

**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-3 (Agricultural Residential Three Acre District) pursuant to an application for rezoning of property owned by Robert Woelfl submitted on February 17, 2025.

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 Robert Woelfl on February 17, 2025, requesting a rezone of a ±10.0-acre tract of land located at 1488 Old Bishop Rd in Oconee County, Georgia, (tax parcel no. B-07-025B & B-07-025BA), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

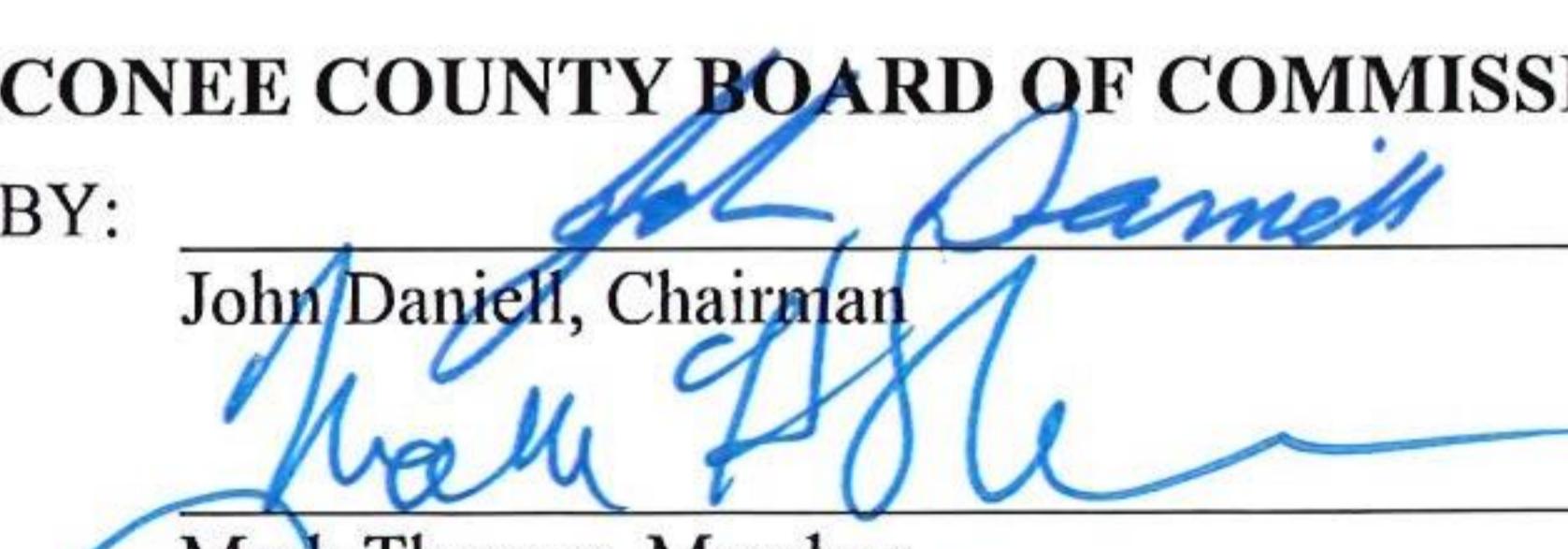
SECTION 4. Effective Date. This Ordinance shall take effect this date.

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on May 19, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on June 3, 2025.

ADOPTED AND APPROVED, this 3rd of June, 2025.

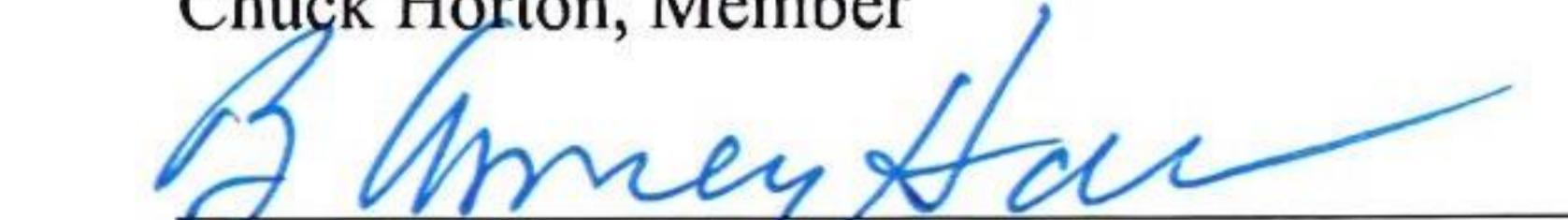
OCONEE COUNTY BOARD OF COMMISSIONERS

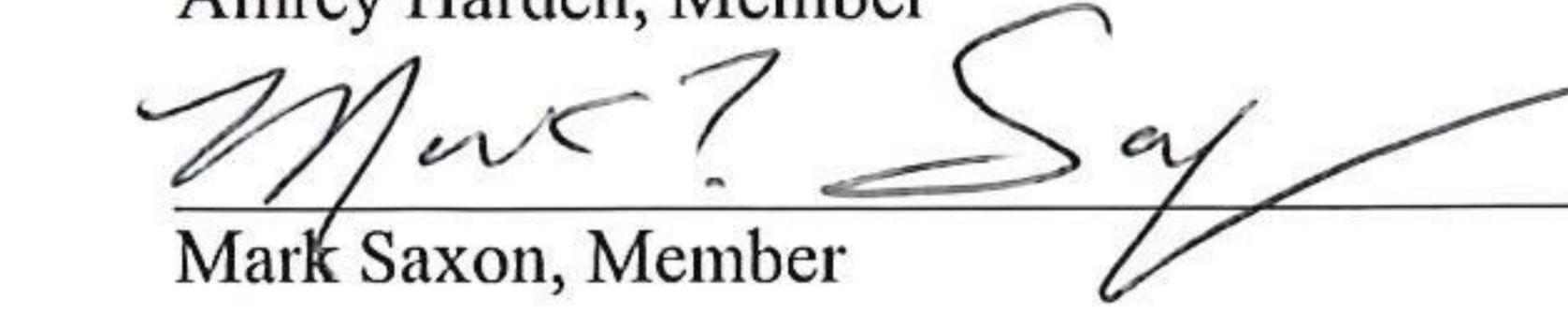
BY:


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 P25-0039

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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.

