

STAFF REPORT
RZ163 - Tax Parcel 052 032
June 19, 2025

REQUEST

APPLICANT:	Clifford Proffer
OWNER:	Clifford Proffer
REQUEST:	Rezone A2 to HI
COUNTY COMMISSION DISTRICT:	4
SIZE OF THE PROPERTY:	14.76 Acres
PRESENT USE/ZONING:	A2 General Agriculture
PROPOSED USE OF PROPERTY	HI Heavy Industrial
TAX MAP NUMBER:	052 032
ADJACENT ZONING:	A2, R1, B2, AR

PURPOSE

The purpose of this request is to rezone Tax Parcel 052 032 from A2 (General Agriculture) to HI (Heavy Industrial) for a concrete batch plant.

COMPATIBILITY WITH FUTURE LAND USE PLAN

The currently adopted Future Land Use Map designation is “Gateway Corridor”.

Gateway Corridor

This character area includes a full spectrum of live, work and play land uses. This area is highly visible and represents a central section of the county including US Highway 78 extending from the Arnoldsville Road to Crawfordville Road. This area should present an image which reflects the county narrative. The corridor is deemed suitable for commercial development with a focus on retaining and enhancing the aesthetic qualities of the corridor through landscaping, lighting and signage requirements. Development in this area should be compatible with surrounding natural and cultural features. Access management to U.S. Highway 78 should be regulated minimizing single parcel entryways and promoting inter-parcel access. Any existing blight should be addressed.

Compatible Zoning Designations: B1, B2, B3, R1, R2, R3, PD, LI, OS

The proposed zoning of HI (Heavy Industrial) **is NOT compatible** with the character area “Gateway Corridor”.

REVIEW OF THE PLAN

The applicant has requested that Tax Parcel 052 032 be rezoned from A2 (General Agriculture) to HI (Heavy Industrial) for a concrete batch plant.

Adjacent Properties are zoned A2 (General Agriculture), AR (Agriculture Residential), R1 (Single-Family Residential) and B2 (Highway Business). This proposed parcel is 14.76 acres total located at the back half of the parcel. The remaining 16.38 acres at the front of the property will remain zoned A2 (General Agriculture). This property is located at 1525 Athens Rd.

CURRENT STATUS

This request will be heard by the Oglethorpe County Zoning Board at their June 19, 2025 meeting.

Should the Zoning Board take action on the request at their June meeting, the request will go before the Oglethorpe County Board of Commissioners on July 7, 2025.

PUBLIC NOTICE

In accordance with Section 1405 of the Oglethorpe County Zoning Ordinance, public notice of this zoning request was posted on or near the subject's property by June 6, 2025.

EXHIBITS

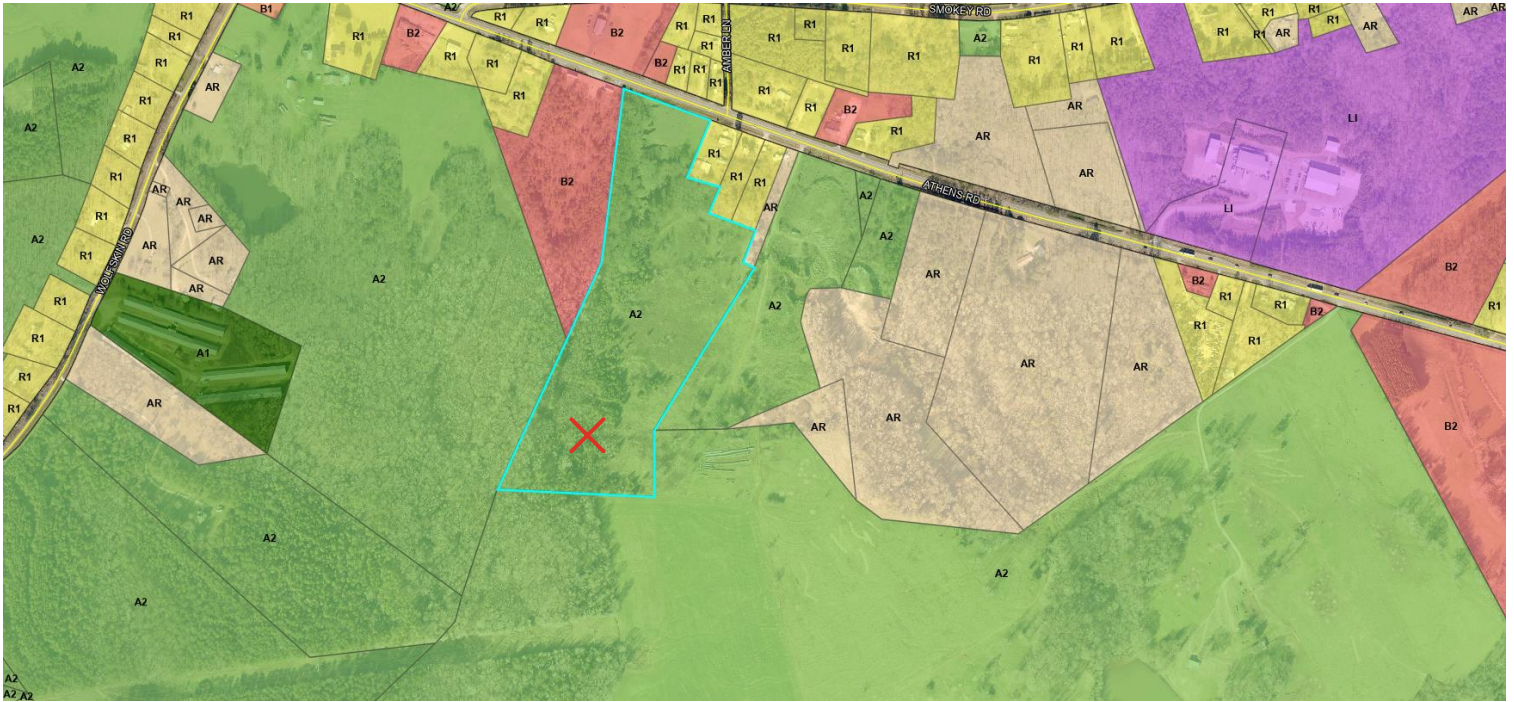


Figure 1 Adjacent Property's Zoning



Proposal Description for Zoning/Application Review

(Five Copies Required)

Submitted by: Clifford Proffer (Applicant / Current Landowner)

1. General Description of the Project

Applicant: Clifford Proffer

Purchaser: Williams Concrete Supply, LLC

Operator: Thomson Concrete Materials, Inc.

Proposed Use: Ready Mix Concrete Production & Distribution Facility

Current Zoning: A2 (Agricultural)

Proposed Zoning: HI (Heavy Industrial)

Parcel Number: 052032

Site Area: ~14.76 acres (southern portion of the parcel, to be subdivided as shown on conceptual layout plans)

Clifford Proffer proposes to rezone and sell approximately 14.76 acres from Parcel No. 052032, located in Oglethorpe County, to Williams Concrete Supply, LLC for the purpose of establishing a concrete batch plant. The proposed site is on the south side of the parcel, as depicted in the provided conceptual layout plans.

Upon completion of the sale, the facility will be operated by Thomson Concrete Materials, Inc., a family- and veteran-owned business that has served Georgia communities since 1949. Thomson Concrete currently operates plants in Thomson, Washington, Lincolnton, Wrens, and Warrenton, Georgia.

At this Crawford location, the company will produce and deliver ready mix concrete and offer aggregate hauling (including sand and gravel). Construction-related materials such as rebar, metal keyway, and expansion joints will also be available for delivery or pickup.

Visit www.thomsonconcrete.com for more company information.

2. Provision of Water Supply and Sewage Management

Water Supply:

Water will be provided by the City of Crawford through a 6-inch water line extension crossing under Athens Highway from the north side. This line will feed a new fire hydrant and be reduced to a 2-inch line serving the plant.

Water use is expected to total approximately 5,000 gallons per operational day, supporting one restroom, a breakroom, and concrete batching operations.

Sewage Management:

The facility will utilize an on-site septic system for sewage disposal.

3. Existing or Proposed Development Controls, Deed Restrictions, or Covenants

The property is currently zoned A2. A request is being made to rezone to HI to support industrial development in line with County goals.

There are no known deed restrictions or private covenants. The project will comply with all Oglethorpe County development requirements, including those related to screening, access control, stormwater, and buffering.

4. Traffic and Operations

The plant is expected to generate approximately 25 truck loads per day, with regular operations Monday through Friday, typically between 7:30 AM and 3:30 PM.

