

**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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 3<sup>rd</sup> of June, 2025.

**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 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.

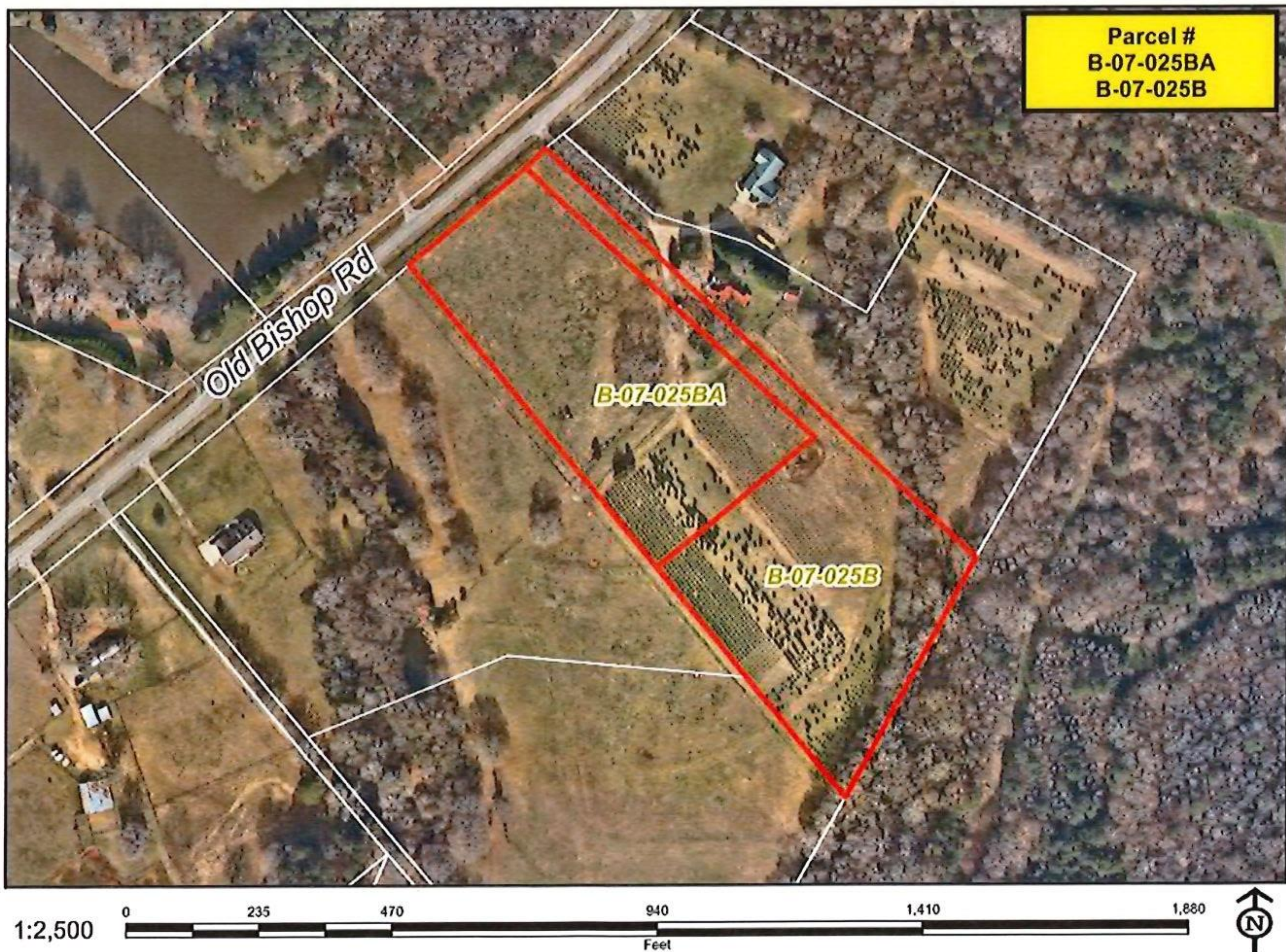


**EXHIBIT "A" TO REZONE NO P25-0039**

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**TAX MAP**

**REZONE # P25-0039 - ROBERT WOELFL**





**EXHIBIT "A" TO REZONE NO P25-0039**

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**LEGAL DESCRIPTION**

**OVERALL PERIMETER**

All that tract of land, together with improvements thereon, situate, lying, and being in the 222<sup>nd</sup> 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 222<sup>nd</sup> 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 222<sup>nd</sup> 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



**LEGAL DESCRIPTION**

New Tract 1

All that tract of land, together with improvements thereon, situate, lying, and being in the 222<sup>nd</sup> 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 222<sup>nd</sup> 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