EXHIBIT "A" TO REZONE NO P25-0039

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TAX MAP

REZONE # P25-0039 - ROBERT WOELFL

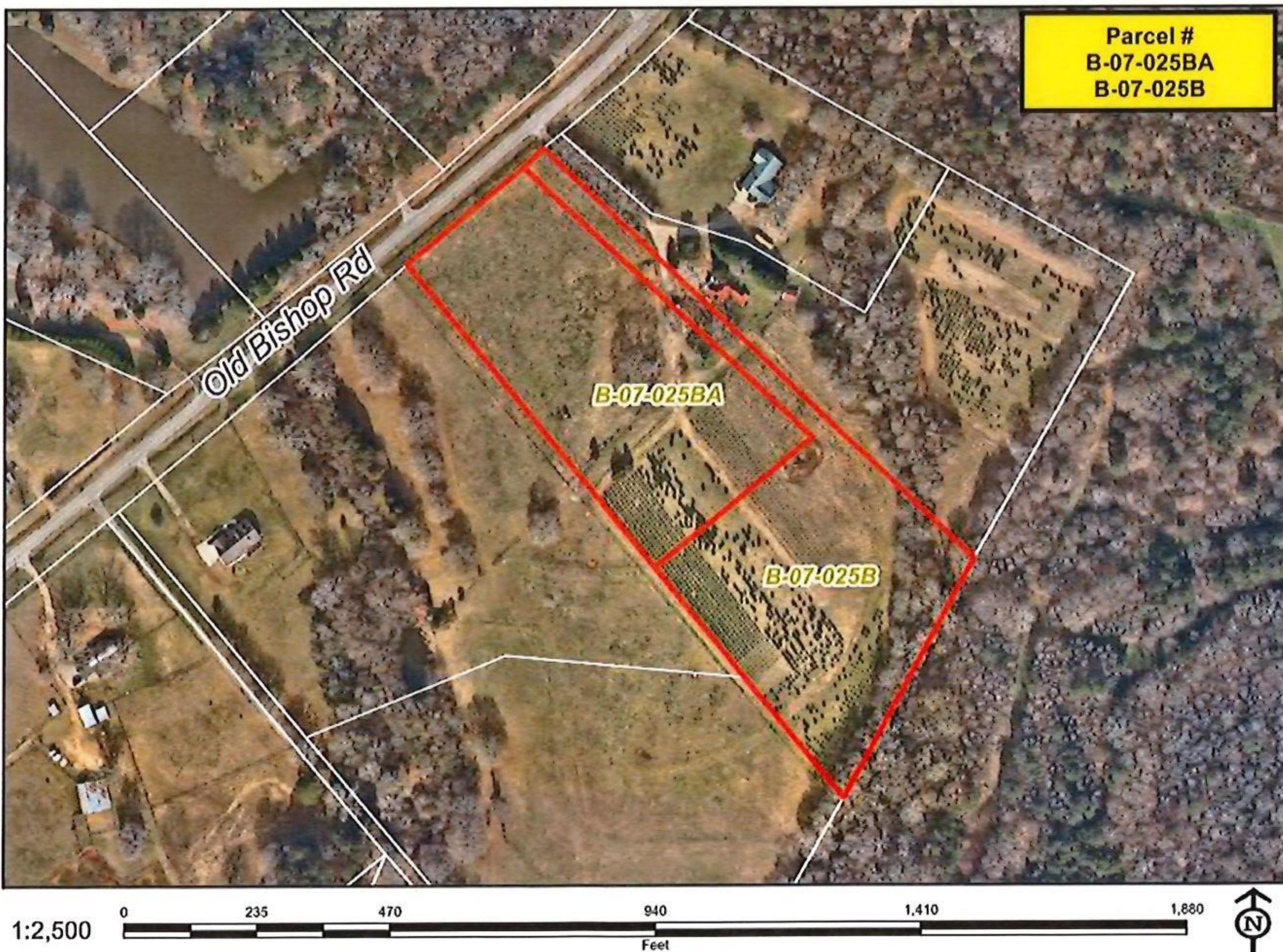


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LEGAL DESCRIPTION

OVERALL PERIMETER

All that tract of land, together with improvements thereon, situate, lying, and being in the 222nd Georgia Militia District, Oconee County, Georgia, and being more particularly described as follows:

COMMENCE at a point on the southern right of way of Old Bishop Road, having a 100' Right of way, and having a coordinate of N 1393554.18, E2521222.44, lying in the Georgia State Plane Coordinate System, Western Zone, North American Datum 1983, said point being the TRUE POINT OF BEGINNING;

Thence following along said right of way N 50°48'00" E a distance of 307.00' to a point;

Thence leaving said right of way S 47°33'00" E a distance of 1052.35' to a point;

Thence S 28°31'25" W a distance of 484.43' to a point;

Thence N 39°44'25" W a distance of 1224.89' to a point on the southern right of way of Old Bishop Road;

Said point being the TRUE POINT OF BEGINNING, said tract having an area of 10.00 acres.

