



**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:**  $\pm 8.18$  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  $\pm 6.67$  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  $\pm 6.67$  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**

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Mixed commercial, office, vacant	B-2 (Highway Business District) OIP (Office Institutional Professional)
<b>SOUTH</b>	Single family residential	R-1 (Single Family Residential District)
<b>EAST</b>	Single-family residential Multi-family residential	R-1 (Single Family Residential District) R-3 (Multi-Family Residential District)
<b>WEST</b>	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  $\pm 6.67$  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

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## **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:****i. 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.

**ii. Environmental impact;**

No environmentally sensitive areas are known to exist on site.

**iii. 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

