

**SPECIAL USE APPROVAL
OCONEE COUNTY, GEORGIA
TITLE**

A Resolution granting Special Use Approval, as provided by the Unified Development Code of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to revise the conditions for a previously approved special use case #6983 zoning classification AG (Agricultural District) pursuant to an application for special use on property owned by Carter Engineering Consultants submitted on September 15, 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 amended special use approval submitted by Carter Engineering Constultants on September 15, 2025, request for revision to conditions for previously approved special use case #6983 of a ±17.18-acre tract of land located at 1900 Robinhood Rd in Oconee County, Georgia, (tax parcel no B-05-018), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

SECTION 1. A Resolution granting Special Use Approval for the property described above and on the attached Exhibit A is hereby granted to modify previous conditions of Special Use Approval #6983. The requested change is to modify the condition # 7 to not apply to the Robinhood Road side of the property.

Said Special Use Approval 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 Resolution be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Resolution.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 Resolution shall take effect this date.

Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on November 17, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on December 2, 2025.

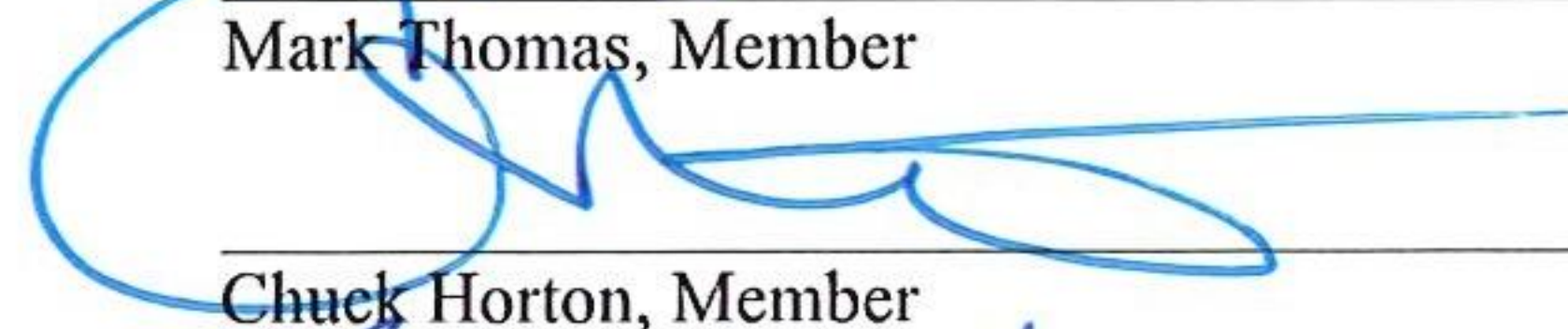
ADOPTED AND APPROVED, this 2nd day of December, 2025.

OCONEE COUNTY BOARD OF COMMISSIONERS


BY: _____


John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member


Amrey Harden, Member


Mark Saxon, Member

ATTEST:

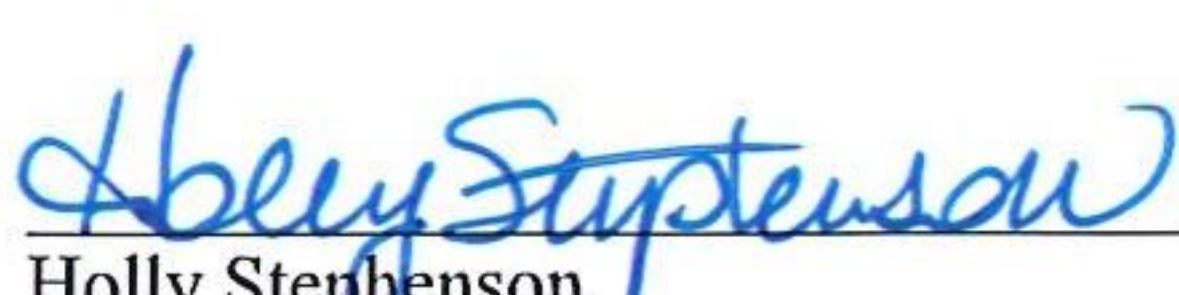

Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P25-0233

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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. Condition #7 of Special Use Permit #6983 is amended for existing parking lots as follows:

The developer shall install Vehicle Use Area Screening to bring the existing parking lot into compliance with the UDC Article 8, along the Right of Way of Robinhood Road with evergreen shrubs as required. The existing trees along Robinhood Road will meet the requirements for the required Landscape Strip. The shrubs may be installed at the back of existing curb, within the Right of Way as needed.

