

**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 Gildardo & Juana Sandra Orozco submitted on May 16, 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 Pittman & Greer Engineering on April 18, 2025, requesting a rezone of a ±11.23-acre tract of land located at 1760 Pete Dickens Road & 1830 Pete Dickens Road in, Oconee County, Georgia, (tax parcel no. B-01-081B & B-01-081C), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 July 21, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on August 5, 2025.

ADOPTED AND APPROVED, this 5<sup>th</sup> of August, 2025.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

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

John Daniell, Chairman

ATTEST:

Holly Stephenson  
Holly Stephenson  
Clerk, Board of Commissioners

Absent  
Mark Thomas, Member

Absent  
Chuck Horton, Member

Absent  
Amrey Harden, Member

Mark T. Saxon  
Mark Saxon, Member



# **EXHIBIT "A" TO REZONE NO P25-0110**

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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.

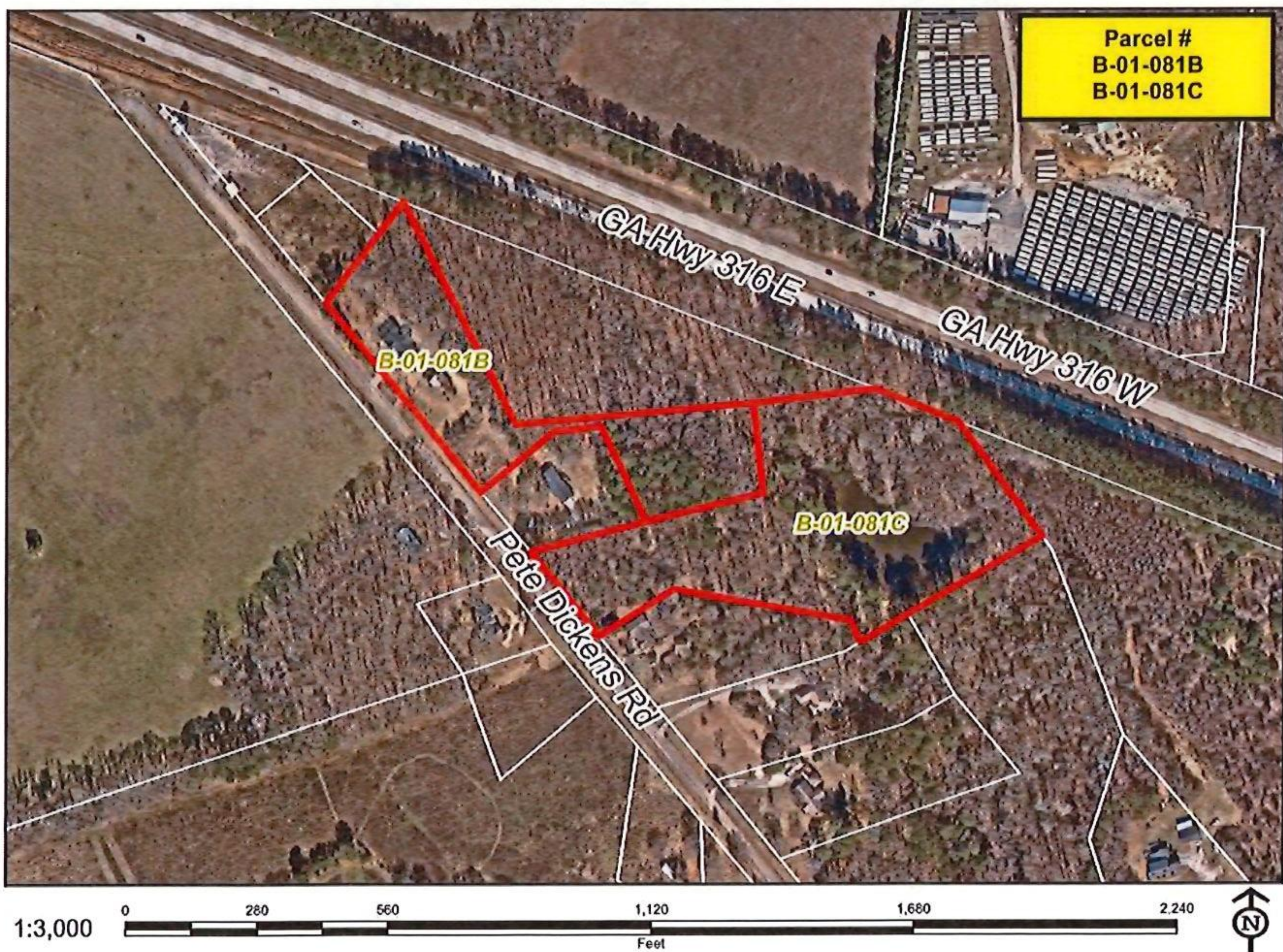


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TAX MAP

REZONE # P25-0110 - GILDARO OROZCO





**EXHIBIT "A" TO REZONE NO P25-0110**

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**LEGAL DESCRIPTION**

**LEGAL DESCRIPTON**

All that tract or parcel of land, together with all improvements thereon, containing 11.23 acres, more or less, lying and being in the 225th District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Beginning at an Iron Pin along the right-of-way on the eastern side of Pete Dickens Road, thence North 44 degrees 51 minutes 05 seconds East, 6.86 feet to a Spindle being the TRUE POINT OF BEGINNING; thence North 37 degrees 50 minutes 18 seconds East, 197.34 feet to a 1" OTP; thence North 38 degrees 02 minutes 25 seconds East, 84.66 feet to an iron pin; thence South 25 degrees 23 minutes 55 seconds East, 528.31 feet to an iron pin; thence North 84 degrees 11 minutes 05 seconds East, 508.50 feet to an iron pin; thence North 84 degrees 01 minutes 11 seconds East, 248.04 feet to a concrete monument; thence North 84 degrees 18 minutes 42 seconds East, 29.36 feet to a concrete monument; thence South 68 degrees 24 minutes 31 seconds East, 189.19 feet to a concrete monument; thence South 36 degrees 11 minutes 29 seconds East, 304.20 feet to a spindle; thence South 59 degrees 57 minutes 33 seconds West, 330.57 feet to an iron pin; thence South 59 degrees 52 minutes 12 seconds West, 118.28 feet to an iron pin; thence North 24 degrees 36 minutes 45 seconds West, 51.88 feet to an iron pin; thence North 79 degrees 50 minutes 51 seconds West, 382.50 feet to an iron pin; thence South 58 degrees 03 minutes 19 seconds West, 198.45 feet to an iron pin; thence North 39 degrees 13 minutes 36 seconds West, 235.33 feet to an iron pin; thence North 75 degrees 33 minutes 45 seconds East, 255.26 feet to an iron pin; thence North 25 degrees 33 minutes 48 seconds West, 223.72 feet to an iron pin; thence South 84 degrees 06 minutes 13 seconds West, 101.67 feet to a 1" bar; thence South 50 degrees 25 minutes 58 seconds West, 200.24 feet to an iron pin; thence North 39 degrees 40 minutes 22 seconds West, 50.76 feet to a point; thence North 39 degrees 45 minutes 13 seconds West, 463.06 feet to TRUE POINT OF BEGINNING.

