



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

SPECIAL USE CASE #: P25-0305

DATE: February 6, 2026

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

APPLICANT NAME: Andrew & Katlyn Fields

PROPERTY OWNER: Andrew & Katlyn Fields

LOCATION: 1202 Marshall-Wilkes Rd.
Parcel: C-07-012HA

PARCEL SIZE: ±5.0

EXISTING ZONING: AG (Agricultural)



2023 COMPREHENSIVE PLAN CHARACTER AREAS MAP: Agricultural Preservation

EXISTING LAND USE: Single Family Residence

ACTION REQUESTED: Special Use Approval for a Manufactured Home as a Second and Temporary Residence.

REQUEST SUMMARY: The applicant is requesting Special Use Approval to add a Manufactured Home as a second dwelling on a property that has an existing site-built single-family home.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: February 16, 2026

BOARD OF COMMISSIONERS: March 3, 2026

ATTACHMENTS:

- Application
- Narrative
- Special Use Impact Analysis
- Plats of Survey
- Concept Plan
- Architectural Sketches

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The existing property was zoned AG (Agricultural) as part of the original adoption in 1968.
- The 5.0-acre property was created by a plat recorded in Plat Book 2022, Page 25 on March 4, 2022.
- Tax Records indicate the existing house was constructed in 2024.
- The property owners constructed one accessory structure without permits in 2024.

SURROUNDING LAND USE AND ZONING

| | EXISTING LAND USES | EXISTING ZONING |
|--------------|------------------------------|----------------------------|
| NORTH | Agricultural and residential | AG (Agricultural District) |
| SOUTH | Agricultural and residential | AG (Agricultural District) |
| EAST | Agricultural and residential | AG (Agricultural District) |
| WEST | Agricultural and residential | AG (Agricultural District) |

PROPOSED PROJECT DESCRIPTION

- The applicant is requesting Special Use Approval to place a manufactured home on the property as a temporary secondary dwelling.

SPECIAL USE REQUIREMENTS

Special Use requirements for this use are outlined in UDC section 329.12- Accessory Manufactured Homes.

TRAFFIC PROJECTIONS

- The narrative indicates there will be no impact on traffic.

PUBLIC FACILITIES

Water:

- The project is proposing to use an on-site well.

Sewer:

- The project is proposing to use an on-site septic system.

Roads:

- The site has existing access to Marshall-Wilkes Road.

ENVIRONMENTAL

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

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

Water Resources Department:

- Reviewed with the following comments on 12-11-2025: Connection to the Oconee County water or wastewater system is not available for the above referenced location.

Public Works Department:

- No comments received as of February 6, 2026

Fire Department:

- No comments received as of February 6, 2026

Board of Education:

- No comments received as of February 6, 2026

STAFF ANALYSIS

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

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

Per the UDC, The Agricultural (AG) district is intended “to preserve prime agricultural areas, allow mini farm estates where appropriate, and discourage the subdivision of land into suburban development which requires significant increases in public services such as schools, fire protection, transportation improvements or waste disposal.” (Unified Development Code Sec. 205.01). An accessory manufactured home is a permitted use with a Special Use Permit.

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

The subject property lies within the Agricultural Preservation Character Area as shown on the Character Areas Map, 2023 Oconee County Comprehensive Plan Update. The Comprehensive Plan indicates “This Character Area includes lands in row crops, hay fields, or in pasture; woodlands and areas under forestry management; commercial wholesale nurseries; sparsely settled homes on individual tracts; and areas of sensitive natural resources.” The Development Strategies for this Character Area recommend to:

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

The Comprehensive Plan supports low density residential uses. Staff finds the proposed two dwellings on 5.0 acres of land is in conformity with the Comprehensive Plan.

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

Staff finds that the proposed development is suitable in view of the existing nearby development and zoning.

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

The proposed development aligns with the intent for this character area and adjacent agricultural uses.

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

The existing access to Marshall-Wilkes Road is adequate to serve the proposed use.

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

The existing access to Marshall-Wilkes Road is adequate to serve the proposed use.

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

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

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

The site is a large tract used for single family residential use. This criteria does not apply.

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

The site is a large tract used for single family residential use. This criteria does not apply.

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

The site is a large tract used for single family residential use. Staff analysis indicates the proposed manufactured home will be in harmony with the surrounding area.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends approval of the special use request. Staff recommends it be subject to the following conditions to be fulfilled by the developer/owner at their expense:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner shall bring all structures into compliance prior to issuance of the building permit for the manufactured home.

Site Pictures

Photo of the site 1-21-2024 prior to development

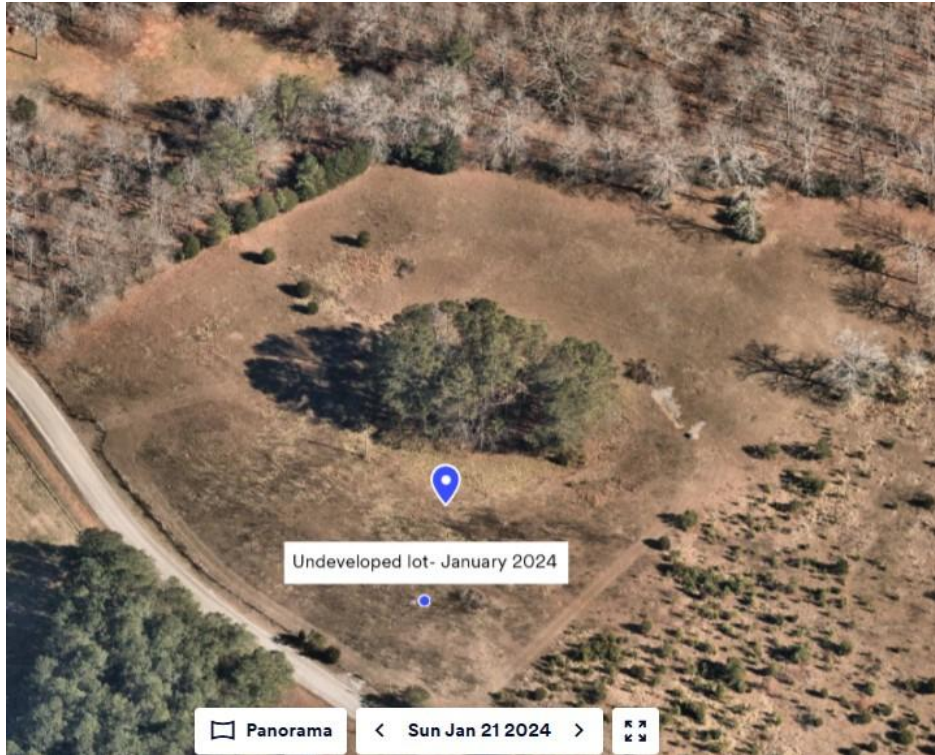


Photo of the site 2-1-2025 showing accessory structure constructed without a permit

