



# OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- ☐ Rezoning from: \_\_\_\_\_ to \_\_\_\_\_ ☐ Change in Conditions of Approval for Case # : \_\_\_\_\_  
☒ Special Use Approval for: Manufactured home as second res. in the A6 Zoning District

## Applicant

Name: Andrew Fields  
Address: 1202 Marshall-Wilkes Rd.  
(No P.O. Boxes)  
Wadkinsville, GA 30677

Telephone: 706 621 0155

Email: afields9019@gmail.com

Applicant is (check one): ☒ the Property Owner ☐ Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: [Signature]

Date: 12-11-25 Notarized: [Signature]

## Property Owner

Name: Andrew Fields  
Address: SAME  
(No P.O. Boxes)

Telephone: \_\_\_\_\_

## Property

Location: 1202 Marshall-Wilkes Rd.  
(Physical Description)  
Wadkinsville, GA 30677

Tax Parcel Number: C-07-012144

Size (Acres): 5 Current Zoning: A6

Future Development Map—Character Area Designation: Agricultural Preservation

## Use

Current Use: SINGLE USE RESIDENT

Proposed Use: Second and temporary

Special use home

Agricultural Preservation



## Attachments (check all that apply)


- |  |  |
|--|--|
| <input type="checkbox"/> Property Owner's Authorization (if applicable)  | <input type="checkbox"/> Narrative (Detailed Description of the Request) |
| <input type="checkbox"/> Application Fee                                 | <input type="checkbox"/> Concept Plan                                    |
| <input type="checkbox"/> Warranty Deed                                   | <input type="checkbox"/> Attachments to the Concept Plan:                |
| <input type="checkbox"/> Typed Legal Description                         | <input type="checkbox"/> Water and/or Sewer Capacity Letter from OCUD    |
| <input type="checkbox"/> Plat of Survey                                  | <input type="checkbox"/> Representative Architecture/Photographs         |
| <input type="checkbox"/> Disclosures (Interest & Campaign Contributions) | <input type="checkbox"/> Proof all property taxes paid in full           |
| <input type="checkbox"/> Zoning Impact Analysis                          | <input type="checkbox"/> Other Attachments: _____                        |

For Oconee County Staff Use Only

**Application**  
Date Received: \_\_\_\_\_ Date Accepted: \_\_\_\_\_  
DRI Transmitted to RDC ☐ Date: \_\_\_\_\_ ☐ N/A  
Date Submitted: \_\_\_\_\_ ☐ Findings Complete  
Posted: \_\_\_\_\_ Ad: \_\_\_\_\_ Ad: \_\_\_\_\_  
Application Withdrawn ☐ Date: \_\_\_\_\_

**Action**  
APPLICATION NUMBER                       
Planning Commission Date: \_\_\_\_\_  
☐ Approval ☐ With Conditions ☐ Denial  
Board of Commissioners Date: \_\_\_\_\_  
☐ Approved ☐ With Conditions ☐ Denied





ANGELA ELDER-JOHNSON  
CLERK OF SUPERIOR COURT  
OCONEE COUNTY

Real Estate Transfer Tax

Paid : \$ 0.00

PT-61 108-2024-001719

Return Recorded Document for  
Law Office of John L. Clark III, LLC  
1551 Jensefats Mill Road  
Suite 1200B  
Walkeville, GA 30677

## JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

STATE OF GEORGIA,

COUNTY OF OCONEE

File #: 24-4907

This Indenture made this 4th day of November, 2024 between Katlyn Elizabeth Fields, of the County of Oconee, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Andrew Victor Fields and Katlyn Elizabeth Fields, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land, containing 5.00 acres, more or less, together with all improvements thereon, situate, lying and being in the 223rd District, G. M. of Oconee County, Georgia, and being particularly shown and described as TRACT 1, 5.00 ACRES according to a plat of survey entitled "Administrative Subdivision Plat For: Andrew Fields," dated February 23, 2022, last revised March 1, 2022, prepared by Baselluc Surveying & Engineering, Inc., certified by Matthew D. Ulmer, Georgia Registered Surveyor No. 3069, and being recorded at Plat Book 2022, page 25, in the Office of the Clerk of Superior Court of Oconee County, Georgia, which said plat and the record thereof are by reference incorporated herein for a more complete description of the property herein conveyed.

