



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

SPECIAL USE CASE #: P25-0288

DATE: February 6, 2026

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

APPLICANT NAME: Beall and Company, LLC

PROPERTY OWNER: Living Faith-NKA Church of the Nations

LOCATION: 8780 Macon Highway
Parcel: C-03-014A

PARCEL SIZE: ±8.18 acres

EXISTING ZONING: OIP (Office Institutional Professional District)



2023 COMPREHENSIVE PLAN CHARACTER AREAS MAP: Community Village

EXISTING LAND USE: Community-Scale Church

ACTION REQUESTED: Special Use modification to an existing special use approval #P20-0155.

REQUEST SUMMARY: The applicant is requesting Special Use Permit modification for permit #P20-0155 to remove 1.51 acres from the permit area to create a separate R-1 zoned parcel that has an existing single-family dwelling. The remaining area for the Special Use Permit for the Community-Scale Church will be ±6.67 acres.

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

CONCURRENT APPLICATION: Rezoning (P25-0224) from OIP (Office Institutional Professional District) to R-1 (Single Family Residential District) for one 1.51-acre lot with an existing single-family dwelling.

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- Rezone #4523 (to OIP) and conditional use permit #4524 were approved on 07/05/2005 to allow for a community-scale church
- The Special Use Permit was amended (case P20-0155) to allow the operation of a daycare facility on the property.
- The parcel was created by Plat Book 37, Page 64 pm 08-20-2007. The parcel was changed to the current 8.18 acres when an 0.87 tract was removed to construct an office building.
- Tax Records indicate the existing house was constructed in 1950. The existing church was expanded to the current size in 2008.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Mixed commercial, office, vacant	B-2 (Highway Business District) OIP (Office Institutional Professional)
SOUTH	Single family residential	R-1 (Single Family Residential District)
EAST	Single family residential	R-1 (Single Family Residential District) and R-3 (Multi-Family Residential District)
WEST	Commercial/warehouse	B-2 (Highway Business District)

PROPOSED PROJECT DESCRIPTION

- The applicant is requesting Special Use Permit modification for permit #P20-0155 to remove 1.51 acres from the permit area to create a separate R-1 zoned parcel that has an existing single-family dwelling. The remaining area for the Special Use Permit for the Community-Scale Church will be 6.67 acres.
- No changes are being proposed to the church building or operations.

SPECIAL USE REQUIREMENTS

Special Use requirements for a Community Scale Church are outlined in UDC section 318.01.

TRAFFIC PROJECTIONS

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

PUBLIC FACILITIES

Water:

- The existing house is connected to County Water.

Sewer:

- The existing house has an existing on-site septic system.

Roads:

- The existing house has access to Old Macon Highway and Ivywood Drive.

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:

- No comments received as of February 6, 2026. The residence has an existing water service.

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?

The primary use of the property is to remain a community-scale church. The OIP zoning district is intended to “provide an area for... social, fraternal, political, civic, and community organizations” and is “designed for institutional uses such as hospitals, nursing homes, convalescent centers, institutional planned developments and clinics” (Unified Development Code Sec. 205.08). Staff finds that the removal of 1.51 acres from the church property is in conformance with the OIP zone.

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

The property lies within the Neighborhood Village Center character area, as shown on the 2023 Oconee County Comprehensive Plan Update Character Area Maps. The 2023 Plan indicates “A compact assortment of convenience-oriented retail stores, services, and offices that address the demands of nearby residents. Development is arranged in a village-like setting with pocket parks, plazas, and/or other public spaces encouraging pedestrian circulation and social interaction.” The appropriate zoning for the Neighborhood Village Center in unincorporated Oconee is OIP (Office Institutional Professional District) or B-1 (General Business). Staff finds that the continued operation of the church on a smaller parcel complies 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 existing church 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?

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

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

The existing access 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?

No changes are planned for the existing operation of the church. The residence will be served by a separate access.

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 changes 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 church will be required to create screening for the proposed separate R-1 lot.

I. **Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?**
There is no proposed change to the previously approved operation of the church and day care facility.

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?**
No new buildings or other structures are proposed on the subject property.

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. There shall be no cross access to the church parking areas with the proposed R-1 lot. The plat shall indicate a one-foot no-access easement along the two sides of the proposed residential lot that border the OIP zoned property.