

**AMENDMENT TO THE ZONING ORDINANCE
OF THE CITY OF NORTH HIGH SHOALS, GEORGIA, AND THE
ZONING MAPS OF THE CITY OF NORTH HIGH SHOALS, GEORGIA
TITLE**

An Ordinance amending the Zoning Ordinance of the City of North High Shoals, Georgia, and the Zoning Maps of the City of North High Shoals, Georgia, pursuant to Article XVII, Section 1700., to rezone from zoning classification A-1 (Agricultural District) & B-1 (General Business District) to zoning classification R-1 (Single Family Residential District) pursuant to an application for rezoning of property owned by Scott Allen Chambers 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 zoning change submitted by Barry D. Lord on September 15, 2025, requesting rezoning of a ±7.534-acre tract of land located at 2351 Elder Ext., North High Shoals, GA, in the 239th District, G.M., Oconee County, Georgia, said parcel also lying within the City of North High Shoals, Georgia, (Tax Parcel #A-06-011C) the City Council of North High Shoals does hereby ordain and enact to law the following:

SECTION 1. An Ordinance known as the "Zoning Ordinance of the City of North High Shoals" enacted by the North High Shoals City Council on March 12, 1990, 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 on same on November 17, 2025, and a Public Hearing was held by the North High Shoals City Council at its regular meeting on December 15, 2025.

ADOPTED AND APPROVED, this 15th of December, 2025.

TOWN OF NORTH HIGH SHOALS MAYOR AND COUNCIL

BY: Stephen D. Goad, Ed.D.
Stephen D. Goad, Ed.D., Mayor

ATTEST:

Sue Bishop
Sue Bishop
Clerk, Town of North High Shoals

Eric Carlson
Eric Carlson, Member

Fred Johnson
Fred Johnson, Member

Eric Wright
Eric Wright, Member

Hilda Kurtz
Hilda Kurtz, Member

Meagan Cundiff
Meagan Cundiff, Member

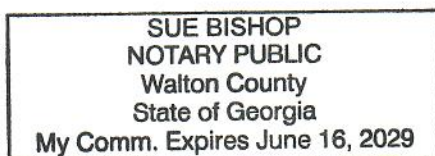


EXHIBIT "A" TO REZONE NO P25-0210

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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 Zoning or Subdivision Code.
2. The owner at their own expense shall construct the improvements required by the County for public water 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 and Town's review of Owner's development plans pursuant to both the County and Town's ordinances and regulations regarding access to public roads. 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.

EXHIBIT "A" TO REZONE NO P25-0210
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TAX MAP

Rezone # P25-0210 - Scott Allen Chambers



EXHIBIT "A" TO REZONE NO P25-0210

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LEGAL DESCRIPTION

L E G A L D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING IN OR BEING IN GMD NO.239 OCONEE COUNTY , TOWN OF NORTH HIGH SHOALS,GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF NEW HIGH SHOALS ROAD(100' R/W) AND THE EASTERLY RIGHT OF WAY OF ELDER ROAD EXTENSION (60' R/W);

THENCE North 62 degrees 12 minutes 31 seconds East for a distance of 127.31' feet TO A POINT;

THENCE along a curve to the right having a radius of 1907.07' feet and an arc length of 377.89' feet, being subtended by a chord of North 67 degrees 29 minutes 12 seconds East for a distance of 377.27' feet TO A POINT;

THENCE South 19 degrees 58 minutes 51 seconds East for a distance of 566.60' feet TO A POINT;

THENCE South 70 degrees 01 minutes 09 seconds West for a distance of 50.00' feet TO A POINT;

THENCE North 19 degrees 58 minutes 51 seconds West for a distance of 25.00' feet TO A POINT;

THENCE South 70 degrees 01 minutes 09 seconds West for a distance of 60.00' feet TO A POINT;

THENCE South 19 degrees 58 minutes 51 seconds East for a distance of 25.00' feet TO A POINT;

THENCE South 70 degrees 01 minutes 09 seconds West for a distance of 162.25' feet TO A POINT;

THENCE South 74 degrees 59 minutes 18 seconds West for a distance of 447.89' feet TO A POINT;

THENCE along a curve to the left having a radius of 1364.79' feet and an arc length of 61.47' feet, being subtended by a chord of North 06 degrees 49 minutes 08 seconds East for a distance of 61.47' feet TO A POINT;

THENCE North 05 degrees 31 minutes 43 seconds East for a distance of 266.64' feet TO A POINT;

THENCE along a curve to the left having a radius of 1136.91' feet and an arc length of 211.60' feet, being subtended by a chord of North 00 degrees 11 minutes 49 seconds East for a distance of 211.29' feet TO THE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 7.534 acres more or less.