**THIS CONVEYANCE** is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

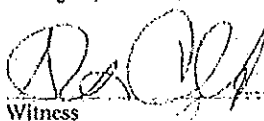
**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FREE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

**THIS CONVEYANCE** is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

**AND THE SAID Grantor** will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

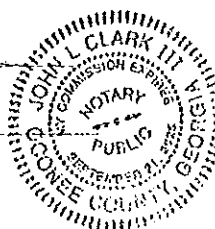
**IN WITNESS WHEREOF**, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:



Witness

Notary Public




(Seal)

Katlyn Elizabeth Fields

9766382786  
PARTICIPANT ID

**BK:2022 PG:25-25**  
**P2022000025**

FILED IN OFFICE  
CLERK OF COURT  
03/04/2022 02:40 PM  
ANGELA ELDER-JOHNSON, CLERK  
SUPERIOR COURT  
OCONEE COUNTY, GA

*Angela Elder - Johnson*  
THIS BLOCK RESERVED FOR RECORDING INFORMATION

THE OWNER OF THE LAND ON THIS PLAT  
AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR  
THROUGH A DULY AUTHORIZED  
AGENT, CERTIFIES THIS PLAT WAS MADE FROM AN  
ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR  
OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE  
BEEN PAID.

OWNER OR AGENT

DATE

MATTHEW D. ULMER  
GEORGIA REGISTERED  
LAND SURVEYOR #3069

P.O. BOX 269  
WATKINSVILLE, GA 30677  
706-769-6610

THIS PLAT IS NOT VALID  
OR RECORDABLE UNLESS SAID  
SURVEYOR'S SIGNATURE APPEARS IN  
ORIGINAL BLUE INK OVER THE  
STAMP.

IN MY OPINION, THIS PLAT IS A  
CORRECT REPRESENTATION OF  
THE LAND PLATTED AND HAS BEEN  
PREPARED IN CONFORMITY WITH  
MINIMUM STANDARDS AND  
REQUIREMENTS OF GEORGIA LAW.

#### FIELD SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS  
A CLOSURE PRECISION OF ONE FOOT IN 79,000 FEET,  
AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND  
WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR  
MEASUREMENTS WERE OBTAINED USING A TOPCON  
TOTAL STATION, MODEL GPT 3002.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 23,  
2022.

#### PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND  
IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN  
194,000 FEET.

#### Stamp #9 STAFF APPROVAL REQUIRED

Exempt under the provisions of Section 1215.b  
of the Unified Development Code of Oconee  
County, Georgia.

#### Stamp #10 STAFF APPROVAL REQUIRED

Subdivided under the provisions of the Unified Development  
Code Section 503.01.b and may not be re-subdivided under  
the provisions of Sec.503.01.b. Any further subdivision of a lot  
or tract created by recording of this plat must be accomplished  
following the procedures for a major subdivision in the  
Procedures and Permits Article of the Unified Development  
Code.

#### Stamp #13 STAFF APPROVAL REQUIRED

NO SOIL SCIENTIST REPORT, PERK TEST OR  
OTHER INVESTIGATIONS HAVE BEEN CONDUCTED  
TO DETERMINE SUITABILITY OF THE LOTS,  
TRACTS, OR PARCELS CREATED BY RECORDING  
OF THIS PLAT FOR EITHER ON-SITE WATER  
SUPPLY (WELL) NOR FOR ON-SITE SEWAGE  
MANAGEMENT SYSTEM (SEPTIC). THE OWNER,  
PURCHASER, LENDER, HEIRS, ASSIGNS OR OTHER  
PARTIES TAKING TITLE TO OR OTHERWISE  
PROCURING AN INTEREST IN SAID PROPERTY ARE  
RESPONSIBLE FOR OBTAINING SUCH  
INFORMATION AT THEIR EXPENSE PRIOR TO  
ENTERING INTO ANY CONTRACTS OR OTHERWISE  
OBTAINING ANY VESTED INTEREST IN THE  
SUBJECT PROPERTY.

#### VICINITY MAP

NOT TO SCALE

#### PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING  
MATTHEW D. ULMER, GA. RLS#3069  
P.O. BOX 269 WATKINSVILLE, GA 30677  
MATT@BASELINEGA.COM  
706-769-6610

- TOTAL PROJECT ACREAGE: 5.00 ACRES
- TAX PARCEL #: C 07 012H
- NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR  
ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE  
SEARCH.
- ZONED AG
- THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF  
RECORD, SHOWN OR NOT SHOWN
- BUILDING SETBACKS FOR ZONE AG  
FRONT: 30'  
SIDE: 25'  
REAR: 25'

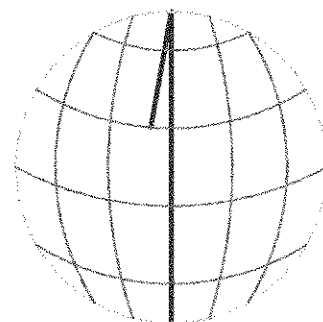
#### SURVEYOR CERTIFICATIONS

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN  
PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL  
JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES,  
SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR  
AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL  
BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY  
PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS  
PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY  
SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE  
GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND  
SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

