REZONE NO. **P25-0230**

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) & AR-3 (Agricultural Residential Three Acre District). to zoning classification B-1 (General Business District) & AR-3 (Agricultural Residential Three Acre District) pursuant to an application for rezoning of property owned by KBB, LLC, Robert G. Bishop, William T. Bishop, and Oconee Shepard Properties, LLC submitted on October 13, 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 October 13, 2025, requesting a rezone of a ±17.82-acre tract of land located at Experiment Station Rd in, Oconee County, Georgia, (tax parcel no. B-06-022F, B-06-022FA, B-06-022FB, & B-06-022FC), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 December 8, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on January 6, 2026.

ADOPTED AND APPROVED, this 6th of January, 2026.

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

LEGAL NOTICE PUBLISHED: NOVEMBER 20, 2025 – OCONEE ENTERPRISE

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 and public waste services 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.

4. At the owner's expense, road improvements shall be made to ensure the impacted intersections shall meet the requirements of the UDC to ensure all impacted intersections meet a Level of Service C.

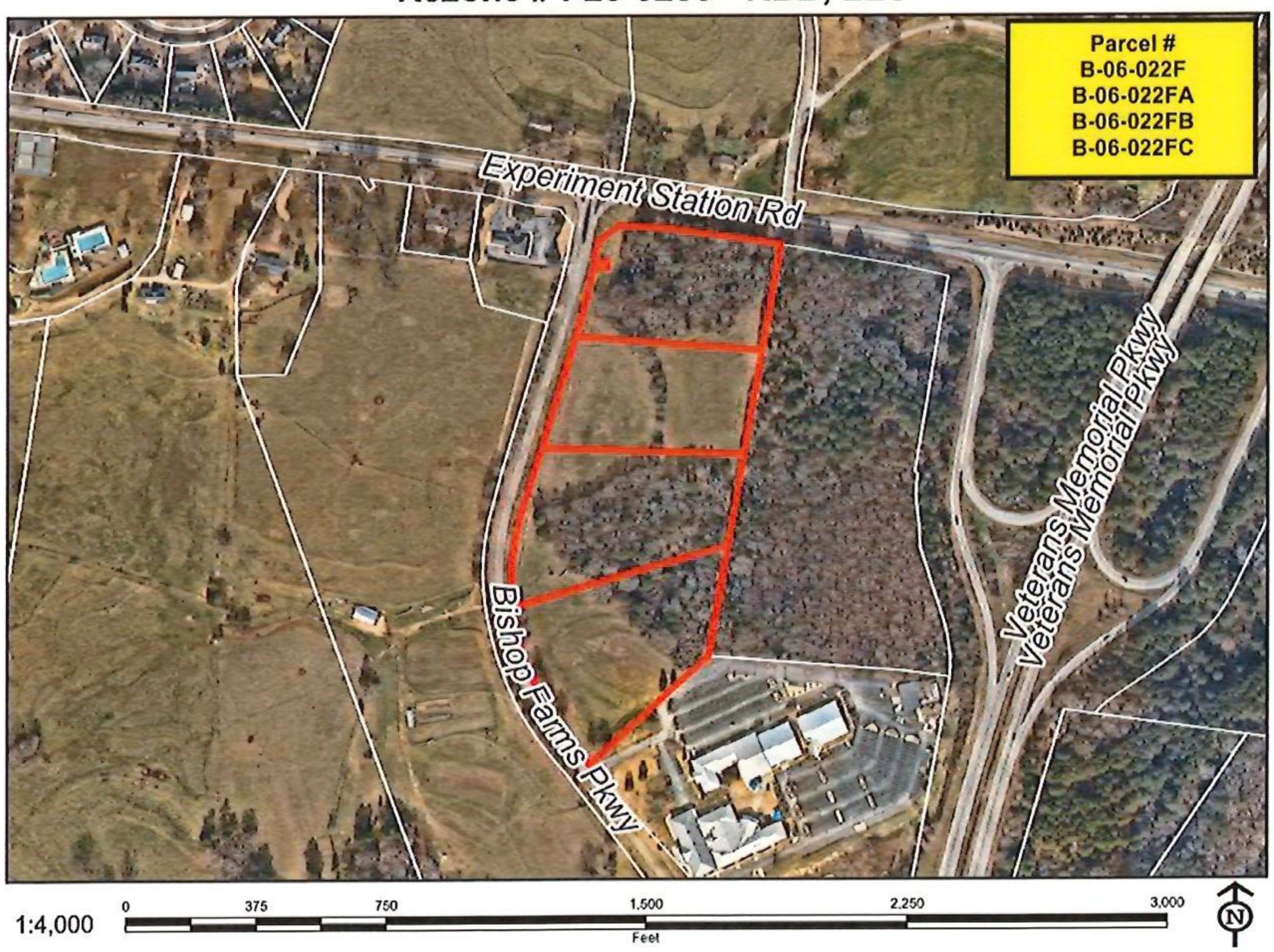
5. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of the principal structure with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.

6. The proposed drive-through shall have a stacking lane according to the Institute of Transportation Engineers (ITE) standards to be approved by the Director of Planning and Code Enforcement and the Director of Public Works as part of the Site Development Plan. No parking space shall be allowed that crosses the stacking lane.

EXHIBIT "A" TO REZONE NO P25-0230

TAX MAP

Rezone # P25-0230 - KBB, LLC



LEGAL DESCRIPTION

PITTMAN & GREER
ENGINEERING

TRACT 1 LEGAL DESCRIPTION

All that tract, or parcel of land, together with all improvements thereon, containing 4.82 acres, more or less, lying and being in the 221ST District, G.M., Oconee County, Georgia, and being more particularly described as follows:

BEGINNING at a GPS monument with coordinates of a Northing of 1408739.58 and an Easting of 2521444.00 using the NAD 83 GASPCS western zone coordinate system; THENCE continuing North 09 degrees 52 minutes 32 seconds East 23.57 feet, THENCE along a curve turning to the left having a radius of 11,405.16 feet, an arc length of 128.81 feet and being subtended by a chord having a bearing of North 81 degrees 44 minutes 07 seconds West for a distance of 128.81 feet to a point, THENCE North 82 degrees 03 minutes 13 seconds West 184.75 feet to a point, THENCE North 82 degrees 52 minutes 04 seconds West 150.33 feet to a point, THENCE South 53 degrees 50 minutes 48 seconds West 78.72 feet to a point, THENCE South 09 degrees 44 minutes 48 seconds West 21.53 feet to a point, THENCE along a curve turning to the left having a radius of 1949.86 feet, an arc length of 39.28 feet and being subtended by a chord having a bearing of South 10 degrees 19 minutes 15 seconds West for a distance of 39.28 feet to a point, THENCE North 84 degrees 11 minutes 55 seconds East 36.47 feet to a point, THENCE South 05 degrees 04 minutes 13 seconds East 18.38 feet to a point, THENCE South 82 degrees 39 minutes 09 seconds West 42.23 feet to a point, THENCE along a curve turning to the right having a radius of 1949.86 feet, an arc length of 198.62 feet and being subtended by a chord having a bearing of South 14 degrees 23 minutes 13 seconds West for a distance of 198.40 feet to a point, THENCE South 17 degrees 15 minutes 33 seconds West 82.47 feet to a point, THENCE South 85 degrees 41 minutes 19 seconds East 547.17 feet to a point, THENCE North 09 degrees 52 minutes 32 seconds East 80.76 feet to an iron pin, THENCE North 09 degrees 52 minutes 32 seconds East 284.95 feet to a point BEING THE TRUE POINT OF BEGINNING.

Said tract being the same as Lot 1 on a Market Station Neighborhood Grocery Composite Plat by Pittman & Greer Engineering, P.C. dated October 13, 2025.

LEGAL DESCRIPTION

PITTMAN & GREER
ENGINEERING

TRACT 2-4 LEGAL DESCRIPTION

All that tract, or parcel of land, together with all improvements thereon, containing 13.00 acres, more or less, lying and being in the 221ST District, G.M., Oconee County, Georgia, and being more particularly described as follows:

BEGINNING at a GPS monument with coordinates of a Northing of 1408739.58 and an Easting of 2521444.00 using the NAD 83 GASPCS western zone coordinate system; THENCE continuing North 09 degrees 52 minutes 32 seconds East 23.57 feet, THENCE along a curve turning to the left having a radius of 11,405.16 feet, an arc length of 128.81 feet and being subtended by a chord having a bearing of North 81 degrees 44 minutes 07 seconds West for a distance of 128.81 feet to a point, THENCE North 82 degrees 03 minutes 13 seconds West 184.75 feet to a point, THENCE North 82 degrees 52 minutes 04 seconds West 150.33 feet to a point, THENCE South 53 degrees 50 minutes 48 seconds West 78.72 feet to a point, THENCE South 09 degrees 44 minutes 48 seconds West 21.53 feet to a point, THENCE along a curve turning to the left having a radius of 1949.86 feet, an arc length of 39.28 feet and being subtended by a chord having a bearing of South 10 degrees 19 minutes 15 seconds West for a distance of 39.28 feet to a point, THENCE North 84 degrees 11 minutes 55 seconds East 36.47 feet to a point, THENCE South 05 degrees 04 minutes 13 seconds East 18.38 feet to a point, THENCE South 82 degrees 39 minutes 09 seconds West 42.23 feet to a point, THENCE along a curve turning to the right having a radius of 1949.86 feet, an arc length of 198.62 feet and being subtended by a chord having a bearing of South 14 degrees 23 minutes 13 seconds West for a distance of 198.40 feet to a point, THENCE South 17 degrees 15 minutes 33 seconds West 82.47 feet to a point BEING THE TRUE POINT OF BEGINNING, THENCE South 17 degrees 15 minutes 33 seconds West 251.51 feet to a point, THENCE South 17 degrees 15 minutes 33 seconds West 76.81 feet to a point, THENCE South 17 degrees 15 minutes 33 seconds West 130.21 feet to a point to a point, THENCE along a curve turning to the left having a radius of 671.93 feet, an arc length of 294.03 feet and being subtended by a chord having a bearing of South 03 degrees 10 minutes 46 seconds West for a distance of 291.69 feet to a point, THENCE along a curve turning to the left having a radius of 671.93 feet, an arc length of 295.14 feet and being subtended by a chord having a bearing of South 21 degrees 56 minutes 25 seconds East for a distance of 292.77 feet to a point, THENCE South 36 degrees 44 minutes 33 seconds East 182.53 feet to a point, THENCE North 47 degrees 37 minutes 57 seconds East 461.36 feet to an iron pin found, THENCE North 09 degrees 52 minutes 32 seconds East 284.27 feet to a point, THENCE North 09 degrees 52 minutes 32 seconds East 227.25, THENCE North 09 degrees 52 minutes 32 seconds East 74.78 feet to an iron pin set, THENCE North 09 degrees 52 minutes 32 seconds East 220.58 feet to an iron pin set, THENCE North 85 degrees 41 minutes 19 seconds West 547.17 feet to a point BEING THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION

