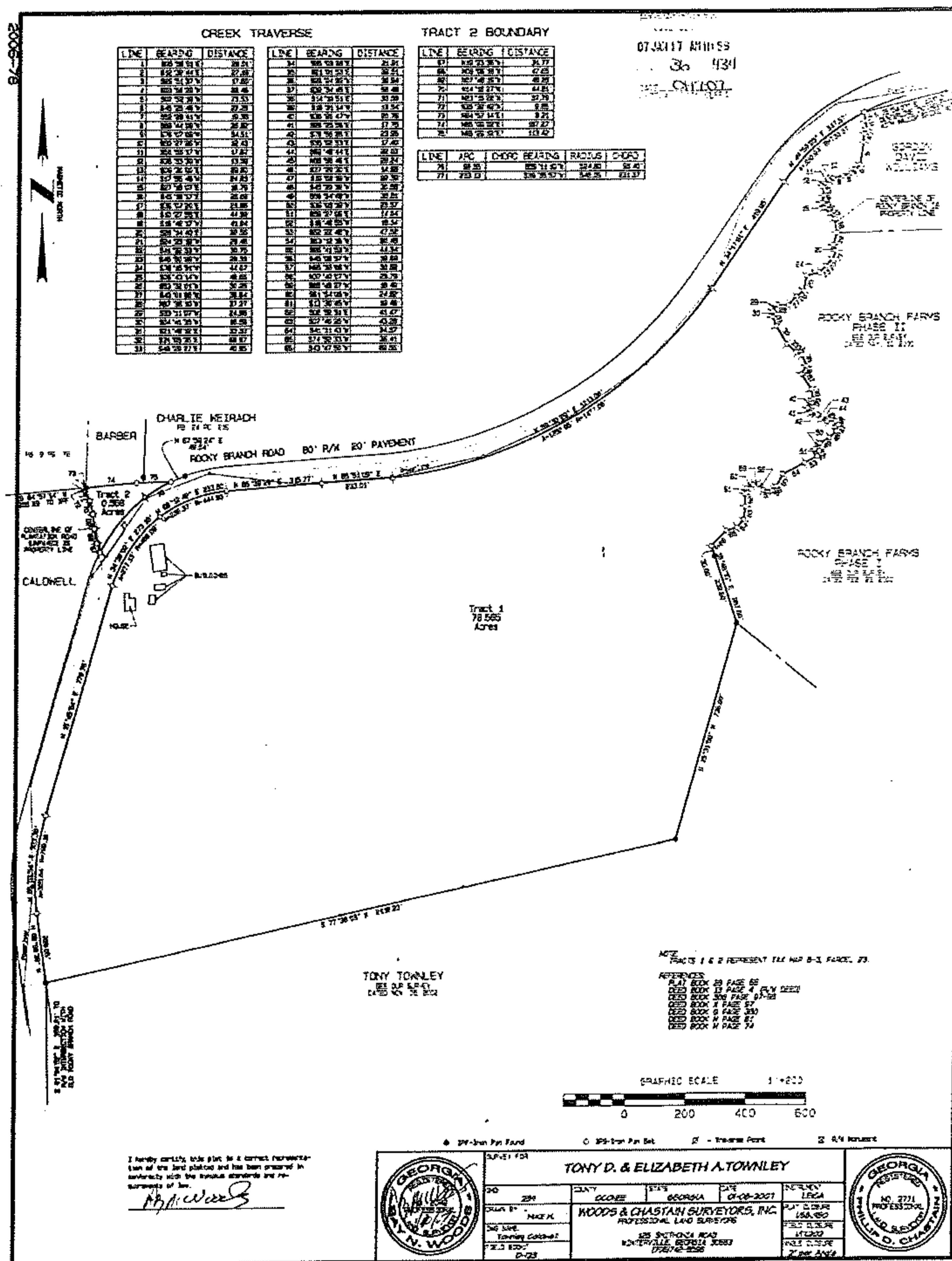
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**EXHIBIT "A" TO REZONE NO P24-0217**