EXHIBIT "A" TO REZONE NO P25-0039

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LEGAL DESCRIPTION

Tract 1

All that tract of land, together with improvements thereon, situate, lying, and being in the 222nd Georgia Militia District, Oconee County, Georgia, and being more particularly described as follows:

COMMENCE at a point on the southern right of way of Old Bishop Road, having a 100' R/W, said point having a coordinate of N 1393554.18, E2521222.44, lying in the Georgia State Plane Coordinate System, Western Zone, North American Datum 1983, Said point being TRUE

POINT OF BEGINNING

Thence following along said right of way N 50°48'00" E a distance of 266.57' to a point;

Thence leaving said right of way S 47°33'00" E a distance of 700.67' to a point;

Thence S 50°48'00" W a distance of 361.78' to a point;

Thence N 39°44'25" W a distance of 693.27' to a point on the southern right of way of Old Bishop Road; Said point being TRUE POINT OF BEGINNING, said tract having an area of 5.00 acres.

EXHIBIT "A" TO REZONE NO P25-0039

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LEGAL DESCRIPTION

Tract 2

All that tract of land, together with improvements thereon, situate, lying, and being in the 222nd Georgia Militia District, Oconee County, Georgia, and being more particularly described as follows:

COMMENCE at a point on the southern right of way of Old Bishop Road, having a 100' Right of way, said point having a coordinate of N 1393554.18, E2521222.44, lying in the Georgia State Plane Coordinate System, Western Zone, North American Datum 1983;

Thence following along said right of way N 50°48'00" E a distance of 307.00 to a point, said point being the TRUE POINT OF BEGINNING;

Thence leaving said right of way S 47°33'00" E a distance of 1052.35' to a point;

Thence S 28°31'25" W a distance of 484.43' to a point;

N 39°44'25" W a distance of 531.62' to a point;

Thence N 50°48'00" E a distance of 361.78' to a point;

Thence N 47°33'00" W a distance of 700.67' to a point on the southern right of way of Old Bishop Road;

Thence along said right of way N 50°48'00" E a distance of 40.43' to a point, said point being the POINT OF BEGINNING;

said tract having an area of 5.00 acres

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LEGAL DESCRIPTION

New Tract 1

All that tract of land, together with improvements thereon, situate, lying, and being in the 222nd Georgia Militia District, Oconee County, Georgia, and being more particularly described as follows:

COMMENCE at a point on the southern right of way of Old Bishop Road, having a 100' R/W, said point having a coordinate of N 1393554.18, E2521222.44, lying in the Georgia State Plane Coordinate System, Western Zone, North American Datum 1983, Thence following along said right of way N 50°48'00" E a distance of 40.00' to a point; Said point being TRUE POINT OF

BEGINNING

Thence following along said right of way N 50°48'00" E a distance of 267.00' to a point;

Thence leaving said right of way S 47°33'00" E a distance of 379.69' to a point;

Thence S 50°48'00" W a distance of 152.94' to a point;

Thence S 40°38'33" E a distance of 124.17' to a point;

Thence S 50°48'00" W a distance of 167.61' to a point;

Thence N 39°44'25" W a distance of 499.82' to a point on the southern right of way of Old Bishop Road; Said point being TRUE POINT OF BEGINNING, said tract having an area of 3.00 acres.

EXHIBIT "A" TO REZONE NO P25-0039

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LEGAL DESCRIPTION

New Tract 2

All that tract of land, together with improvements thereon, situate, lying, and being in the 222nd Georgia Militia District, Oconee County, Georgia, and being more particularly described as follows:

COMMENCE at a point on the southern right of way of Old Bishop Road, having a 100' Right of way, said point having a coordinate of N 1393554.18, E2521222.44, lying in the Georgia State Plane Coordinate System, Western Zone, North American Datum 1983, said point being the TRUE POINT OF BEGINNING;

Thence following along said right of way N 50°48'00" E a distance of 40.00' to a point;

Thence leaving said right of way S 39°44'25" E a distance of 499.82' to a point;

Thence N 50°48'00" E a distance of 167.61' to a point;

Thence N 40°38'33" W a distance of 124.17' to a point;

Thence N 50°48'00" E a distance of 152.94' to a point;

Thence S 47°33'00" E a distance of 672.66' to a point;

Thence S 28°31'25" W a distance of 484.43' to a point;

Thence N 39°44'25" W a distance of 1224.89' to a point on the southern right of way of Old Bishop Road;

Said iron pin being the TRUE POINT OF BEGINNING, said tract having an area of 7.00 acres

EXHIBIT "A" TO REZONE NO P25-0039

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NARRATIVE

Narrative Statement

Introduction:

Rezone application for our 10 acre property located at 1488 Old Bishop Rd. This property is currently split into two 5 acre tracts. The purpose of this rezone is to move the property lines between these two 5 acre tracts to change them to a 7 acre and a 3 acre tract. The existing zoning is AG and applying for a rezone to AR3. The existing use of this property is residential and will remain residential. Public water, private septic.

Updated 4/17/25: Existing Water Line on Property.

The water line that services the existing residential home that sits on the rear of the property runs alongside the right side property line that is Adjacent to property parcel B07025AA. The water line runs within 10 feet of the property line and then within 100 feet of the home angles over to connect with the home.

Adjacent Properties Zoning and Land Use:

The zoning for the adjacent properties are also zoned AG and land use is all agricultural and character area is "Rural Places" according to the comprehensive plan.

Development Details:

No proposed development.

Architecture:

There are no current plans to change the architecture.

Access and Traffic:

Access to the proposed front property will not change. Access to the back property will move from the left side of the property to the right side.

