



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

REZONE CASE #: P25-0224

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)

EXISTING LAND USE: Community-Scale Church

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Community Village

ACTION REQUESTED: Rezone a portion of the property from OIP (Office Institutional Professional District) to R-1 (Single Family Residential District) to create a 1.51 acre lot. The remaining area for the OIP zoned church property will be ±6.67 acres.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request

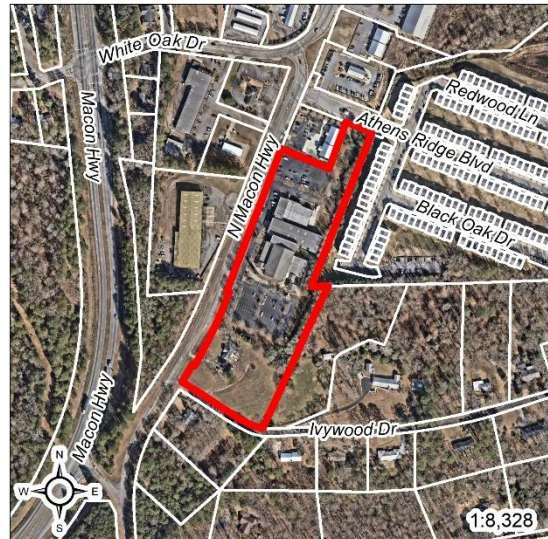
DATE OF SCHEDULED HEARINGS

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: Request for a 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.



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 Multi-family residential	R-1 (Single Family Residential District) R-3 (Multi-Family Residential District)
WEST	Commercial/warehouse	B-2 (Highway Business District)

PROPOSED DEVELOPMENT

- Rezone a portion of the property from OIP (Office Institutional Professional District) to R-1 (Single Family Residential District) to create a 1.51 acre lot. The remaining area for the OIP zoned church property will be ±6.67 acres.
- No changes are being proposed to the church building or operations.

PROPOSED 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 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.**
Nearby properties are primarily commercial and residential with a mixture of commercial and residential zoning districts. The proposed creation of a single residential lot should be suitable in view of the mixed uses of the surrounding area.
- B. Whether the property to be rezoned has a reasonable economic use as currently zoned.**
The property has a reasonable economic use as a community-scale church as currently zoned.
- C. The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:**
- Population density and effect on community facilities such as streets, schools, water, and sewer;**
County water service already serves the existing house. No increase in use of these services is anticipated should the present request be approved. No impacts on local schools or police and fire protection services is expected. Staff holds that public facilities should be adequate to serve the proposed lot.
 - Environmental impact;**
No environmentally sensitive areas are known to exist on site.
 - Effect on the existing use, usability and/or value of adjoining property.**
The property is already in use with a single-family dwelling. Splitting the lot from the church lot should not have a significant impact on the existing use, usability, and/or value of adjoining property.
- 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 subject property is not currently vacant; this standard is not applicable to the present request.
- E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**
The intent of the R-1 District is: “to protect and promote a suitable environment for family life, to discourage any use which would generate other than residential traffic on minor streets and to protect the orderly future development of land in accordance with comprehensive development plans for the county.” Staff finds the proposed one lot to be consistent with the purpose of this zoning district.
- 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.**
There are no known existing or changing conditions or land use patterns affecting the use and development of the property.
- G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County 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). While the Character Area does not address residential uses, staff finds that the creation of a single lot for an existing house that pre-dates county zoning to be in compliance with the Comprehensive Plan.

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

This criteria is not applicable as there is an existing residential use on the 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 conditional approval of the request to rezone ±1.51 acres to R-1 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. 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.