

ACTION DENYING REZONE REQUEST

APPLICATION SUBMITTED BY: Ronald T. Chapman

APPLICATION SUBMISSION DATE: September 15, 2025

RE: Request to rezone from zoning classification AG (Agricultural District) to zoning classification AR-3 (Agricultural Residential Three Acre District) of a ±6-acre tract of land located at 1810 Elder Mill Road in, Oconee County, Georgia, (tax parcel no. B-09-026A) zoned AG (Agricultural District).

After consideration and a motion and second, the Oconee County Board of Commissioners does hereby deny the above-referenced request for rezoning.

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
Holly Stephenson
Clerk, Board of Commissioners



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

REZONE CASE #: P25-0209

DATE: November 7, 2025

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

APPLICANT NAMES: Ronald T. Chapman

PROPERTY OWNER(S): Meredith L. Chapman and Ronald T. Chapman

LOCATION: 1810 Elder Mill Road
Parcel number: B-09-026A

PARCEL SIZE(s): ±6 acres

EXISTING ZONING: AG (Agricultural)

EXISTING LAND USES: Vacant

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Agricultural Preservation

ACTION REQUESTED: Rezone the ±6 acre property from AG (Agricultural District) to AR-3 (Agricultural Residential Three Acre District).

STAFF RECOMMENDATION: Staff recommends denial of this request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: November 17, 2025

BOARD OF COMMISSIONERS: December 2, 2025

ATTACHMENTS: Application
Narrative
Zoning Impact Analysis
Plat of Survey
Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The subject property was zoned AG (Agricultural) in the original zoning adoption in 1968.
- A manufactured home is on the property that is a 1998 model according to Property Appraisal.
- The current parcel lines were created as part of a three-lot split approved and recorded May 2, 1997, in Plat Book 28, Page 168.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Low Density Residential/ Agricultural	AG (Agricultural District)
SOUTH	Agricultural/ Low Density Residential	AG (Agricultural District)
EAST	Residential	AG (Agricultural District)
WEST	Residential	AR-3 (Agricultural Residential Three Acre District)

PROPOSED DEVELOPMENT

The request is to Rezone the ±6 acre property from AG (Agricultural District) to AR-3 (Agricultural Residential Three Acre District) to create a two lots for proposed residential use.

PROPOSED TRAFFIC PROJECTIONS

- The narrative indicates that the addition of one single family residence should have negligible impact on traffic.

PUBLIC FACILITIES

Water:

- The applicant proposes water supply via an individual private well.

Sewer:

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

Roads:

- The project proposes accessing the existing Elder Mill Road with a second residential driveway.

Environmental:

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

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Reviewed with no comments on October 27, 2025.

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Reviewed with no comments on October 28, 2025.

OCONEE COUNTY FIRE REVIEW

- Reviewed with no comments on October 22, 2025.

OCONEE BOARD OF EDUCATION

- Comments received on October 29, 2025:

We have reviewed the Ronald T. Chapman P25-0209 rezone request. This will impact our Oconee County High School Attendance Zone by 1 student. Specifically, Colham Ferry Elementary School, Oconee County Middle School, and Oconee County High School. We appreciate you continuing to send these items to us to review.

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.**
Staff analysis indicates that the proposed AR-3 zoning with the requirement for 3-acre minimum lot sizes would not be in harmony with the low density of adjacent parcels. The majority of the parcels in the area exceed 10 acres.
- B. Whether the property to be rezoned has a reasonable economic use as currently zoned.**
The property has an existing home on the property and has a reasonable use as currently zoned.
- 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;**
There are minor impacts anticipated to streets and schools. There is no impact on public water and sewer.
 - ii. Environmental impact;**
The Concept Plan indicates there are no state waters, 100-year flood plain areas or wetlands on the site.
 - iii. Effect on the existing use, usability and/or value of adjoining property.**
Staff analysis indicates that the proposed AR-3 zoning with the requirement for 3-acre minimum lot sizes would not be in harmony with the low density of adjacent parcels. The majority of the parcels in the area exceed 10 acres
- 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 subject property has an existing residence on the property and is not vacant.
- E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**
Per the UDC, 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. The regulations are intended to allow low rural residential densities and compatible agricultural activities without encouraging commercial development or multi-family development. The permitted uses are intended to provide a range of use possibilities in keeping with the district definition and the existing and potential land uses of the area. (Unified Development Code Sec. 205.02). Staff analysis indicates that the requested low-density residential development is consistent with the stated purpose of the AR-3 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 Agricultural Preservation Character Area as shown on the Character Areas Map, 2023 Oconee County Comprehensive Plan Update. The Comprehensive Plan indicates “This Character Area includes lands in row crops, hay fields, or in pasture; woodlands and areas under forestry management; commercial wholesale nurseries; sparsely settled homes on individual tracts; and areas of sensitive natural resources.” The Development Strategies for this Character Area recommend to:

- Preserve the Character Area for active agricultural activities
- Allow minor subdivisions or individual lot splits; limit to a density of 5 acres or more per parcel.
- Foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in a rural setting.

The Comprehensive Plan supports AG zoning only in this Character Area. Staff finds the proposed Ar-3 zone is **NOT 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-3 zoned properties exist in the county that would permit the requested low-density residential development.

STAFF RECOMMENDATION

Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends denial of the request to rezone ±6 acres to AR-3 (Agricultural Residential Three Acre District) as this does not comply with the Joint Comprehensive Plan.

If the Board chooses to approve the rezoning, staff recommends 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.

P25-0209 - Meredith L. Chapman and Ronald T. Chapman

Parcel #
B-09-026A

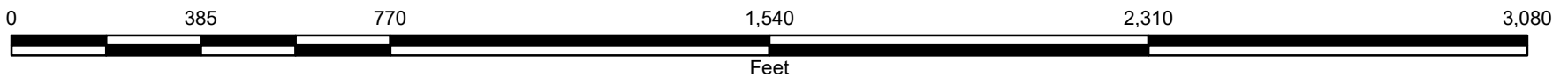
Saxon Rd

Georgian Ridge Ln

B-09-026A

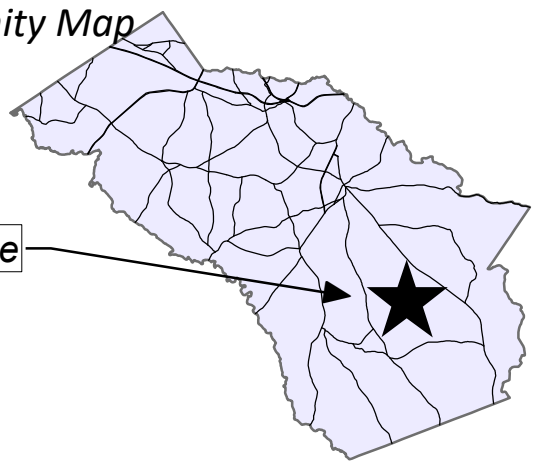
Elder Mill Rd

1:4,135

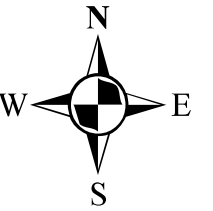


Vicinity Map

Site



Oconee County Planning Department