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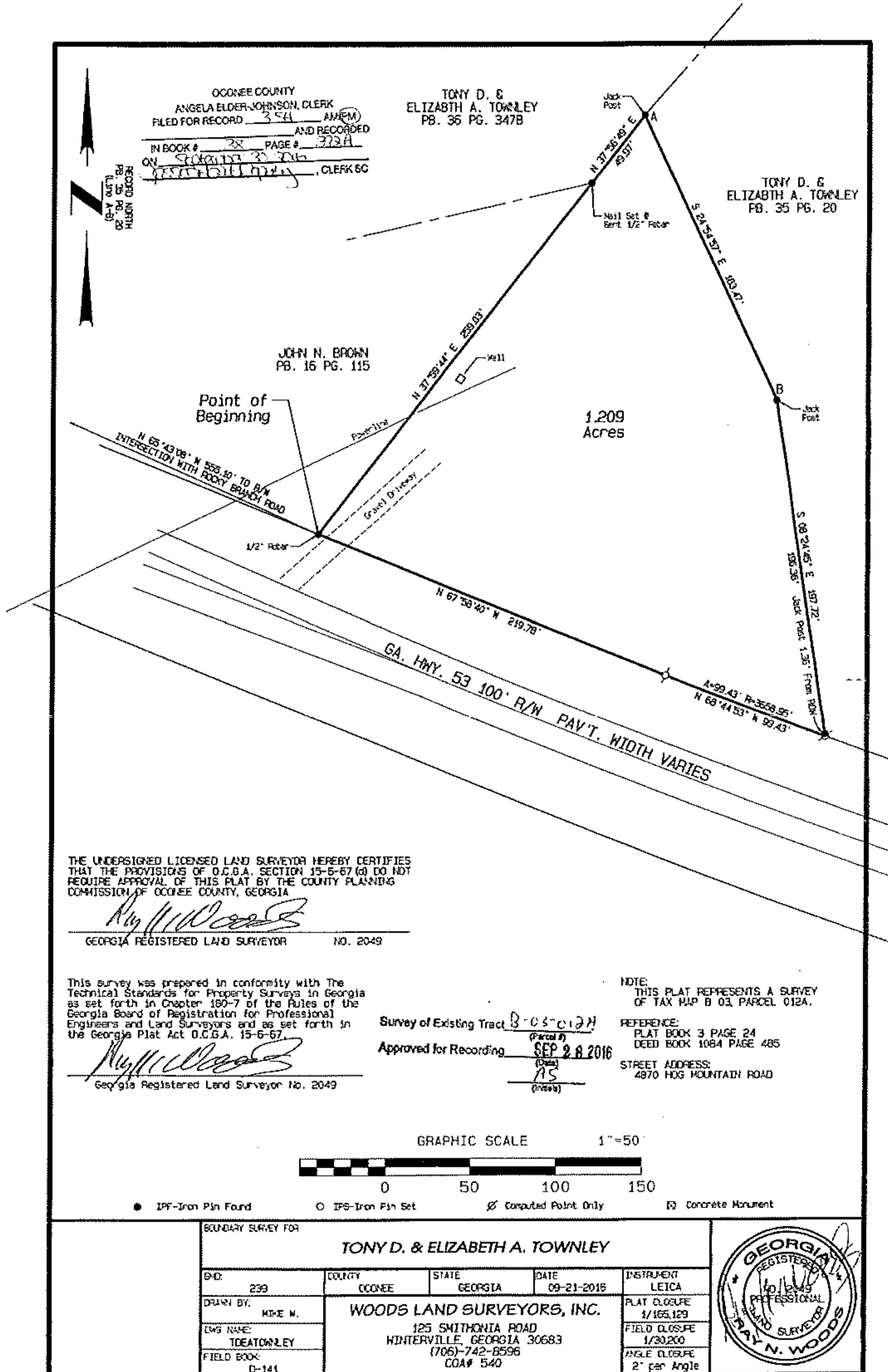
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# EXHIBIT "A" TO REZONE NO P24-0217

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## PLAT







## BUFFER OPTION 1

3-Large Canopy Trees, 2-Understory Trees, and 20 Shrubs per 100 LF of Property Frontage

Goal: Provide a visual screen by creating a pastoral view rather than a vegetated wall. Alternating canopy heights allow a year-round screen and a visual interest that isn't forced by an evergreen wall.

## BUFFER OPTION 2

4-Large Canopy Trees and 20 Shrubs per 100 LF of Property Frontage. Additionally, there shall be a 48" tall four-rail fence and a 2'-6' earthen berm provided.