Earlier or later weekday hours are possible depending on construction scheduling demands. Additionally, minimal Saturday morning operations may occur on an as-needed basis.

5. Environmental Impact at Crawford Plant (Crawford, GA)

Landowner (at application): Clifford Proffer

Purchaser: Williams Concrete Supply, LLC

Operator: Thomson Concrete Materials, Inc.

Stormwater:

An NOI (Notice of Intent) will be filed with the Georgia Environmental Protection Division for coverage under NPDES General Permit GAR050000 (2022 IGP), authorizing stormwater discharge from industrial operations.

Air Quality:

Annual production is expected to remain below 40,000 cubic yards, which qualifies for exemption under the Georgia Rules for Air Quality Control 391-3-1-.03(6)(h)1, for facilities under 62,500 CY/year.

Noise Pollution:

Sources of noise will include mixer trucks, aggregate delivery trucks, and front-end loaders. Space and vegetation buffers, along with best management practices will be implemented to reasonably reduce noise impact.

Lighting Considerations:

Lights will be installed on top of the 70-foot tall silo. These lights will be pointed downward to reduce impact to neighbors and will only be used during operational hours.

Underground Storage Tanks:

No underground storage tanks will be installed on the site.

6. Community Impact and Commitment

Thomson Concrete Materials, Inc. is a family- and veteran-owned company committed to operating as a responsible and considerate member of the community. The company:

- Emphasizes purchasing goods and services locally
- Strives to minimize impact on neighboring properties
- Supports local municipalities when possible
- Implements best practices in noise, dust, and traffic control
- Welcomes feedback from the community and county officials

This project will contribute positively to the local economy, support regional construction efforts, and reflect the company's longstanding values of reliability, responsibility, and community service.

7. Impact Analysis for Change in Zoning Classification or Use (Per Section 1403 of the Oglethorpe County Zoning Ordinance)

a. Consistency with Comprehensive Plan:

The facility supports Oglethorpe County's goals for industrial growth and regional economic development.

b. Suitability of the Property for the Proposed Use:

The site offers appropriate access, size, and separation from residential areas for industrial operations.

c. Impact on Adjacent Properties:

Screenings and buffers will minimize off-site effects.

d. Impact on Infrastructure:

City water service will be extended. Road usage is reasonable and traffic impacts are modest.

e. Other Considerations:

The facility improves access to essential construction materials and brings employment and infrastructure investment to the county.

SOUTHEAST LAND SURVEYING



Jack E. Newsome, RLS #3113
Post Office Box 1025
Washington, Georgia 30673
wilcosurveyor@gmail.com
706.361.2170 706.678.7926

Point of commencement: From a 1/2" pipe located along the southerly right of way of U.S. Hwy. 78; being the northeast corner of Tract 2 depicted on a survey plat recorded in plat book 16 page 682; S 19 deg. 42'19" W for 943.51' to a 1/2" re-bar set; the true point of beginning;

THENCE S 19° 41' 45" W FOR 584.51 TO A 1/2" PIPE;

THENCE S 19° 41' 17" W FOR 234.31 TO A 1/2" PIPE;

THENCE N 88° 41' 25" W FOR 844.44 TO A 1/2" PIPE;

THENCE N 19° 47' 42" E FOR 787.80 TO A 1/2" PIPE;

THENCE N 89° 18' 11" E FOR 853.43 ,

TO THE TRUE POINT OF BEGINNING, POB.



OWNER INFORMATION

WILLIAMS CONCRETE SUPPLY, LLC
P. O. BOX 965
THOMSON, GA 30824
PHONE (706) 595-2273
EMAIL: dwilliams@thomsonconcrete.com

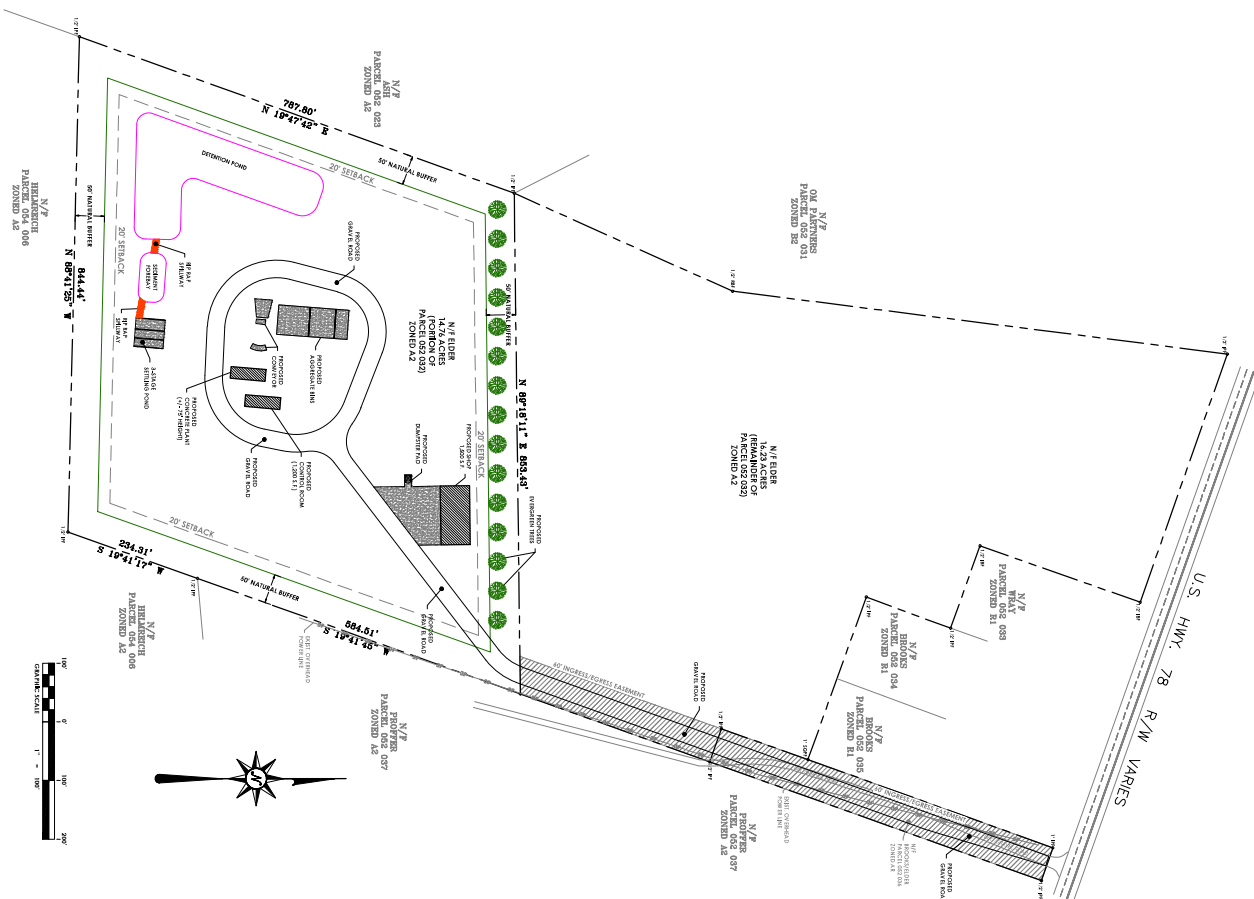
PROJECT DATA

1. TOTAL PROPERTY AREA = 7/- 14.26 ACRES
2. CURRENT ZONING = A2
3. CURRENT USE = VACANT
4. PROPOSED ZONING = H (HEAVY INDUSTRIAL)
5. PROPOSED USE = CONCRETE MANUFACTURING FACILITY
6. REQUIRED STRIPS:
FRONT - .106' FROM R/W (HIGHWAY)
SIDE - 20' PLUS BUFFER
REAR - 20' PLUS BUFFER
7. REQUIRED BUFFER = 50' NATURAL BUFFER

NOTE:
SANITARY SEWER FOR THIS SITE SHALL BE TREATED BY AN ON-SITE SEPTIC SYSTEM. A SEPTIC PERMIT SHALL BE OBTAINED FROM THE GEORGIA DEPARTMENT OF PUBLIC HEALTH PRIOR TO INSTALLATION.

NOTE: WATER SERVICE FOR THIS SITE SHALL BE PROVIDED BY CRAWFORD CITY WATER WORKS. THE PROPOSED WATER SERVICE SHALL BE REVIEWED AND APPROVED BY CRAWFORD CITY WATER WORKS PRIOR TO INSTALLATION.