PITTMAN & GREER
ENGINEERING

Said tracts being the same as Lot 2, Lot 3 & Lot 4 on a Market Station Neighborhood Grocery Composite Plat by Pittman & Greer Engineering, P.C. dated October 13, 2025.

NARRATIVE

MARKET STATION NEIGHBORHOOD GROCERY

REZONE SUBMITTED 10/13/2025 revised 11/12/2025

GENERAL DATA

Property Address: 0 Experiment Station Road
Parcels: B 06 022F, B 06 022FA, B 06 022FB, B 06 022FC
Owner: KBB, LLC, William T Bishop, Shepard Oconee Properties LLC, Robert G Bishop (in order of parcel list)
Existing Zoning: AR3, AR3, AG, AG (in order of parcel list)
Proposed Zoning: Lot 1 - B1, Lot 2 - AR3, Lot 3 - AR3, Lot 4 - AR3
Existing Use: Undeveloped
Proposed Use: neighborhood grocery store with fuel and homestyle restaurant and 3 AR3 single family lots
Property Area: 17.82 acres

ADJACENT LAND USES AND ZONING

North – Experiment Station Road with AG (residential use) across roadway
West – Bishop Farms Parkway with B1 (First American Bank) and AG (undeveloped) property across roadway (owned by same family as subject property)
South – AG (University of North Georgia College)
East –AG (Board of Regents property)

OWNERSHIP TYPE

The development will be privately owned by a local group of Oconee County residents with a neighborhood grocery store along Experiment Station Road and 3 AR3 zoned residential lots that could one day be rezoned for commercial use as demand justifies.

REZONE REQUEST NARRATIVE

The property is 17.82 acres and is currently zoned AR3 (2 lots) and AG (2 lots) and undeveloped. The property owners are a mixture of the Bishop family as listed above. The owners have a local developer seeking to develop a neighborhood grocery store with fueling and a family style restaurant along the frontage of Experiment Station Road with access from Bishop Farms Parkway and Experiment Station Road (right in/right out only). The restaurant would be a sit down, family style restaurant that would close by 10 pm. There will be a drive thru that would be mostly used for coffee and some food items or pick ups but not be a typical fast food style restaurant. The request is to rezone the front portion of the property to B1 to accommodate this use. To accommodate the size needed for this use and to allow for family lot size equality, the AG zoned lots in the rear are being requested to be rezoned to AR3 so that they can be smaller than their existing 5 acres. This would allow for the multiple family members to all give a small portion of their lots to the grocery project. This would make those lots be a minimum of 3 acres with the proposal being 4.5 acres each. The proposed grocery store would be a maximum of 19,500 sf with up to a 4,000 sf family style restaurant inside the store. This would allow for a maximum sf of 23,500 sf inside the building. There is proposed an outdoor pavilion of up to 5,000 sf which would be a covered pavilion that could be used for outdoor eating, farmers market use, etc. This would not be an ongoing use associated with the store or part of daily operations and would not be part of the 23,500 sf allowed for the main building.

NARRATIVE

ACCESS

Access will be from a full access entrance on Bishop Farms Parkway as well a right in / right out entrance from Experiment Station Road. The single family lots would access Bishop Farms Parkway.

TRAFFIC IMPACT

A traffic impact analysis has been completed and submitted along with the rezone package for this. The proposed ADT for the development is 3,581 daily trips. The peak AM hour trips is 174 trips. The peak PM hour trips is 276 trips.

WATER SUPPLY

Water will be provided by Oconee County Water Resources. An 8" watermain exists in the right-of-way of Bishop Farms Parkway. A capacity letter has been obtained from Oconee County Water Resources and is provided with this request.
Estimated water usage is 4,710 gpd.

SEWAGE DISPOSAL

Sewage disposal will be provided by Oconee County Water Resources. A sewer main exists in the right of way and easement along Bishop Farms Parkway. A capacity letter has been obtained from Oconee County Water Resources and is provided with this request. The single family lots will be on private septic systems.
Estimated public sewer usage is 3,900 gpd.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor via dumpsters. Dumpsters will be shielded from view per the Oconee County UDC requirements.

UTILITIES

Electricity will be provided by Georgia Power and and Data will be provided by ATT or Spectrum. If gas is desired, it will be provided by Southern Gas.

STORMWATER MANAGEMENT AND DRAINAGE

There will be a Stormwater Management Facility constructed onsite to manage the stormwater runoff from the development to meet Oconee County stormwater ordinance. To convey stormwater to the pond, curb and gutter along with RCP, CMP, or HDPE stormpipe will carry stormwater to the ponds. The stormwater management facility will most likely be an underground facility.

IMPACT TO SCHOOL SYSTEM

There will be a positive impact to the school system from this development as it will generate tax dollars from taxes without adding to the number of children in the school system.

PROJECT SCHEDULE

Once zoning is approved in approximately January 2026 then site development plans will be created and permitted to begin construction in mid 2026. The project will be built in one phase for the store with the single family lots being available as demand dictates.

NARRATIVE

BUFFERS

Buffers are shown along the adjacent property lines to the south and east of the grocery lot, as required by OC-UDC Section 806. Please see the Rezone Concept Plan for specific buffer locations and widths. The buffers will be designed with details provided during the site development plans approval stage of the project. All other buffers and screening, per OC- UDC requirements, will be met during site development. There is a companion variance submitted with this rezone to reduce the required buffer from 50' to 25'. The buffer along the south of the store lot fronts the other lots that are part of this rezone and the buffer along the east fronts Board of Regents property which would likely never be residential or agricultural use. It would likely be an expansion of the existing college.

MARS HILL OVERLAY DISTRICT

The project will be within the Mars Hill Overlay District in the Mixed Use Development Land Use Category. The overlay has specific design guidelines which must be followed above and beyond UDC requirements. There is a companion variance request associated with the roof requirements of the overlay district.

SIGNAGE

The project will have signage that will meet the Oconee County UDC and be permitted through the sign permit process.

BUILDINGS

The building will be a 2-story building with an exterior of mostly brick with accents of board and batten fiber cement and less than 20% of stucco/eifs. There will be plentiful inset glass windows with black framing. Building frontage will have black columns with brick bases. There will be some outdoor plaza seating upstairs for the restaurant which will be visible from the front of the building along with exterior egress stairs exiting this area. Seating will also be available on the lower level at entries for customers purchasing food from the grocery food options. The roof line will be flat with TPO roofing with some accented vertical towers having pitched standing seam roofing. Signage will be on the building walls that meets Oconee sign code.

The proposed pavilion will be a maximum of 5,000 sf and could be used for farmers market, outdoor events, etc. This will not part of the daily operation of the store. There could potentially be restrooms constructed in this pavilion if desired by the owner.

The gas canopy will have a look similar to the building style with brick or stone column bases.

RESTAURANT

The restaurant within the building will be a sit-down, family style restaurant which will be closed by 10 pm. There will be a drive-thru window that would be used for breakfast and lunch sales or pickup but not be what would be considered a typical fast food drive-thru window. This will not be a fast food restaurant.

ESTIMATED VALUE OF PROJECT

The complete buildout of the project is estimated to be $25 Million.

COMPANION VARIANCE REQUESTS

NARRATIVE

There are two companion variance requests submitted along with this rezone request. These requests are for a reduction in incompatible use buffer along the rear of the grocery store lot and to allow for a different type and material of roofing from what is required in the Mars Hill Overlay District.