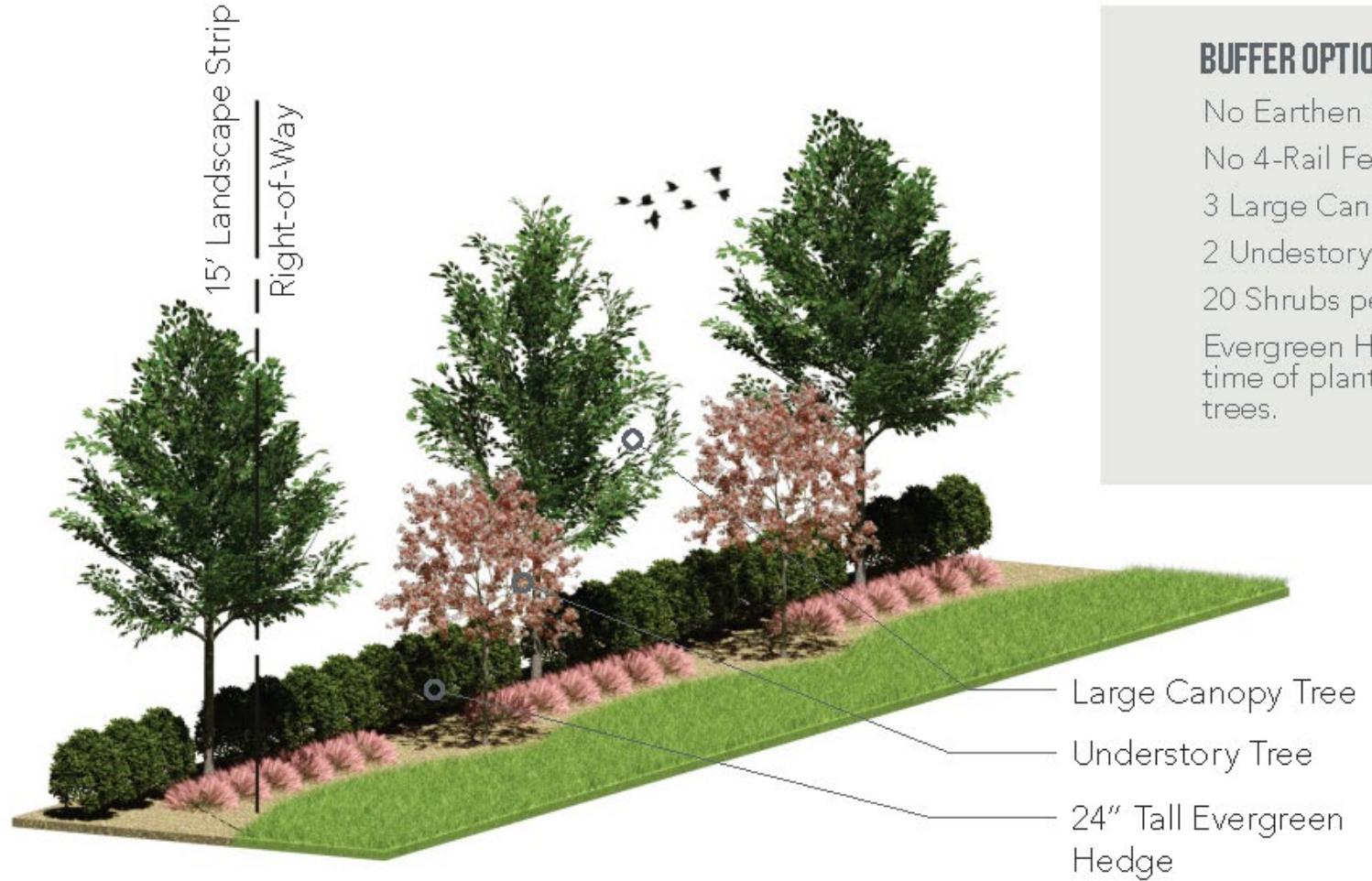
Goal: Provide visual screen by emphasizing the rural. Proposed fence and berm would allow the view to be more picturesque rather than structural.

## BUFFER OPTION 3

Opaque Screening along Highway 53. 3-Large Evergreen Trees, 2-Medium Evergreen Trees, and 20 Shrubs per 100 LF of Property Frontage