NOTE: THERE ARE STATE WATERS ADJACENT TO THIS PROPERTY AND POSSIBLE WETLANDS LOCATED ON THE PARCEL. ALL LOCAL, STATE AND FEDERAL PERMITS AND/OR VARIANCES SHALL BE OBTAINED IF DISTURBANCE IS PLANNED TO THESE AREAS.



 **CIVILDESIGN**
— SOLUTIONS —

371 MAIN STREET
P.O. BOX 603
WARRENTON, GA 30828

706.465.0900 OFFICE
706.465.0909 FAX
civildesignsolutions.com

REVISION BLOCK		
DATE	DESCRIPTION	BY

DATE:	4/12/25
SCALE:	1"=100'
DRAWING NO.:	311
CHECKED BY:	UBH
ACAD FILE:	25-045
DRAWING NO.:	25-045-C
SHEET NO.	1
OF 1 SHEETS	

Section 1403 Evaluation Standards

The Zoning Board and the Board of Commissioners shall consider factors relevant in balancing the interest in promoting the public health, safety, morals, or general welfare against the right of the individual to the unrestricted use of property, and shall specifically consider the following criteria:

- Whether the zoning proposal is in conformity with the policy and intent of the Oglethorpe County Comprehensive Plan, the Transportation Plan, or any other duly adopted plans for the development of the County.
- Whether there is reasonable evidence, based upon existing and anticipated land use, which would indicate a mistake was made in the original zoning of the property.
- Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.
- Whether the change will create an isolated district unrelated to the surrounding districts, such as “spot zoning?”
- Whether the need for rezoning could be handled instead by a variance request to the Zoning Board of Adjustments.
- Whether the subject property is suitable for the existing zoned purpose.
- Whether the subject property is suitable for the proposed zoning or use (location, size, lot configuration, topography, drainage, availability of public water supply and sewage system, or space and soil type to accommodate a safe water supply and an appropriately sized septic system, etc.).
- Whether the zoning proposal will permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property.
- The impact and suitability of the most intense possible future use that would be permitted on the subject property under the proposed change in zoning classification.
- Whether the change requested is out of scale with the immediate neighborhood or the needs of the county as a whole.
- Whether the zoning proposal will result in a use that could cause an excessive or burdensome use of or other adverse impact on existing streets, traffic patterns and congestion, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services.
- Whether the zoning proposal will result in a use that will have an adverse impact on population density in the area.
- Whether there could be a significant threat for ecological, environmental, or pollution impact, including but not limited to air quality; ground and surface water supply and quality; significant destruction of habitat for wildlife, deterioration or destruction of significant or sensitive natural and environmental resources, habitat for endangered or threatened plants or animals, waste generation and disposal; waste water quality, sanitary sewage disposal capacity; toxic or hazardous materials; odors, noise, vibration, and other nuisances; diseases of public health importance, and any related concerns, resulting from the proposed use or from major modifications to the land if the request is granted.
- Whether the requested change would have an adverse impact on significant natural, historic, or scenic resources.
- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
- To what extent the zoning proposal will adversely affect the property values of adjacent or nearby property.
- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- The length of time the property has been vacant as zoned considered in the context of land development in the area, in the vicinity of the property.
- Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

STAFF REPORT
RZ164 - Tax Parcel 071 011
June 19, 2025

REQUEST

APPLICANT:	Paula Wagnon
OWNER:	Oneta Nation Estate
REQUEST:	Rezone A2 to AR
COUNTY COMMISSION DISTRICT:	5
SIZE OF THE PROPERTY:	7.82 Acres
PRESENT USE/ZONING:	A2 General Agriculture
PROPOSED USE OF PROPERTY	AR Agriculture Residential
TAX MAP NUMBER:	071 011
ADJACENT ZONING:	AR, A2

PURPOSE

The purpose of this request is to rezone Tax Parcel 071 011 from A2 (General Agriculture) to AR (Agriculture Residential) to subdivide for family.

COMPATIBILITY WITH FUTURE LAND USE PLAN

The currently adopted Future Land Use Map designation is “Back-Forty”.

Back-Forty

This character area is dominated by forests and farms. Preservation of undeveloped land takes priority. Public services cannot be efficiently provided in this area. The character area has the lowest level of infrastructure support. Residential growth should be limited and low density. The most appropriate land uses should impose a low demand on infrastructure and services. As an exception, where necessary, areas should be accessible by heavy trucks for the purpose of supporting responsible farming, forestry, and mining activities. The area should have clean surface water and a healthy wildlife habitat. The Philomath Historic District is in this character area and identified on the National Register of Historic Places. All development and land use within and adjacent to the historic district should be compatible with the historic value.

Compatible Zoning Designations: A1, A2, B1, HI (me), PD

The proposed zoning of AR (Agriculture Residential) **is NOT compatible** with the character area “Back-Forty”.

REVIEW OF THE PLAN

The applicant has requested that Tax Parcel 071 011 be rezoned from A2 (General Agriculture) to AR (Agriculture Residential) to subdivide for family.

Adjacent Properties are zoned A2 (General Agriculture) and AR (Agriculture Residential). This tax parcel is 225.69 acres total and applicant is requesting 7.82 acres to be subdivided and rezoned to AR (Agriculture Residential) to split for family. The remaining acreage will stay zoned A2 (Intensive Agriculture). This property is located on Crawford Smithonia Rd.

CURRENT STATUS

This request will be heard by the Oglethorpe County Zoning Board at their June 19, 2025 meeting.

Should the Zoning Board take action on the request at their June meeting, the request will go before the Oglethorpe County Board of Commissioners on July 7, 2025.

PUBLIC NOTICE

In accordance with Section 1405 of the Oglethorpe County Zoning Ordinance, public notice of this zoning request was posted on or near the subject's property by June 6, 2025.