**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.



**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.



## 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.

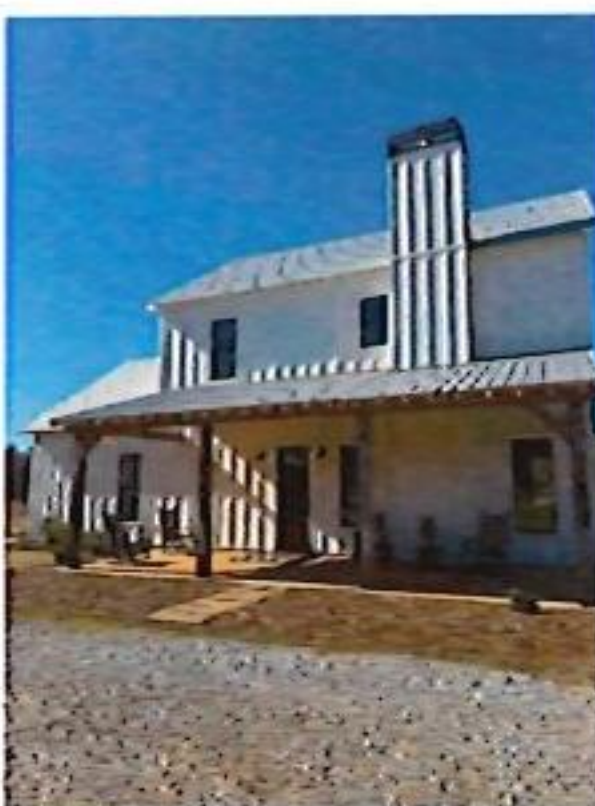
Front of home



Right side of home



Left side of home



Rear of home





## PLAT

9766382766  
PARTICIPANT ID

BK:2022 PG:81-81  
P2022000078

FILED IN OFFICE  
CLERK OF COURT  
06/09/2022 07:29 AM  
ANGELA E. DER-JOHNSON, CLERK  
SUPERIOR COURT  
OCONEE COUNTY, GA

Angela Elder - Johnson

AS REQUIRED 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 CONFORMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY PURCHASE OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCELS. FURTHERMORE, THE LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES 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. SECTIONS 15-6-87.

THOMAS R. PAUL, GA. RLS#2474

UPON EXAMINATION OF THE MOST RECENTLY PUBLISHED USDA SOIL SURVEY, AT LEAST 3 ACRES 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.

AT LEAST 3 ACRES OF EACH LOT, TRACT OR PARCEL RESULTING FROM THE RECORDING OF THIS PLAT ARE ABOVE THE 100 YEAR FLOOD PLAIN AS INDICATED ON THE CURRENT FEMA MAPS; IN COMPLIANCE WITH UDC SECTION 1215.E.2.

0.10 MILE TO HARDIGREE BELL ROAD

OLD BISHOP ROAD  
21' PAVED - 100' R/W

WILLIAM W. LEE JR.  
T.P. B07 025  
ZONED AG

TR.1  
5.00  
ACRES  
T.P. B07 025B  
ZONED AG

DAVID HARDIGREE  
T.P. B07 025 AA  
ZONED AG

HOUSE FOUNDATION

TR.2  
5.00  
ACRES  
T.P. B07 025B  
ZONED AG

DAVID HARDIGREE  
T.P. B07 025 A  
ZONED AG

THOMAS ORCHARD, INC.  
T.P. B07 026  
ZONED AG

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 ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIALS ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

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 #  
13219C0135D 9/12/2009

THOMAS R. PAUL,  
REGISTERED LAND SURVEYOR #2474

Oconee County Planning Department  
AUTHORIZED FOR RECORDING

By: Guy W. Herring  
Planning Director

Stamp #9: STAFF APPROVAL REQUIRED  
Exempt under the provisions of Section 1215 b of the Unified Development Code of Oconee County, Georgia

Stamp #10: STAFF APPROVAL REQUIRED  
Subdivided under the provisions of the Unified Development Code Section 1215 b and may not be subdivided or other the provisions of Section 1215 b. Any further subdivision or other created by recording of this plat must be accomplished following the procedures for a major subdivision in the Floodplain and Flood Hazard of the Unified Development Code.

Stamp #11: STAFF APPROVAL REQUIRED  
Subdivided under the provisions of the Unified Development Code Section 1215 b and may not be subdivided or other the provisions of Section 1215 b. Any further subdivision or other created by recording of this plat must be accomplished following the procedures for a major subdivision in the Floodplain and Flood Hazard of the Unified Development Code.