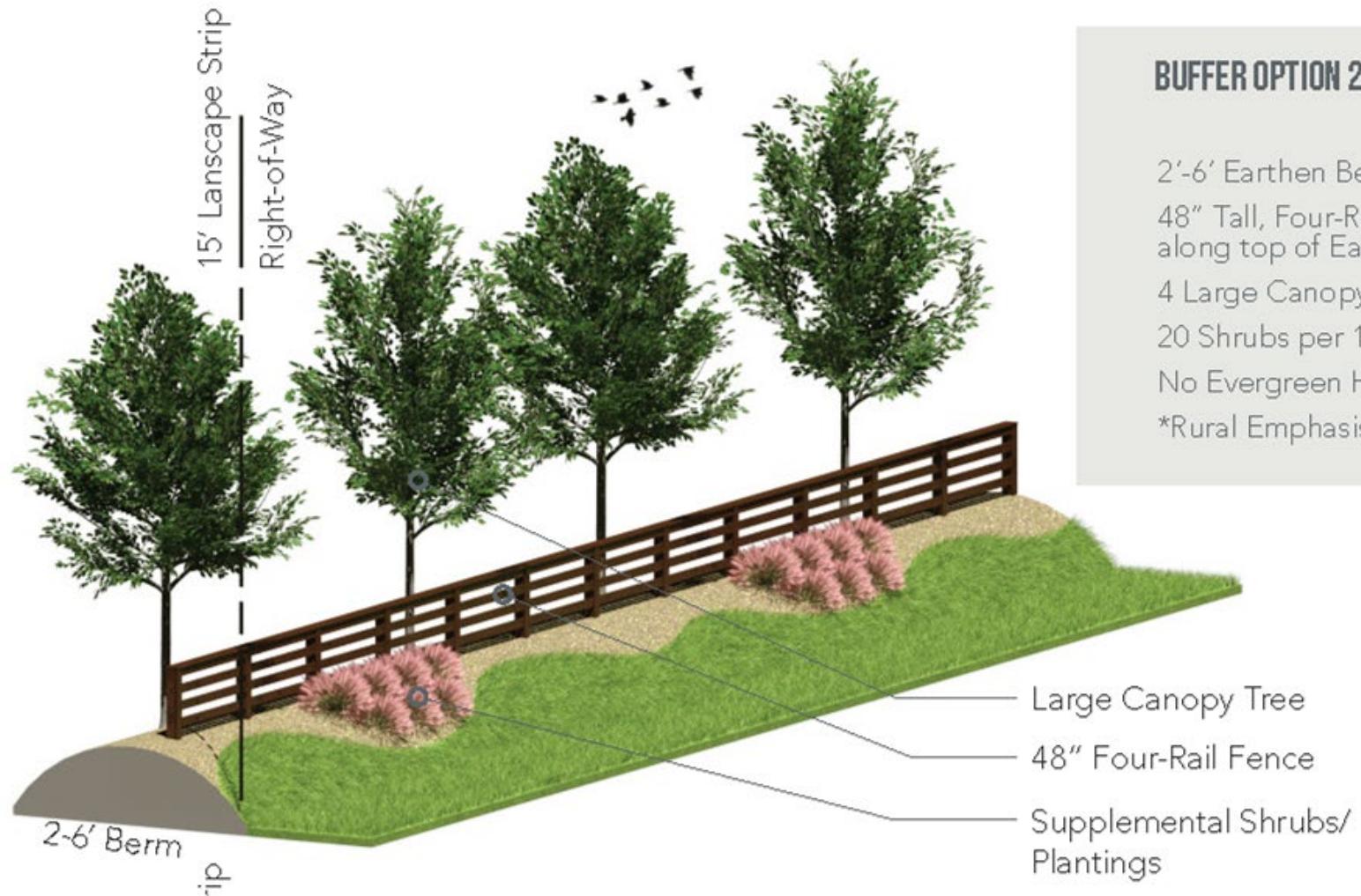
## GOALS

Provide a visual screen that is in-keeping with the rural and picturesque atmosphere of the surrounding properties.