REPRESENTATIVE ARCHITECTURE





NARRATIVE



NARRATIVE



NARRATIVE



NARRATIVE





NARRATIVE



NARRATIVE

REPRESENTATIVE ARCHITECTURE





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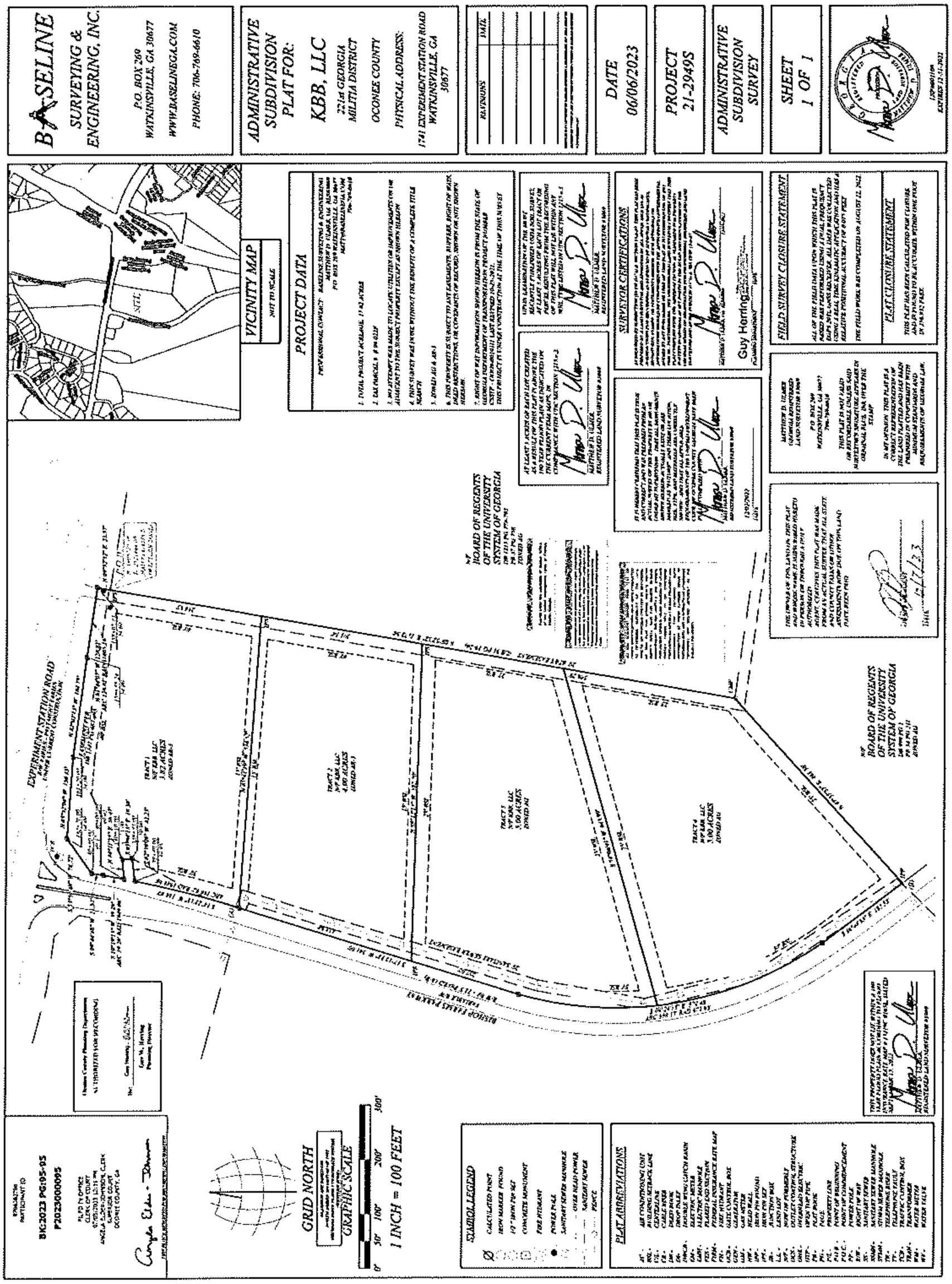
NARRATIVE

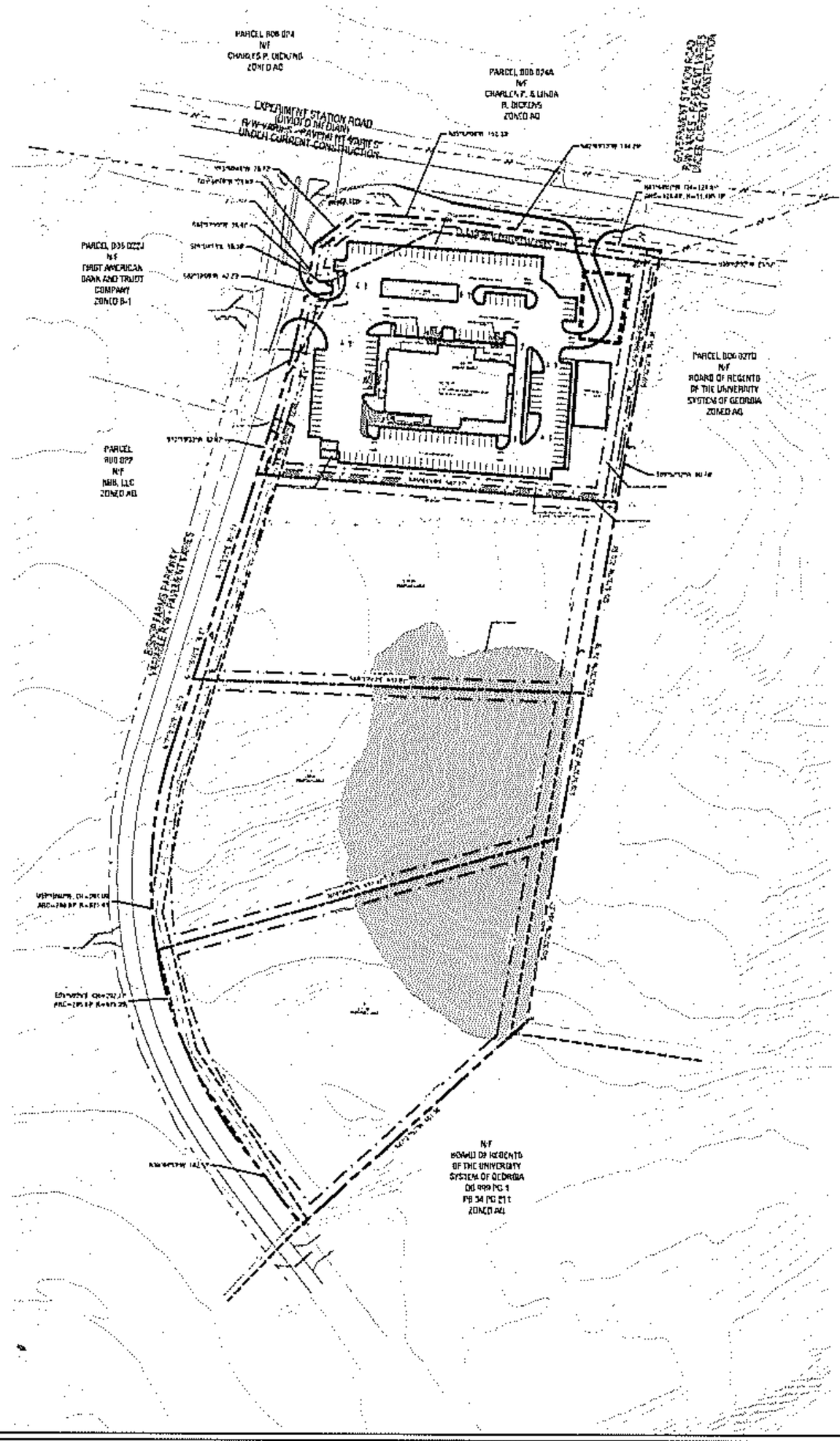


EXHIBIT "A" TO REZONE NO P25-0230

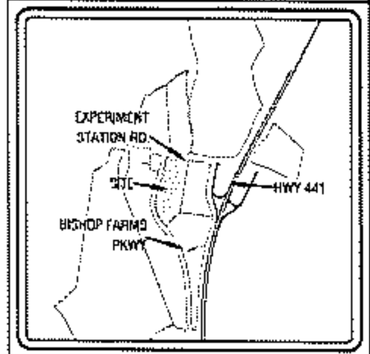
PLAT



CONCEPT PLAN



VICINITY MAP - 1" = 2000'



LOT DATA

TOTAL NUMBER OF LOTS: 4

LOT SIZES AND PROPOSED ZONING:
LOT 1 - 4.82 AC. - PROPOSED B-1 ZONING
LOT 2 - 4.91 AC. - PROPOSED AR-3 ZONING (MUST IS ALREADY AR3)
LOT 3 - 4.50 AC. - PROPOSED AR-3 ZONING
LOT 4 - 4.50 AC. - PROPOSED AR-3 ZONING

COVERAGE DATA - AR3 RESIDENTIAL LOTS

NOTE: THE FOLLOWING AREAS ARE ESTIMATES ONLY AND ARE BASED ON A MINIMUM HOME FOOTPRINT OF 2,000 SF., AN AVERAGE YARD TO IMPERVIOUS AREA, AND AN 8,000 SF. DISTURBED AREA ESTIMATED PER LOT.

1. STRUCTURES - 8,000 SF. (1.95% OF NET RESIDENTIAL SITE)
2. LANDSCAPING - 93,000 SF. (47.99% OF NET RESIDENTIAL SITE)
3. PARKING AREA - 19,000 SF. (12.65% OF NET RESIDENTIAL SITE) (DRIVEWAYS & PARKING PADS)
4. TO REMAIN UNDISTURBED - 100,000 SF. (66.35% OF NET RESIDENTIAL SITE)

DEVELOPMENT DATA

TOTAL PROJECT ACREAGE: 17.82 ACRES
TOTAL AREA OF B1 COMMERCIAL LOTS: 4.82 ACRES
TOTAL NUMBER OF B1 COMMERCIAL LOTS: 1
TOTAL AREA OF AR3 RESIDENTIAL LOTS: 13.00 AC.
TOTAL NUMBER OF AR3 RESIDENTIAL LOTS: 3
PROJECT DENSITY: 0.29 LOTS PER AC.
AVERAGE LOT SIZE: 4.46 AC.
SMALLEST LOT SIZE: 4.36 AC. - LOT #3
LARGEST LOT SIZE: 4.82 AC. - LOT #1
MINIMUM HOME SIZE FOR AR3 LOTS: 2,000 SF.