Said tract being the same as Parcels B 01 081B and B 01 081C as depicted on a Retracement Boundary Survey by Baseline Surveying and Engineering, Inc. dated 04/23/2025 .



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## **NARRATIVE**

### **PETE DICKENS ROAD ADMINISTRATIVE SUBDIVISION**

**REZONE SUBMITTED 05/19/2025 revised 06/13/2025 revised 06/27/2025**

#### **GENERAL DATA**

Property Address: 1760 & 1830 Pete Dickens Road

Parcel: B 01 081C & B 01 081B

Owner: Gildardo and Juana Sandra Orozco

Existing Zoning: AG

Proposed Zoning: AR

Existing Use: Residential and undeveloped

Proposed Use: Single-Family Residential

Property Area: 11.23 acres

#### **ADJACENT LAND USES AND ZONING**

North – Hwy 316 and remnant of Oconee IDA property

West – AG zoned property (smaller than 1 acre parcels)

South – Pete Dickens Road and AG land with lots smaller than 2 acres

East – AG residential lots

#### **OWNERSHIP TYPE**

The development will be fee simple ownership.

#### **SITE NARRATIVE**

The property is 11.23 acres and is currently zoned AG and undeveloped on one tract with a single home on the other. The property owner is Gildardo and Juana Sandra Orozco. The owner is seeking to rezone the property from AG to AR to create a 5 lot residential administrative subdivision for family purposes.

#### **SITE DESCRIPTION**

The property is located on the north side of Pete Dickens Road, south of Hwy 316 and north of the Pete Dickens Road/McNutt Creek Road intersection. The Character Area for the property and its surrounding properties is identified as ‘Suburban Neighborhood’ according to the Oconee Future Development Map.

The property is mostly wooded with an existing house and a small pond. Slopes onsite range from 2 to 15%. The site drains primarily to the northeast into an existing pond.

#### **PROPOSED USE**

The proposed use of the property is a single family residential administrative subdivision. Homes will range in size from approximately 2,000 sf. to 2,400 sf with a minimum of 2,000 sf. The proposed architectural design theme is a craftsman style and will feature pitched shingled roofs, shed dormers, wide overhanging eaves, wood or masonry columns, and divided light windows/doors. Predominant exterior materials will be cementitious plank siding, with the combination of stone or brick water tables, some shingle siding accents, and low-maintenance composite trim and ornamentations. See attached representative architecture photographs of the proposed structures.



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## **NARRATIVE**

### **ACCESS**

Access will be via individual driveways for Lot 1 & 2 from Pete Dickens Road with a shared private access drive for the remaining lots. Lot 2 could also access this drive if desired.

### **TRAFFIC IMPACT**

Per the Institute of Transportation Engineers, Trip Generation, 11<sup>th</sup> Edition (ITE Manual), the proposed development does not generate the 500 trips per day that is required to trigger a Traffic Impact Analysis. Trip Generation Data is as follows:

Land Use	Intensity	Daily	AM Peak	PM Peak
Single Family Detached Housing (210)	5	47	4	5

### **WATER SUPPLY**

Water will be provided by individual wells as there is no public water main on Pete Dickens Road.