REQUIRED SETBACKS:  
FRONT: 40' (FROM MAJOR THOROUGHFARE)  
30' (FROM MINOR STREET)  
SIDE: 25'  
REAR: 25'

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

200 0 200 400  
SCALE 1" = 200'

ADMINISTRATIVE SUBDIVISION PLAT FOR:  
ROBBIE WOELFL

DATE: 2022	COUNTY: OCONEE	STATE: GEORGIA	DATE: 02-10-22
THODOLUT: TOPGUN	DATE: 02/10/22	CLOSURE: 1"/30,000'	ADJUSTMENT: NONE
THODOLUT: TOPGUN	DATE: 02/10/22	CLOSURE: 2"/ANGLE	ADJUSTMENT: 1"/30,000'

SURVEYED BY:  
THOMAS R. PAUL  
LAND SURVEYING  
P.O. BOX 195  
LEBINGTON, GA. 30648  
706-433-1037

THOMAS R. PAUL  
REGISTERED LAND SURVEYOR #2474

Woods Cemetery  
HARDIGREE  
BISHOP  
SITE



REVISIONS	DATE
TO ADDRESS COUNTY COMMENTS	4/23/2025

THIS PLAY IS A TESTAMENT TO SOMEONE'S EFFORTS TO IMPROVE THE QUALITY OF LIFE IN A COMMUNITY. IT IS A TESTAMENT TO THE POWER OF THE HUMAN SPIRIT TO OVERCOME ADVERSITY. IT IS A TESTAMENT TO THE POWER OF THE HUMAN SPIRIT TO OVERCOME ADVERSITY. IT IS A TESTAMENT TO THE POWER OF THE HUMAN SPIRIT TO OVERCOME ADVERSITY.