EXHIBIT "A" TO REZONE NO P25-0210

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NARRATIVE

INGRAM, LORD
AND ASSOCIATES



Ingram, Lord and Associates
437 Sam Brown Blvd
Commerce, GA 30529

09/09/2025

Oconee County Planning Commission
7635 Macon Highway
Watkinsville, GA 30677

To Whom It May Concern:

Our client, Scott Chambers is proposing to you a change in use of 2351 Elder Road Extension in North High Shoals, Map A06 Parcel 011C.

This parcel is 7.534 acres and is currently zoned A1 and is in use as agricultural land with a single residence. Adjacent parcels are Map A06 Parcel 011BHS and Map A06 Parcel 011HS. The other borders of the property are on New High Shoals Road and Elder Road Extension. Map A06 Parcel 011BHS is zoned Commercial with a Rehabilitation/Long-Term Care Center. Map A06 Parcel 011HS is zoned Agricultural and is currently used as Agricultural land. All parcels are within the City of High Shoals. Our proposed zoning is from A1 to R1 and the intended use is to divide the property into three lots. One will keep the existing residence and the other two will have new residences built.

Traffic impacts would be very limited by the limited increase in homes with this proposal. No commercial or other ventures are intended for any residence, so there would be no further impacts than normal residential traffic.

Impacts to the school system would also be limited due to the small increase in homes with this proposal.

Utilities would be required for the site. Water would need to be provided by Oconee County. Sewage disposal would be completed onsite via a septic system. Due to the existing residence, electric, phone, cable, and garbage would be easily extended to the new residences as required.

We appreciate your consideration of our request.