### **SEWAGE DISPOSAL**

Conventional septic tanks and drain-fields are proposed for the individual lots. A soil survey map has been prepared by an approved soil scientist to ensure that the system will be constructed in an area with appropriate soils per county health department and state regulations.

### **GARBAGE COLLECTION**

Garbage collection will be handled by private contractor service.

### **UTILITIES**

Electricity and data will be provided by power/data providers in the area.

### **STORMWATER MANAGEMENT AND DRAINAGE**

Stormwater Management will be managed by the existing pond to control water runoff from the development to meet Oconee County stormwater ordinance. To convey stormwater to the pond, sheetflow from the homes into the pond will take place. Water Quality, if required will be provided on each individual lot per home.

### **IMPACT TO SCHOOL SYSTEM**

It is anticipated that there will be minimum impact to the school system from this development due to the limited number of lots proposed.

### **PROJECT SCHEDULE**

Once zoning is approved in approximately August 2025 lots would be platted and homes could be started as early as 2026.

### **BUFFERS**

State waters buffer and conservation corridor buffer are required along the existing stream and pond.



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### **NARRATIVE**

#### **STREAM AND/OR WETLAND CROSSING**

1. stream and/or wetland crossings could require permitting with the army corps of engineers and could require mitigation depending on method of crossing.
2. state waters buffer crossings could require georgia epd buffer encroachment permit depending on angle and method of crossing.

#### **MINIMUM BUILDABLE AREA PER LOT PER UDC**

Based on the concept plan submitted for zoning, the existing pond may need to be drained to ensure minimum buildable area per lot is obtained, otherwise less lots may be allowed. Draining the pond would require a USACE PCN permit. It could potentially be possible to realign proposed lot lines to remedy this. This would be required to be remedied before platting process.

#### **SIGNAGE**

There is not anticipated to be any signage associated with this project.

#### **ESTIMATED VALUE OF PROJECT**

The complete buildout of the project is estimated to be \$3.5 Million.