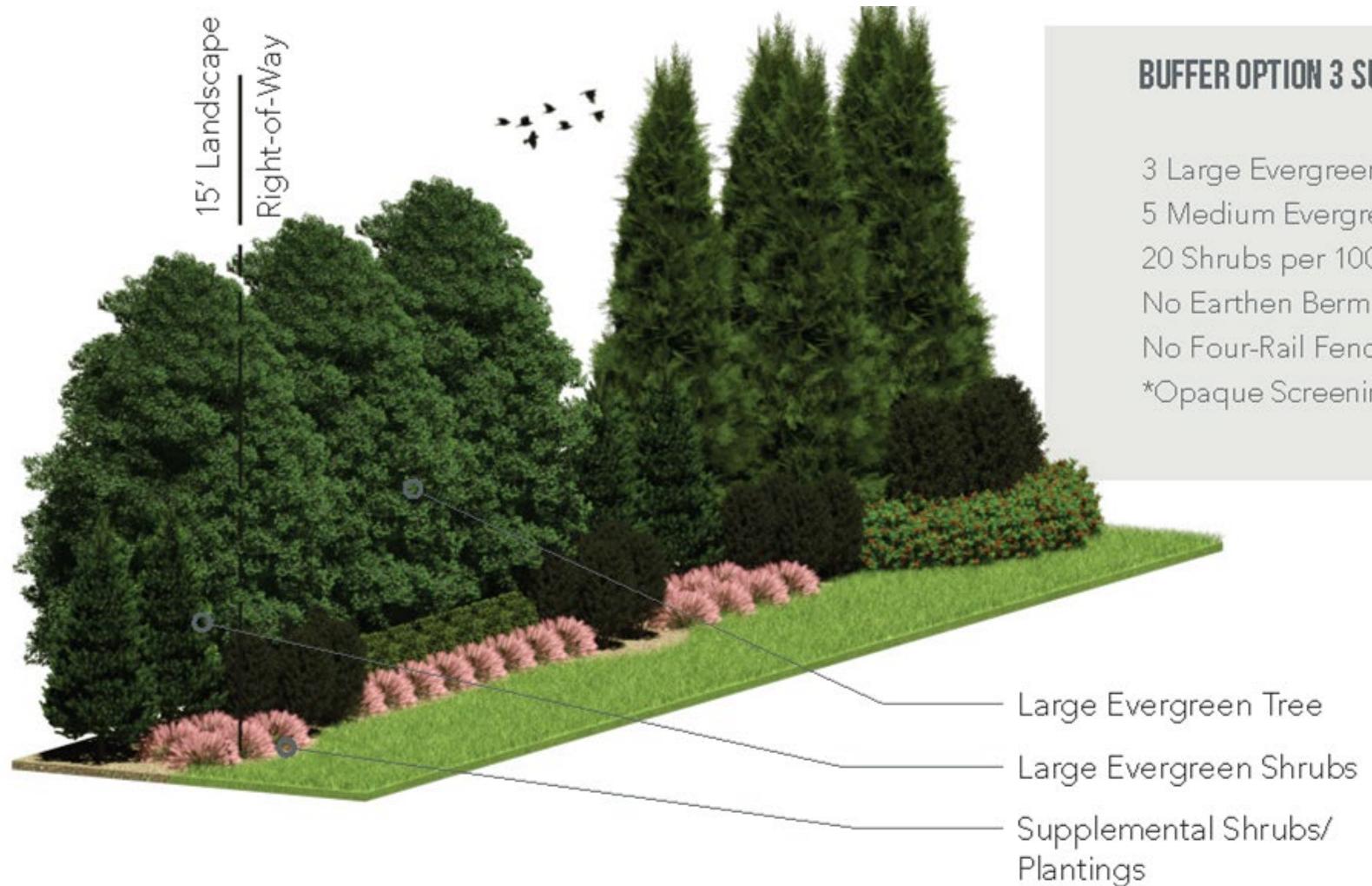
### BUFFER OPTION 1 SUMMARY

No Earthen Berm  
No 4-Rail Fence  
3 Large Canopy Trees per 100 LF  
2 Undersory Trees per 100 LF  
20 Shrubs per 100 LF  
Evergreen Hedge, 24" in-height at time of planting, installed behind trees.



## BUFFER OPTION 2 SUMMARY

- 2'-6' Earthen Berm
- 48" Tall, Four-Rail Fence to be installed along top of Earthen Berm
- 4 Large Canopy Trees per 100 LF
- 20 Shrubs per 100 LF
- No Evergreen Hedge
- \*Rural Emphasis\*



### BUFFER OPTION 3 SUMMARY

- 3 Large Evergreen Trees per 100 LF
- 5 Medium Evergreen Trees per 100 LF
- 20 Shrubs per 100 LF
- No Earthen Berm
- No Four-Rail Fence
- \*Opaque Screening\*



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

---

**REZONE CASE #:** P24-0217

**DATE:** November 26, 2024

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

**APPLICANT NAMES:** Carter Engineering Consultants

**PROPERTY OWNER(S):** Townley Family Partnership, LLLP

**LOCATION:** Parcels:

1. A 04 018B (Hog Mountain Road),
2. A 04 030 (Hog Mountain Road),
3. B 03 028 (Hodges Mill Road),
4. B 03 028A (Old Rocky Branch Road),
5. B 03 017A (1380 Rocky Branch Road),
6. B 03 017B (Rocky Branch Road),
7. B 03 023 (1560 Rocky Branch Road)



Parcels included in the concept plat that are AR zoned:

1. B 03 029D (1355 Malcom Bridge Road)
2. B 03 031B (1161 Hodges Mill Rd)

**PARCEL SIZE(s):** ±299.94 acres

**Total area to be rezoned:** ±194.46 acres

**EXISTING ZONING:** AG (Agricultural)

**EXISTING LAND USES:** Agricultural

**2023 FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION:** Suburban Neighborhood

**ACTION REQUESTED:** Rezone ±194.46 acres from AG (Agricultural) to AR (Agricultural-Residential District)

**STAFF RECOMMENDATION:** Staff recommends conditional approval of this request.

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** December 9, 2024

**BOARD OF COMMISSIONERS:** January 7, 2024

<b>ATTACHMENTS:</b>	Application Narrative Zoning Impact Analysis Plat of Survey Concept Plan
---------------------	--

## **BACKGROUND INFORMATION & FINDINGS OF FACT**

### **HISTORY**

- The seven (7) properties that are AG and to be rezoned to AR have not changed zoning since 1968
- Old Rocky Branch Road was abandoned as a county Right of Way and transferred to the Townley Family Partnership in 2017.
- There are multiple agricultural use buildings on the seven properties.

### **SURROUNDING LAND USE AND ZONING**

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Agricultural and Residential	AG (Agricultural District) and AR (Agricultural-Residential)
<b>SOUTH</b>	Agricultural and Residential	AG (Agricultural District) and AR (Agricultural-Residential)
<b>EAST</b>	Agricultural and Residential	AG (Agricultural District) and B-2 (Highway Business District)
<b>WEST</b>	Agricultural and Residential, Future County Park	AG (Agricultural District) and AR (Agricultural-Residential)

### **PROPOSED DEVELOPMENT**

- The applicant is proposing a development with 120 total residential lots that are a minimum of 2 acres.
- The concept plan shows 88 lots in the area proposed for AR zoning.
- The parcels and areas that are currently AR zoned are generally within the former boundaries of the municipality of Eastville.
- The proposed roads are indicated to be for public dedication.
- The concept plan indicates one area of passive recreation open space, approximately 51,600 SF.