DATE 2/17/2025

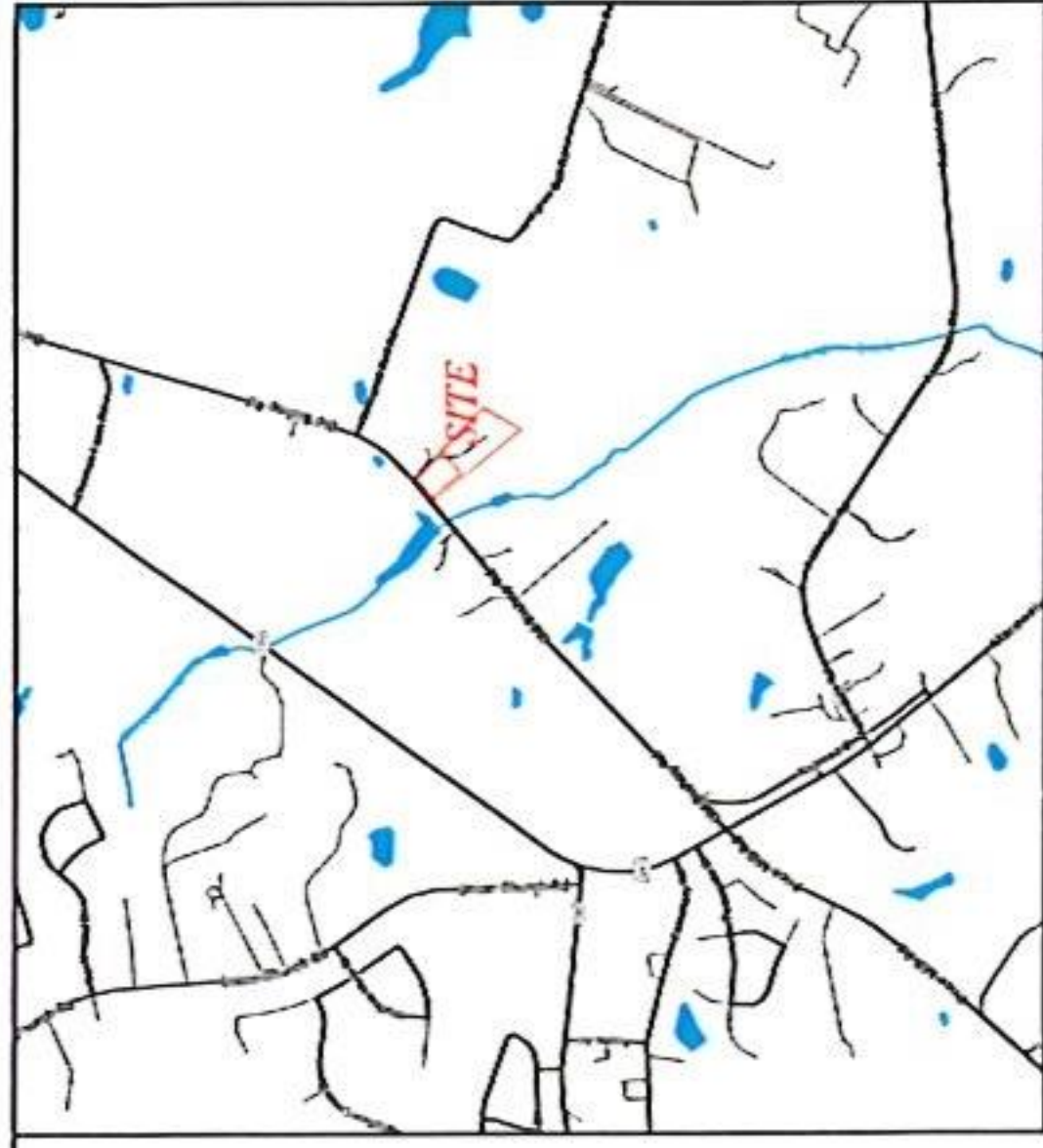
PROJECT  
25-3986S

REZONE  
CONCEPT  
PLAN

SHEET  
1 OF 1



EXPIRES 12-31-2023  
S01100HJST

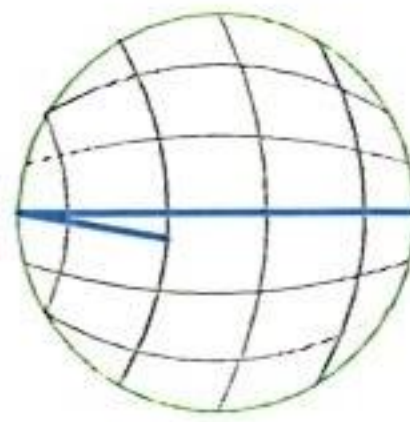
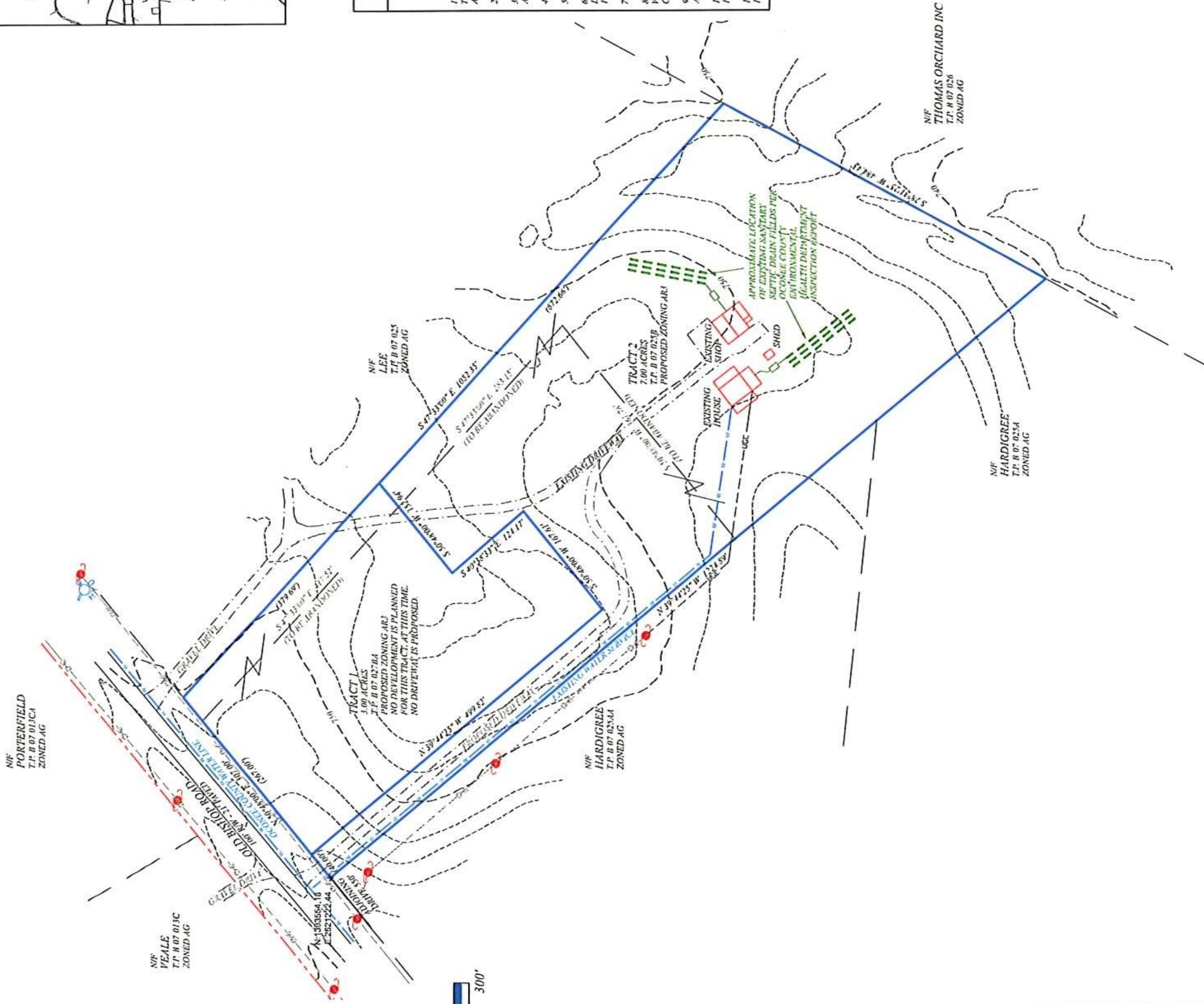


**VICINITY MAP**  
1 INCH = 2,000 FEET

## PROJECT DATA

**PROFESSIONAL CONTACT:** BASELINE SURVEYING & ENGINEERING  
MATTHEW D. ULMER, GA. RLS#1069  
P.O. BOX 269 WATKINSVILLE, GA 30677  
MATT@BASELINEGA.COM  
706-769-6610