Water and Sewer:

Water and septic access and use will not change

Stormwater Drainage: The stormwater drainage will not change.

Schools: This rezone will not impact the schools.

Landscaping: Landscaping will not change.

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NARRATIVE

Schedule: There are no plans for development at this time and therefore no schedule is needed.

Conclusion: Our hope is to keep as large of a tract as possible on the rear property where we currently live. So although the front tract will become smaller the rear tract will be larger.

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REPRESENTATIVE PHOTOS

Architectural Renderings:

There are no plans to build at this point for this rezone. The following are images of the primary home that is currently on the property and sent as requested.

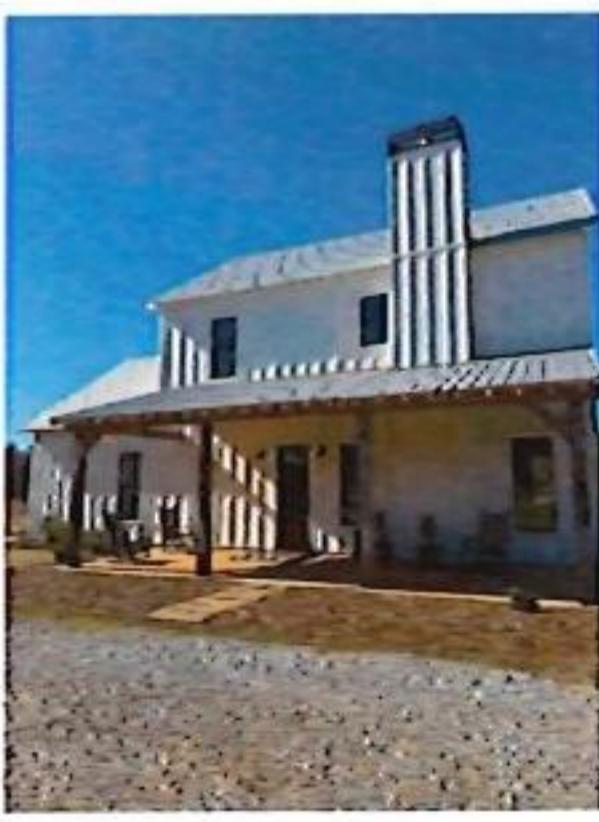
Front of home



Right side of home



Left side of home



Rear of home

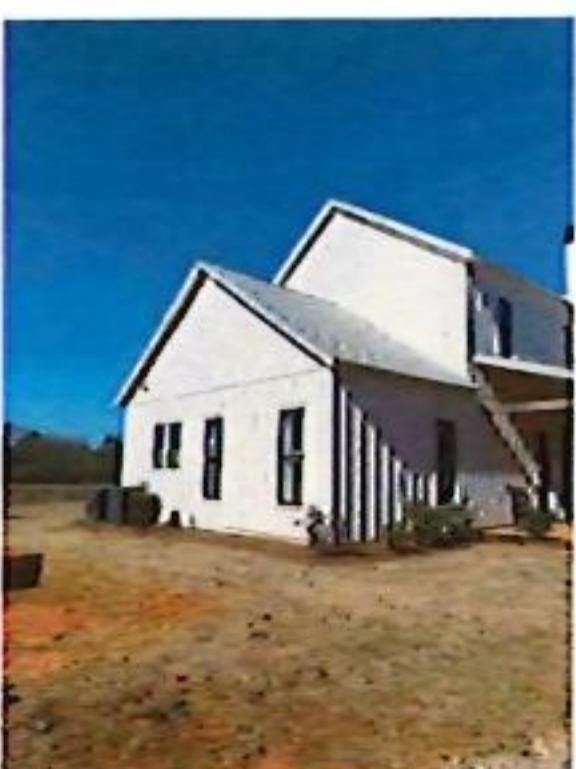
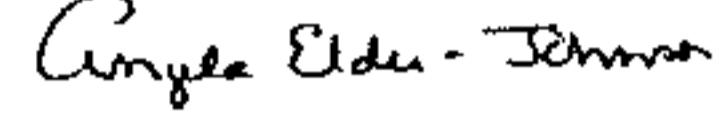
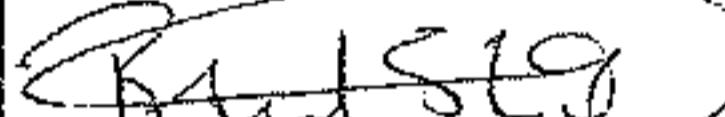
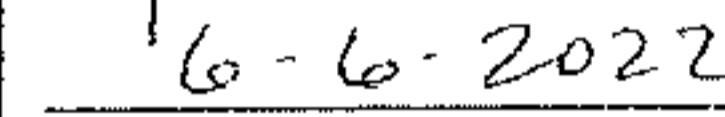
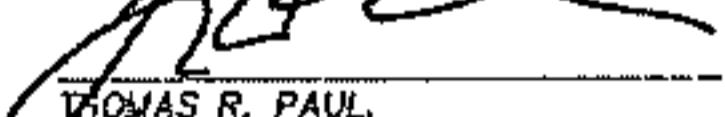
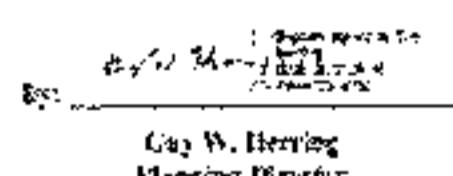
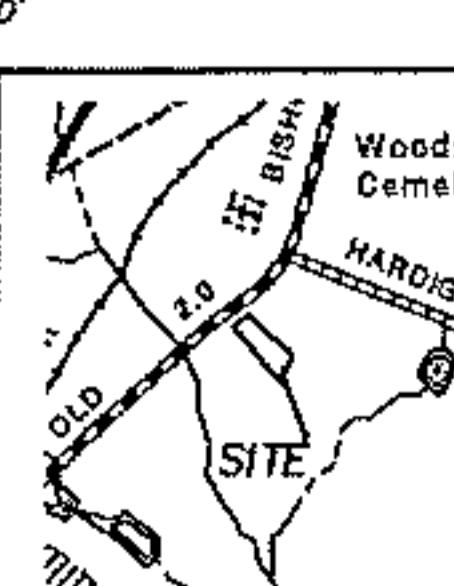