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

0 80 160 320 480 640 Feet

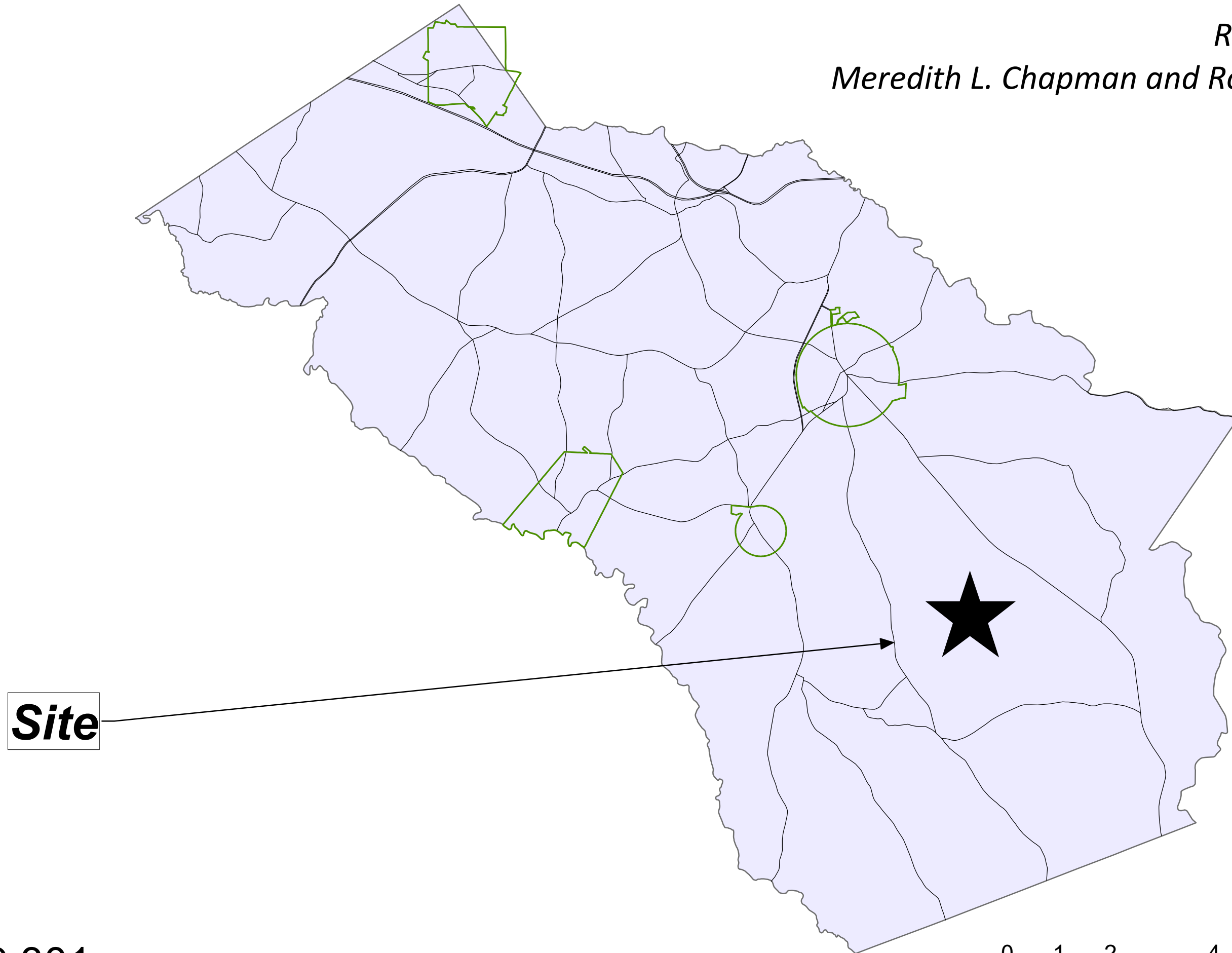
Agricultural Preservation

Agricultural Preservation

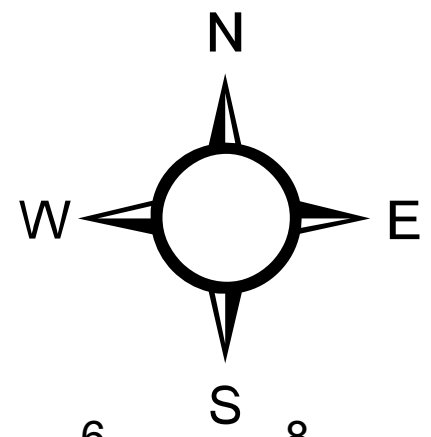


*Location Map -
Rezone # P25-0209*

Meredith L. Chapman and Ronald T. Chapman

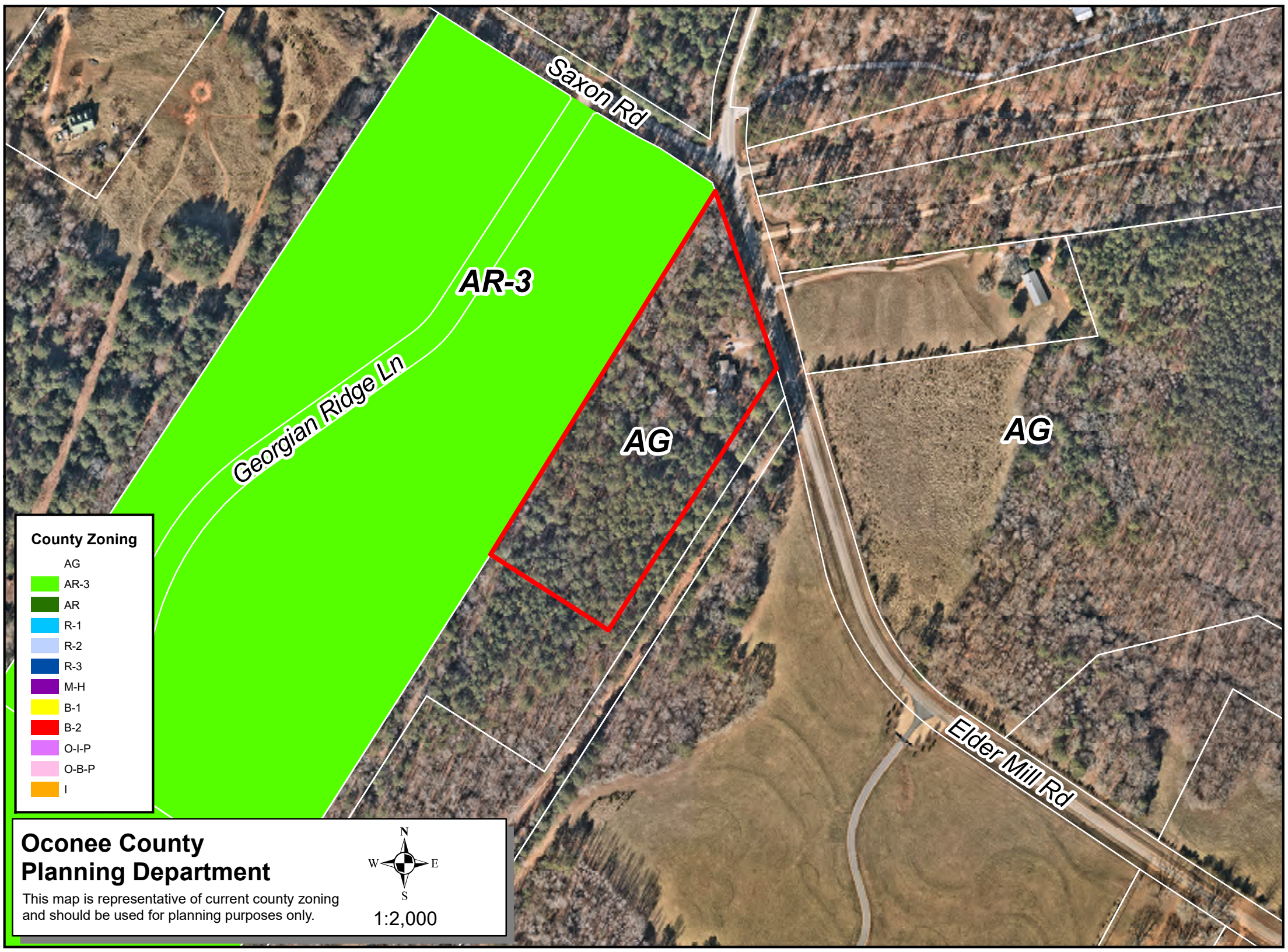


Site



1:119,301

0 1 2 4 6 8 Miles



Saxon Rd

AR-3

Georgian Ridge Ln

AG

AG

Elder Mill Rd

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

**Oconee County
Planning Department**

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



1:2,000