1. TOTAL PROJECT ACREAGE: 10.00 ACRES  
THIS PLAN PROPOSES TRACT 1 CHANGING FROM 5.00 ACRES TO 3.00 ACRES  
AND TRACT 2 CHANGING FROM 5.00 ACRES TO 7.00 ACRES.
2. TAX PARCEL # = B 07 0250 & B 07 02704
3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR  
ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
4. THIS IS NOT A BOUNDARY SURVEY
5. CURRENT ZONE IS AG. PROPOSED ZONING IS AR1
6. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, BUFFERS, RIGHT OF WAIVES,  
DEDICATED RESTRICTIONS, OR COVENANTS OF RECORD, SHOWN OR NOT SHOWN  
HEREON.
7. DRIVEWAY ON TRACT 2 IS THE ONLY PROPOSED DRIVE AT THIS TIME.
8. VERTICAL INFORMATION IS FROM NOAA LIDAR, NORTH AMERICAN  
VERTICAL DATUM OF 1988 AND DOES NOT REPRESENT A FIELD RUN SURVEY.  
CONTOUR INTERVAL IS 2 FEET.
9. UTILITIES SHOWN ON THIS PLAN ARE ALL EXISTING AND NO NEW UTILITIES  
ARE PROPOSED AS A PART OF THIS PLAN.
10. ALL BUILDINGS SHOWN ARE EXISTING. NO NEW BUILDINGS ARE  
PROPOSED WITH THIS PLAN.
11. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN  
PER FEMA FIRM 13219C 135E, DATED SEPTEMBER 15TH, 2022.



GRID NORTH











BEARINGS ARE BASED ON  
NORTH AMERICAN DATUM OF 1983  
GEORGIA STATE PLANE COORDINATE SYSTEM

GRAPHIC SCALE



1 INCH = 100 FEET

SYMBOL LEGEND

- |   |                        |
|---|------------------------|
|  | CALCULATED POINT       |
|  | IRON MARKER FOUND      |
|  | 1/2" IRON PIN SET      |
|  | CONCRETE MONUMENT      |
|  | FIRE HYDRANT           |
|  | POWER POLE             |
|  | SANITARY SEWER MANHOLE |
|  | OVER HEAD POWER        |
|  | UNDERGROUND POWER      |
|  | WATER LINE             |

## PLAN ABBREVIATIONS

- |         |                            |
|---------|----------------------------|
| AC -    | AIR CONDITIONING UNIT      |
| ASL -   | BUILDING SETBACK LINE      |
| CL -    | CENTERLINE                 |
| CR -    | CABLE RISER                |
| DR -    | DEED BOOK                  |
| DI -    | DROP INLET                 |
| DWCH -  | DOUBLE WING CATCH BASIN    |
| EM -    | ELECTRIC METER             |
| EMH -   | ELECTRIC MANHOLE           |
| FEN -   | FLARED END SECTION         |
| FRM -   | FEDERAL INSURANCE RATE MAP |
| FIH -   | FIRE HYDRANT               |
| GCB -   | GATE CONTROL BOX           |
| GEN -   | GENERATOR                  |
| GM -    | GAS METER                  |
| HP -    | HEAD PILE                  |
| IRP -   | IRON PIPE RING             |
| JUN -   | JUNCTION SET               |
| JUN -   | JUNCTION BOX               |
| LA -    | LAND LOT                   |
| LF -    | LOW OR FORMERLY            |
| OCS -   | OUTLET CONTROL STRUCTURE   |
| OTF -   | OVERHEAD ELECTRIC          |
| QIE -   | OPEN TOP PIPE              |
| PG -    | PLAT BOOK                  |
| PG -    | PAGE                       |
| PL -    | PROPERTY LINE              |
| P.O.B - | POINT OF BEGINNING         |
| P.O.C - | POINT OF COMMENCEMENT      |
| PP -    | POWER POLE                 |
| RH -    | RIGHT OF WAY               |
| RS -    | SANITARY SEWER             |
| SSWH -  | SANITARY SEWER MANHOLE     |
| STW -   | STORM SEWER MANHOLE        |
| TR -    | TELEPHONE RISER            |
| TV -    | TELEPHONE VAULT            |
| TCH -   | TRAFFIC CONTROL BOX        |
| TRAN -  | TRANSFORMER                |
| WM -    | WATER METER                |
| WV -    | WATER VALVE                |





**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):** ± 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 ±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**

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Residential and Agricultural	AG (Agricultural District)
<b>SOUTH</b>	Agricultural	AG (Agricultural District)
<b>EAST</b>	Residential and Agricultural	AG (Agricultural District)
<b>WEST</b>	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.**