#### **REPRESENTATIVE ARCHITECTURE**



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**NARRATIVE**





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**NARRATIVE**





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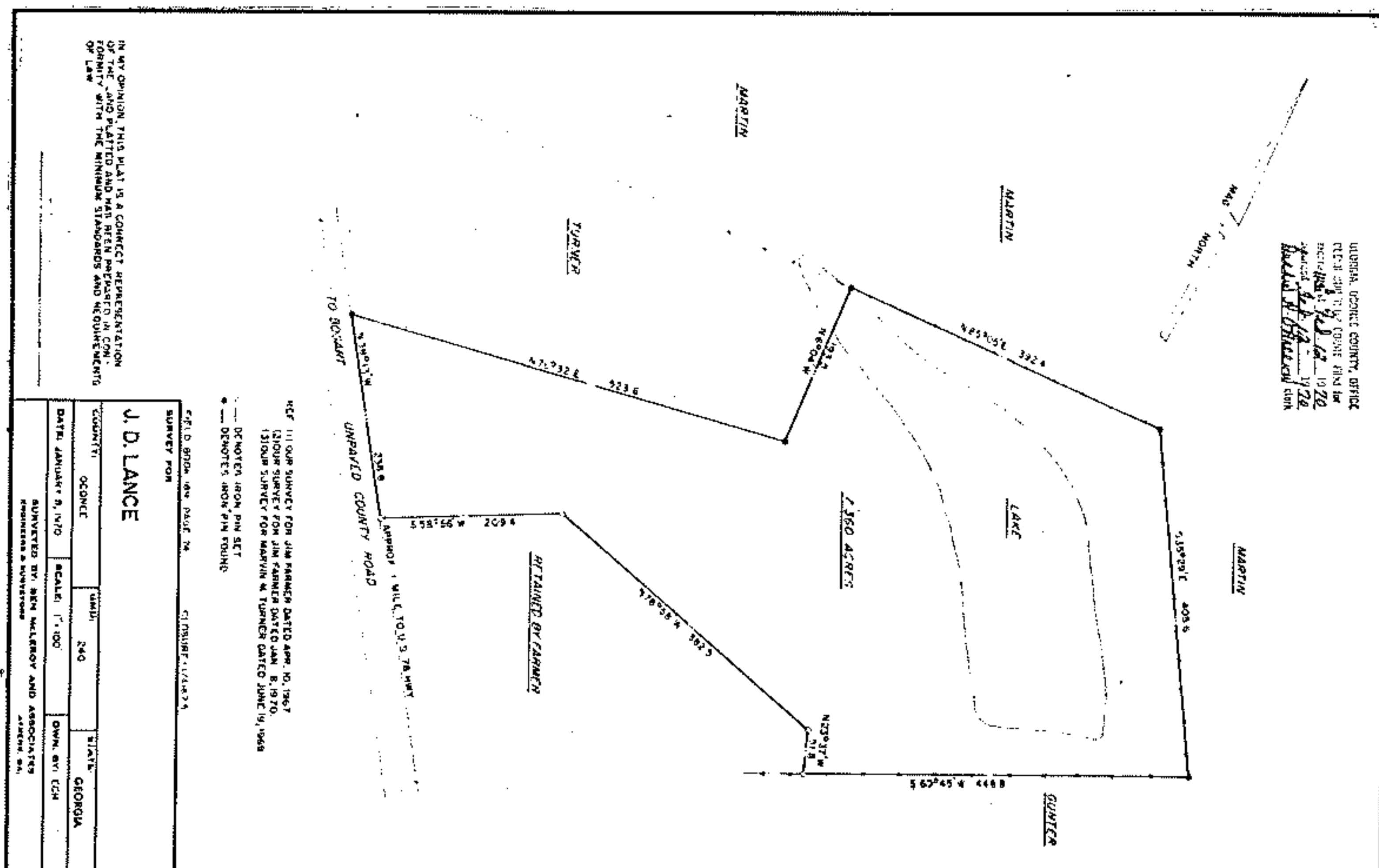
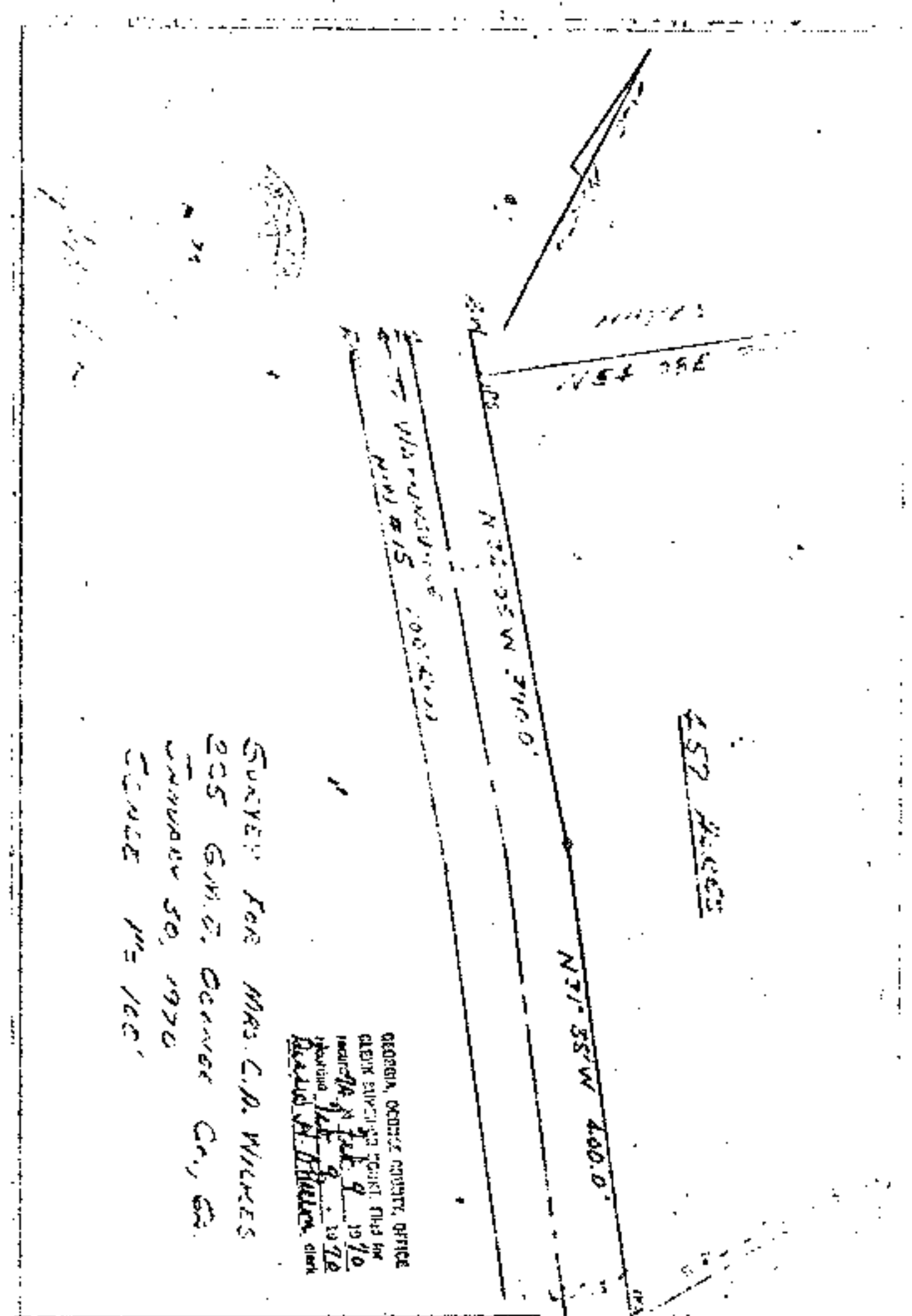
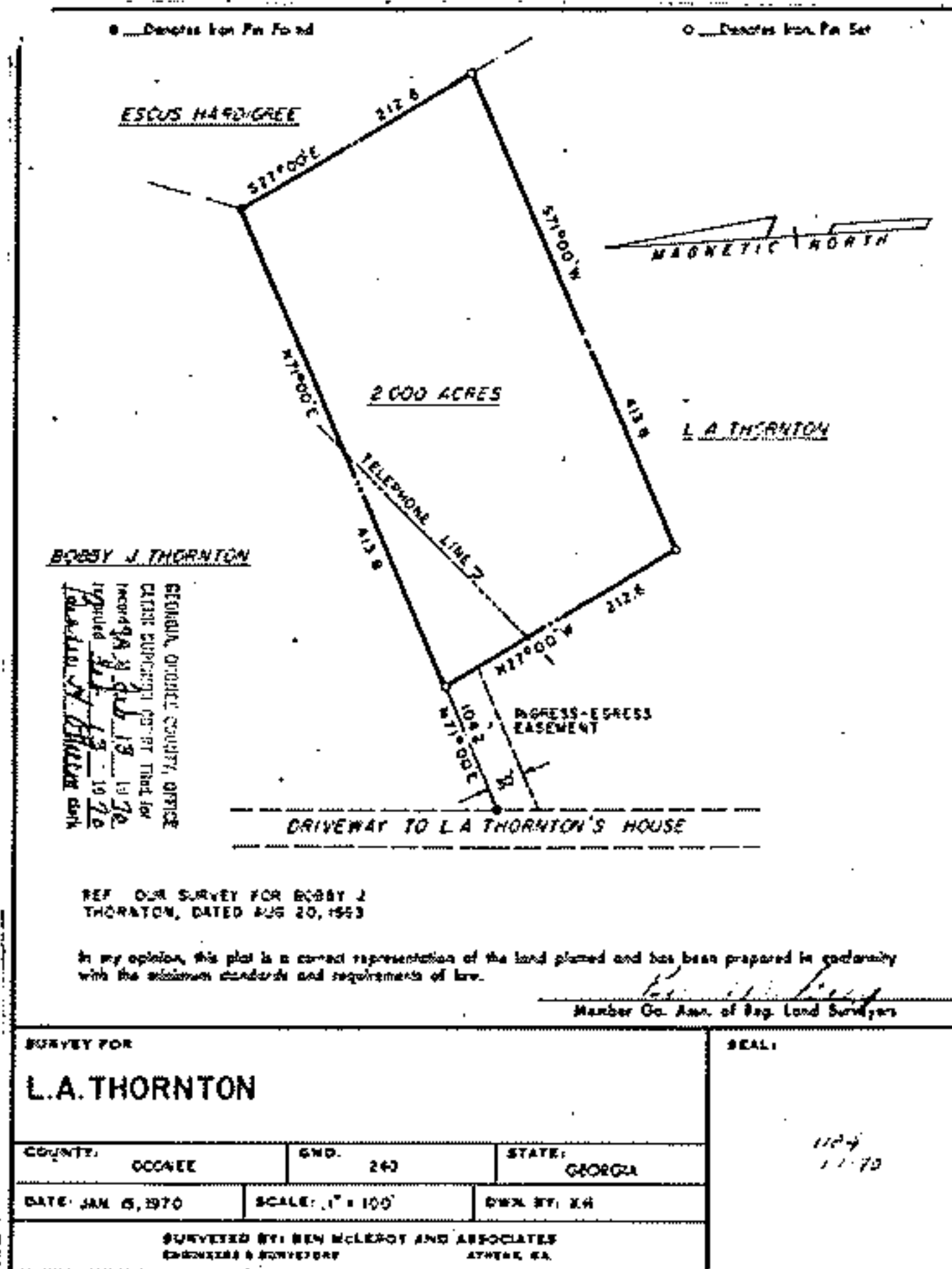
NARRATIVE