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PLAT

© 2005 THOMAS R. PAUL LAND SURVEYS

9766362755 PARTICIPANT ID	AS RECORDED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCE BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY PURCHASE OR USE OF THIS PLAT AS TO INTENDED USE OF ANY PARCELS. FURTHERMORE, THE LAND SURVEYOR CERTIFIES THAT THIS PLAT CONCURRENCE WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 5-5-87.																		
BK:2022 PG:81-81 P2022000078	 THOMAS R. PAUL GA. #LS#2474 UPON EXAMINATION OF THE MOST RECENTLY PUBLISHED USDA SOIL SURVEY, AT LEAST 3 ACRE OF EACH LOT, TRACT OR PARCEL RESULTING FROM THE RECORDING OF THIS PLAT WILL NOT LIE WITHIN ANY SOIL TYPE LISTED IN UDC SECTION 1215.E.3.																		
FILED IN OFFICE CLERK OF COURT 06/09/2022 07:29 AM ANGELA E. ELDER-JOHNSON, CLERK SUPERIOR COURT OCONEE COUNTY, GA	 Angela Elder-Johnson THE OWNER OF THE LAND ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.  William W. Lee Jr. OWNER OR AGENT 6-6-2022 DATE																		
 THOMAS R. PAUL, REGISTERED LAND SURVEYOR #2474 05-24-22 DATE NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD PLAIN. FLOOD INSURANCE RATE MAP # 13219001350 9/02/2009  THOMAS R. PAUL, REGISTERED LAND SURVEYOR #2474																			
<div style="border: 1px solid black; padding: 5px; text-align: center;"> DeKalb County Planning Department AUTHORIZED FOR RECORDING  Guy W. Herring Planning Director </div>																			
<p>REQUIRED SETBACKS: FRONT: 40' (FROM MAJOR THOROUGHFARE) 30' (FROM MINOR STREET) SIDE: 25' REAR: 25'</p> <p>I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.</p> <p>200 0 200 400 SCALE 1" = 200'</p> <p>ADMINISTRATIVE SUBDIVISION PLAT FOR: ROBBIE WOELFL</p> <table border="1"> <tr> <td>STATE 222</td> <td>COUNTY OCONEE</td> <td>STATE GEORGIA</td> <td>DATE 02-10-22</td> </tr> <tr> <td>PLAT NUMBER 200-000-0000</td> <td>DIST. BOUND. TOPCON</td> <td>CLOSURE 1'/.30,000'</td> <td>ADJUSTMENT. NONE</td> </tr> <tr> <td colspan="2">SURVEYED BY: THOMAS R. PAUL LAND SURVEYING P.O. BOX 195 LEXINGTON, GA. 30646 706-433-1037</td> <td>ASL. CLOSURE 1'/.30,000'</td> <td>DRAWN BY T.PAUL</td> </tr> <tr> <td colspan="2"></td> <td>DEAILED NO. 21165A</td> <td>FIELD BOOK TDS DM</td> </tr> </table> 				STATE 222	COUNTY OCONEE	STATE GEORGIA	DATE 02-10-22	PLAT NUMBER 200-000-0000	DIST. BOUND. TOPCON	CLOSURE 1'/.30,000'	ADJUSTMENT. NONE	SURVEYED BY: THOMAS R. PAUL LAND SURVEYING P.O. BOX 195 LEXINGTON, GA. 30646 706-433-1037		ASL. CLOSURE 1'/.30,000'	DRAWN BY T.PAUL			DEAILED NO. 21165A	FIELD BOOK TDS DM
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		DEAILED NO. 21165A	FIELD BOOK TDS DM																



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

REZONE CASE #: P25-0039

DATE: May 9, 2025

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

APPLICANT NAMES: Robert Woelfl

PROPERTY OWNER(S): Robert Woelfl

LOCATION: 1488 Old Bishop Rd.
Parcel numbers: B 07 025B and
B 07 025BA

PARCEL SIZE(s): \pm 10.0 acres

EXISTING ZONING: AG (Agricultural)

EXISTING LAND USES: Single family house and vacant property

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Rural Places

ACTION REQUESTED: Rezone the \pm 10.0 acre properties from AG (Agricultural) to AR-3 (Agricultural Residential Three Acre District)

STAFF RECOMMENDATION: Staff recommends conditional approval of this request to rezone to AR-3 (Agricultural Residential Three Acre District).

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: May 19, 2025

BOARD OF COMMISSIONERS: June 3, 2025

ATTACHMENTS:

- Application
- Narrative and Architectural Renderings
- Zoning Impact Analysis
- Plat of Survey
- Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The subject property (10.0 acres) is zoned AG (Agricultural) as part of the original adoption.
- The current two parcels were created with an Administrative Plat recorded June 9, 2022 (Plat Book 2022, Page 81)
- One of the properties has an existing dwelling constructed in 2022 that is 2,324 square feet according to tax records.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Residential and Agricultural	AG (Agricultural District)
SOUTH	Agricultural	AG (Agricultural District)
EAST	Residential and Agricultural	AG (Agricultural District)
WEST	Residential and Agricultural	AG (Agricultural District)

PROPOSED DEVELOPMENT

- The applicant is proposing 2 lots that are 7-acres and 3-acres.
- The concept plan indicates no change in density, but only re-sizing the existing 5-acre lots.