MATTHEW D. ULMER, GA. RLS#3069

#### SYMBOL LEGEND

- Ø CALCULATED POINT
- IRON MARKER FOUND
- 1/2" IRON PIN SET
- ☒ CONCRETE MONUMENT
- FENCE



GRID  
NORTH

BEARINGS ARE BASED ON  
NORTH AMERICAN DATUM OF 1983  
GEORGIA STATE PLANE COORDINATE SYSTEM  
(WESTERN ZONE)

#### GRAPHIC SCALE



1 INCH = 50 FEET

#### PLAT ABBREVIATIONS

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- GM - GAS METER
- CR - CABLE RISER
- R/W - RIGHT OF WAY
- CL - CENTERLINE
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- SSMH - SANITARY SEWER MANHOLE
- WV - WATER VALVE
- WM - WATER METER
- FH - FIRE HYDRANT
- PP - POWER POLE
- N/F - NOW OR FORMERLY
- DB - DEED BOOK
- PG - PAGE
- OHE - OVERHEAD ELECTRIC
- PB - PLAT BOOK
- LL - LAND LOT
- GCB - GATE CONTROL BOX
- TR - TELEPHONE RISER
- DWCB - DOUBLE WING CATCH BASIN
- HW - HEAD WALL
- FES - FLARED END SECTION
- JB - JUNCTION BOX
- DI - DROP INLET
- TRAN - TRANSFORMER
- OTP - OPEN TOP PIPE
- EMH - ELECTRIC MANHOLE
- GEN - GENERATOR
- OCS - OUTLET CONTROL STRUCTURE
- P/L - PROPERTY LINE
- SS - SANITARY SEWER
- BSL - BUILDING SETBACK LINE
- FIRM - FEDERAL INSURANCE RATE MAP
- CO - CLEAN OUT

Oconee County Planning Department  
AUTHORIZED FOR RECORDING

By: *Guy W. Herring*  
Guy W. Herring  
Planning Director

N/F  
BANKS  
PARCEL # C 07 044D  
ZONED AG  
D.B. 1435 PAGE 608  
P.B. 34 PAGE 238

IPF 0.3' WEST OF LINE

N/F  
SAPP  
PARCEL # C 07 012H  
ZONED AG  
D.B. 1479 PAGE 594  
P.B. 34 PAGE 238

#### TRACT 1 5.00 ACRES

FROM PARCEL # C07 012H  
ZONED AG  
D.B. 34 PAGE 107 (10.58 ACRES)  
D.B. TT PAGE 247-248  
P.B. 7 PAGE 92  
PLAT BY BEN MCLEROY  
FOR JAMES MARSHALL  
DATED JUNE 14, 1979

N/F  
HAYES  
PARCEL # C 07 012H  
ZONED AG  
D.B. 34 PAGE 107 (10.58 ACRES)  
D.B. TT PAGE 247-248  
P.B. 7 PAGE 92  
P.B. 7 PAGE 14  
PLAT BY BEN MCLEROY  
FOR JAMES MARSHALL  
DATED JUNE 14, 1979

40.59 ACRES +/- FROM PARCEL #C07 012H  
- 5.00 ACRES TO BE COMBINED WITH TRACT 1  
**35.59 ACRES +/-**  
NOT SURVEYED BY BASELINE SURVEYING AND  
ENGINEERING

#### STAMP #7

UPON EXAMINATION OF THE MOST  
RECENTLY PUBLISHED USDA SOIL SURVEY,  
AT LEAST 3 ACRES OF EACH LOT, TRACT OR  
PARCEL WILL NOT LIE WITHIN ANY SOIL TYPE  
LISTED IN UDC SECTION 1215.e.3.

#### STAMP #8

AT LEAST 3 ACRES OF EACH LOT, TRACT OR  
PARCEL RESULTING FROM THE RECORDING OF  
THIS PLAT ARE ABOVE THE 100 YEAR FLOOD  
PLAIN AS INDICATED ON THE CURRENT FEMA  
MAPS: IN COMPLIANCE WITH UDC 1215.e.2.

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 MONUMENTS SHOWN HEREON ACTUALLY EXIST  
OR ARE MARKED AS "FUTURE", AND THEIR LOCATION,  
SIZE, TYPE, AND MATERIALS ARE CORRECTLY SHOWN;  
AND THAT ALL ENGINEERING REQUIREMENTS OF THE  
UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY,  
GEORGIA HAVE BEEN FULLY COMPLIED WITH.

*Matthew D. Ulmer*  
MATTHEW D. ULMER  
REGISTERED LAND SURVEYOR #3069  
02/23/2022  
DATE

NO PORTION OF THIS PROPERTY LIES  
WITHIN A 100 YEAR FLOOD PLAIN.