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TAX MAP

Special Use # P25-0233 - Briarwood Baptist Church

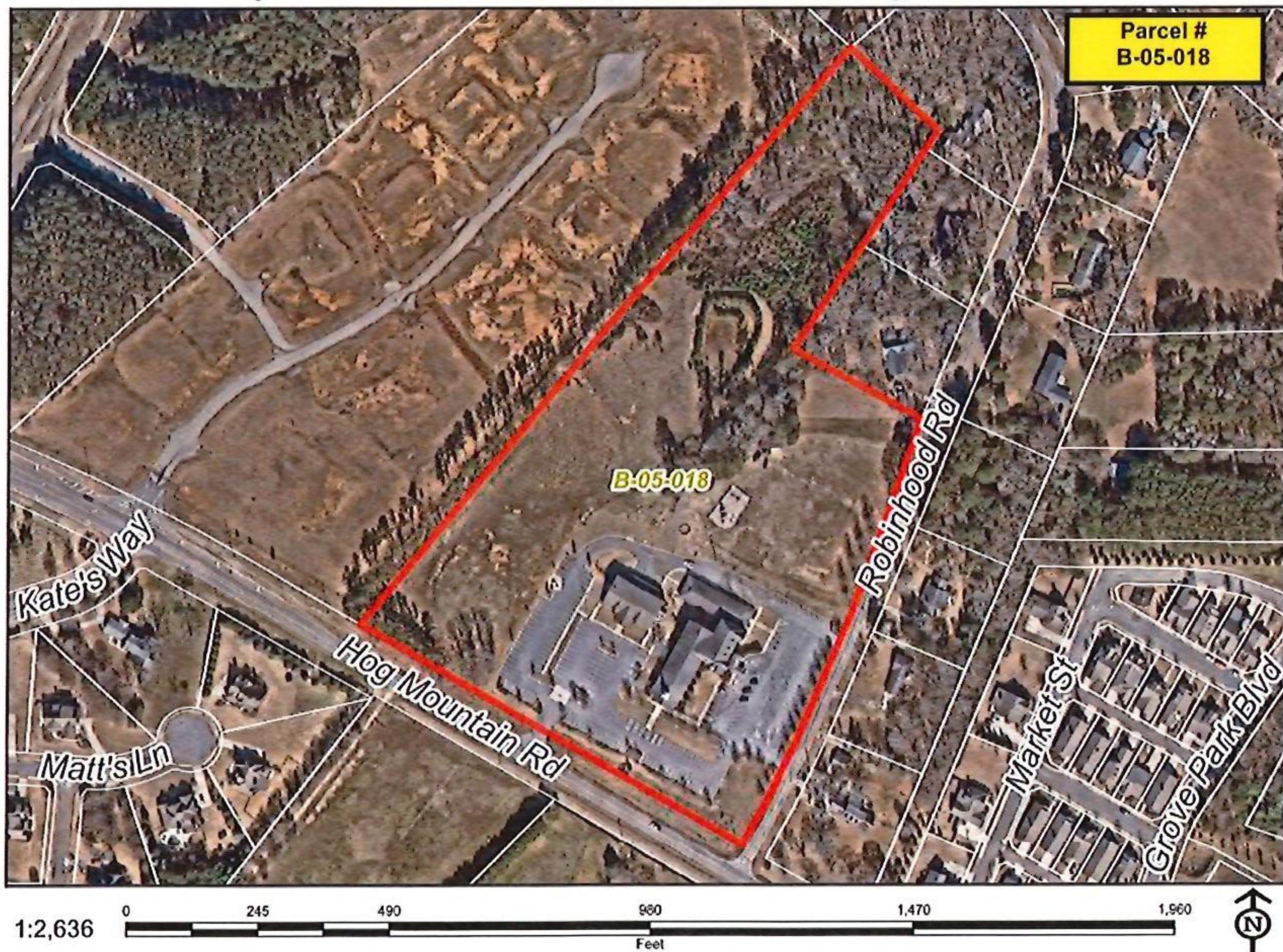


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LEGAL DESCRIPTION

LEGAL DESCRIPTION

Beginning at the iron pin at the intersection of the western 64 foot right of way of Robin Hood Road and the northern 100 foot right of way of Georgia Highway 53;

Thence proceeding along the northern Georgia Highway 53 right of way N60°05'09"W, a distance of 650.90' to an iron pin;

Thence N60°00'46"W, a distance of 199.81' to an iron pin;

Thence N41°36'29"E, a distance of 1418.07' to an iron pin;

Thence S46°59'02"E, a distance of 224.78' to an iron pin;

Thence S33°13'44"W, a distance of 485.74' to an iron pin;

Thence S57°10'50"E, a distance of 281.52' to an iron pin (280.98' measured between pins);

Thence S22°42'50"W, a distance of 374.50' to an iron pin;

Thence S22°38'57"W, a distance of 248.80' to a point;

Thence continuing along a curve with a chord bearing of S26°14'57"W and a distance of 195.60' and a radius of 1535.33' to a point;

Thence S29°01'51"W, a distance of 25.20' to an iron pin; said pin being the POINT OF BEGINNING