EXHIBITS

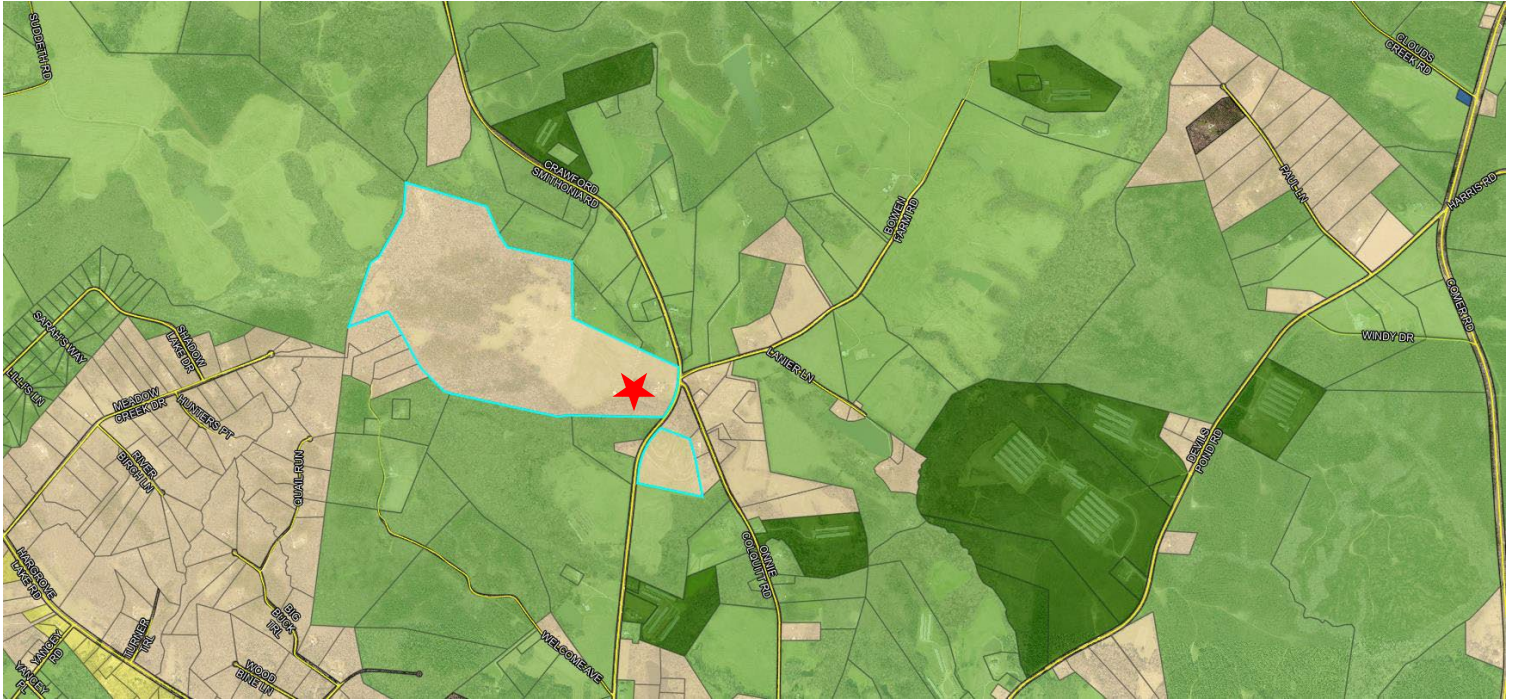
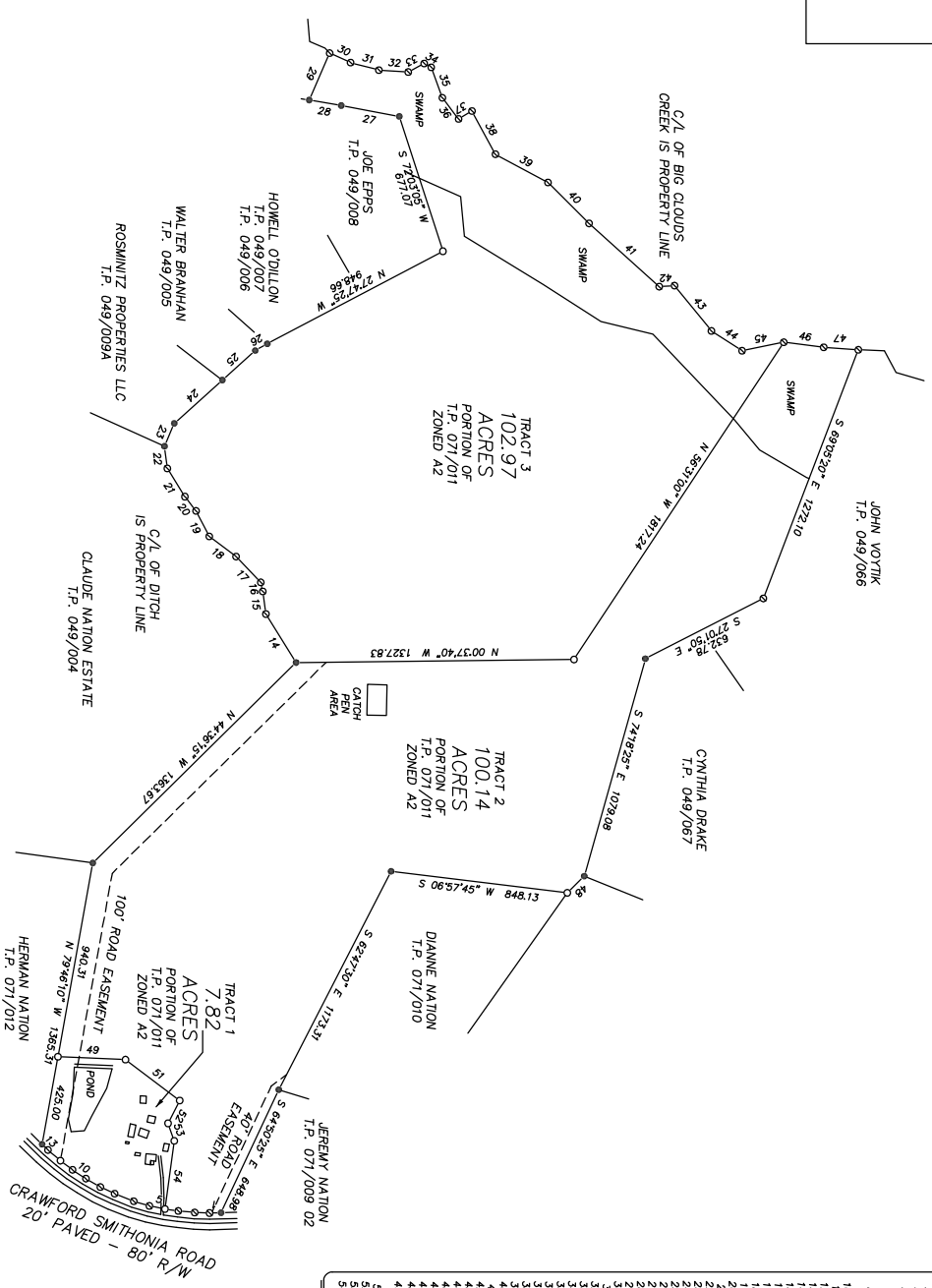


Figure 1 Adjacent Property's Zoning



LINE TABLE			DISTANCE
LINE	BEARING		
1	S 01°14'55" E	54.89	
2	S 01°14'55" E	54.89	
3	S 02°29'55" W	76.97	
4	S 07°58'25" W	64.31	
5	S 16°14'52" W	72.81	
6	S 21°38'10" W	97.59	
7	S 28°05'50" W	76.83	
8	S 33°14'20" W	75.87	
9	S 37°14'10" W	72.82	
10	S 40°42'20" W	72.82	
11	S 40°42'20" W	72.82	
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29	S 40°42'20" W	72.82	
30	S 40°42'20" W	72.82	
31	S 40°42'20" W	72.82	
32	S 40°42'20" W	72.82	
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51	S 40°42'20" W	72.82	
52	S 40°42'20" W	72.82	
53	S 40°42'20" W	72.82	
54	S 40°42'20" W	72.82	
55	S 40°42'20" W	72.82	

THOMAS R. PAUL
LAND SURVEYING, INC.
P.O. BOX 199
LENDING, VA 22648
703-351-1307

NO. 2474
PROFESSIONAL
SURVEYED BY

ONETA P. NATION ESTATE
SUBDIVISION PLAT

DATE: 2-26-08
BY: GEORGE A. GOSWAMI
CHECKED BY: T. PAUL
SCALE: 1" = 400'

DATE: 08-10-25
BY: GEORGE A. GOSWAMI
CHECKED BY: T. PAUL
SCALE: 1" = 400'

THOMAS R. PAUL
LAND SURVEYING, INC.
P.O. BOX 199
LENDING, VA 22648
703-351-1307

NO. 2474
PROFESSIONAL
SURVEYED BY

ONETA P. NATION ESTATE
SUBDIVISION PLAT

BEARING AND DISTANCE MEASUREMENTS WERE MADE BY THE SURVEYOR OR UNDER HIS CLOSE PERSONAL SUPERVISION AND ACCORDING TO THE STANDARD PRACTICES AND REQUIREMENTS OF THE PROFESSION.

SUBDIVISION PLAT

Section 1403 Evaluation Standards

The Zoning Board and the Board of Commissioners shall consider factors relevant in balancing the interest in promoting the public health, safety, morals, or general welfare against the right of the individual to the unrestricted use of property, and shall specifically consider the following criteria:

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- Whether there is reasonable evidence, based upon existing and anticipated land use, which would indicate a mistake was made in the original zoning of the property.
- Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.
- Whether the change will create an isolated district unrelated to the surrounding districts, such as “spot zoning?”
- Whether the need for rezoning could be handled instead by a variance request to the Zoning Board of Adjustments.
- Whether the subject property is suitable for the existing zoned purpose.
- Whether the subject property is suitable for the proposed zoning or use (location, size, lot configuration, topography, drainage, availability of public water supply and sewage system, or space and soil type to accommodate a safe water supply and an appropriately sized septic system, etc.).
- Whether the zoning proposal will permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property.
- The impact and suitability of the most intense possible future use that would be permitted on the subject property under the proposed change in zoning classification.
- Whether the change requested is out of scale with the immediate neighborhood or the needs of the county as a whole.
- Whether the zoning proposal will result in a use that could cause an excessive or burdensome use of or other adverse impact on existing streets, traffic patterns and congestion, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services.
- Whether the zoning proposal will result in a use that will have an adverse impact on population density in the area.
- Whether there could be a significant threat for ecological, environmental, or pollution impact, including but not limited to air quality; ground and surface water supply and quality; significant destruction of habitat for wildlife, deterioration or destruction of significant or sensitive natural and environmental resources, habitat for endangered or threatened plants or animals, waste generation and disposal; waste water quality, sanitary sewage disposal capacity; toxic or hazardous materials; odors, noise, vibration, and other nuisances; diseases of public health importance, and any related concerns, resulting from the proposed use or from major modifications to the land if the request is granted.
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- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
- To what extent the zoning proposal will adversely affect the property values of adjacent or nearby property.
- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- The length of time the property has been vacant as zoned considered in the context of land development in the area, in the vicinity of the property.
- Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

STAFF REPORT
RZ165 - Tax Parcel 053 014
June 19, 2025

REQUEST

APPLICANT:	Oglethorpe County
OWNER:	Budram & Kemraj Bhola
REQUEST:	Rezone A1 to A2
COUNTY COMMISSION DISTRICT:	4
SIZE OF THE PROPERTY:	70.71 Acres
PRESENT USE/ZONING:	A1 Intensive Agriculture
PROPOSED USE OF PROPERTY	A2 General Agriculture
TAX MAP NUMBER:	053 014
ADJACENT ZONING:	R1, LI, PG, AR, B2

PURPOSE

The purpose of this county-initiated rezone is to rezone Tax Parcel 053 014 located at 1303 Athens Rd to comply with Section 500.06(B) in the Oglethorpe County Unified Development Code.