FLOOD INSURANCE RATE MAP #  
1A27C0170D 09/02/2009  
*Matthew D. Ulmer*  
MATTHEW D. ULMER  
REGISTERED LAND SURVEYOR #3069

**B**ASELINE  
SURVEYING &  
ENGINEERING, INC.

P.O. BOX 269  
WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610

MATT@BASELINEGA.COM

ADMINISTRATIVE  
SUBDIVISION  
PLAT FOR:  
ANDREW FIELDS

223rd GEORGIA  
MILITIA DISTRICT

OCONEE COUNTY

PHYSICAL ADDRESS:

1130 MARSHALL-WILKES RD  
WATKINSVILLE, GA  
30677

REVISIONS	DATE
REVISED PER OCCPD COMMENTS a	03/01/22
REVISED PER OCCPD COMMENTS b	03/01/22

THIS PLAT IS A PROPERTY OF BASELINE SURVEYING & ENGINEERING, INC. AND CANNOT BE  
ALTERED OR CHANGED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF BASELINE SURVEYING  
& ENGINEERING, INC.

DATE  
02/23/2022

PROJECT  
22-2642S

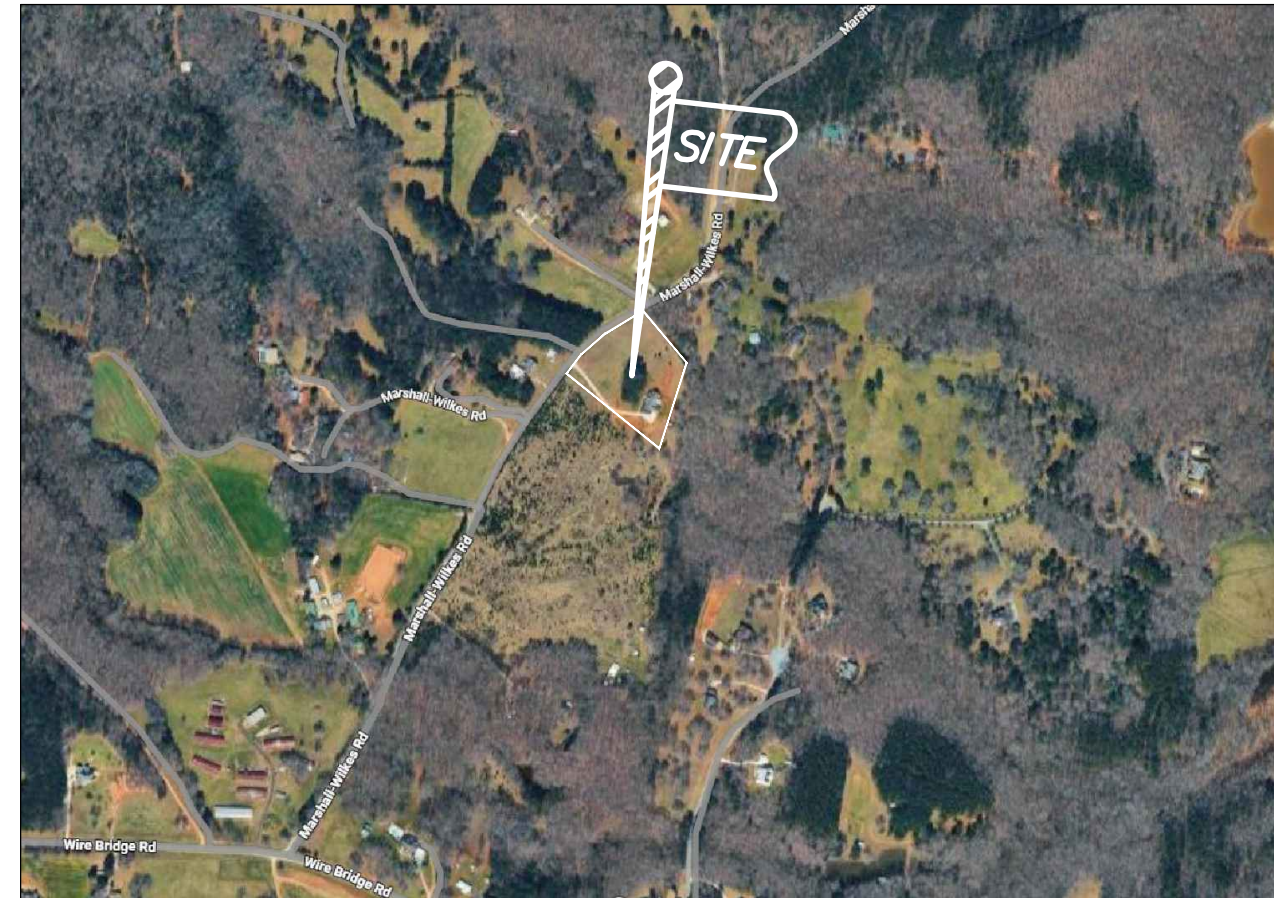
ADMINISTRATIVE  
SUBDIVISION  
PLAT

SHEET  
1 OF 1

REGISTERED  
LAND SURVEYOR  
MATTHEW D. ULMER  
LSF#001108  
EXPIRES 12-31-2022





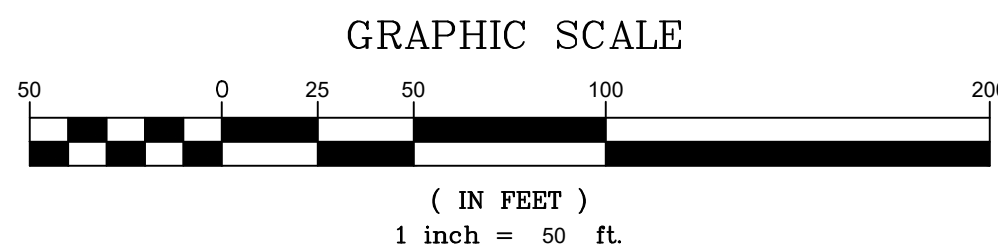


VICINITY MAP  
N.T.S.

PROJECT SITE DATA:

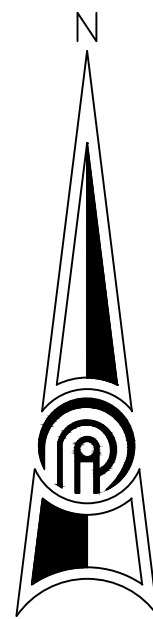
OWNER/DEVELOPER:	DEBBIE SMITH
CURRENT ZONING:	AG
TYPE OF PLAN:	SPECIAL USE
SITE AREA:	5.00 ACRES
USE:	MANUFACTURED HOME (0.018 ACRES)
ADJACENT PROPERTY USE:	RESIDENTIAL (INDIVIDUALLY OWNED PRIVATE PROPERTY)

ALL SURROUNDING PROPERTIES ARE ZONED  
AG, REQUIRING NO SETBACKS PER THE UDO



**ENGINEER**  
PRECISION PLANNING, INC.  
400 PIKE BOULEVARD  