Sincerely,

Barry Lord
Owner
Ingram, Lord and Associates

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ARCHITECTURAL RENDERINGS

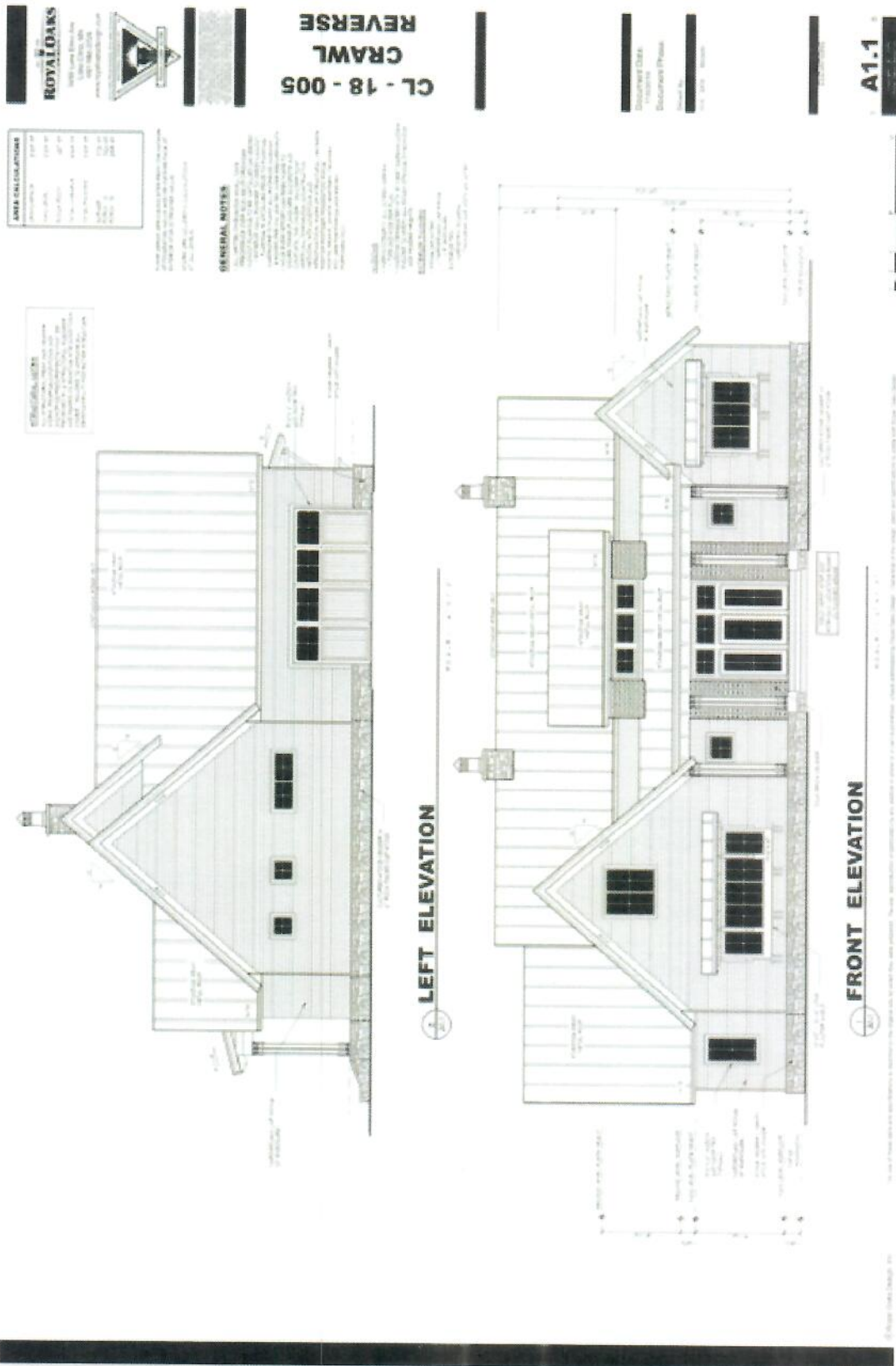
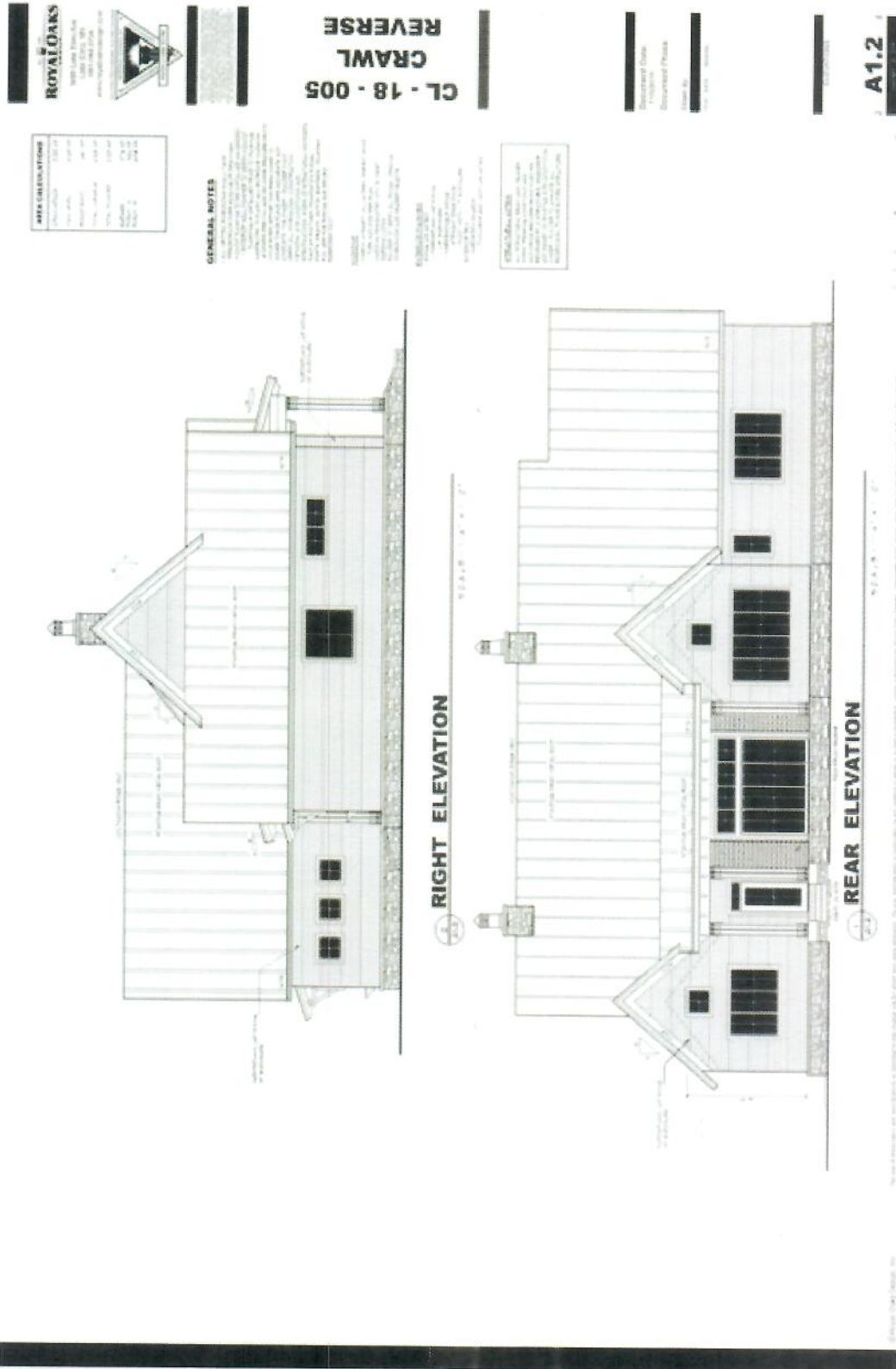