### **PROPOSED TRAFFIC PROJECTIONS**

- The narrative states: A preliminary traffic analysis, using the Institute of Transportation Engineers (ITE) Trip Generation Manual, has calculated 830 (ADT) average daily trips for this development.

### **PUBLIC FACILITIES**

#### **Water:**

- The applicant proposes public water supplied by Oconee County Water Resources.

#### **Sewer:**

- The applicant proposes an individual on-site septic system.

#### **Roads:**

- The project proposes a new local street system to connect to Rocky Branch Road and Hodges Mill Road.

#### **Environmental:**

- The Concept Plan indicates there are state waters, 100-year flood plain areas and wetlands on the site.

## **COMMENTS FROM OTHER DEPARTMENTS & AGENCIES**

### **OCONEE COUNTY PUBLIC WORKS DEPARTMENT**

- No comments received as of November 26, 2024

### **OCONEE COUNTY WATER RESOURCES DEPARTMENT**

- Reviewed with no comments

### **OCONEE COUNTY FIRE CHIEF**

- No comments received as of November 26, 2024

### **OCONEE BOARD OF EDUCATION**

- Reviewed with the following comments on November 25, 2024:  
Thank you for sending the rezone requests to the Operations Division at Oconee County Schools.

We have reviewed the following rezone request. This will impact our North Attendance Zone by 120 students. Specifically, Rocky Branch Elementary School, Malcom Bridge Middle School, and North Oconee High School, which is near capacity.

Rezone# P24-0217, Townley Family Partnership, LLLP, AG to AR, 299.94 acres, Hog Mountain Road, Hodges Mill Road, Rocky Branch Road, Suburban Neighborhood.

We appreciate you continuing to send these items to us to review.

---

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.**

The proposed zoning is consistent with the adjacent AR zoning. There is no apparent conflict with adjacent uses. Staff analysis indicates that the proposed AR zoning with the requirement for 2-acre minimum lot sizes would be suitable in view of the mixed-density developments in the area.

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

The property is currently in agricultural use. Based on the current use, the property has a reasonable economic use.

**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 request proposes to increase the allowed density from 0.20 units/ acre to 0.50 units per acre. There will be some impact to the water system as public water is proposed. Oconee County schools has indicated the development will generate 120 students.

**ii. Environmental impact;**

The Concept Plan indicates there are state waters, 100-year flood plain areas and wetlands on the site. Buffer rules for State Waters would apply to mitigate any impacts.

**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 properties.

**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 property has a current agricultural use. Further development of the full property has not been done since the parcels were. Staff finds the proposed A-R zoning to be in harmony with the surrounding mix of land uses.

**E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**

The AR Agricultural Residential District is composed primarily of general farming areas where some development of single-family residential is occurring. The regulations for this district are designed to encourage a compatible relationship between agricultural and residential subdivisions in the district. Staff finds the proposed 120 lot development to be consistent with the purpose of this 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.**

There are no known existing or changing conditions or land use patterns affecting the use and development of the property.

**G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.**

The subject property lies within the Suburban Neighborhood Character Area as shown on the Character Areas Map, 2023 Oconee County Comprehensive Plan Update. The Comprehensive Plan indicates "This 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." The Plan indicates that AR zoning is appropriate if public water is available. Staff finds the proposed AR zone is in conformity with the 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 low-density residential development. However, the proposed use of the subject property aligns with the Comprehensive Plan and is adjacent to existing school facilities.