LAWRENCEVILLE, GA 30046  
CONTACT: OWEN PARKER  
PHONE: 770-338-8106  
EMAIL: 942OP@PPI.US

**OWNER / DEVELOPER**  
DEBBIE SMITH  
1202 MARSHALL WILKES RD  
WATKINSVILLE, GA 30677  
CONTACT: DEBBIE SMITH  
PHONE: 706-769-3912  
EMAIL: DSMITH@OCONEE.GA.US



PRECISION PLANNING, INC.  
ALL RIGHTS RESERVED.

PRECISION PLANNING, INC.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 070624  
12/24/2025  
JAMES LEE PARKER

STAMP

**PRECISION**  
Planning Inc.

planners • engineers • architects • surveyors

400 Pike Boulevard, Lawrenceville, Ga 30046  
770.338.8000 • www.ppi.us

**MARSHALL WILKES RD  
BUILDING ADDITION**

DISTRICT 1, PARCEL #: C 07 012HA  
1202 MARSHALL WILKES ROAD  
WATKINSVILLE, GA 30677

DATE	NO.	DESCRIPTION
12/23/25	1	ISSUED FOR APPROVAL

SHEET TITLE	DRAWN	CHECKED
SPECIAL USE CONCEPT PLAN	BR	OP

RELEASE
12/23/25
C25-195
PPI PROJECT NO.

1.0



PROPERTY OWNER'S  
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS  
APPLICATION FOR REZONING

Pursuant to section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67 A-1 et seq. shall be guilty of a misdemeanor.

- A. Name of local government official to whom the campaign contribution or gift was made (or N/A if not applicable):

N/A

- B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution (or N/A if not applicable):

Amount: N/A

Date of contribution: N/A

- C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning (or N/A if not applicable).