NARRATIVE

OCONEE COUNTY
Special Use – Change in Conditions

BRIARWOOD BAPTIST CHURCH

SPECIAL USE NARRATIVE
September 12, 2025
Revised October 24, 2025

ADDRESS

1900 Robinhood Road
Oconee County, GA

Parcel:
B 05 018

CURRENT ZONING

AG (Agricultural District)

PROPOSED ZONING

AG (Agricultural District)



CARTER
ENGINEERING

EXHIBIT "A" TO REZONE NO P25-0233
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NARRATIVE



BRIARWOOD BAPTIST CHURCH
1900 Robinhood Road
Page 1

PROJECT OVERVIEW + LOCATION

The subject 17.18 acre parcel is located at the northwest corner of the intersection of Hog Mountain Road (SR 53) and Robin Hood Road. The property currently consists of Briarwood Baptist Church with associated buildings and parking. The church has been a vital part of the Oconee County community over 40 years. This application requests a change in conditions from Special Use Permit #6983 granted on December 6, 2016.

CURRENT USE + SITE DESCRIPTION

The property is currently utilized as a church campus with several buildings and associated parking. The parcel number is B 05 018 with an address of 1900 Robinhood Road. The church is accessed by an entrance off of Hog Mountain Road (SR53) and two separate entrances off of Robin Hood Road. The property is Zoned AG and surrounded by residential property (Zoned AG) to the north and east. The existing land use for the properties to the north and east are residential. The adjoining property to the west is zoned B-1 and OIP and is part of the undeveloped Parkside Business Park. The existing land use for the property to the west is undeveloped. The subject site has gentle rolling topography and consists of one natural drainage corridor that begins at the northern portion of the property. The drainage corridor is an unnamed tributary to Barber Creek which requires a State Waters Buffer. The site is heavily forested along the northern portion of the property and open to the south where the current church facilities are located.

REQUEST FOR CHANGE IN CONDITIONS

Briarwood Baptist Church obtained a Special Use Permit in December of 2016 which included six conditions. Condition number five required "the developer shall install buffers and landscaping to bring parking lot into compliance with UDC 607 and UDC 803". This condition required the developer to bring all of the existing parking facilities up to current standards which as it turns out has caused significant issues for a portion of the original parking lot to the east of the worship center. This parking area is illustrated in Figure 1 below.



Figure 1 Location of Original Parking Lot

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NARRATIVE



BRIARWOOD BAPTIST CHURCH
1900 Robinhood Road
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The significant issues in bringing the original parking lot into compliance include, but not limited to, the following reasons. The right of way line for Robinhood Road at the existing parking lot is 64 feet wide which is an unusual width that places the right of way line at the parking lot curb. In order to bring the parking lot into compliance, a significant amount of asphalt would have to be removed to get a planting strip for required street trees. There are already significant hard wood trees at the right of way and by removing existing asphalt significant damage would occur to the existing trees critical root zones. The removal of the asphalt will also cause a "chain reaction" throughout the rest of the parking lot resulting in loss of parking spaces and drive aisles. This would more than likely create an unsafe traffic flow during peak hours for the church as well as reduce needed parking spaces. The approved site development plan approved on 10/15/2018 will not be completed at this time as submitted by ABE Engineering. The church may decide to install the improvements shown on the approved plans at a later time once securing all permits necessary from Oconee County.

TRAFFIC GENERATION

A Trip Generation Analysis has been prepared for the site by referencing the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th 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. **There is no increase in traffic generation as a result of approving this request for change in conditions.** There are no proposed entrances / access locations.

LAND USE	ITE CODE	ADT 2-WAY (SEATS)	AM PEAK HOUR			PM PEAK HOURS		
			AM HOUR	IN	OUT	PM HOUR	IN	OUT
CHURCH	560	1,105	255	125	130	255	125	130

IMPACT TO LOCAL TRAFFIC

There is no impact to local traffic as a result of approving this request for a change in conditions.

IMPACT TO SCHOOL SYSTEM

There is no impact to the school system as a result of approving this request for a change in conditions.

UTILITIES + PUBLIC SERVICES

This change in condition request does not require water or sewer. The method of water supply for the existing facility is Oconee County Water Resources. There is an existing water main in the right of way of Robinhood Road.

Estimated Water Demands for existing facilities:

2,500 GPD

PEAK HOUR DEMAND: 3.75×3 (Peak Factor) = 11.25 GPM

SEWAGE: Sewer is met with onsite septic systems. There are no county sewer lines in the subject area.

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NARRATIVE



BRIARWOOD BAPTIST CHURCH
1900 Robinhood Road
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Other utilities (Garbage, Cable, Phone, Electric, Gas) are available and utilized by the church. There are no changes as a result of an approval of the change in conditions request.

STORMWATER MANAGEMENT

There is an existing stormwater management facility that serves the property. There is no change proposed or required as a result of approving this request.

PROJECT IDENTITY AND SIGNAGE

All signs are existing. There is no change proposed or required as a result of approving this request.

AMENITY AREAS

There is no change proposed or required as a result of approving this request.