PROPOSED TRAFFIC PROJECTIONS

- The narrative states: Access to the proposed front property will not change. Access to the back property will move from the left side of the property to the right side.

PUBLIC FACILITIES

Water:

- The applicant has existing public water supplied by Oconee County Water Resources. Any development on the vacant lot would be subject to Water Resources requirements.

Sewer:

- The applicant has an existing on-site septic system on one lot. Any development on the vacant lot would be subject to Environmental Health requirements.

Roads:

- The project proposes access to the exiting Old Bishop Road.

Environmental:

- The Concept Plan indicates there are no state waters, wetlands, or 100-year flood plain areas on the properties.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Reviewed with no comments on 5-5-2025

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Reviewed with no comments on 5-5-2025

OCONEE COUNTY FIRE CHIEF

- No review received as of 5-9-2025

OCONEE BOARD OF EDUCATION

- No review received as of 5-9-2025

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 adjacent low density residential and agricultural uses. The narrative indicates that no development is proposed at this time. The allowed uses would be regulated by UDC Article 2- Use of Land and Structures.

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

The property has an existing dwelling on one lot. Based on the current use, the properties have a reasonable economic use as residential parcels. The application does not state the reason to change the properties from two 5-acre lots to a 7-acre and 3-acre lot.

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 no increase in the current density. Under the current AG zoning, 2 lots would be allowed. The proposed AR-3 zoning will allow up to 3 lots on the 10.0-acre parcel, however the concept plan indicates no change in density, but only re-sizing the existing lots. There will be no impact on public sewer as the project is proposing to use on-site septic. There will be some impact to the water system as public water is proposed when the second lot develops. The narrative states there will be no impact on schools.

ii. Environmental impact;

The Concept Plan indicates there are no state waters, wetlands, or 100-year flood plain areas on the properties.

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

The proposed development, with 3-acre minimum lot sizes, is in harmony with surrounding low density residential and agricultural uses.

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.

One property has an existing dwelling. The second parcel has been vacant since it was created in 2022.

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

The UDC states “The AR-3 Agricultural Residential Three Acre 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 AR-3 district is compatible with this area.

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 Rural Places Character Area as shown on the Character Areas Map, 2023 Oconee County Comprehensive Plan Update. The Comprehensive Plan indicates “The Rural Places Character Area balances natural environment and human uses with very low-density residential, farms, forests, outdoor recreation, and other open space activities.” The Plan indicates that AR-3 zoning is appropriate if a property is on a Collector Road (page 40). Old Bishop Road is a Local Road. Staff finds the proposed AR-3 zone is in conformity with the Comprehensive Plan because no increase in density (2 lots only) is being proposed. Additional lots would not be supported as the property is not on a Collector Road as recommended by the Comprehensive Plan.

H. The availability of adequate sites for the proposed use in districts that permit such use.

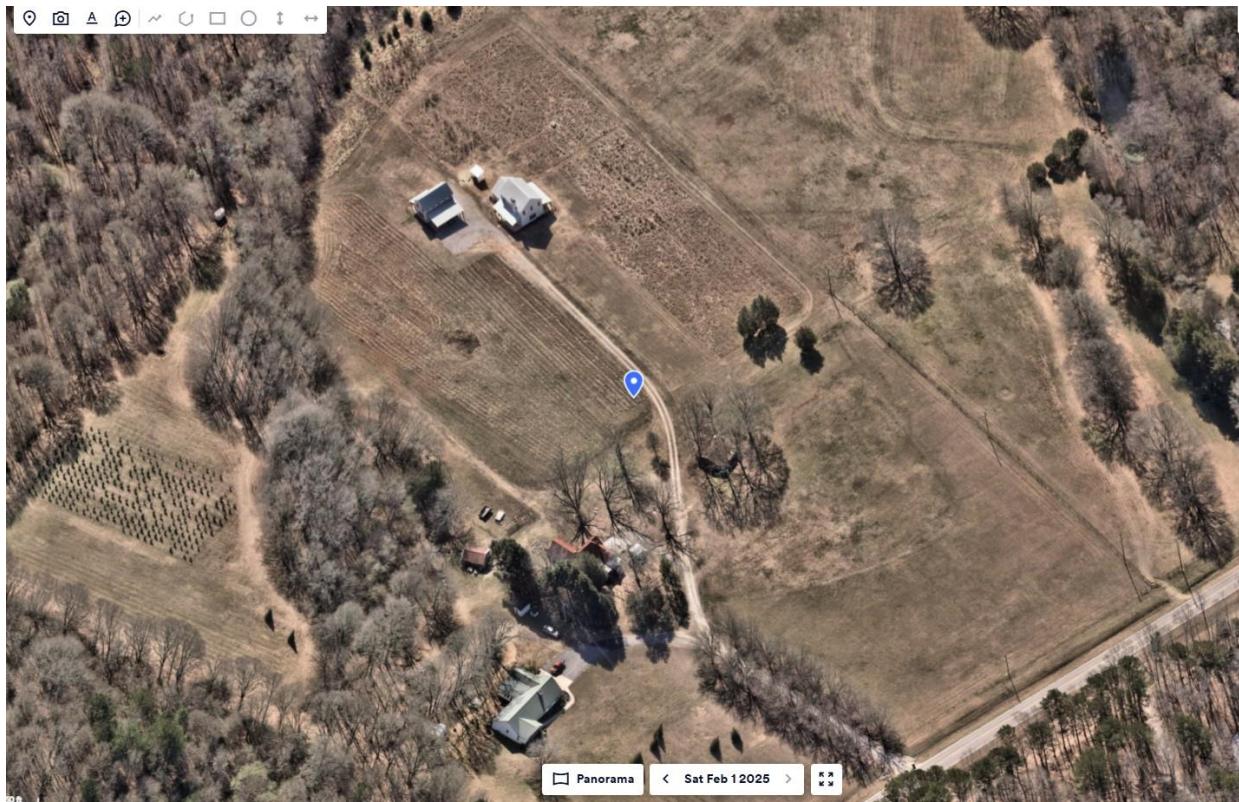
It is likely that other AR-3 zoned properties exist in the county that would permit the requested low-density residential development.