N/A

Signature of owner: [Signature]

Date: 12-11-2025

Signature of applicant: [Signature]

Date: 12-11-2025

Signature of Notary Public: [Signature]

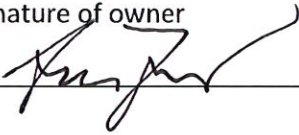
Date: 12/11/2025



DISCLOSURE OF INTEREST  
APPLICATION FOR REZONING  
OCONEE COUNTY, GEORGIA

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of the Commissions, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

Signature of owner



Date

12-11-2025

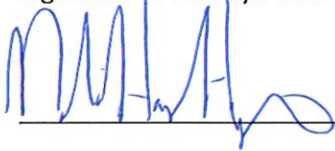
Signature of Applicant



Date

12-11-2025

Signature of Notary Public



Date

12/11/2025



### **1130 MARSHALL-WILKES RD**

All that tract or parcel of land lying and being in the 223rd Georgia Militia District of Oconee County, Georgia, and being more particularly described as follows:

Commence at the centerline intersection of Marshall-Wilkes Road and Wire Bridge Road; thence **N 30°32'51" E**, a distance of **2388.36'** to an iron pin, said iron pin being the **Point of Beginning**.

Thence **N 50°35'26" W**, a distance of **47.15'** to a point along the centerline of Marshall-Wilkes Road, said road having an apparent 30' prescriptive right-of-way;

Thence continuing along said centerline of road **N 36°48'09" E**, a distance of **41.70'** to a point;

Thence with a compound curve turning to the right with an arc length of **133.05'**, with a radius of **1120.25'**, with a chord bearing of **N 41°58'18" E**, with a chord length of **132.97'** to a point;

Thence with a curve turning to the right with an arc length of **158.06'**, with a radius of **627.34'**, with a chord bearing of **N 51°53'14" E**, with a chord length of **157.65'** to a point;

Thence **N 60°23'31" E**, a distance of **49.84'** to a point;

Thence **N 60°39'35" E**, a distance of **58.33'** to a point;

Thence **N 57°20'26" E**, a distance of **48.13'** to a point;

Thence leaving said centerline of Marshall-Wilkes Road **S 36°21'33" E**, a distance of **27.93'** to an iron pin;

Thence **S 36°21'33" E**, a distance of **19.94'** to an iron pin;

Thence **S 36°21'33" E**, a distance of **282.93'** to an iron pin;

Thence **S 11°29'02" W**, a distance of **112.14'** to an iron pin;

Thence **S 05°30'12" W**, a distance of **132.69'** to an iron pin;

Thence **S 05°32'02" W**, a distance of **222.31'** to an iron pin;

Thence **N 50°35'26" W**, a distance of **615.86'** to an iron pin, said pin being the Point of Beginning.

Said tract containing **5.00 acres**, more or less, and being more particularly described on an Administrative Subdivision Plat for Andrew Fields, dated February 23, 2022, by Baseline Surveying and Engineering Inc., and being recorded in Plat Book 2022, Page 25, in the Oconee County Clerk of Courts Office



## **Narrative**

### **Introduction**

We are requesting special use approval for a Manufactured Home as a Second and Temporary Residence.

The address of the property is 1202 Marshall Wilkes Road.

The tax parcel number of the property is C 07 012HA

The existing zoning district of the property is AG (Agricultural District)

The existing use of the property is residential. There is no change in proposed use.

The acreage of the parcel is 5 acres.

### **Adjacent Properties**

The zoning districts of the adjacent properties to the North, South, East, and West are AG. (Agricultural District)

The surround properties are all agricultural uses (farmland, residences).

### **Development Details**

We are proposing having a manufactured home placed on the property due to health conditions of the homeowner's mom. Due to the requirements of the Unified Development Code, it is a requirement to obtain special use approval, in order to have a manufactured home as a second and temporary residence on an AG-zoned property.

### **Architecture**

Siding on the proposed manufactured home will be board and batten. The proposed manufactured home will be 20 feet x 40 feet.

### **Access and Traffic**

The proposed special use will be accessed by the existing driveway then split off to the proposed manufactured home.

### **Water and Sewer**

The proposed special use is on the currently existing well. The proposed special use will be on its own septic.

### **Stormwater Drainage**

N/A

### **Schools**

N/A

### **Landscaping**

N/A

### **Schedule**

The project is estimated to be completed as soon as all necessary permits are received, and the manufactured home is built and placed on the property.