LAND DEDICATED FOR PUBLIC USE + OPEN SPACE PROVISIONS

There is no change proposed or required as a result of approving this request.

SIDEWALKS, CURB AND GUTTER, + PEDESTRIAN CIRCULATION

There is no change proposed or required as a result of approving this request.

ENVIRONMENTAL IMPACTS + BUFFERING

There is no change proposed or required as a result of approving this request.

LIGHTING

There is no change proposed or required as a result of approving this request.

TRASH DISPOSAL + RECYCLING

There is no change proposed or required as a result of approving this request.

PROJECT SCHEDULE

There is no project schedule as a result of approving this request.

NARRATIVE

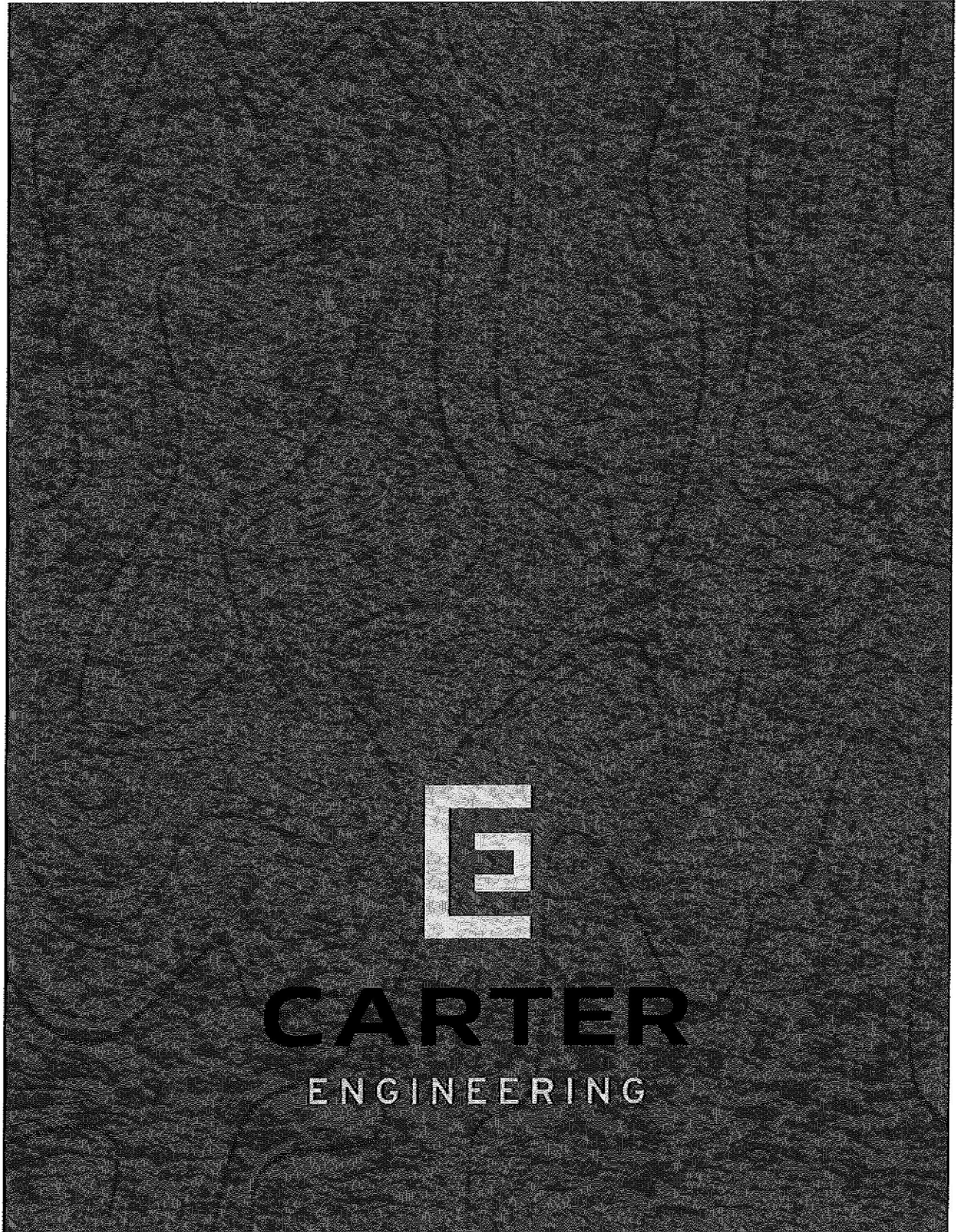
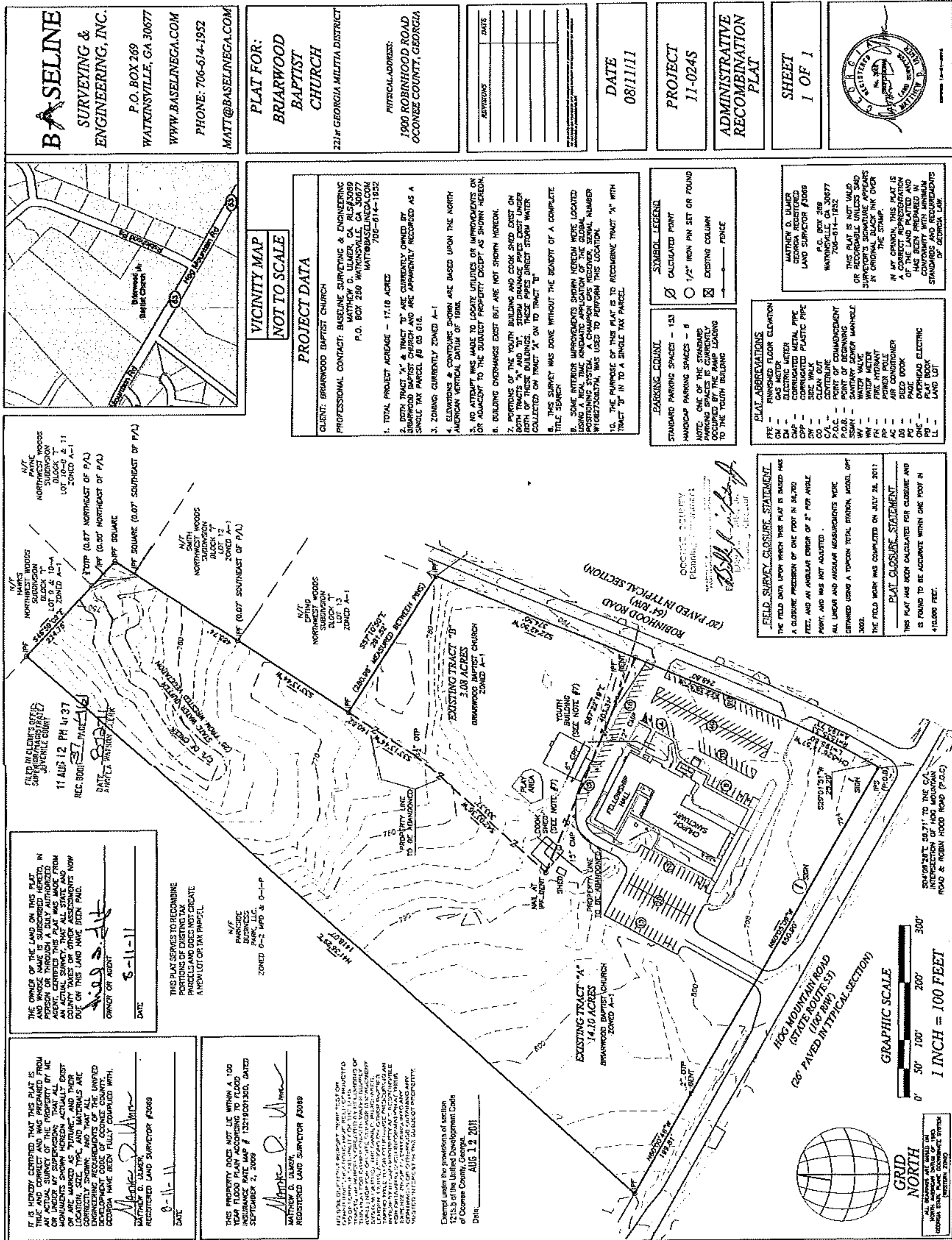