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 ± 10.0 acres to AR-3, 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.

SITE PICTURE



REZONE # P25-0039 - ROBERT WOELFL

Parcel #
B-07-025BA
B-07-025B



1:2,500

0

235

470

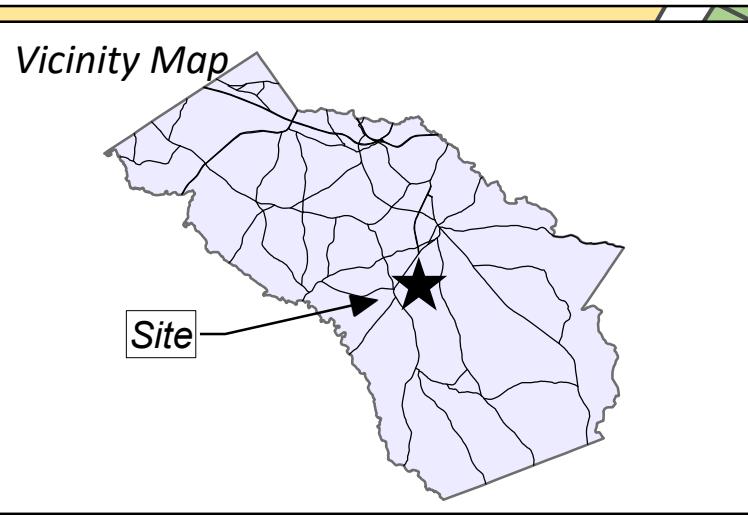
940

1,410

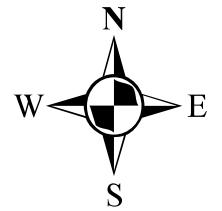
1,880

Feet





Oconee County Planning Department



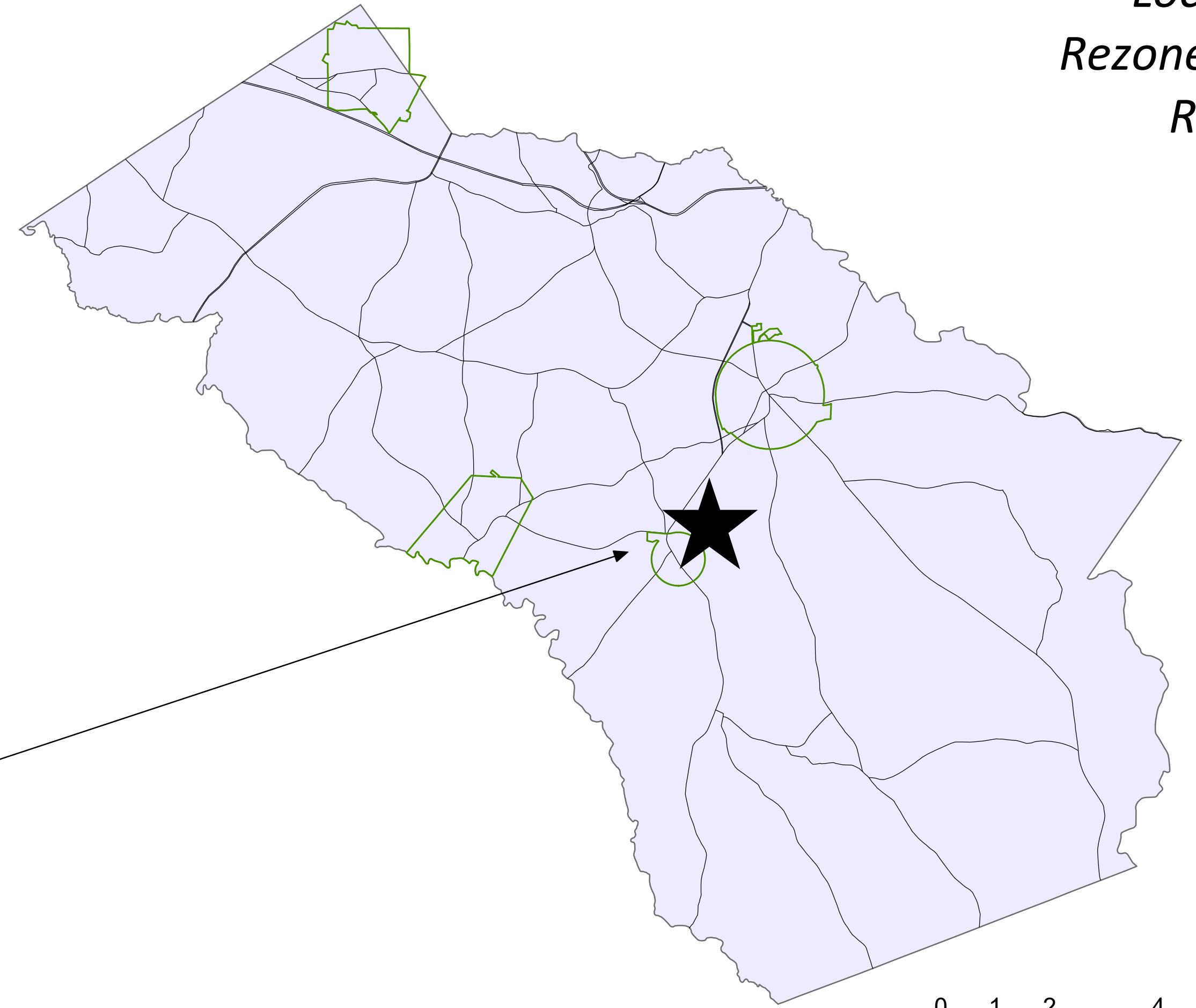
This map is a representation of the future development map
and should be used for planning purposes only