### **Conclusion**

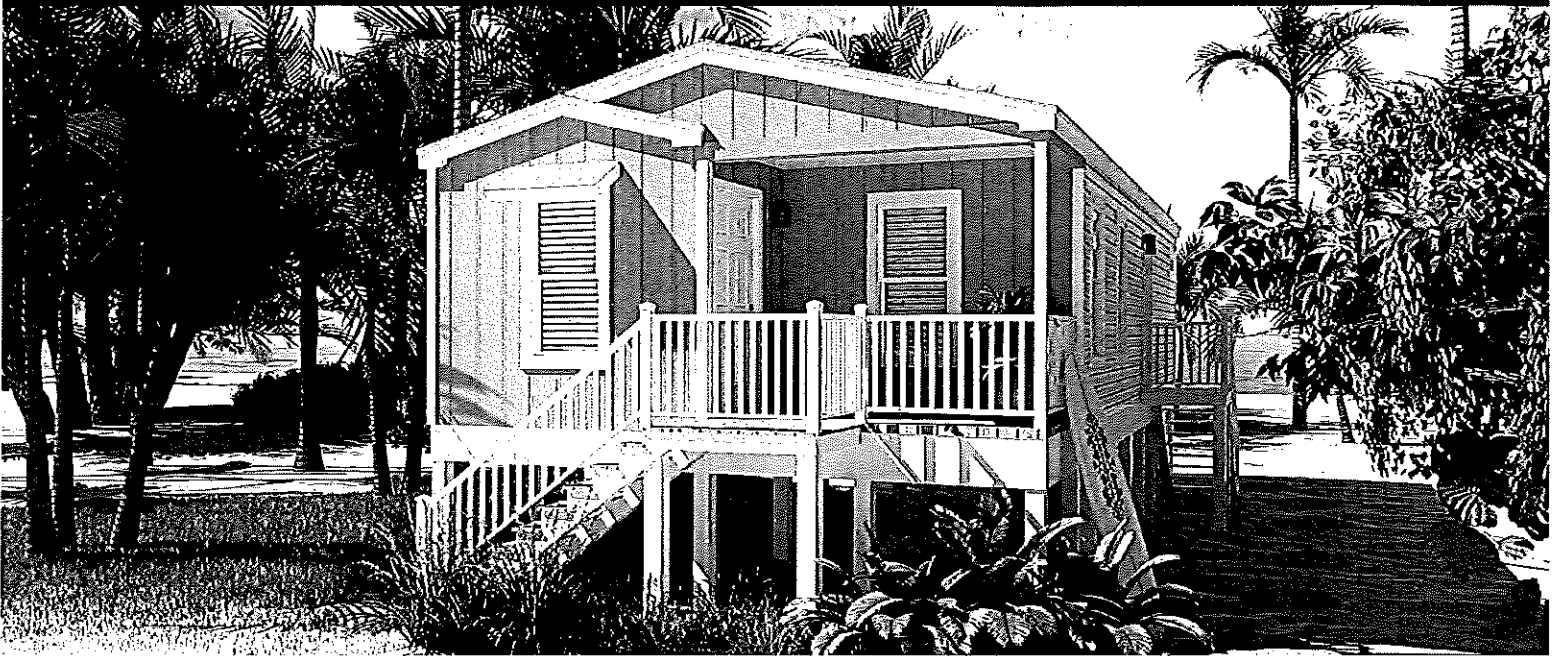
The Special Use request is proposed in accordance with Article 3, section 358. This is a request to allow the mom of the existing Owners to live on the property. The proposed Special Use request creates minimum to no impact on the surrounding area or the community.



**Official Tax Receipt**  
**Jennifer Riddle**  
**Oconee County Tax Commissioner**  
7635 Macon Highway  
Suite 300  
Watkinsville, GA 30677

Trans # Year Bill #	Property Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	AMOUNT PAID	TOTAL BALANCE
FIELDS ANDREW VICTOR & KATLYN ELIZABETH 1202 MARSHALL WILKES ROAD WATKINSVILLE, GA 30677					0		
11240 2025-6530	C 07 012HA/01 1794/228 1686/425 2022/25  MARSHALL-WILKES	4,978.75	0.00	0.00	4,978.75	4978.75	0.00
Register: 999   CHECK #20251113		Paid by: CoreLogic			Thursday, November 13, 2025 6:45:01 PM		