COMPATIBILITY WITH FUTURE LAND USE PLAN

Tax Parcel 053 014 is currently zoned A1 (Intensive Agriculture). Oglethorpe County is initiating a rezone to A2 (General Agriculture) for this parcel for the purpose of complying to Section 500.06(B) of our county Unified Development Code.

Section 500.06 (B)

If, after a tract is zoned or rezoned A-1, such land is not actively used for intensive agricultural purposes within twelve (12) months of such rezoning, or ceases such uses for any twelve-month period thereafter, the County may, at its discretion, initiate a review of the zoning classification of said tract and consider the rezoning of said tract to A-2. For purposes of this provision, periods in which intensive agricultural uses have ceased for the purpose of authorized upgrades, construction, repairs or maintenance on such tract shall not be counted toward said twelve (12) month period. The County may also initiate such a review twelve (12) months after the time set forth by state regulations for the voluntary closure of such intensive agricultural operations on such tract.

CURRENT STATUS

This request will be heard by the Oglethorpe County Zoning Board at their June 19, 2025 meeting.

Should the Zoning Board take action on the request at their June meeting, the request will go before the Oglethorpe County Board of Commissioners on July 7, 2025.

PUBLIC NOTICE

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EXHIBITS

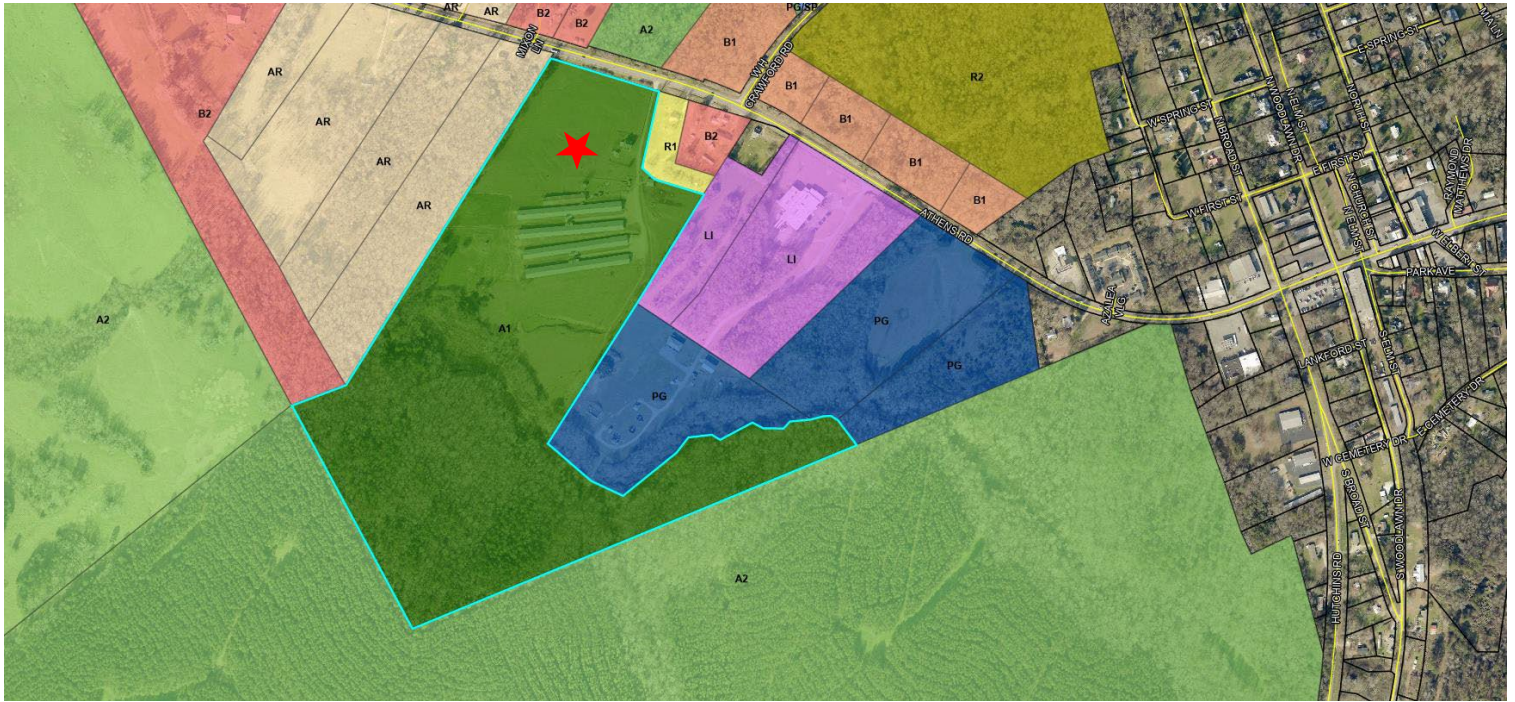


Figure 1 Adjacent Property's Zoning

Section 1403 Evaluation Standards

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- Whether the change will create an isolated district unrelated to the surrounding districts, such as “spot zoning?”
- Whether the need for rezoning could be handled instead by a variance request to the Zoning Board of Adjustments.
- Whether the subject property is suitable for the existing zoned purpose.
- Whether the subject property is suitable for the proposed zoning or use (location, size, lot configuration, topography, drainage, availability of public water supply and sewage system, or space and soil type to accommodate a safe water supply and an appropriately sized septic system, etc.).
- Whether the zoning proposal will permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property.
- The impact and suitability of the most intense possible future use that would be permitted on the subject property under the proposed change in zoning classification.
- Whether the change requested is out of scale with the immediate neighborhood or the needs of the county as a whole.
- Whether the zoning proposal will result in a use that could cause an excessive or burdensome use of or other adverse impact on existing streets, traffic patterns and congestion, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services.
- Whether the zoning proposal will result in a use that will have an adverse impact on population density in the area.
- Whether there could be a significant threat for ecological, environmental, or pollution impact, including but not limited to air quality; ground and surface water supply and quality; significant destruction of habitat for wildlife, deterioration or destruction of significant or sensitive natural and environmental resources, habitat for endangered or threatened plants or animals, waste generation and disposal; waste water quality, sanitary sewage disposal capacity; toxic or hazardous materials; odors, noise, vibration, and other nuisances; diseases of public health importance, and any related concerns, resulting from the proposed use or from major modifications to the land if the request is granted.
- Whether the requested change would have an adverse impact on significant natural, historic, or scenic resources.
- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
- To what extent the zoning proposal will adversely affect the property values of adjacent or nearby property.
- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- The length of time the property has been vacant as zoned considered in the context of land development in the area, in the vicinity of the property.
- Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

STAFF REPORT
RZ166 - Tax Parcel 048 009
June 19, 2025

REQUEST

APPLICANT:	Oglethorpe County
OWNER:	Todd Stephens
REQUEST:	Rezone A1 to A2
COUNTY COMMISSION DISTRICT:	5
SIZE OF THE PROPERTY:	114.57 Acres
PRESENT USE/ZONING:	A1 Intensive Agriculture
PROPOSED USE OF PROPERTY	A2 General Agriculture
TAX MAP NUMBER:	048 009
ADJACENT ZONING:	A2, AR

PURPOSE

The purpose of this county-initiated rezone is to rezone Tax Parcel 048 009 located on Suddeth Rd and Crawford Smithonia Rd to comply with Section 500.06(B) in the Oglethorpe County Unified Development Code.

COMPATIBILITY WITH FUTURE LAND USE PLAN

Tax Parcel 048 009 is currently zoned A1 (Intensive Agriculture). Oglethorpe County is initiating a rezone to A2 (General Agriculture) for this parcel for the purpose of complying to Section 500.06(B) of our county Unified Development Code.