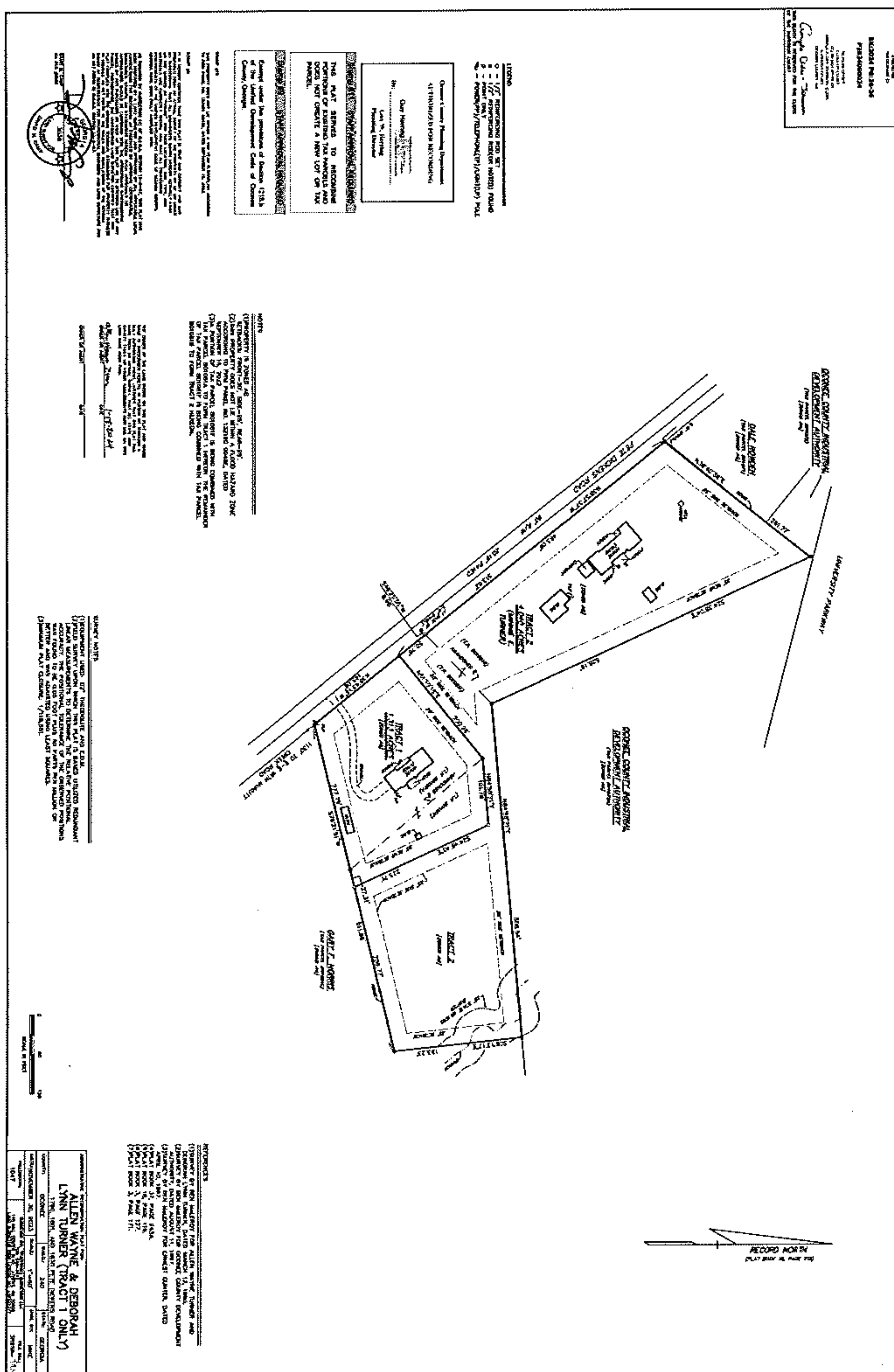
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# PLAT