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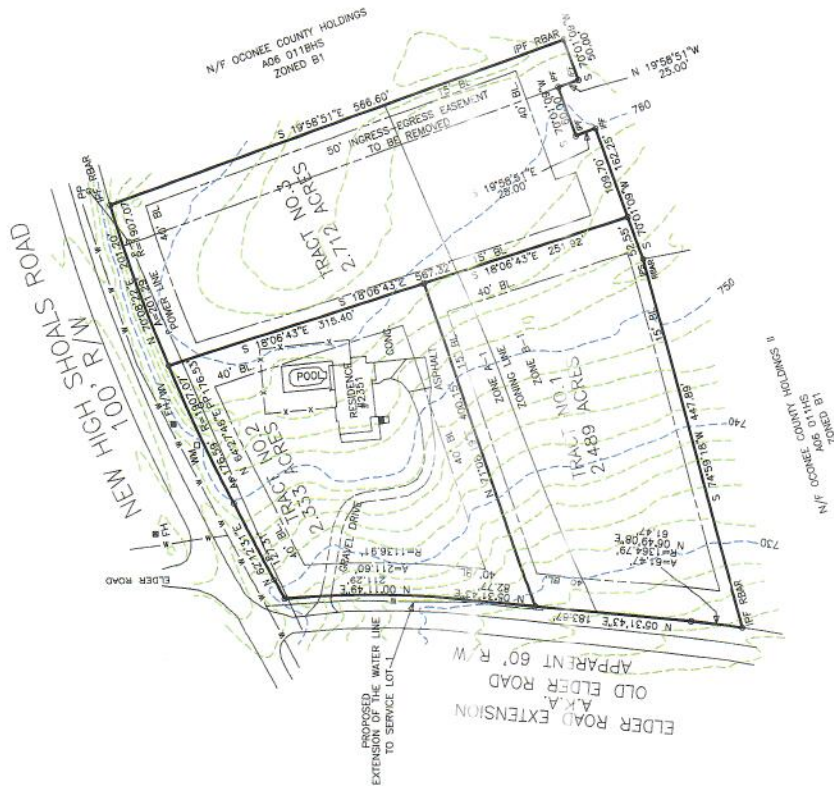
ARCHITECTURAL RENDERINGS



CONCEPT PLAN

REFERENCE: MAP A06 011C
PLAT BOOK 38 PAGE 219A
2351 ELDER ROAD EXTENSION
CURRENT ZONING A1AND B1
PROPOSED ZONING R1

- LEGEND
- IPF = IRON PIN FOUND
 - CMF = CONCRETE MONUMENT FOUND
 - RVW = RIGHT OF WAY
 - RL = RIGHT OF WAY LINE
 - LL = LAND LOT LINE
 - N/P = NOW OR FORMERLY
 - NS = NORTH SIDE
 - CS = CENTER LINE
 - BM = BENCH MARK
 - TEM = TEMPORARY BENCH MARK
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - R = RADIUS
 - CH = CHORD
 - EL = ELEVATION
 - W = WATER LINE
 - G = GAS LINE
 - S = SEWER LINE
 - MH = MAN HOLE
 - SSE = SANITARY SEWER EASEMENT
 - DE = DRAINAGE EASEMENT
 - CE = CONSTRUCTION EASEMENT
 - CB = CATCH BASIN
 - DI = DRAINAGE INLET
 - HW = HEAD WALL
 - FH = FIRE HYDRANT
 - RCF = REINFORCED CONCRETE PIPE