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PLAT



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 AGREEMENTS SHOWN HEREON ACTUALLY EXIST OR HAVE BEEN MADE AS TO THE FUTURE, AND THAT THE SURVEYOR HAS BEEN FULLY COMPLIANT WITH THE ENGINEERING REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA.

MATTHEW D. ULMER
REGISTERED LAND SURVEYOR #3068

DATE: 8-11-11

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP # 13219C0135D, DATED SEPTEMBER 2, 2008.

MATTHEW D. ULMER
REGISTERED LAND SURVEYOR #3068

DATE: 8-11-11



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

SPECIAL USE CASE #: P25-0233

DATE: November 7, 2025

STAFF REPORT BY: David Webb, AICP
(Planning Manager)

APPLICANT NAME: Carter Engineering Consultants

PROPERTY OWNER: Briarwood Baptist Church

LOCATION: 1900 Robinhood Rd.
Parcel: B-05-018

PARCEL SIZE: ±17.18

EXISTING ZONING: AG (Agricultural)



2023 COMPREHENSIVE PLAN CHARACTER AREAS MAP: Community Village

EXISTING LAND USE: Community Scale Church

ACTION REQUESTED: Modify Conditions of the previous Special Use Approval #6983

REQUEST SUMMARY: The applicant is requesting to modify previous conditions of Special Use Approval #6983. The requested change is to modify the condition # 7 to not apply to the Robinhood Road side of the property.