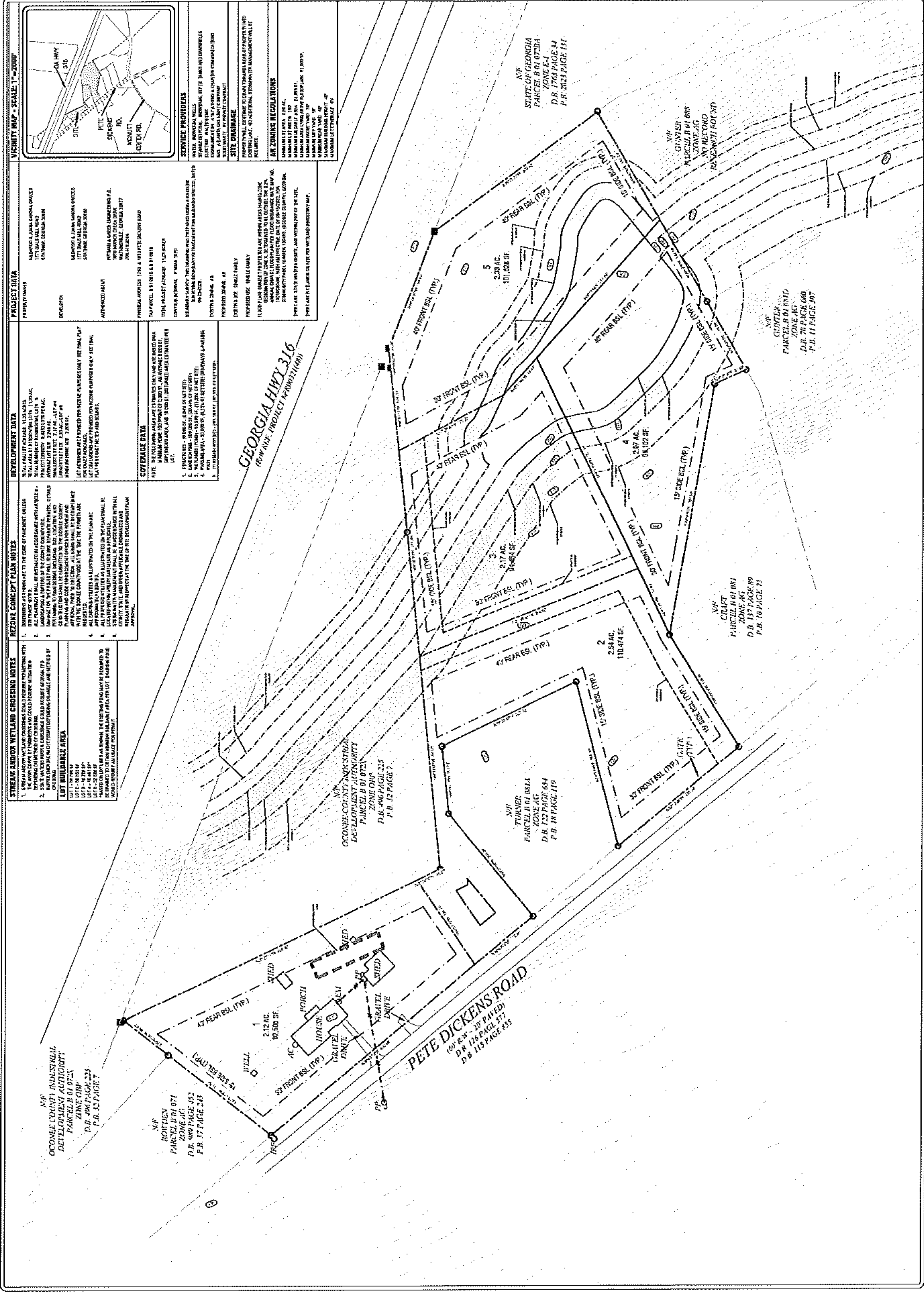




# PLAT





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

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**REZONE CASE #:** P25-0110

**DATE:** July 11, 2025

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

**APPLICANT NAMES:** Justin Greer

**PROPERTY OWNER(S):** Gildardo & Juana Sandra Orozco

**LOCATION:** 1760 and 1830 Pete Dickens Rd.  
Parcels: B 01 081B and B 01 081C

**PARCEL SIZE(s):**

**Total area to be rezoned:** ±11.23 acres

**EXISTING ZONING:** AG (Agricultural)

**EXISTING LAND USES:** Residential

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

**ACTION REQUESTED:** Rezone ±11.23 acres from AG (Agricultural) to AR (Agricultural-Residential District)

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

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** July 21, 2025

**BOARD OF COMMISSIONERS:** August 5, 2025

**ATTACHMENTS:**

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





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

### **HISTORY**

- The two properties were zoned AG since the original adoption of zoning in 1968
- The parcel at 1830 Pete Dickens Road was created by an administrative plat recorded February 26, 2024, at Plat Book 2024, page 26.
- The parcel at 1760 Pete Dickens Road is shown on a survey recorded on February 12, 1970, Plat Book 3, Page 171.
- The parcel at 1760 Pete Dickens Road has no current structures.
- The parcel at 1830 Pete Dickens Road has a residence built in 1968 according to Tax Assessor records.

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

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

### **PROPOSED DEVELOPMENT**

- The applicant is proposing an administrative plat with a total of 5 lots.

### **PROPOSED TRAFFIC PROJECTIONS**

- The narrative indicates the average daily trips (ADT) to be 47 using the Institute of Transportation Engineers (ITE) Trip Generation Manual, for this development.

### **PUBLIC FACILITIES**

#### **Water:**

- The applicant proposes individual wells.

#### **Sewer:**

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

#### **Roads:**

- The project proposes to access Pete Dickens Road.

#### **Environmental:**

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

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

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

- Reviewed with no comments on July 9, 2025

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

- Reviewed on July 8, 2025 with the recommendation that the standard condition be required:  
*The owner, all at owner's expense, shall construct the improvements required by the County for public water and public waste water services for subject property and shall convey 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.*



## OCONEE COUNTY FIRE-DEVELOPMENT REVIEW

- Reviewed with no comments on July 3, 2025

## OCONEE BOARD OF EDUCATION

- Reviewed with comments on July 11, 2025:  
We have reviewed the Justin Greer rezone request P25-0110. This will impact our North Oconee Attendance Zone by 5 students. Specifically, Dove Creek Elementary School, Dove Creek Middle School, and North Oconee High School.

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## **STAFF ANALYSIS**

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

- A. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.**  
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 properties is currently in residential use and vacant. Based on the current use, the properties have 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 number of lots from two to five. The narrative indicates there will be minimum impact to the school system. The applicant is not proposing to use public water or sewer. The existing road access points will be used for the administrative subdivision.
  - ii. Environmental impact;**  
The Concept Plan indicates there are state waters, and wetlands on the site, but no 100-year flood plain areas.
  - 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 residential use. 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 5 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.

## **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 ±11.23 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.



# REZONE # P25-0110 - GILDARO OROZCO

Parcel #  
B-01-081B  
B-01-081C

B-01-081B

B-01-081C

GA Hwy 316 E

GA Hwy 316 W

Pete Dickens Rd

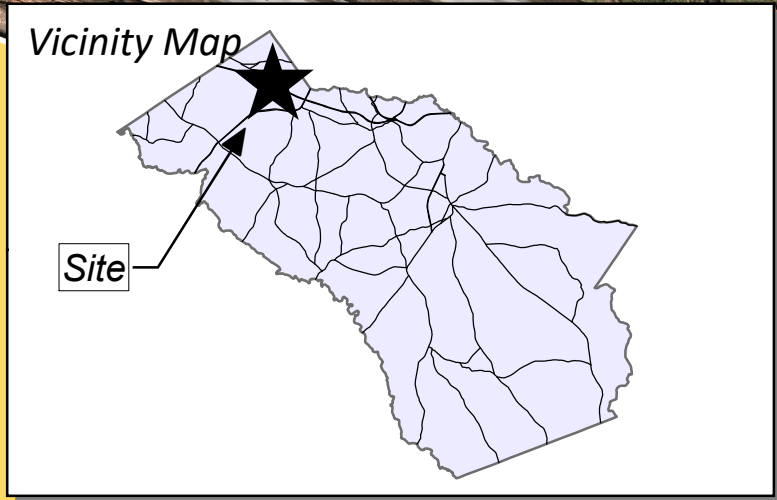
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Feet