LOT ACREAGES ARE PROVIDED FOR REZONE PURPOSES ONLY. SEE FINAL PLAT FOR EXACT ACREAGES.
LOT DIMENSIONS ARE PROVIDED FOR REZONE PURPOSES ONLY. SEE FINAL PLAT FOR EXACT METES AND BOUNDS.

REZONE CONCEPT PLAN NOTES

1. DIMENSIONS AS SHOWN ARE TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 8 - LANDSCAPING & BUFFERS OF THE OCONEE COUNTY UDC.
3. GRADING FOR THE PROJECT WILL REQUIRE SEPARATE PERMITS. DETAILS PERTAINING TO SIGN DESIGN, BUILDING SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE OCONEE COUNTY PLANNING AND CODE ENFORCEMENT OFFICES FOR REVIEW AND APPROVAL PRIOR TO ERECTION. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE OCONEE COUNTY UDC AT THE TIME THE PERMITS ARE REQUESTED.
4. ALL EXISTING UTILITIES AS ILLUSTRATED ON THE PLAN ARE APPROXIMATELY LOCATED.
5. ALL PROPOSED UTILITIES AS ILLUSTRATED ON THE PLAN SHALL BE LOCATED WITHIN UTILITY EASEMENTS AS APPLICABLE.
6. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY, STATE, AND OTHER APPLICABLE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL.

SERVICE PROVIDERS

WATER: OCONEE COUNTY WATER RESOURCES DEPARTMENT
SANITARY SEWER: OCONEE COUNTY WATER RESOURCES DEPARTMENT
ELECTRIC: WALTON EMC
COMMUNICATION: AT&T ATHENS & CHARTER COMMUNICATIONS
GAS: ATLANTA GAS LIGHT COMPANY
SOLID WASTE: BY PRIVATE CONTRACT

PROJECT DATA

PROPERTY OWNER:
NRB, LLC C/O REINCAT WARD (PARCEL B 06 027)
1141 EXPERIMENT STATION ROAD
WATKINSVILLE GA 30677

WILLIAM T BISHOP (PARCEL B 06 022A)
1091 LOCH LOMOND CIRCLE
WATKINSVILLE GA 30677

GALPHARD OCONEE PROPERTIES, LLC (PARCEL B 06 022M)
1111 SUPERIOR, SUITE
WATKINSVILLE GA 30677

ROBERT B BISHOP (PARCEL B 06 022C)
1141 EXPERIMENT STATION ROAD
WATKINSVILLE GA 30677

DEVELOPER:
OCONEE HAGE, LLC
ATTN: STEVE HAGE

AUTHORIZED AGENT:
PITTMAN & GREER ENGINEERING, P.C.
1650 BARBER CREEK DRIVE, BLDG. 400
WATKINSVILLE, GEORGIA 30677
706.613.9244

PHYSICAL ADDRESS: 0 EXPERIMENT STATION ROAD

TAX PARCEL: B 06 022D, B 06 022M, B 06 022A, B 06 022C

TOTAL PROJECT ACREAGE: 17.82 ACRES

CONTAMINATION: 1 FEUDT GIS MAP BY OCONEE COUNTY.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A BOUNDARY SURVEY AND ENGINEERING INC. ABBREVIATED "SUBDIVISION PLAT FOR NRB, LLC, DATED 09.06.2023.

EXISTING ZONING: AR3 AND AB

PROPOSED ZONING: B1 AND AR3

EXISTING USE: UNDEVELOPED

PROPOSED USE: NEIGHBORHOOD GROCERY STORE WITH HOUSEHOLD MERCHANDISE AND ENGINEERING INC. ABBREVIATED "SUBDIVISION PLAT FOR NRB, LLC, DATED 09.06.2023.

FLOOD PLAIN: SURVEY PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION "ZONE A" DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13219C0175E, WITH AN EFFECTIVE DATE OF 8/1/2022 FOR COMMUNITY PANEL NUMBER 135453, OCONEE COUNTY, GEORGIA.

THERE ARE NO STATE WATERS ONSITE, NOR WITHIN 200' OF THE SITE.

THERE ARE NO WETLANDS DELINEATED ON SITE.

B1 ZONING REGULATIONS

MINIMUM LOT AREA (WITH SEWER): 10,000 SF.
MINIMUM LOT AREA (WITHOUT SEWER): 1.00 AC.
MINIMUM LOT WIDTH (WITH SEWER): 100'
MINIMUM LOT WIDTH (WITHOUT SEWER): 150'
MINIMUM BUILDABLE AREA: NA
MINIMUM AREA LYING ABOVE FLOODPLAIN: NA
MINIMUM FRONT YARD: 20' MAJOR THOROUGHFARE / 20 - MINOR STREET
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 10'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM LOT COVERAGE: 75%

AR-3 ZONING REGULATIONS

MINIMUM LOT AREA: 3.00 AC.
MINIMUM LOT WIDTH (WITH SEWER): 150'
MINIMUM LOT WIDTH (WITHOUT SEWER): 150'
MINIMUM BUILDABLE AREA: 20,000 SF
MINIMUM AREA LYING ABOVE FLOODPLAIN (WITH SEWER): 17,000 SF.
MINIMUM AREA LYING ABOVE FLOODPLAIN (WITHOUT SEWER): 87,000 SF.
MINIMUM FRONT YARD: 40' MAJOR THOROUGHFARE / 30 - MINOR STREET
MINIMUM SIDE YARD: 15'
MINIMUM REAR YARD: 40'
MAXIMUM BUILDING HEIGHT: 40'
MAXIMUM LOT COVERAGE: 0%
MINIMUM FLOOR AREA: 1,600 SF (SINGLE STORY) / 1,350 (TWO-STORY)

SITE DRAINAGE

CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.

PLANT LEGEND

SHADE TREE

LARGE SHRUB

3IP ROLL SHRUB

LANDSCAPING NOTE

FOR CLARITY, LIMITED LANDSCAPING IS SHOWN ON THIS PLAN. LANDSCAPING, PLANTINGS, PARKING LOT PLANTINGS, AND OTHER COUNTY REGULATED PLANTINGS WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE REGULATIONS SET FORTH IN THE OCONEE COUNTY UDC AT THE TIME OF SITE DEVELOPMENT PLAN SUBMITTAL FOR EACH INDIVIDUAL LOT.

REVISIONS	
DATE	DESCRIPTION
-	-
-	-
-	-
-	-

PITTMAN & GREER ENGINEERING P.C.
1650 BARBER CREEK DRIVE - BLDG. 400
WATKINSVILLE GA 30677
P. 706.613.9244 - WWW.PITTMANGREER.COM

GEORGIA REGISTERED PROFESSIONAL ENGINEER WILLIAM J. GREER

FOR REVIEW ONLY

MARKET STATION NEIGHBORHOOD GROCERY

0 AC. - 0 EXPERIMENT STATION ROAD
OCONEE COUNTY, GEORGIA

SCALE 1" = 100'