## **STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS**

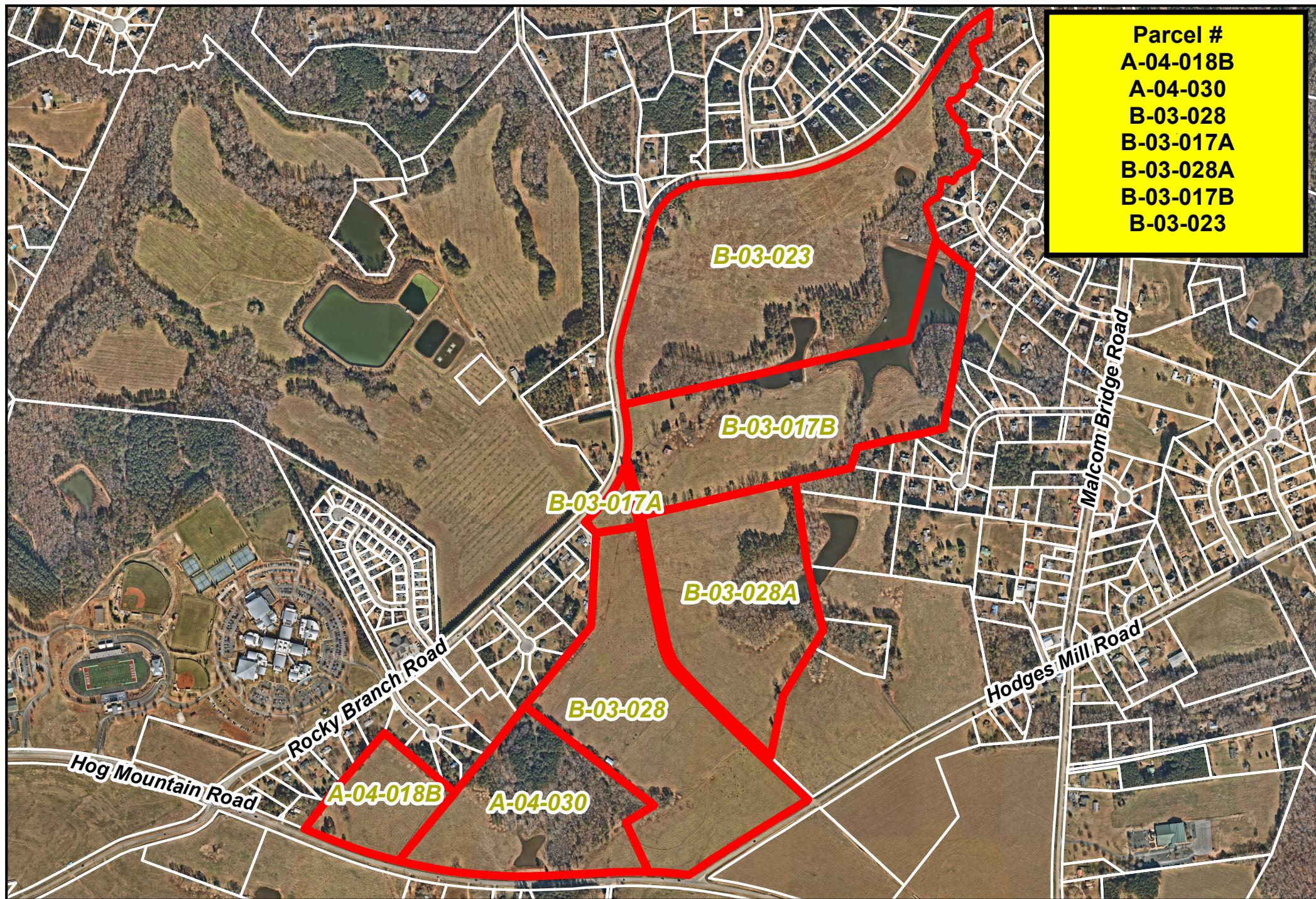
**Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends conditional approval of the request to rezone ±299.94 acres to AR subject to the following conditions to be fulfilled at the expense of the owner/developer:**

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.
2. The owner at their own expense shall construct the improvements required by the County for public water for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.
4. All conditions of approval shall apply to Parcels B 03 029D (1355 Malcom Bridge Road) and B 03 031B (1161 Hodges Mill Rd) as indicated on the concept plan.
5. No Final Plat shall be granted for a period of ten (10) years from the date of Board of Commissioners approval.
6. All areas along exterior boundaries and rights of way abutting GA 53, Rocky Branch Road, and Hodges Mill Road shall indicate an open space area 15 feet wide. The design of the open space areas to be approved by the Director of Planning and Code Enforcement at the time of Preliminary Plat submission.

Within the open space area, a buffer that contains a 10-foot wide and 4-foot-tall berm shall be installed with evergreen landscaping that is 6' high at the time of planting prior to granting Final Plat approval.

7. An eight (8) foot wide concrete multi-use path shall be installed within the public right of way for the road(s) that connect Rocky Branch Road, and Hodges Mill Road. The multi-use path shall also be installed along Hodges Mill Road south to the intersection with GA 53 (Hog Mountain Road). The multi-use path shall be installed prior to granting Final Plat approval.

# Rezone # P24-0217 - Townley Family Partnership

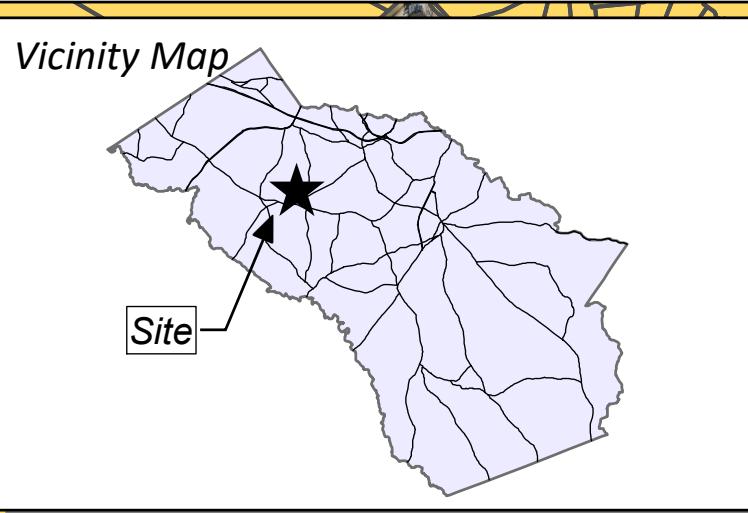


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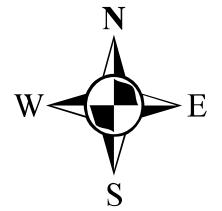
0 950 1,900 3,800 5,700 7,600