REZONING DRAWING FOR:

SCOTT ALLEN CHAMBERS
7.534 ACRES
GMD NO.239
OCONEE COUNTY, GEORGIA
SCALE: 1"=100'
DATE: 7-30-2025

REVISED: 10-24-2025 COUNTY COMMENTS

INGRAM, LORD & ASSOCIATES
LAND SURVEYING AND PLANNING
437 SAM BROWN BLVD.
COMMERCE, GEORGIA 30529
706-335-9069



IL5165



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

REZONE CASE (NORTH HIGH SHOALS): # P25-0210

DATE: November 7, 2025

STAFF REPORT BY: David Webb, AICP, Planning
Manager

APPLICANT NAMES: Barry D. Lord

PROPERTY OWNER(S): Scott Allen Chambers

LOCATION: 2351 Elder Ext
Parcel number: A-06-011C

PARCEL SIZE(s): ±7.534 acres

EXISTING ZONING: A-1 (Agricultural)

EXISTING LAND USES: Single Family Residence

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Rural Places

ACTION REQUESTED: Rezone the ±7.534-acre property from A-1 (Agricultural District) & B-1 (General Business District) to R-1 (Single Family Residential District)

STAFF RECOMMENDATION: Staff recommends denial of this request.

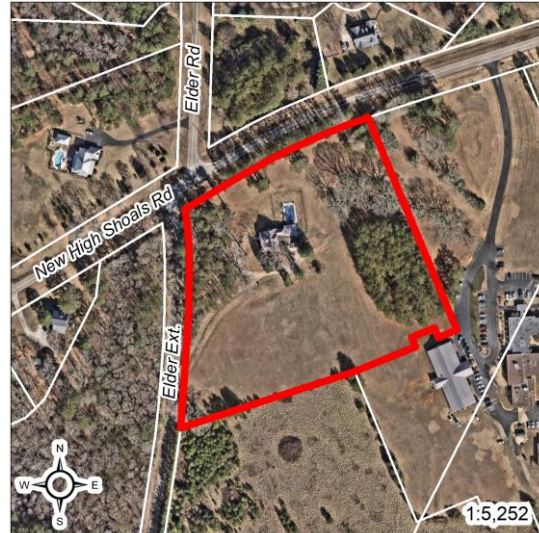
DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: November 17, 2025

TOWN OF NORTH HIGH SHOALS MAYOR AND COUNCIL MEETING: December 15, 2025,
at 7:00 PM.

ATTACHMENTS:

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



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The parcel is split zoned A-1 and B-1 according to the 2013 North High Shoals zoning map.
- The subject property (7.534 acres) was created by a plan approved and filed September 30, 2014, in Plat Book 38, Page 95.
- According to Property Appraisal records, the parcel contains a single-family residence constructed in 1902 along with pool.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Residential and vacant	A-1 (Agricultural District) and R-1 (Single Family Residential District)
SOUTH	Agricultural and Nursing Home	A-1 (Agricultural District) and B-1 (General Business District)
EAST	Nursing Home	B-1 (General Business District)
WEST	Vacant Wooded	A-1 (Agricultural District)

PROPOSED DEVELOPMENT

- The request is a proposed rezoning to R-1 (Single Family Residential District) for three (3) residential lots that exceed 2 acres.
- The minimum lot size in the North High Shoals R-1 district is 2 acres.

PROPOSED TRAFFIC PROJECTIONS

- The narrative indicates that “Traffic impacts would be very limited by the limited increase in homes with this proposal. No commercial or other ventures are intended for any residence, so there would be no further impacts than normal residential traffic.”

PUBLIC FACILITIES

Water:

- The applicant proposes water supply via Oconee County Water Resources

Sewer:

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

Roads:

- The project proposes accessing the existing New High Shoals Road and Elder Road Extension.