PROJECT NUMBER: 2025-029

DATE: 10.01.2025

OVERALL REZONE CONCEPT PLAN

RZ01

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EXHIBIT "A" TO REZONE NO RZ25-02011
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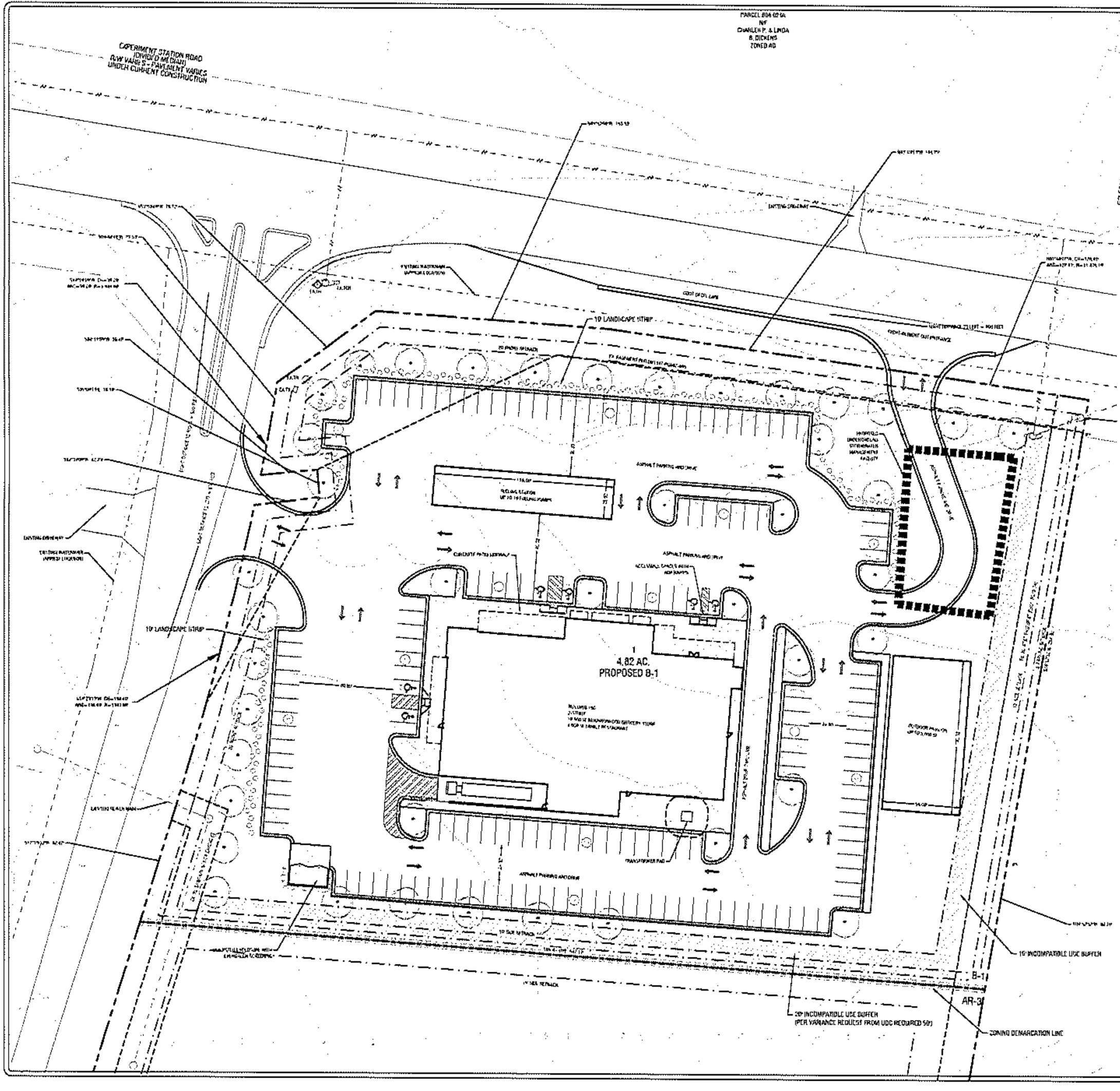
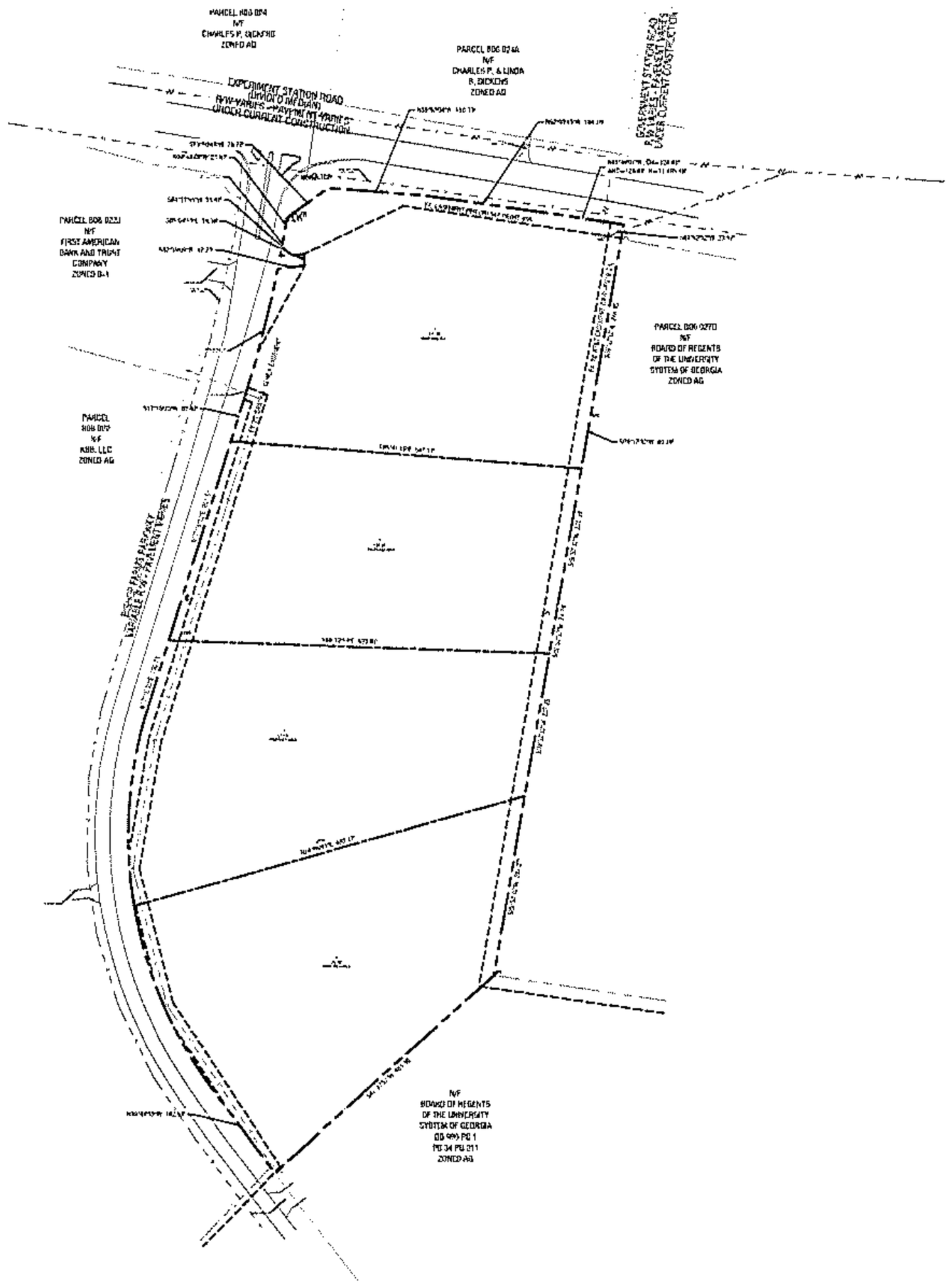
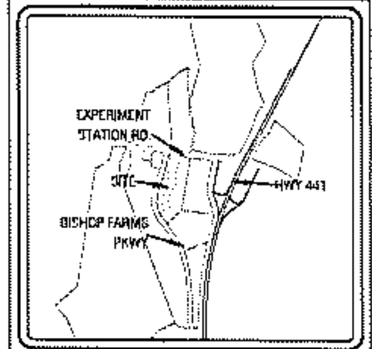
CONCEPT PLAN


PARCEL 806 02 9A
NF
CHARLES P. & LINDA B. DICKENS
ZONED AG
EXPERIMENT STATION ROAD
(DIVIDED MEDIAN)
R/W VARIES - EASEMENT VARIES
UNDER CURRENT CONSTRUCTION
EXISTING DRIVEWAY
EXISTING WATERMAIN (APPROX LOCATION)
10' LANDSCAPE STRIP
EXISTING WATERMAIN (APPROX LOCATION)
EXISTING DRIVEWAY
EXISTING GRADE MIN
EDGE OF CPL LANE
RIGHT-IN/RIGHT-OUT ENTRANCE
ASPHALT PARKING AND DRIVE
RECYCLING STATION
UP TO 10 RECYCLING BINS
CONCRETE PATIO (TYPICAL)
ACCESSIBLE RAMPS WITH HANDRAILS
4.82 AC.
PROPOSED B-1
BUILDING 1 OF 2
2-STORY
10,000 SF NEIGHBORHOOD GROCERY STORE
4,000 SF FAMILY RESTAURANT
OUTDOOR PAVILION
UP TO 2,000 SF
TRANSFORMER PAD
ASPHALT PARKING AND DRIVE
10' SUP MTRACK
10' INCOMPATIBLE USE BUFFER
B-1
AR-3
ZONING DEMARCATION LINE
25' INCOMPATIBLE USE BUFFER
(PER VARIANCE REQUEST FROM UDC REQUIRED 50')
EXISTING WATERMAIN
EXISTING GRADE MIN
EXISTING DRIVEWAY
EXISTING WATERMAIN (APPROX LOCATION)
10' LANDSCAPE STRIP
EXISTING GRADE MIN
EXISTING DRIVEWAY
EXISTING WATERMAIN (APPROX LOCATION)

CONCEPT PLAN



VICINITY MAP - 1"=2000'



PROJECT DATA

PROPERTY OWNER:
KBB, LLC C/O ROBERT BISHOP (PARCEL R 09 027)
1741 EXPERIMENT STATION ROAD
WATKINSVILLE GA 30677

WILLIAM F BISHOP (PARCEL R 09 022A)
1091 LOCH LOMOND CIRCLE
WATKINSVILLE GA 30677

THE PAUL DEERE PROPERTIES, LLC (PARCEL R 09 022B)
1741 AMERICA DRIVE
WATKINSVILLE GA 30677

ROBERT S BISHOP (PARCEL R 09 022C)
1741 EXPERIMENT STATION ROAD
WATKINSVILLE GA 30677

DEVELOPER:
DECENT MADE, LLC
ATTN: CISSY WATSON

AUTHORIZED AGENT:
PITTMAN & GREER ENGINEERING P.C.
1950 BARBER CREEK DRIVE, BLDG. 400
WATKINSVILLE, GEORGIA 30677
706.419.9244

PHYSICAL ADDRESS: 0 EXPERIMENT STATION ROAD

TAX PARCEL: R 09 027, R 09 022A, R 09 022B, R 09 022C

TOTAL PROJECT ACREAGE: 17.30 ACRES

CONTOUR INTERVAL: 1 FOOT GIS (DEM) BY OCONEE COUNTY.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A BOUNDARY SURVEY AND ENGINEERING USE ADMINISTRATIVE SUBDIVISION PLAT FOR KBB, LLC. DATED 05.04.2023

EXISTING ZONING: AR3 AND AG

PROPOSED ZONING: B1 AND AR3

EXISTING USE: UNDEVELOPED

PROPOSED USE: NEIGHBORHOOD GROCERY WITH 1H HOME STYLE RESTAURANT WITH DRIVE THRU AND FUTURE AND SINGLE FAMILY LOTS

FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION ZONE A, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13059C0135E, WITH AN EFFECTIVE DATE OF 8.16.2022 FOR COMMUNITY NUMBER 130153, OCONEE COUNTY, GEORGIA

THERE ARE NO STATE WATERS EXISTS, AS DEFINED BY OF THE SITE.

THERE ARE NO WETLANDS DELINEATED ON SITE.