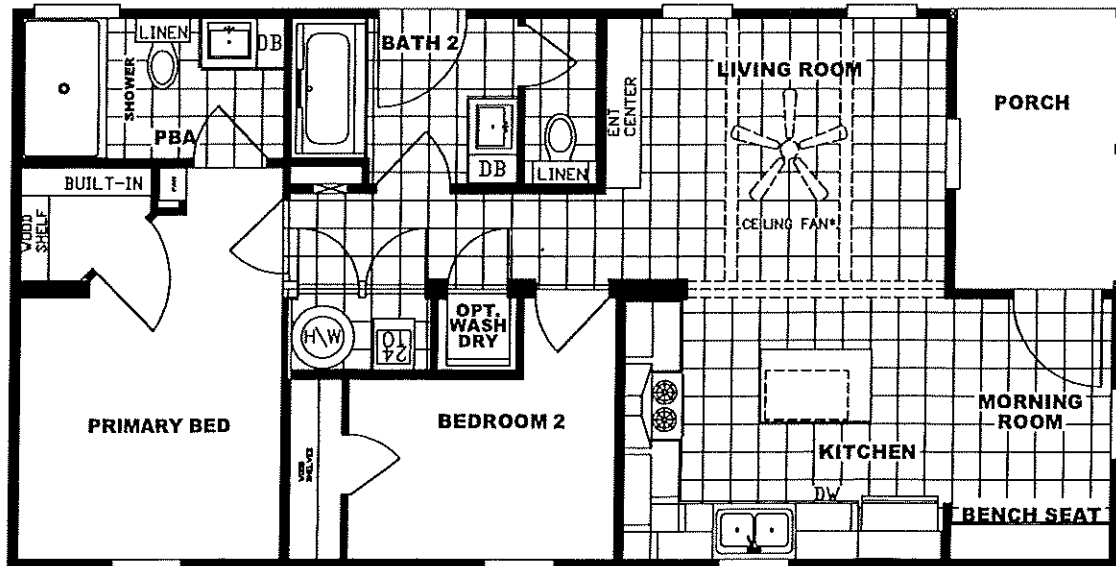
# NORRIS



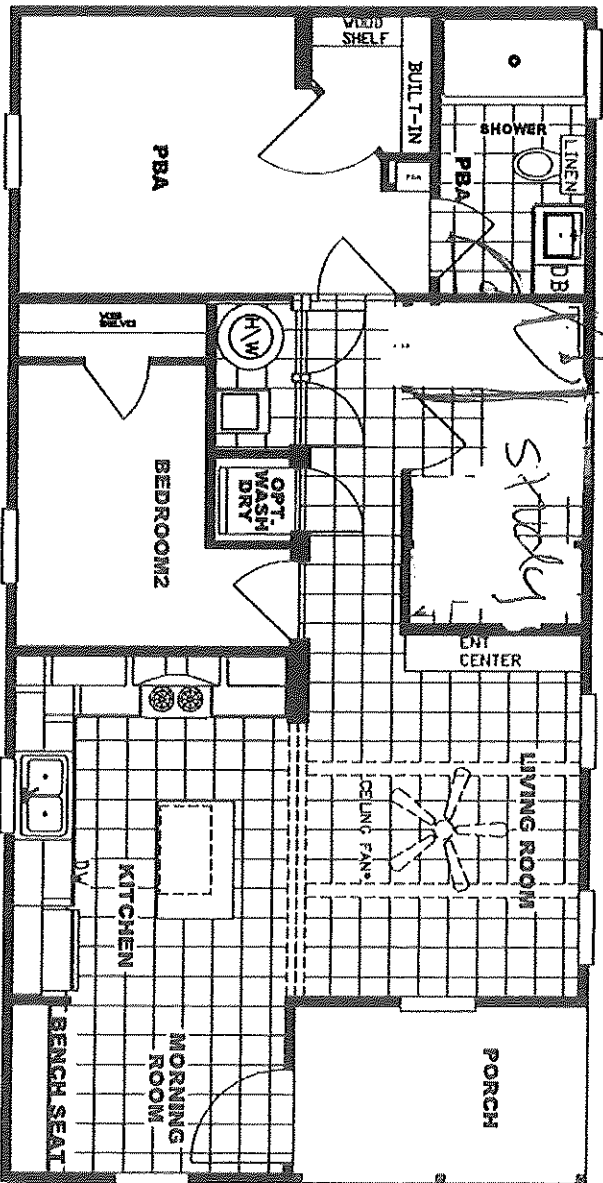
## TIFFANY

*NorrisHomes.com*

27ELN20402AH | 2 beds | 2 baths | 740 sq. ft.







TIFFANY

739 SQ.FT. (STD PLAN "CONDITIONED")  
799 SQ.FT. (W/OPT. PORCH/RECESS "CONDITIONED")

**NORRIS HOMES**

Product Designer: DAKOTA HARRIS

20'x40" TIFFANY

Model: D7E1N20402AH13  
Date: 2/12/25  
Scale: NTS  
Drawing #: 27279AZERH

SALES LITERATURE

Rev:



# Oconee County Utility Department

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## Board of Commissioners

**John Daniell, Chairman**  
**Mark Thomas, Post 1**  
**Chuck Horton, Post 2**  
**Amery Harden, Post 3**  
**Mark Saxon, Post 4**

December 11, 2025

To OCWR Planning Department

Re: 1202 Marshall Wilkes Road

Connection to the Oconee County water or wastewater system is not available for the above referenced location.

Jenanne White  
Oconee County Water Resources

**7635 MACON HIGHWAY ♦ WATKINSVILLE, GEORGIA 30677**  
**PHONE: 706.769.3960 ♦ FAX: 706.769.3997**

[www.oconeecounty.com](http://www.oconeecounty.com)

K:\OCUD Project Files\Water and Sewer Availability Letters\Templates\Service Confirmation.docx