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 27, 2025

OCONEE COUNTY FIRE CHIEF

- Reviewed with no comments on October 27, 2025

OCONEE BOARD OF EDUCATION

- Comments received on October 29, 2025:
We have reviewed the Bany D. Lord P25-0205 rezone request. This will impact our Oconee County High School Attendance Zone by 2 students. Specifically, Oconee County Primary 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 GOVERNING EXERCISE OF ZONING POWER” AS SET FORTH IN SECTION 1705 OF THE *ZONING ORDINANCE OF THE TOWN OF NORTH HIGH SHOALS*

THE MAYOR AND COUNCIL SHALL CONSIDER FACTORS RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALS, OR GENERAL WELFARE AGAINST THE RIGHT OF THE INDIVIDUAL TO THE UNRESTRICTED USE OF PROPERTY AND SHALL SPECIFICALLY CONSIDER THE FOLLOWING:

A. Existing uses and zoning of nearby property.

The proposed zoning is consistent with the adjacent institutional uses (nursing home), low density residential, agricultural uses.

B. The extent to which property values are diminished by the particular zoning restrictions of the current zoning.

Staff analysis indicates that the rezoning to allow three two-acre lots will not impact the property values of properties in the area.

C. The extent to which the destruction of property values of the individual property owner promotes the health, safety, morals or general welfare of the public with consideration to:

(1) Population density and effect on community facilities such as streets, schools, water and sewer;

The stated impact to schools will be 2 students. There are no proposed new streets and there would be two new driveways connecting to public roads. Water Resources has indicate public water is available. There is no public sewer proposed or available.

(2) Environmental impact;

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

(3) Effect on adjoining property values.

Staff analysis indicates that the rezoning to allow three two-acre lots will not impact the property values of properties in the area.

D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

There does not appear to be any gain to the public to add two residential houses.

E. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.

The property is not vacant and has a single-family home.

F. Conformity with or divergence from any land use plan or established land use patterns.

The subject property lies within the Rural Places Character Area as shown on the Character Areas Map, 2023 Oconee County Comprehensive Plan Update. The Comprehensive Plan indicates “The Rural Places Character Area balances natural environment and human uses with very low-density residential, farms, forests, outdoor recreation, and other open space activities.” “Subdivision densities within this Character Area, when allowed, range from a minimum of 2 acres (in Bishop) per dwelling unit (DU) to five acres or more (in North High Shoals and the unincorporated area). Appropriate zoning districts are: In North High Shoals, A-1 (Agricultural). The proposed rezoning to R-1 **does not comply** with the adopted Joint Comprehensive Plan.

G. The availability of adequate sites for the proposed use in districts that permit such use.

There appear to be available parcels for residential use in the area.

H. The suitability of the site for the proposed use relative to the requirements set forth in the Zoning Ordinance such as off-street parking, setbacks, buffer zones, and open space.

The concept plan indicates that it is possible to meet all required ordinances for a single family dwelling.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on TOWN OF NORTH HIGH SHOALS policies, decision-making criteria, and standards outlined in the ZONING ORDINANCE, staff recommends denial of the request to rezone ±7.534 acres to R-1 (Single Family Residential District) as it is not in compliance with the Joint Comprehensive Plan.

Should the Mayor and Council choose to approve the rezoning to R-1, staff recommends the following 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 Zoning or Subdivision Code.
2. The owner at their own expense shall construct the improvements required by the County for public water 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 and Town's review of Owner's development plans pursuant to both the County and Town's ordinances and regulations regarding access to public roads. 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 # P25-0210 - Scott Allen Chambers

Parcel #
A-06-011C

A-06-011C

Elder Rd

New High Shoals Rd

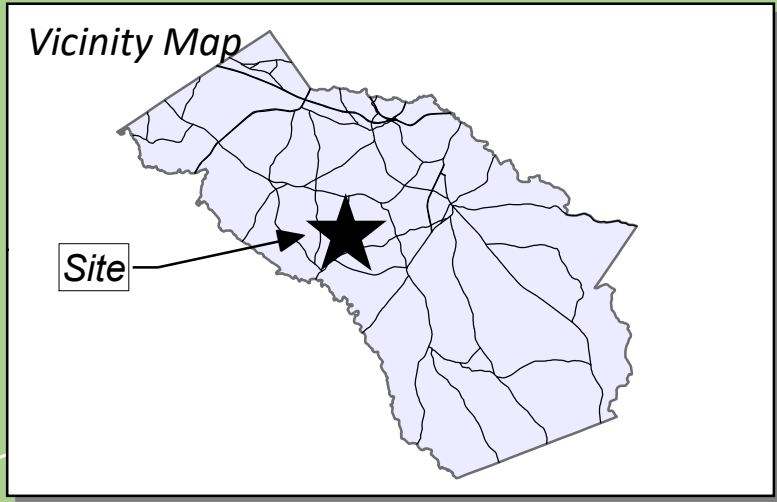
Elder Ext.