B1 ZONING REGULATIONS

MINIMUM LOT AREA (WITH SEWER): 10,000 SF
MINIMUM LOT AREA (WITHOUT SEWER): 1.00 AC.
MINIMUM LOT WIDTH (WITH SEWER): 100'
MINIMUM LOT WIDTH (WITHOUT SEWER): 150'
MINIMUM BUILDABLE AREA: NA
MINIMUM AREA LYING ABOVE FLOODPLAIN: NA
MINIMUM FRONT YARD: 30' MAJOR THOROUGHFARE / 20' - MINOR STREET
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 15'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM LOT COVERAGE: 65%

AR-3 ZONING REGULATIONS

MINIMUM LOT AREA: 5.00 AC.
MINIMUM LOT WIDTH (WITH SEWER): 100'
MINIMUM LOT WIDTH (WITHOUT SEWER): 150'
MINIMUM BUILDABLE AREA: N.F.P.P. SF.
MINIMUM AREA LYING ABOVE FLOODPLAIN (WITH SEWER): 17,000 SF
MINIMUM AREA LYING ABOVE FLOODPLAIN (WITHOUT SEWER): 31,000 SF
MINIMUM FRONT YARD: 30' MAJOR THOROUGHFARE / 20' - MINOR STREET
MINIMUM SIDE YARD: 15'
MINIMUM REAR YARD: 40'
MAXIMUM BUILDING HEIGHT: 40'
MAXIMUM LOT COVERAGE: 65%
MINIMUM FLOOR AREA: 1,600 SF. (SINGLE STORY) / 1,850 (TWO STORY)

LOT DATA

TOTAL NUMBER OF LOTS: 4

LOT SIZES AND PROPOSED ZONING:
LOT 1 - 4.82 AC. - PROPOSED B-1 ZONING
LOT 2 - 4.00 AC. - PROPOSED AR-3 ZONING (MOVE TO ALREADY ANX)
LOT 3 - 4.00 AC. - PROPOSED AR-3 ZONING
LOT 4 - 4.48 AC. - PROPOSED AR-3 ZONING

DEVELOPMENT DATA

TOTAL PROJECT ACREAGE: 17.30 ACRES
TOTAL AREA OF B1 COMMERCIAL LOTS: 4.82 ACRES
TOTAL NUMBER OF B1 COMMERCIAL LOTS: 1
TOTAL AREA OF AR3 RESIDENTIAL LOTS: 12.50 AC.
TOTAL NUMBER OF AR3 RESIDENTIAL LOTS: 3
PROJECT DENSITY: 0.58 LOTS PER AC.
AVERAGE LOT SIZE: 4.48 AC.
SMALLEST LOT SIZE: 4.00 AC. - LOT #2
LARGEST LOT SIZE: 4.82 AC. - LOT #1
MINIMUM HOME SIZE FOR ANY LOTS: 2,000 SF

LOT ACREAGES ARE PROVIDED FOR REZONE PURPOSES ONLY. SEE FINAL PLAT FOR EXACT ACREAGES.
LOT DIMENSIONS ARE PROVIDED FOR PLOTTAL PURPOSES ONLY. SEE FINAL PLAT FOR EXACT NOTES AND MINOR.

DATE	DESCRIPTION
10.13.2025	

PITTMAN & GREER
ENGINEERING P.C.
1950 BARBER CREEK DRIVE - BLDG. 400
WATKINSVILLE GA 30677
P. 706.419.9244 - WWW.PITTMANGREER.COM

FOR REVIEW ONLY

MARKET STATION NEIGHBORHOOD GROCERY

0 AC. - 0 EXPERIMENT STATION ROAD
OCONEE COUNTY, GEORGIA

SCALE: 1" = 100'

PROJECT NUMBER
2025-025

DATE
10.13.2025

COMPOSITE PLAT

CP01

Planning Department
Oconee County, Georgia

STAFF REPORT

REZONE CASE #: P25-0230

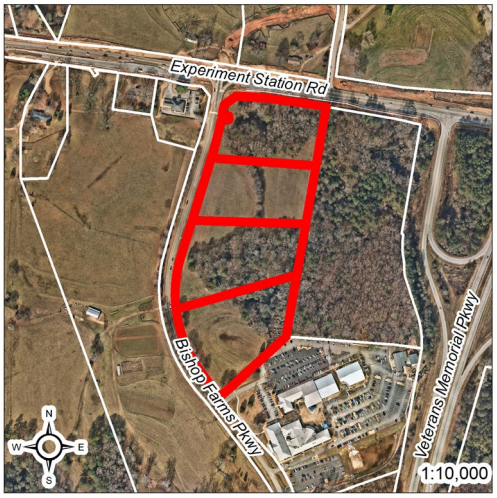
DATE: December 1, 2025

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

APPLICANT NAMES: Pittman and Greer Engineering

PROPERTY OWNER(S): KBB, LLC, Robert G. Bishop, William T. Bishop, and Shepard Oconee Properties, LLC

LOCATION: Intersection of Experiment Station Road and Bishop Farms Parkway (unaddressed)
Parcels: B-06-022F, B-06-022FA, B-06-022FB, & B-06-022FC



PARCEL SIZE(s): ± 17.82 acres for 4 parcels

EXISTING ZONING: AR-3 (Agricultural Residential Three Acre District) and AG (Agricultural District) within the Mars Hill Overlay District

EXISTING LAND USES: Vacant

2023 FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Civic Center

ACTION REQUESTED:
1. Rezone ±4.82 acres from AR-3 (Agricultural Residential Three Acre District) to B-1 (General Business District)
2. Rezone ± 10.0 acres from AG (Agricultural District) to AR-3 (Agricultural Residential Three Acre District)

STAFF RECOMMENDATION: Staff recommends conditional approval of this request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: December 8, 2025

BOARD OF COMMISSIONERS: January 6, 2026

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

CONCURRENT APPLICATIONS:

1. **Variance** from UDC Sec. 205.09.c.3.h. (Special provisions applicable to the B-1 zoning district) to allow a building with 23,500 SF total on 2 floors to exceed the limitation of 12,000 on 2 floors with a 6,000 SF footprint or 20,000 SF with a single-story building.
2. **Variance** from UDC Sec. 205.09.c.3.a. (Special provisions applicable to the B-1 zoning district) and to Sec. 206.04.d.7.a. (Mars Hill Overlay Architectural requirements) to allow a flat roof with pitched accents instead of the required gable or hip style with a minimum roof pitch of 4 in 12 or steeper for a multistory building and to modify the required roofing materials.
3. **Variance** from UDC Sec. 806 to reduce the required incompatible use buffer from 50 feet to 20 feet adjacent to land zoned AR-3.

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The current parcels were created by an administrative plat recorded July 5, 2023, in Plat Book 2023, Page 95.
- Parcels B-06-022F and B-06-022FA were rezoned from AG to AR-3 on May 2, 2023.
- Parcels B-06-022FB and B-06-022FC were zoned AG with the original adoption of the zoning map in 1968.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Residential and Agricultural	AG (Agricultural District)
SOUTH	University (University of North Georgia)	AG (Agricultural District)
EAST	Vacant- wooded	AG (Agricultural District)
WEST	Bank and agricultural	B-1 (General Business District) and AG (Agricultural District)

PROPOSED DEVELOPMENT

- On the proposed 4.72-acre lot, the applicant is proposing one 23,500 SF:

Use	Size
Grocery store with gas pumps	19,500 SF (2 stories)
Family Restaurant with drive through	4,000 SF
Open air retail pavilion	5,000 SF

- The three other lots are proposed to be residential uses as allowed in the AR-3 zone with the following lot sizes: 4.0-acres, 4.5 acres, and 4.5 acres.

PROPOSED TRAFFIC PROJECTIONS

- The narrative indicates the average daily trips (ADT) to be 3,581 using the Institute of Transportation Engineers 11th Edition (ITE) Trip Generation Manual, for this development. A Traffic Impact Study was submitted and under review.

PUBLIC FACILITIES

Water:

- The applicant proposes public water from Oconee County Water Resources.

Sewer:

- The applicant proposes public sewer from Oconee County Water Resources for the commercial B-1 lot and on-site septic for the three residential lots.

Roads:

- The project proposes access to Experiment Station Road (GA 53) and Bishop Farms Parkway.

Environmental:

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

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Reviewed with no comments on November 24, 2025.

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Reviewed on October 10, 2025, with the following comments:
- Parcels B 06 022F Grocery Store
    - Regarding ***potable water***, potable water is available for domestic and irrigation purposes. We note that an estimate of fire flow is not requested or provided. Our development files may contain nearby tests, if needed.
    - ***Wastewater treatment capacity*** in the requested amount of 3900 GPD is available at the Calls Creek Treatment Facility for this project location**.** The intended usage and capacity will be evaluated and calculated during the review process. ***Developer/Owner may be required to construct an offsite extension of the nearest existing sanitary sewer for the development's connection to the County's collection System.***
- Parcels: B 06 022FA, B 06 022FB, B 06 022FC (0 Experiment Station Road) 3 Residential Lots
    - Regarding ***potable water***, potable water is available for domestic and irrigation purposes. We note that an estimate of fire flow is not requested or provided. Our development files may contain nearby tests, if needed.
    - ***Wastewater treatment capacity*** is not available for residential properties.

OCONEE COUNTY FIRE-DEVELOPMENT REVIEW

- Reviewed with no comments on November 24, 2025.

OCONEE BOARD OF EDUCATION

- Reviewed with comments received December 1, 2025:
  We have reviewed the Justin Greer P25-0230 rezone request. This will impact our Oconee County High School Attendance Zone by 3 students. Specifically, this proposal will affect Oconee County Primary School, Oconee County 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.
The proposed B-1 zoning is compatible with the adjacent B-1 zoning that has a bank across Bishop Farms Parkway. The proposed AR-3 zoning is compatible with the adjacent agricultural and institutional uses.