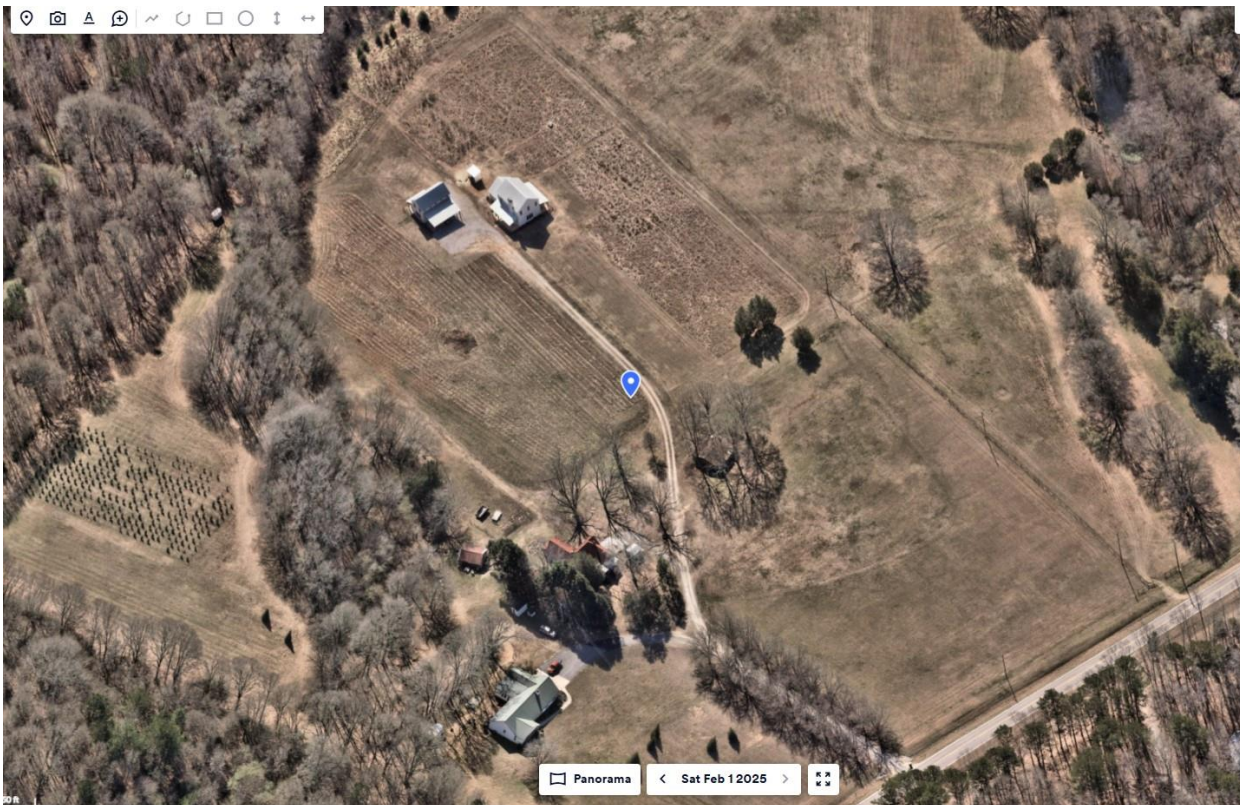
It is likely that other AR-3 zoned properties exist in the county that would permit the requested low-density residential development.

## **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  $\pm 10.0$  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

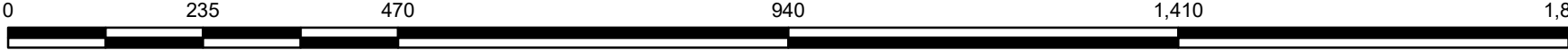
Parcel #  
B-07-025BA  
B-07-025B

Old Bishop Rd

B-07-025BA

B-07-025B

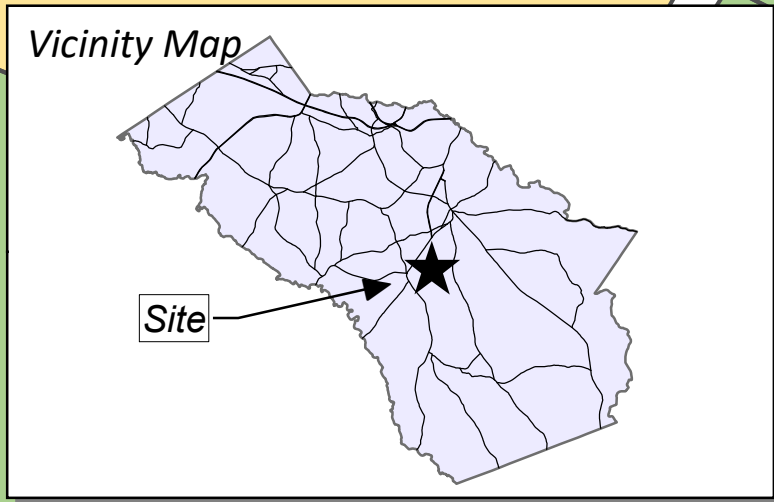
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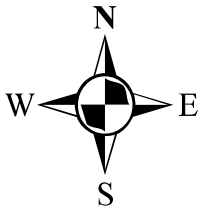
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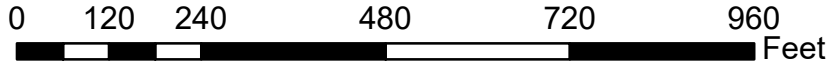