Feet





## Oconee County Planning Department



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

0 410 820 1,640 2,460 3,280  
Feet

**Suburban  
Neighborhood**

**Public  
Institutional**

**Country Estates**

**Rocky Branch Road**

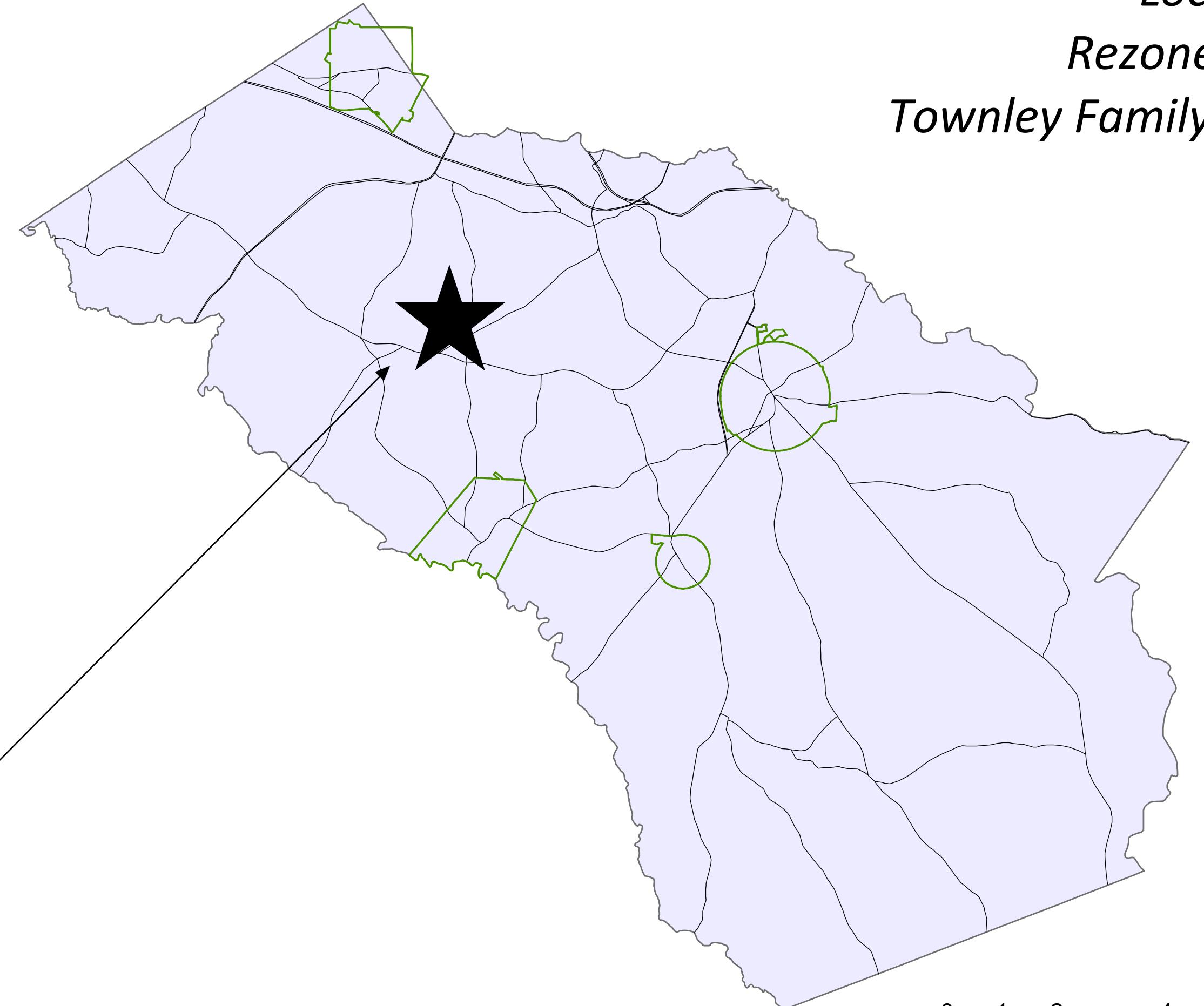
**Malcom Bridge Road**

**Hodges Mill Road**

**Suburban  
Neighborhood**

**Hog Mountain Road**

*Location Map -  
Rezone # P24-0217  
Townley Family Partnership*



1:120,000