B. Whether the property to be rezoned has a reasonable economic use as currently zoned.
The property is currently vacant. While current zoning would allow residential uses, the proposed B-1 lot is adjacent to a 4-land divided highway (GA 53). The three proposed AR-3 lots will not change proposed uses as they are indicated to be residential.

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;
Oconee County Schools has indicated the impact will be 3 additional students. The projected impact on water/ sewer will be 4,710 gallons per day for the grocery store. Water Resources has indicated that the commercial site can be served by water and sewer. The residential sites can only be served with

water service. If appropriate transportation improvements are made to mitigate traffic impacts, staff finds the proposed B-1 and AR-3 zoning can meet the rezoning standard.

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

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 if the applicant makes required transportation and intersection improvements as required by UDC standards.

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 no current use. Staff finds the proposed B-1 and AR-3 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 purpose of the B-1 zoning district is "intended for those business activities providing goods and services for local citizens of Oconee County and surrounding areas." (UDC Sec. 205.09). The purpose of the AR-3 zoning district is "intended to allow low rural residential densities and compatible agricultural activities without encouraging commercial development or multi-family development." (UDC Sec. 205.02). Staff finds that the proposed one commercial lot and three residential lots to be consistent with the stated purpose of the proposed zoning districts.

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.
The completion of the four-land divided GA 53 (Experiment Station Road) in 2025 is a change in recent conditions that would provide supporting grounds for a B-1 lot fronting on the divided highway. There are no changes know for conditions on Bishiop Farms Parkway leading to the University of North Georgia.

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 Civic Center Area as shown on the Character Areas Map, 2023 Oconee County Comprehensive Plan Update. The Comprehensive Plan indicates "The Civic Center Character Area is the center of civic activities in unincorporated Oconee County. The Character Area includes a relatively high intensity mix of businesses, retail shopping, offices, sports and recreational complexes, public schools, a college campus, and other public and semi-public uses (such as the Oconee Civic Center, libraries, and museums) that create a multi-dimensional environment. Typical nonresidential uses include: a shopping center anchored with a large grocery or drug store, small office complexes such as "office condominiums," financial institutions, full-service restaurants and medical/dental clinics, gas stations, lofts above ground level office or retail, and public and institutional uses such as schools, parks, libraries, and community/civic centers." The Plan indicates that B-1 zoning is appropriate depending on the location and potential impact on the surrounding area. The proposed AR-3 zoning with 3-acre lot minimums is appropriate for residential uses as it exceeds the recommended lot sizes of 2-acres. If appropriate transportation improvements are made to mitigate traffic impacts, staff finds the proposed B-1 and AR-3 zoning is in conformity with the Comprehensive Plan.

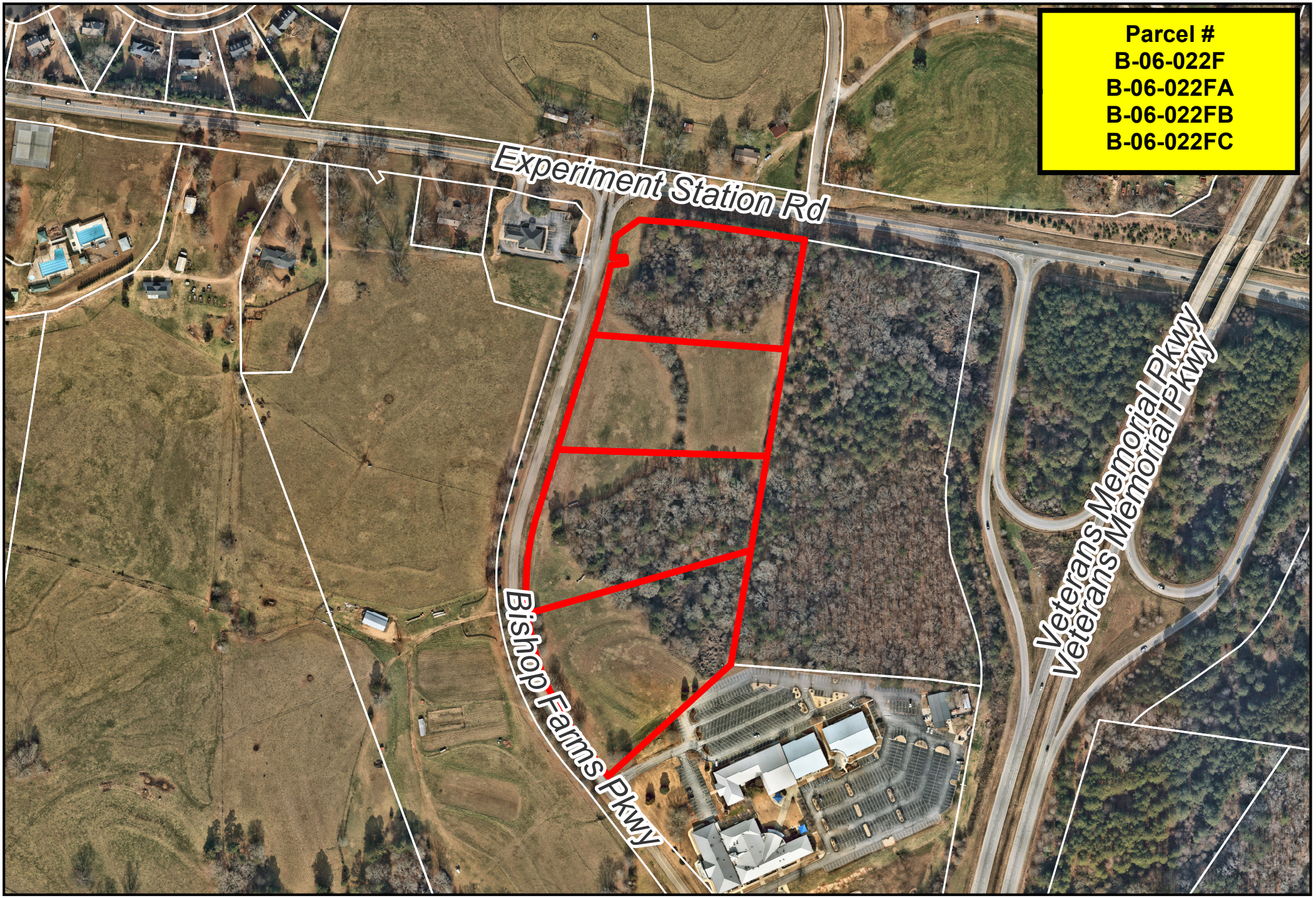
H. The availability of adequate sites for the proposed use in districts that permit such use.
It is likely that other B-1 zoned properties exist in the county that would permit a grocery store. There are also likely AR-3 zoned properties that would support residential development.

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 ±4.82 acres to B-1 and ±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 and public waste services 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.
4. At the owner's expense, road improvements shall be made to ensure the impacted intersections shall meet the requirements of the UDC to ensure all impacted intersections meet a Level of Service C.
5. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of the principal structure with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.
6. The proposed drive-through shall have a stacking lane according to the Institute of Transportation Engineers (ITE) standards to be approved by the Director of Planning and Code Enforcement and the Director of Public Works as part of the Site Development Plan. No parking space shall be allowed that crosses the stacking lane.