STAFF RECOMMENDATION: Staff recommends approval of this request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: November 17, 2025

BOARD OF COMMISSIONERS: December 2, 2025

ATTACHMENTS:

- Application
- Narrative
- Special Use Impact Analysis
- Plats of Survey
- Concept Plan
- Special Use Permit Resolution # 6983

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The Special Use Permit #6983 for Briarwood Baptist Church was approved December 6, 2016 to allow the expansion and construction of a family life center.
- Condition number five required “the developer shall install buffers and landscaping to bring parking lot into compliance with UDC 607 and UDC 803”.
- This condition required the developer to bring all of the existing parking facilities up to current standards which as it turns out has caused significant issues for a portion of the original parking lot to the east of the worship center. This parking area is illustrated in Figure 1 below.

PROPOSED PROJECT DESCRIPTION

- The applicant is requesting to modify previous conditions of Special Use Approval #6983. The requested change is to modify the condition # 7 to not apply to the Robinhood Road side of the property.
- The narrative indicates:
 - The approved site development plan approved on 10/15/2018 will not be completed at this time as submitted by ABE Engineering. The church may decide to install the improvements shown on the approved plans at a later time once securing all permits necessary from Oconee County.
 - The significant issues in bringing the original parking lot into compliance include, but not limited to, the following reasons. The right of way line for Robinhood Road at the existing parking lot is 64 feet wide which is an unusual width that places the right of way line at the parking lot curb. In order to bring the parking lot into compliance, a significant amount of asphalt would have to be removed to get a planting strip for required street trees. There are already significant hard wood trees at the right of way and by removing existing asphalt significant damage would occur to the existing trees critical root zones.

SPECIAL USE REQUIREMENTS

Special Use requirements for this use are outlined in UDC section 318- Churches and other places of worship.

The criteria of Section 318 is still being met with the requested landscaping change.

PUBLIC FACILITIES

Water:

- The project has exiting county water.

Sewer:

- The project has exiting county sewer.

Roads:

- The site has existing access to Hog Mountain Road and Robinhood Road.

ENVIRONMENTAL

- The concept plan indicates there are no State Waters, Wetlands or Flood Hazard Areas on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

Water Resources Department:

- Reviewed with no comments on October 27, 2025.

Public Works Department:

- Reviewed with no comments on October 28, 2025.

Fire Department:

- Reviewed with no comments on October 24, 2025.

Board of Education:

- No comments received as of November 7, 2025
-

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR SPECIAL USE CONSIDERATION” AS SET FORTH IN SECTION 1207.02 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?

The proposed modification to landscaping is appropriate as exiting trees will be preserved to screen the vehicle use area. Staff is of the opinion that the proposed amendment is suitable.

B. Is the proposed special use compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan?

There is no change in the overall use. This criteria does not apply to this change in conditions, and a comprehensive plan analysis is not needed. The proposed modification to landscaping is appropriate as exiting trees will be preserved to screen the vehicle use area.

C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?

There is no change in the overall use. This criteria does not apply to this change in conditions. The proposed modification to landscaping is appropriate as exiting trees will be preserved to screen the vehicle use area.

D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?

There is no change in the overall use. This criteria does not apply to this change in conditions. The proposed modification to landscaping is appropriate as exiting trees will be preserved to screen the vehicle use area.

E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?

The existing access is adequate to serve the existing use.

F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?

The existing access is adequate to serve the existing use.

G. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?

There are no anticipated impacts to public utilities or services. Staff finds that existing public facilities are adequate to serve this special use.

H. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, and odor?

The proposed modification to landscaping is appropriate as exiting trees will be preserved to screen the vehicle use area. Staff is of the opinion that the proposed amendment is suitable.

I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?

The proposed modification to landscaping is appropriate as exiting trees will be preserved to screen the vehicle use area. Staff is of the opinion that the proposed amendment is suitable.

J. Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?

The proposed modification to landscaping is appropriate as exiting trees will be preserved to screen the vehicle use area. Staff is of the opinion that the proposed amendment is suitable.

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 approval of the special use request. Staff recommends it be subject to the following conditions to be fulfilled by the developer/owner at their expense:

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. Condition #5 of Special Use Permit #6983 is amended for existing parking lots as follows:

The developer shall install Vehicle Use Area Screening to bring the existing parking lot into compliance with the UDC Article 8, along the Right of Way of Robinhood Road with evergreen shrubs as required. The existing trees along Robinhood Road will meet the requirements for the required Landscape Strip. The shrubs may be installed at the back of existing curb, within the Right of Way as needed.