Section 500.06 (B)

If, after a tract is zoned or rezoned A-1, such land is not actively used for intensive agricultural purposes within twelve (12) months of such rezoning, or ceases such uses for any twelve-month period thereafter, the County may, at its discretion, initiate a review of the zoning classification of said tract and consider the rezoning of said tract to A-2. For purposes of this provision, periods in which intensive agricultural uses have ceased for the purpose of authorized upgrades, construction, repairs or maintenance on such tract shall not be counted toward said twelve (12) month period. The County may also initiate such a review twelve (12) months after the time set forth by state regulations for the voluntary closure of such intensive agricultural operations on such tract.

CURRENT STATUS

This request will be heard by the Oglethorpe County Zoning Board at their June 19, 2025 meeting.

Should the Zoning Board take action on the request at their June meeting, the request will go before the Oglethorpe County Board of Commissioners on July 7, 2025.

PUBLIC NOTICE

In accordance with Section 1405 of the Oglethorpe County Zoning Ordinance, public notice of this zoning request was posted on or near the subject's property by June 6, 2025.

EXHIBITS

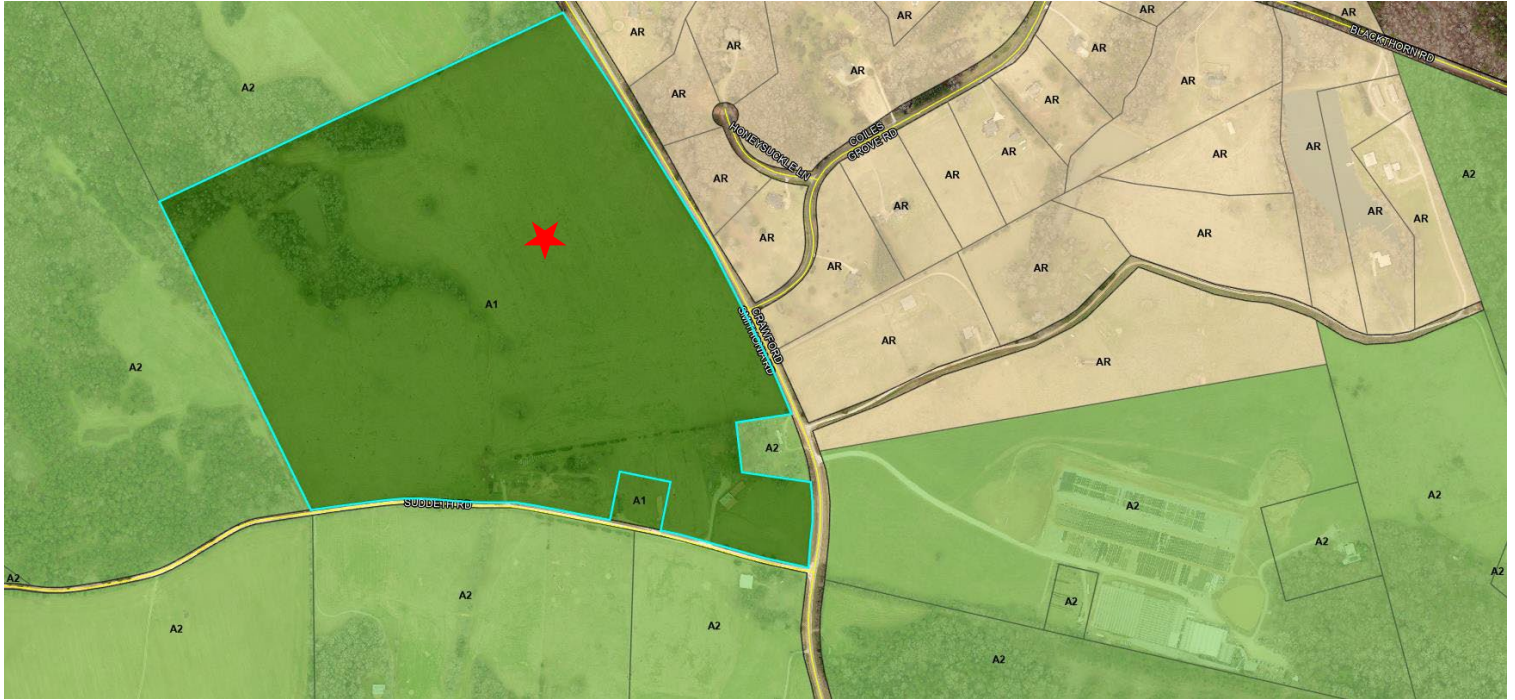


Figure 1 Adjacent Property's Zoning

Section 1403 Evaluation Standards

The Zoning Board and the Board of Commissioners shall consider factors relevant in balancing the interest in promoting the public health, safety, morals, or general welfare against the right of the individual to the unrestricted use of property, and shall specifically consider the following criteria:

- Whether the zoning proposal is in conformity with the policy and intent of the Oglethorpe County Comprehensive Plan, the Transportation Plan, or any other duly adopted plans for the development of the County.
- Whether there is reasonable evidence, based upon existing and anticipated land use, which would indicate a mistake was made in the original zoning of the property.
- Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.
- Whether the change will create an isolated district unrelated to the surrounding districts, such as “spot zoning?”
- Whether the need for rezoning could be handled instead by a variance request to the Zoning Board of Adjustments.
- Whether the subject property is suitable for the existing zoned purpose.
- Whether the subject property is suitable for the proposed zoning or use (location, size, lot configuration, topography, drainage, availability of public water supply and sewage system, or space and soil type to accommodate a safe water supply and an appropriately sized septic system, etc.).
- Whether the zoning proposal will permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property.
- The impact and suitability of the most intense possible future use that would be permitted on the subject property under the proposed change in zoning classification.
- Whether the change requested is out of scale with the immediate neighborhood or the needs of the county as a whole.
- Whether the zoning proposal will result in a use that could cause an excessive or burdensome use of or other adverse impact on existing streets, traffic patterns and congestion, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services.
- Whether the zoning proposal will result in a use that will have an adverse impact on population density in the area.
- Whether there could be a significant threat for ecological, environmental, or pollution impact, including but not limited to air quality; ground and surface water supply and quality; significant destruction of habitat for wildlife, deterioration or destruction of significant or sensitive natural and environmental resources, habitat for endangered or threatened plants or animals, waste generation and disposal; waste water quality, sanitary sewage disposal capacity; toxic or hazardous materials; odors, noise, vibration, and other nuisances; diseases of public health importance, and any related concerns, resulting from the proposed use or from major modifications to the land if the request is granted.
- Whether the requested change would have an adverse impact on significant natural, historic, or scenic resources.
- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
- To what extent the zoning proposal will adversely affect the property values of adjacent or nearby property.
- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- The length of time the property has been vacant as zoned considered in the context of land development in the area, in the vicinity of the property.
- Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

STAFF REPORT
RZ167 - Tax Parcel 048 009A
June 19, 2025

REQUEST

APPLICANT:	Oglethorpe County
OWNER:	Todd Stephens
REQUEST:	Rezone A1 to A2
COUNTY COMMISSION DISTRICT:	5
SIZE OF THE PROPERTY:	1.5 Acres
PRESENT USE/ZONING:	A1 Intensive Agriculture
PROPOSED USE OF PROPERTY	A2 General Agriculture
TAX MAP NUMBER:	048 009A
ADJACENT ZONING:	A2, AR

PURPOSE

The purpose of this county-initiated rezone is to rezone Tax Parcel 048 009A located on Suddeth Rd to comply with Section 500.06(B) in the Oglethorpe County Unified Development Code.

COMPATIBILITY WITH FUTURE LAND USE PLAN

Tax Parcel 048 009A is currently zoned A1 (Intensive Agriculture). Oglethorpe County is initiating a rezone to A2 (General Agriculture) for this parcel for the purpose of complying to Section 500.06(B) of our county Unified Development Code.

Section 500.06 (B)

If, after a tract is zoned or rezoned A-1, such land is not actively used for intensive agricultural purposes within twelve (12) months of such rezoning, or ceases such uses for any twelve-month period thereafter, the County may, at its discretion, initiate a review of the zoning classification of said tract and consider the rezoning of said tract to A-2. For purposes of this provision, periods in which intensive agricultural uses have ceased for the purpose of authorized upgrades, construction, repairs or maintenance on such tract shall not be counted toward said twelve (12) month period. The County may also initiate such a review twelve (12) months after the time set forth by state regulations for the voluntary closure of such intensive agricultural operations on such tract.

CURRENT STATUS

This request will be heard by the Oglethorpe County Zoning Board at their June 19, 2025 meeting.

Should the Zoning Board take action on the request at their June meeting, the request will go before the Oglethorpe County Board of Commissioners on July 7, 2025.