0 120 240 480 720 960 Feet

Rural Places

Rural Places

Location Map -
Rezone # P25-0039
Robert Woelfl

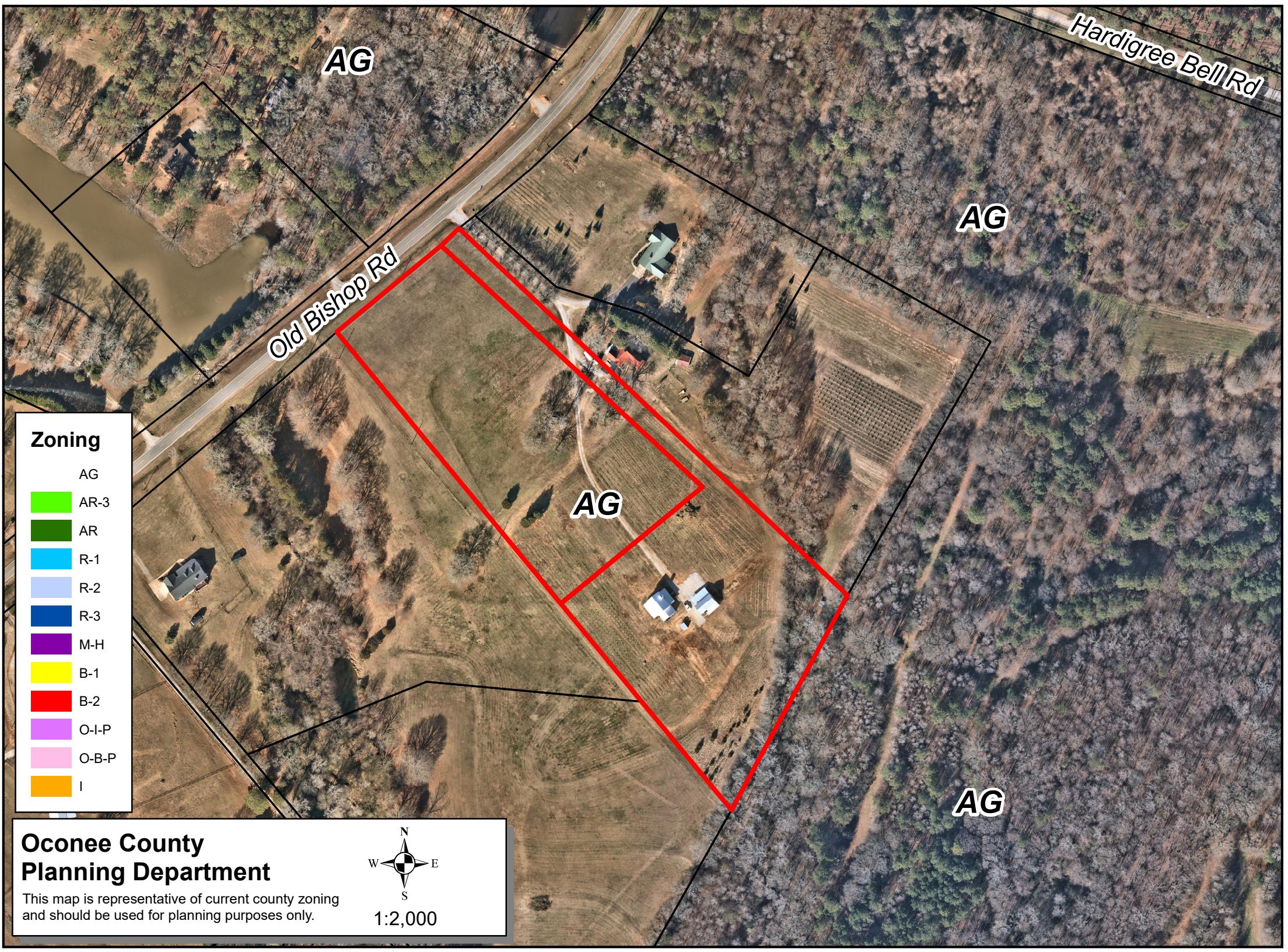


1:120,000

An aerial photograph of a rural property. A red polygonal line outlines a specific area of interest. A white line represents the property boundary. The property is situated near a road labeled "Old Bishop Rd" and a river. A cluster of buildings is visible within the property. A compass rose in the bottom left corner indicates cardinal directions (N, S, E, W). A scale bar in the bottom right corner indicates a scale of 1:6,000.

A compass rose with four arrows pointing cardinal directions: North (N), South (S), East (E), and West (W).

1:6,000



Oconee County Planning Department

This map is representative of current county zoning
and should be used for planning purposes only.