Special Use # P25-0233 - Briarwood Baptist Church

Parcel #
B-05-018

B-05-018

Kate's Way

Matt's Ln

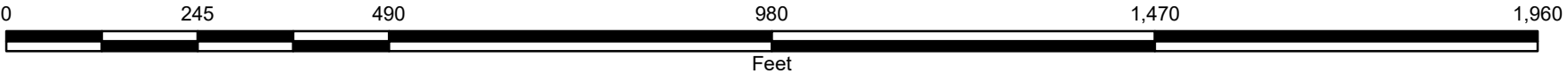
Hog Mountain Rd

Robinhood Rd

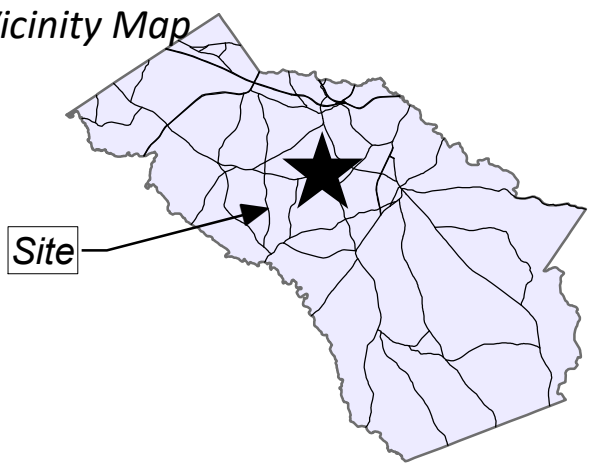
Market St

Grove Park Blvd

1:2,636

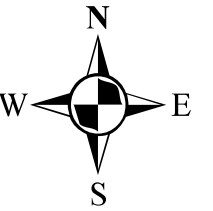


Vicinity Map



Site

Oconee County Planning Department



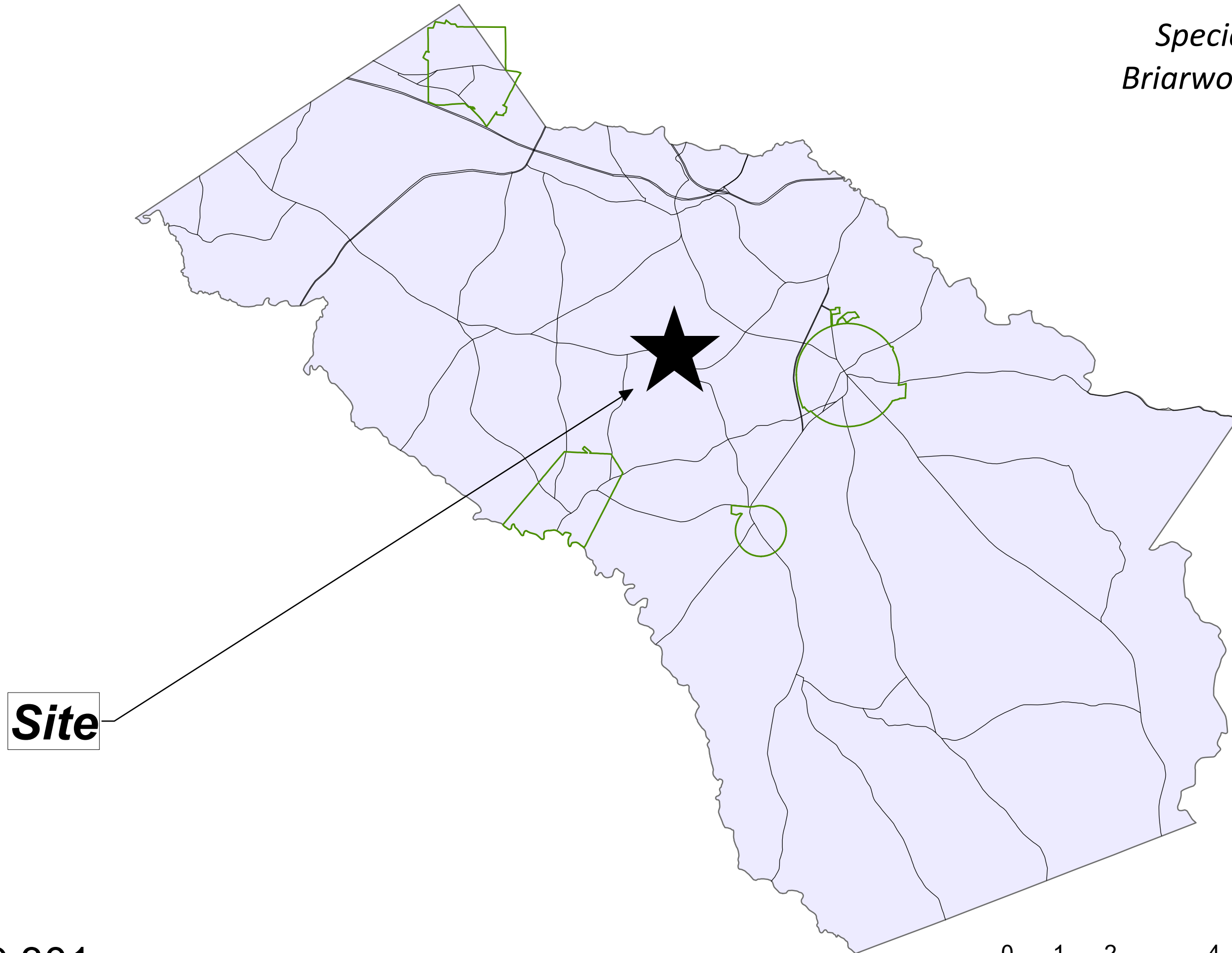
This map is a representation of the future development map
and should be used for planning purposes only