PUBLIC NOTICE

In accordance with Section 1405 of the Oglethorpe County Zoning Ordinance, public notice of this zoning request was posted on or near the subject's property by June 6, 2025.

EXHIBITS



Figure 1 Adjacent Property's Zoning

Section 1403 Evaluation Standards

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- Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.
- Whether the change will create an isolated district unrelated to the surrounding districts, such as “spot zoning?”
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- Whether the zoning proposal will result in a use that could cause an excessive or burdensome use of or other adverse impact on existing streets, traffic patterns and congestion, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services.
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- To what extent the zoning proposal will adversely affect the property values of adjacent or nearby property.
- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- The length of time the property has been vacant as zoned considered in the context of land development in the area, in the vicinity of the property.
- Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

STAFF REPORT
VA035 Tax Parcel 087 079
490 Watson Mill Rd
March 20, 2025

REQUEST

APPLICANT:	USA Land Group
OWNER:	USA Land Group
REQUEST:	Variance to number of parcels accessible by a private drive
COUNTY COMMISSION DISTRICT:	5
SIZE OF THE PROPERTY:	135.69 acres
PRESENT USE/ZONING:	A2 General Agriculture
PROPOSED USE OF PROPERTY	A2 General Agriculture
TAX MAP NUMBER:	087 079
ADJACENT ZONING:	AR, A2

PURPOSE

The applicant is requesting a variance to the number of parcels accessible by a private drive to four (4) parcels from the allowed three (3).

REVIEW OF THE PLAN

The applicant is subdividing the 135.69 acres into 6 parcels total, to include the original parcel, all over 20 acres in size. The applicant is requesting a variance to the number of parcels that can be accessed by a private drive from three (3) to four (4), as four (4) of the six (6) tracts will share a private drive. Applicant includes that the private drive shall be maintained jointly by all servient properties and that all owners agree the private drive will be privately maintained and waiving the right to request county maintenance.

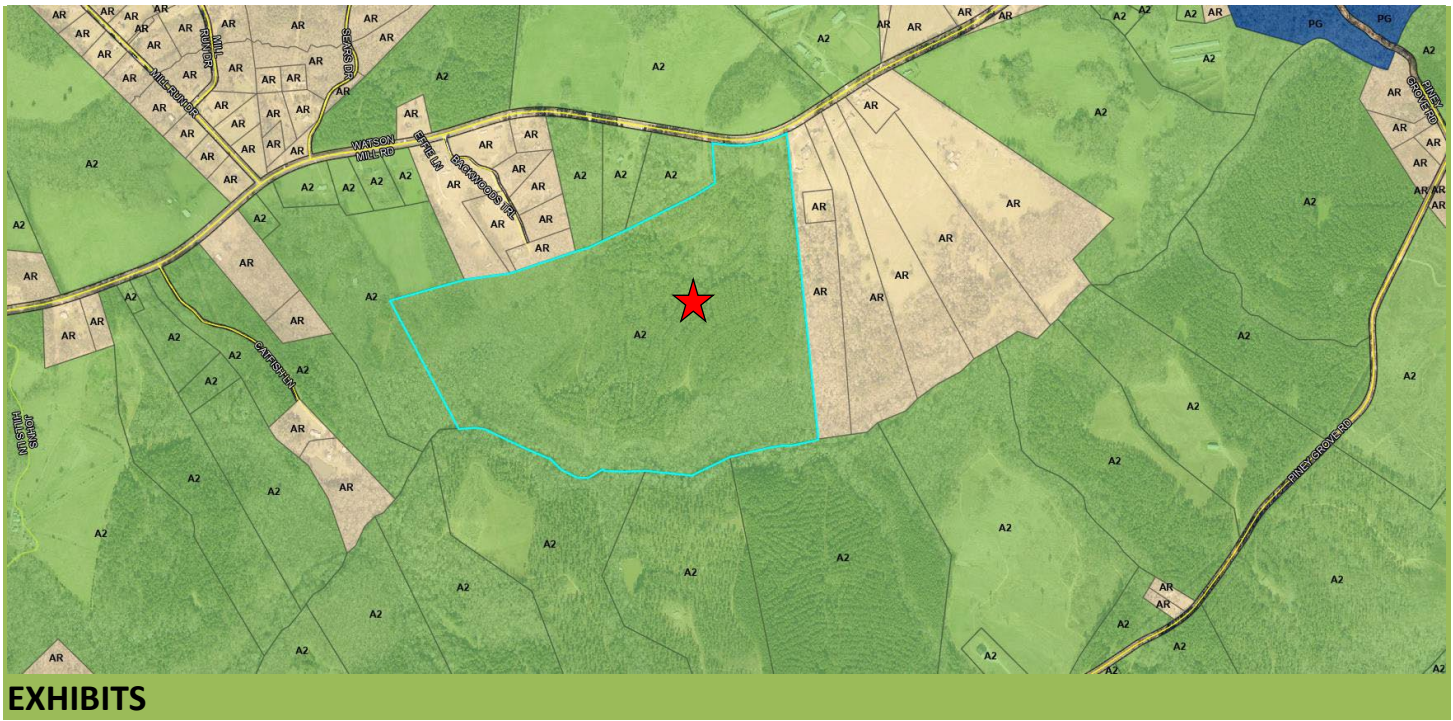
CURRENT STATUS

This request will be heard by the Oglethorpe County Zoning Board at their June 19th, 2025 meeting.

Should the Zoning Board take action on the request at their June meeting, the request will go before the Oglethorpe County Board of Commissioners on July 7th, 2025.

PUBLIC NOTICE

In accordance with Section 1405 of the Oglethorpe County Zoning Ordinance, public notice of this zoning request was posted on or near the subject property(s) by June 6th, 2025.



EXHIBITS

Figure 1 – Adjacent Zoning

CURVE #	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 82°41'12" E	867.24'	305.51'	41.31'
C2	N 75°12'29" E	987.24'	305.51'	305.26'
C3	N 75°12'29" E	987.24'	305.51'	305.26'

POB - POINT OF BEGINNING
FROM THE C.L. INTERSECTION OF SACKWOODS TRAIL
AND WATSON MILL ROAD, GO S 86°22'21" E A DISTANCE
OF 2189.39 TO A 1/2" REBAR FOUND ON THE SOUTHERN
SIDE OF SACKWOODS TRAIL, BEING THE POB OF THE
FLOOD HAZARD ZONE, REFER TO PLAT PANEL
1321C00798 DATED 12/17/2010.
BEING A DIVISION OF TAX PARCEL 087 079, ZONED A2.

REFERENCES:
PLAT 1321C00798
PL 15 PG 156
PL 15 PG 181
OWNER OF RECORD:
BEDFORD WATSON
& MARIE M. WATSON
2555 WATSON LANE
HENDERSONVILLE, NC 28739