Rezone # P25-0230 - KBB, LLC



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Feet

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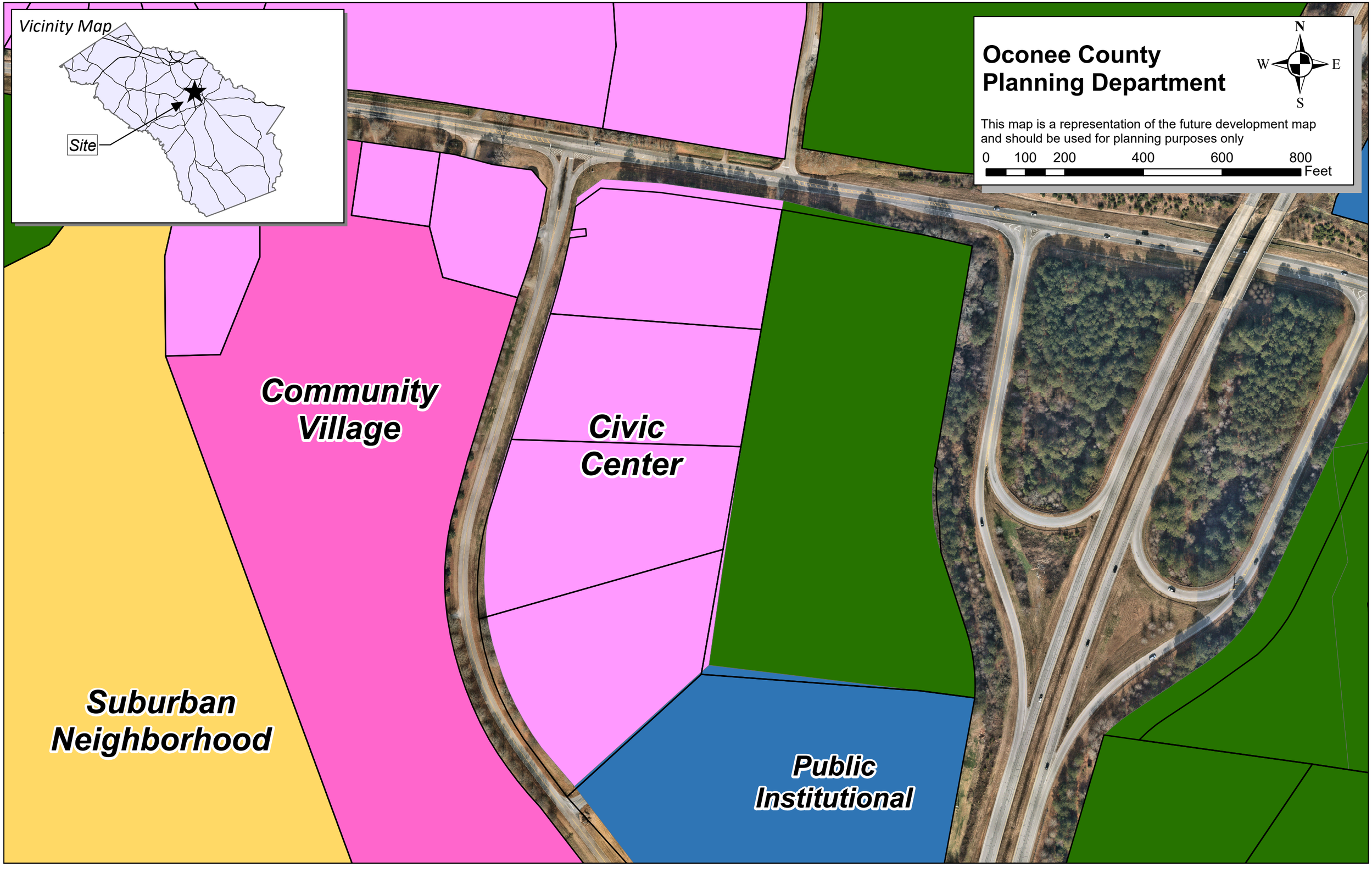
Vicinity Map
Site
Oconee County
Planning Department
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This map is a representation of the future development map and should be used for planning purposes only
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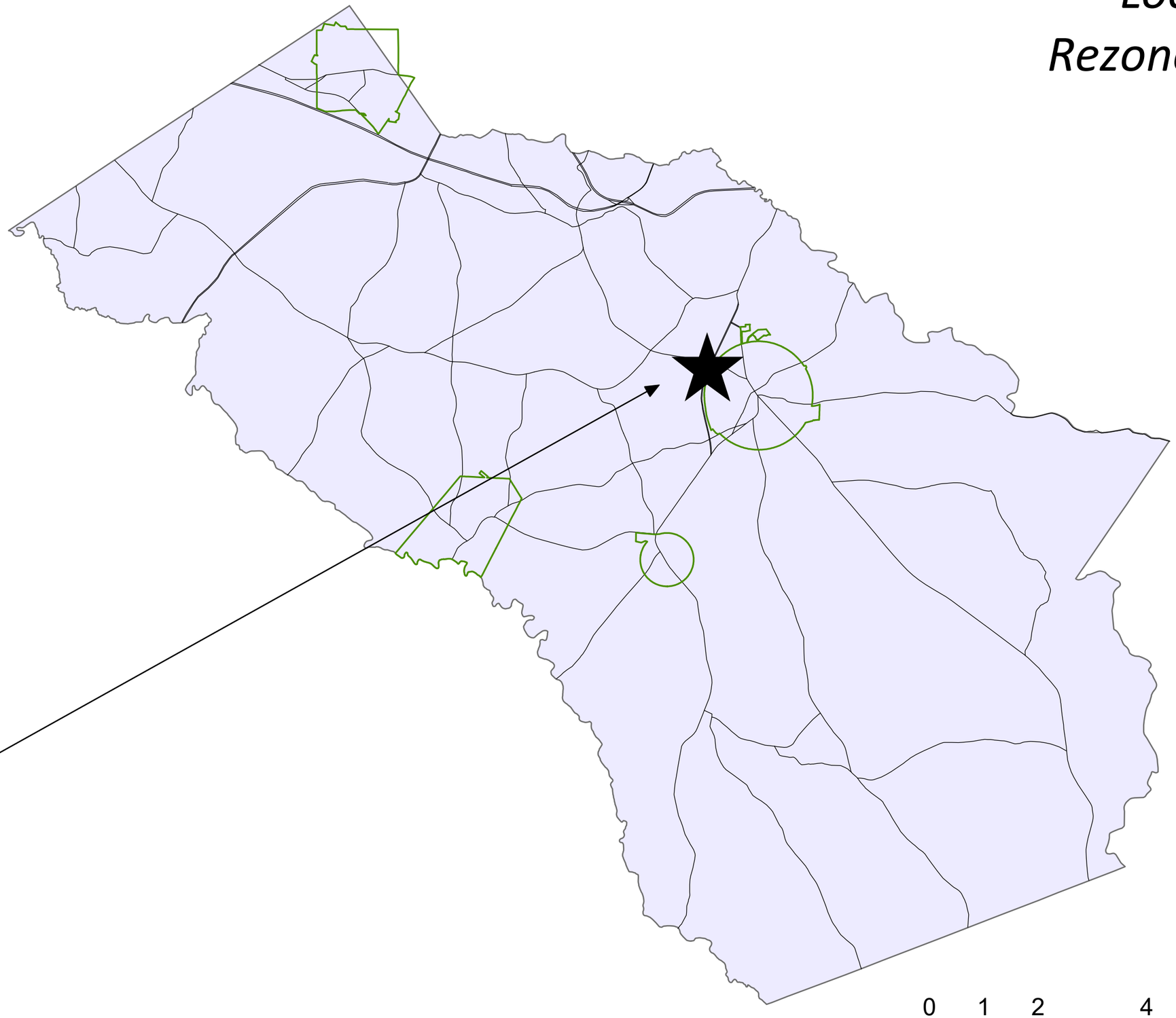
Feet
Community Village
Civic Center
Suburban Neighborhood
Public Institutional

Location Map - Rezone # P25-0230 KBB, LLC



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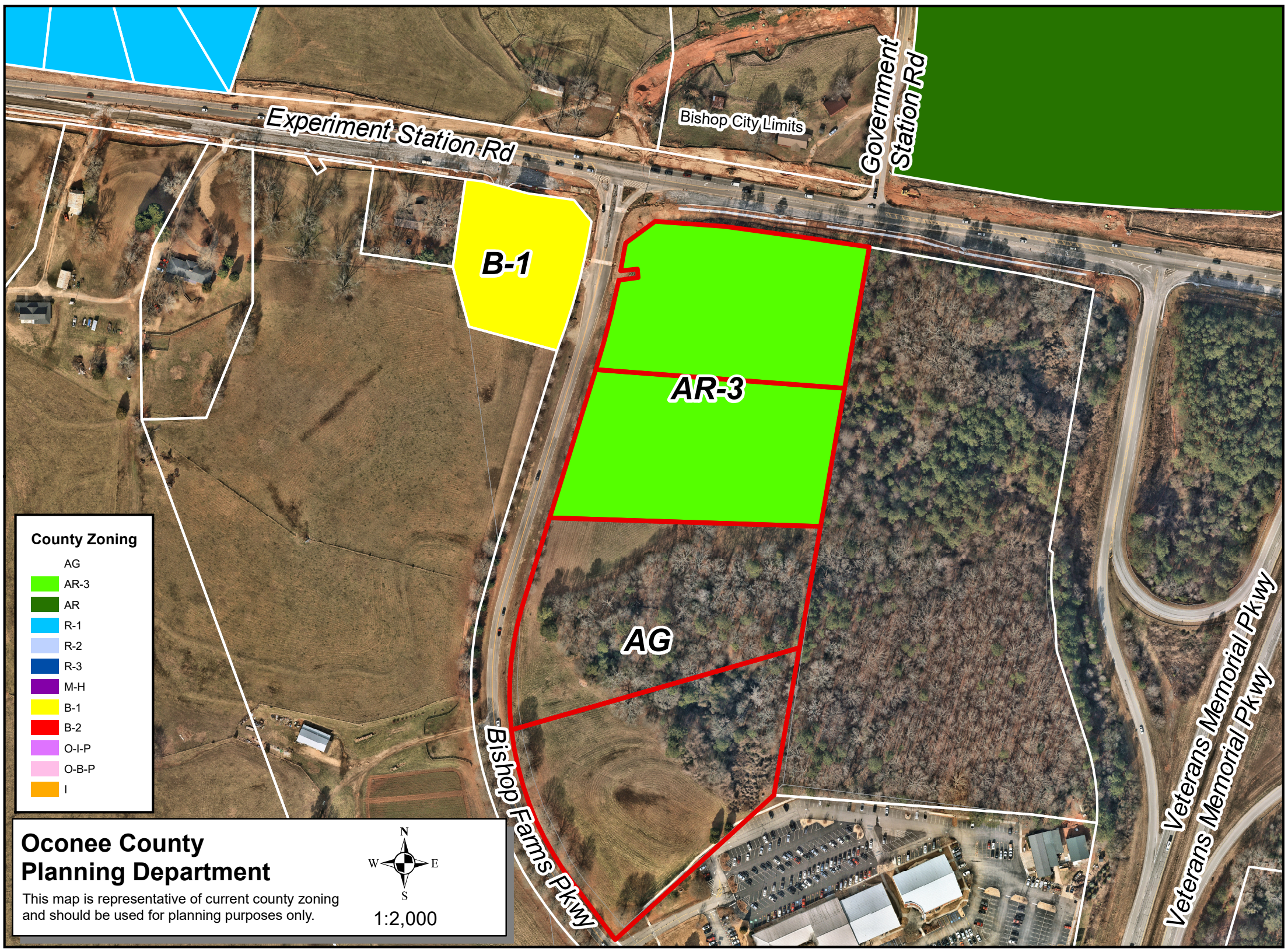
Experiment Station Rd
Bishop City Limits
Government Station Rd
B-1
AR-3
AG
Bishop Farms Pkwy
Veterans Memorial Pkwy
Veterans Memorial Pkwy
County Zoning
AG
AR-3
AR
R-1
R-2
R-3
M-H
B-1
B-2
O-I-P
O-B-P
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Oconee County
Planning Department
This map is representative of current county zoning and should be used for planning purposes only.
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