**Oconee County  
Planning Department**



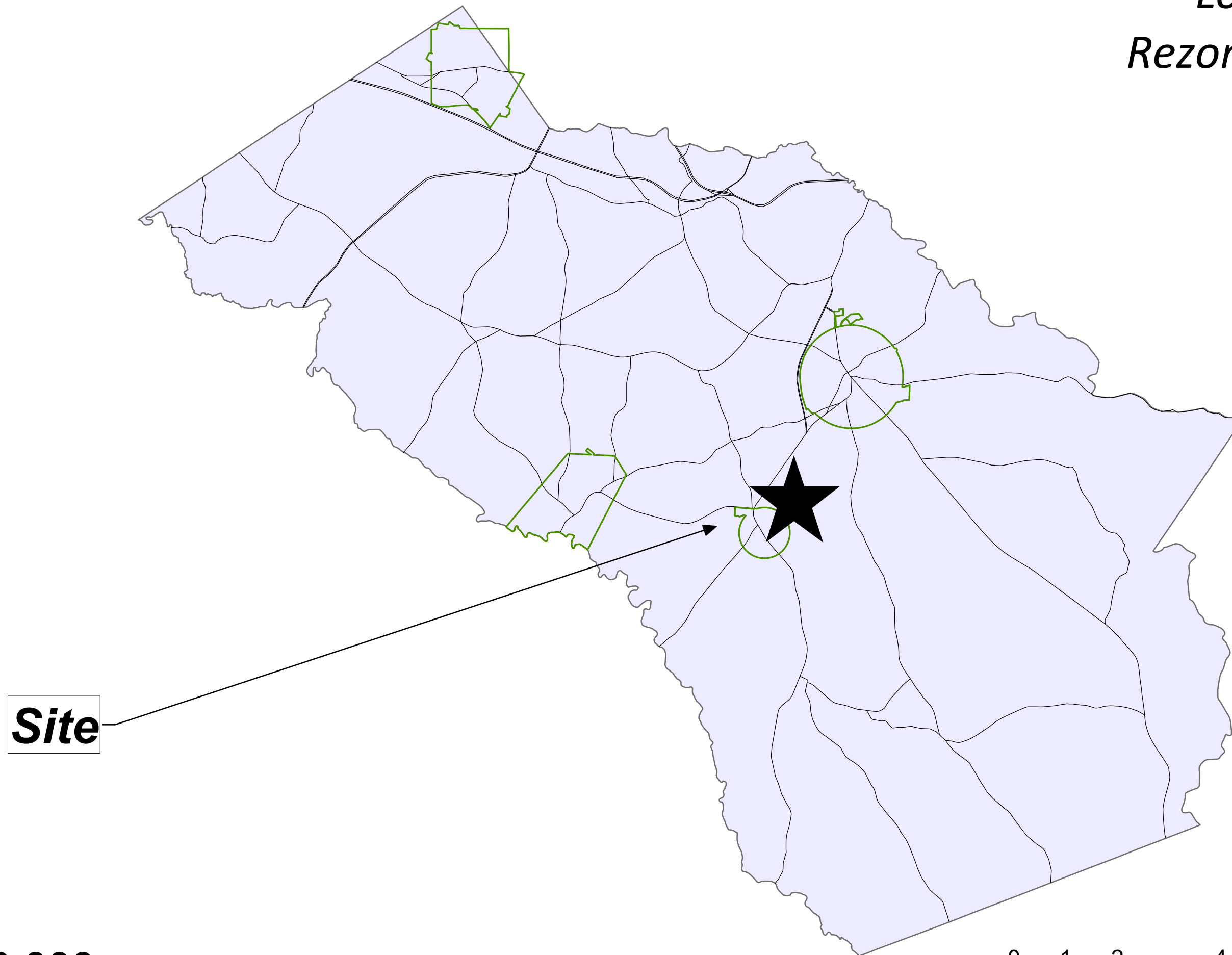
This map is a representation of the future development map  
and should be used for planning purposes only