0 120 240 480 720 960 Feet

**Community
Village**

Suburban Neighborhood

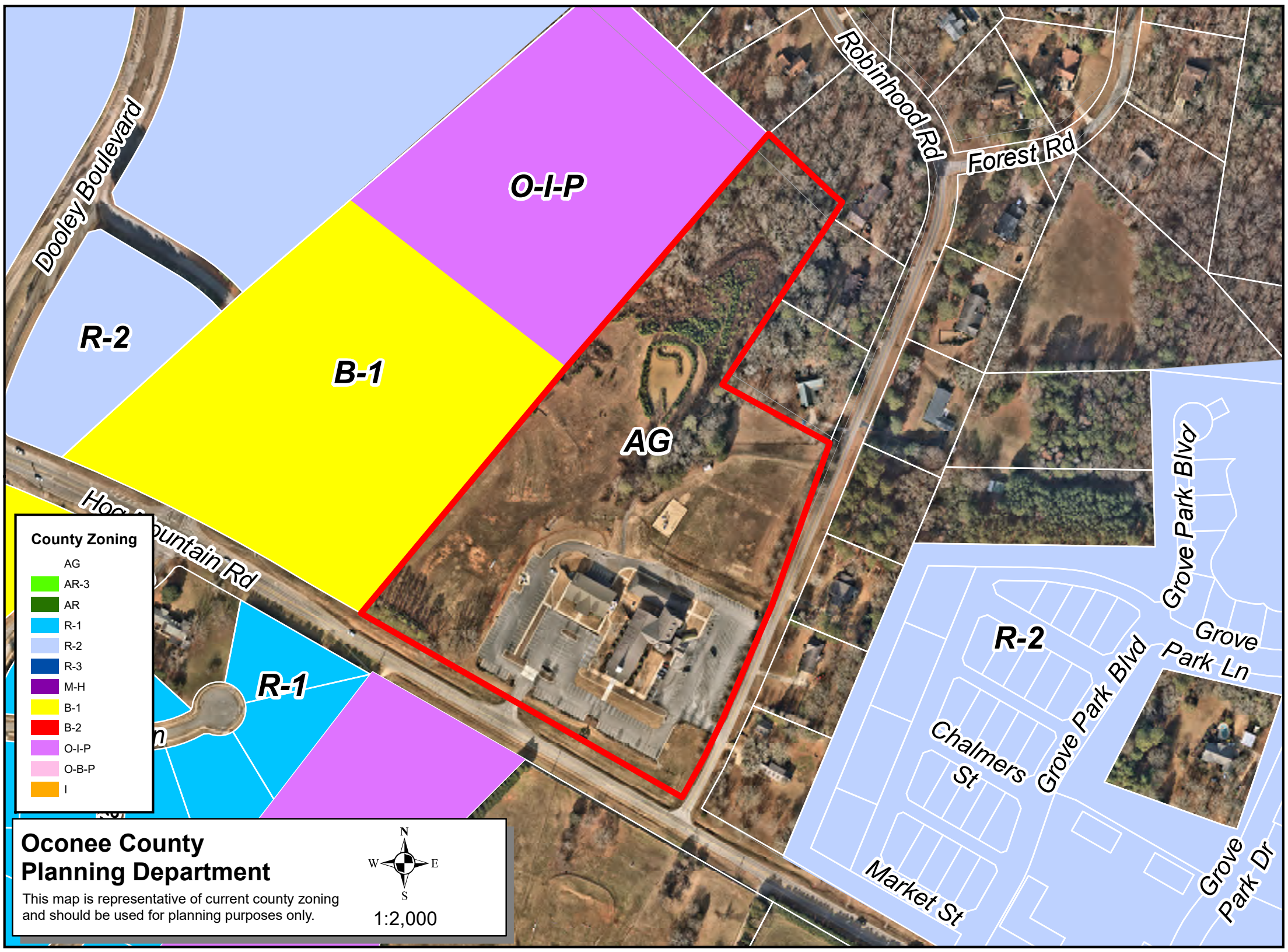
*Location Map -
Special Use # P25-0233
Briarwood Baptist Church*



Site

1:119,301

0 1 2 4 6 8 Miles



Dooley Boulevard

Robinhood Rd

Forest Rd

R-2

O-I-P

B-1

AG

County Zoning

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

R-1

R-2

Grove Park Blvd

Grove Park Ln

Grove Park Dr

Chalmers St

Market St

Oconee County
Planning Department

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



1:2,000