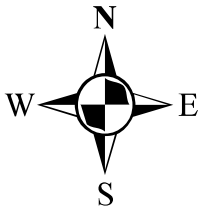






***Workplace  
Center***

**Oconee County  
Planning Department**



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

0 80 160 320 480 640 Feet

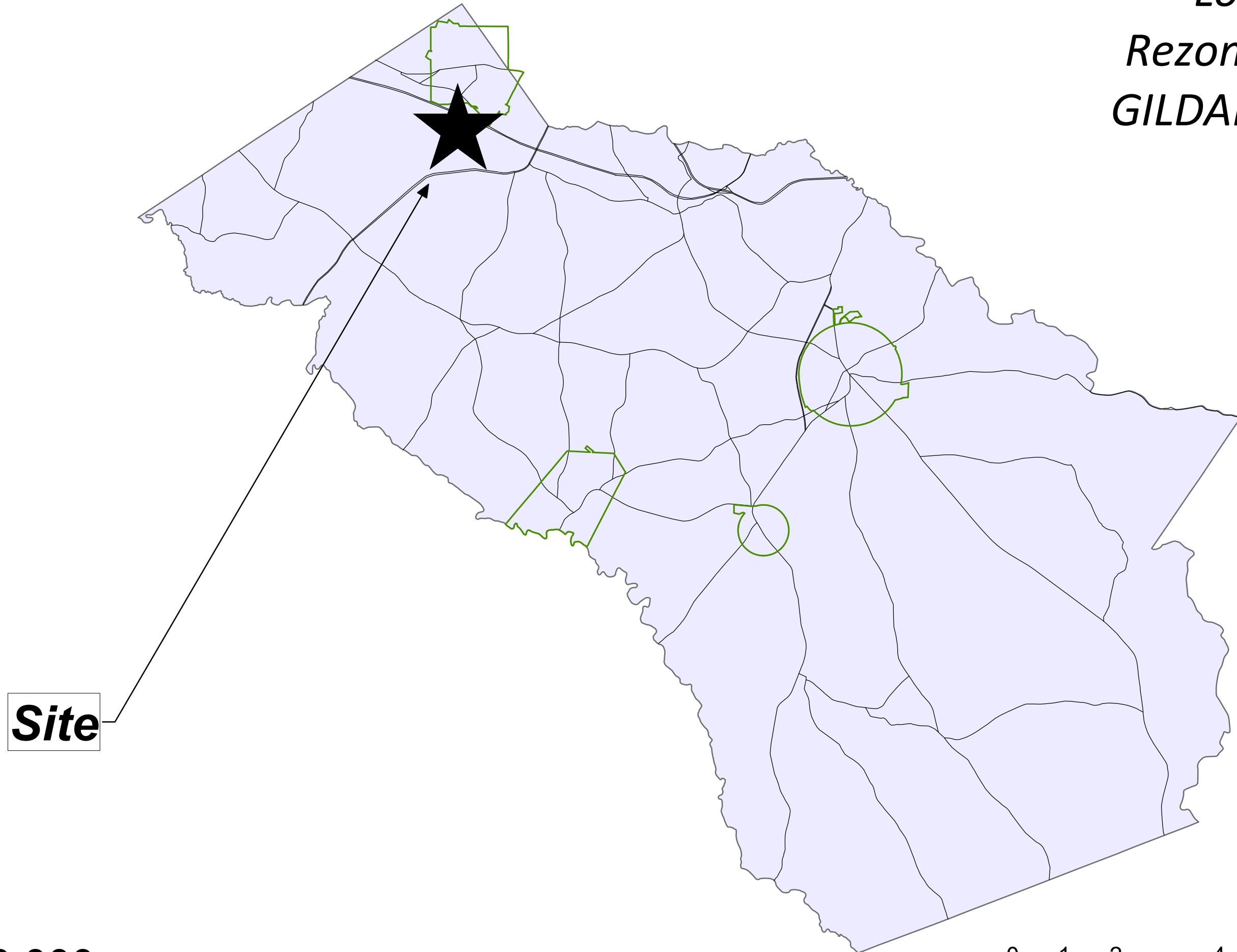
A horizontal scale bar with alternating black and white segments. The segments are labeled with the numbers 0, 80, 160, 320, 480, and 640, followed by the word 'Feet'.

***Suburban Neighborhood***

***Public  
Institutional***



*Location Map -  
Rezone # P25-0110  
GILDARDO OROZCO*



**Site**

1:120,000

0 1 2 4 6 8 Miles







**B-2**

**OBP**

GA Hwy 316 W  
GA Hwy 316 E

**AG**

**AG**

Pete Dickens Rd

**Zoning**

- AG
- AR-3
- AR
- R-1
- R-2
- R-3
- M-H
- B-1
- B-2
- O-I-P
- O-B-P
- I

**Oconee County  
Planning Department**

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



1:2,000