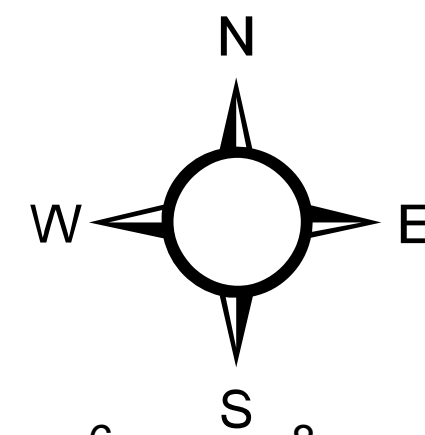
***Rural Places***

***Rural Places***

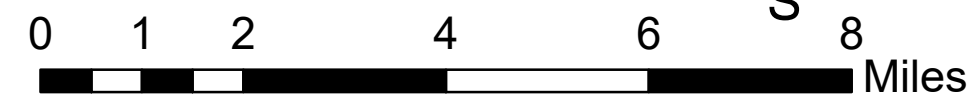
*Location Map -  
Rezone # P25-0039  
Robert Woelfl*



**Site**



1:120,000



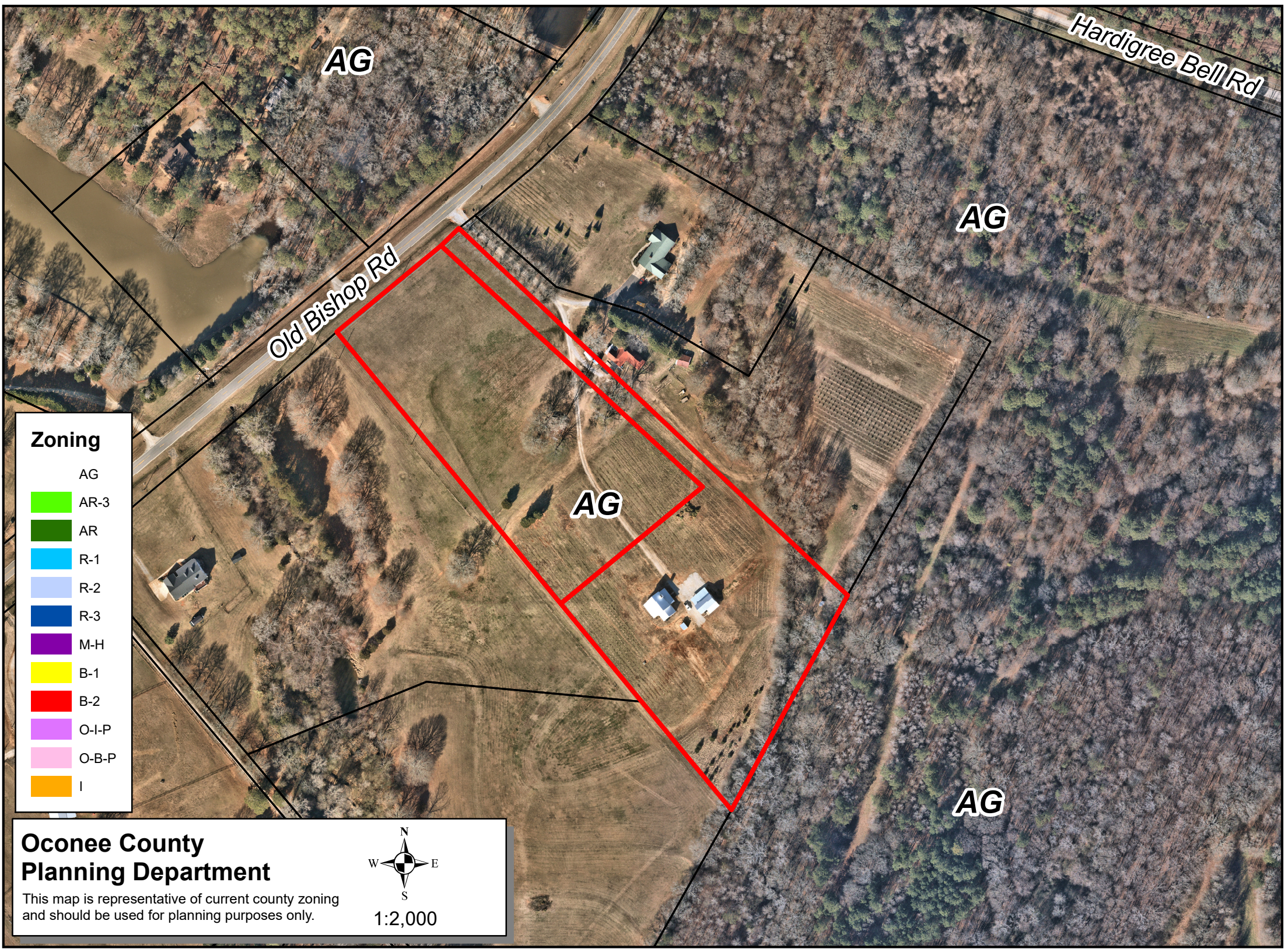


Old Bishop Rd



1:6,000





AG

AG

Hardigree Bell Rd

Old Bishop Rd

AG

AG

**Zoning**

AG

AR-3

AR

R-1

R-2

R-3

M-H

B-1

B-2

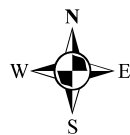
O-I-P

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I

**Oconee County  
Planning Department**

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



1:2,000