1:1,453

0 135 270 540 810 1,080

Feet

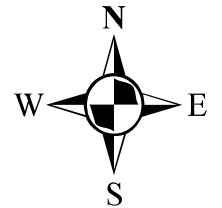




***Country
Estates***

***Rural
Places***

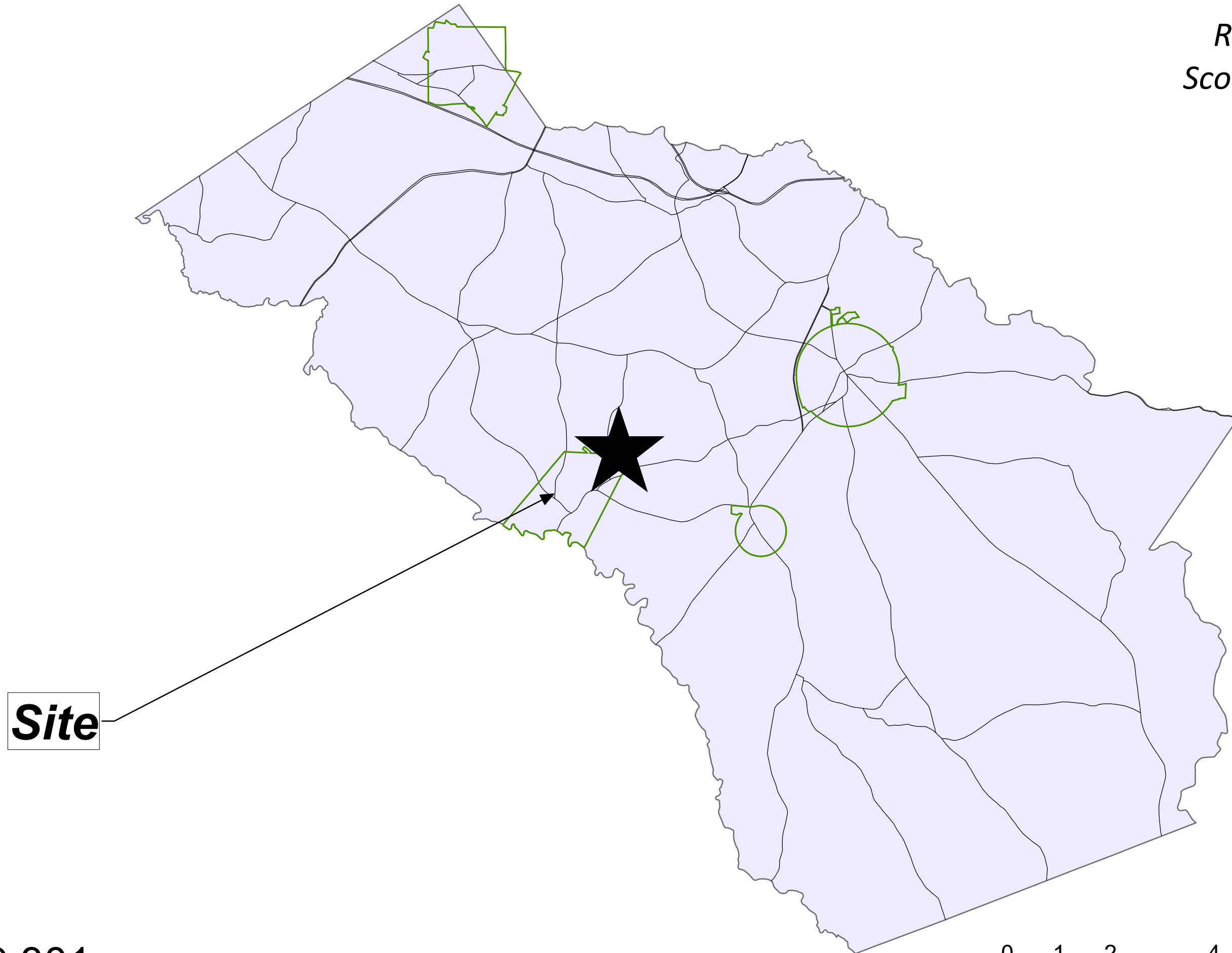
**Oconee County
Planning Department**



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

0 50 100 200 300 400 Feet

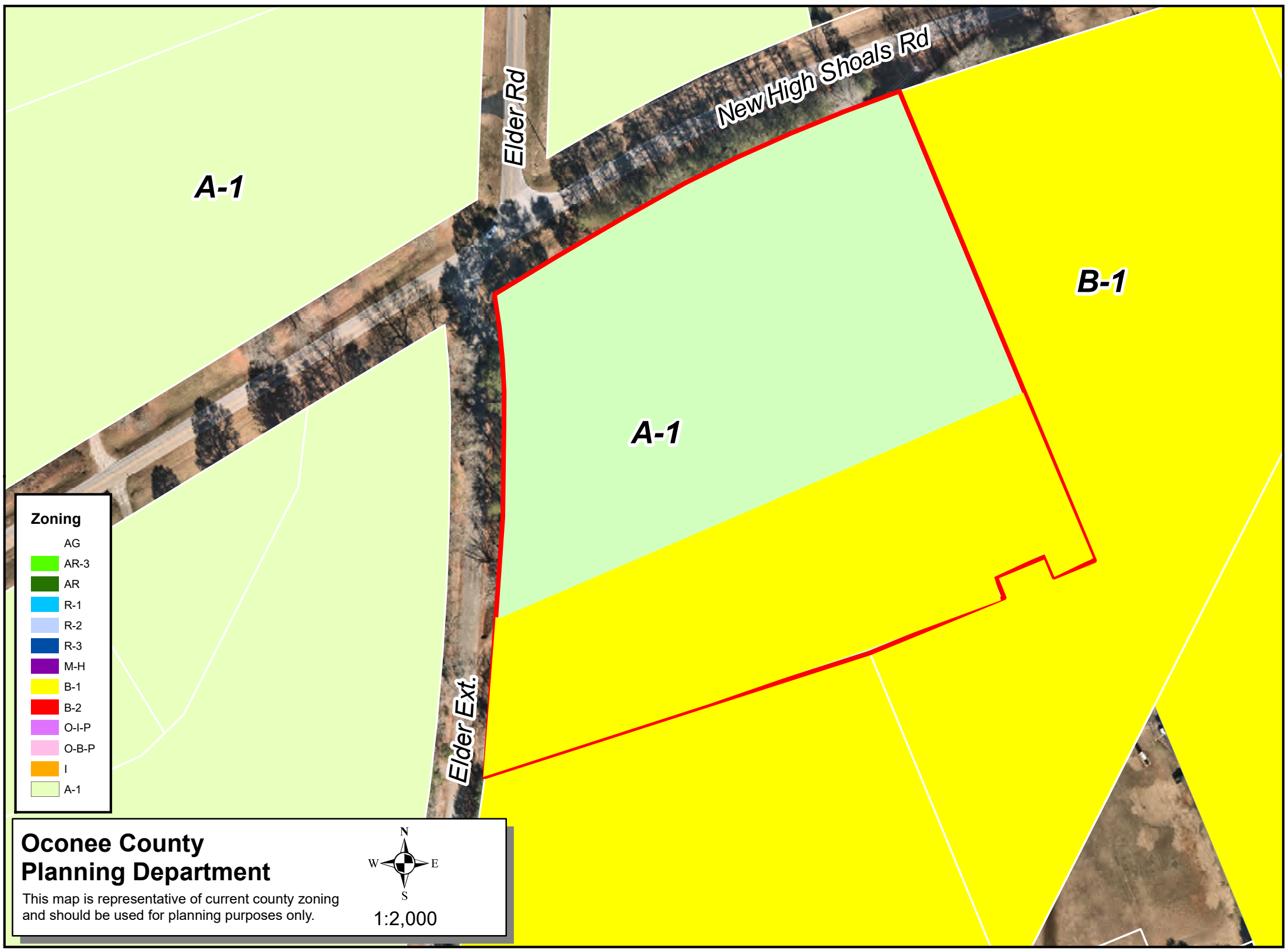
*Location Map -
Rezone # P25-0210
Scott Allen Chambers*



Site

1:119,301

0 1 2 4 6 8 Miles



A-1

B-1

A-1

Elder Ext.

Elder Rd

New High Shoals 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
 - A-1

**Oconee County
Planning Department**

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



1:2,000