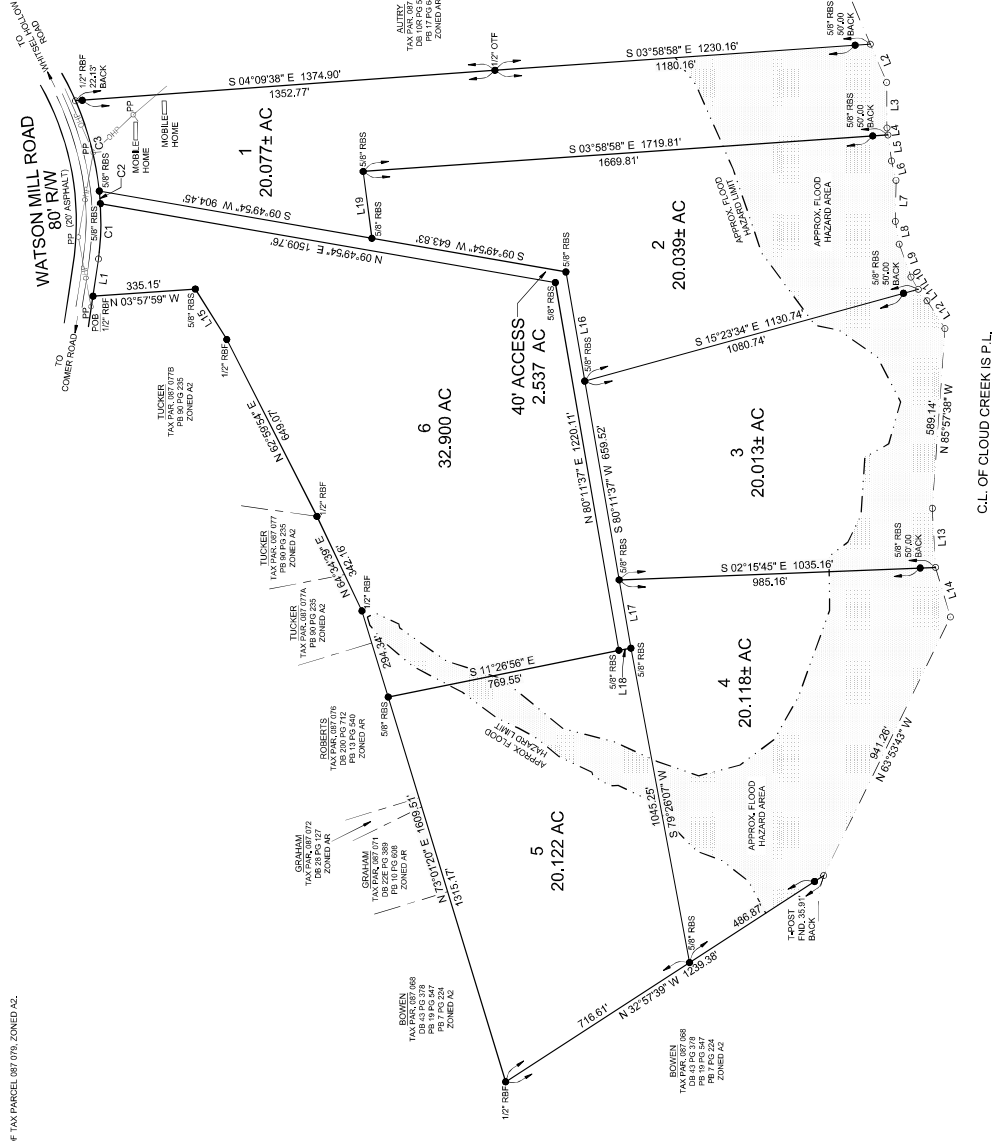
LINE #	BEARING	DISTANCE
L1	S 87°32'58" W	153.85'
L2	S 87°41'56" W	144.07'
L3	S 87°19'05" W	23.07'
L4	S 87°19'05" W	23.07'
L5	S 75°52'02" W	66.26'
L6	S 87°19'05" W	133.65'
L7	S 87°19'05" W	75.16'
L8	S 87°19'05" W	75.16'
L9	S 87°19'05" W	75.16'
L10	S 87°19'05" W	75.16'
L11	S 87°19'05" W	75.16'
L12	S 87°19'05" W	75.16'
L13	S 87°19'05" W	75.16'
L14	S 87°19'05" W	75.16'
L15	S 87°19'05" W	75.16'
L16	S 87°19'05" W	75.16'
L17	S 87°19'05" W	75.16'
L18	S 87°19'05" W	75.16'
L19	S 87°19'05" W	75.16'

THIS RECORD BY SUBSECTION (D) OF O.G.C.A. SECTION 15-6-07 THIS
PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED
BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS
A TRUE AND CORRECT STATEMENT OF FACTS. THE SURVEYOR'S
STATEMENTS HEREON, SUCH AS APPROVALS OR AFFIRMATIONS
OF THE ACCURACY OF THE SURVEY, ARE NOT TO BE CONSIDERED
BODIES BY ANY PURCHASER OR USER OF THE PLAT AS TO
THEIR OWN RESPONSIBILITY TO OBTAIN NECESSARY PERMITS
INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED
SURVEYOR HAS REVIEWED THE PLAT AND THE SURVEY THEREON
AND HAS FOUND THAT THE SURVEY COMES WITHIN THE
MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE
BOARD OF SURVEYING AND MAPPING, AND HAS SET FORTH IN O.G.C.A.,
SECTION 15-6-01.



DATE
MARCH 23, 2025

CON. REEL 153 LG NO. 2685



- LEGEND
- C.L. - CENTERLINE
 - EX. - EXISTING
 - L.L. - LAND LOT
 - L.L.L. - LAND LOT LINE
 - RSF - REAR FOUND
 - OTF - OPEN TOP PIPE FOUND
 - PP - POWER POLE
 - LP - LIGHT POLE
 - CHP - OVERHEAD POWER

SURVEY FOR:
BEDFORD WATSON & MARIE M. WATSON
2555 WATSON LANE
HENDERSONVILLE, NC 28739
SCALE: 1" = 200'
DATE: MARCH 23, 2025
R.V. BALDWIN - PL 36855 REF 10842
P.O. BOX 542
HENDERSONVILLE, NC 28739
EQUIPMENT USED:
TOPCON GIS 312

FIELD DATA:
ELECTRONIC
ANGULAR ERROR: 2"
ADJUSTED BY COMPASS RULE
PLAT CLOSURE:
S 86°22'21" E 2189.39
E 75°12'29" N 305.26
TOPCON GIS 312

Section 1403 Evaluation Standards

The Zoning Board and the Board of Commissioners shall consider factors relevant in balancing the interest in promoting the public health, safety, morals, or general welfare against the right of the individual to the unrestricted use of property, and shall specifically consider the following criteria:

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- To what extent the zoning proposal will adversely affect the property values of adjacent or nearby property.
- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

- The length of time the property has been vacant as zoned considered in the context of land development in the area, in the vicinity of the property.
- Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

CONDITIONS AND FINDINGS

PLEASE NOTE THAT CONDITIONS AND FINDINGS FOR VARIANCE REQUESTS DIFFER FROM CONDITIONS AND FINDINGS FOR REZONING/CONDITIONAL USE REQUESTS.

Section 1201.02 of the Oglethorpe County Unified Code of Ordinances states that: *Variances may be granted in such individual cases for practical difficulty or unnecessary hardship only upon a finding by the Board of Commissioner's that following conditions exist:*

- There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, character, topography; and
- The application of this Regulation to this particular piece of property would create a necessary hardship; and
- Such conditions are peculiar to the particular piece of property involved; and
- The special conditions and circumstances do not result from actions of the applicant; and
- Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance; and
- The variance requested is the minimum necessary to make possible the legal use of the land, building or structure.

STAFF REPORT
RZ162 - Tax Parcel 082 020A
June 19, 2025

REQUEST

APPLICANT:	Randal Hubbard
OWNER:	Randal & Caleb Hubbard
REQUEST:	Rezone A2 to AR
COUNTY COMMISSION DISTRICT:	1
SIZE OF THE PROPERTY:	35.39 Acres
PRESENT USE/ZONING:	A2 General Agriculture
PROPOSED USE OF PROPERTY	AR Agriculture Residential
TAX MAP NUMBER:	082 020A
ADJACENT ZONING:	AR, A2

PURPOSE

The purpose of this request is to rezone Tax Parcel 082 020A from A2 (General Agriculture) to AR (Agriculture Residential) to subdivide two 5 acre lots for family.

COMPATIBILITY WITH FUTURE LAND USE PLAN

The currently adopted Future Land Use Map designation is “Back-Forty”.

Back-Forty

This character area is dominated by forests and farms. Preservation of undeveloped land takes priority. Public services cannot be efficiently provided in this area. The character area has the lowest level of infrastructure support. Residential growth should be limited and low density. The most appropriate land uses should impose a low demand on infrastructure and services. As an exception, where necessary, areas should be accessible by heavy trucks for the purpose of supporting responsible farming, forestry, and mining activities. The area should have clean surface water and a healthy wildlife habitat. The Philomath Historic District is in this character area and identified on the National Register of Historic Places. All development and land use within and adjacent to the historic district should be compatible with the historic value.

Compatible Zoning Designations: A1, A2, B1, Hi(me), PD

The proposed zoning of AR (Single-Family Residential) **is NOT compatible** with the character area “Back-Forty”.

REVIEW OF THE PLAN

The applicant has requested that Tax Parcel 082 020A be rezoned from A2 (General Agriculture) to AR (Agriculture Residential) to subdivide two 5 acre parcels for family.

Adjacent Properties are zoned A2 (General Agriculture) and AR (Agriculture Residential). This tax parcel is 35.39 acres total. The request is to split two lots off of parent parcel. Proposed split lots are both 5 acres. This property is located on Center Church Rd.

CURRENT STATUS

This request will be heard by the Oglethorpe County Zoning Board at their June 19, 2025 meeting.

Should the Zoning Board take action on the request at their June meeting, the request will go before the Oglethorpe County Board of Commissioners on July 7, 2025.

PUBLIC NOTICE

In accordance with Section 1405 of the Oglethorpe County Zoning Ordinance, public notice of this zoning request was posted on or near the subject's property by June 6, 2025.

EXHIBITS

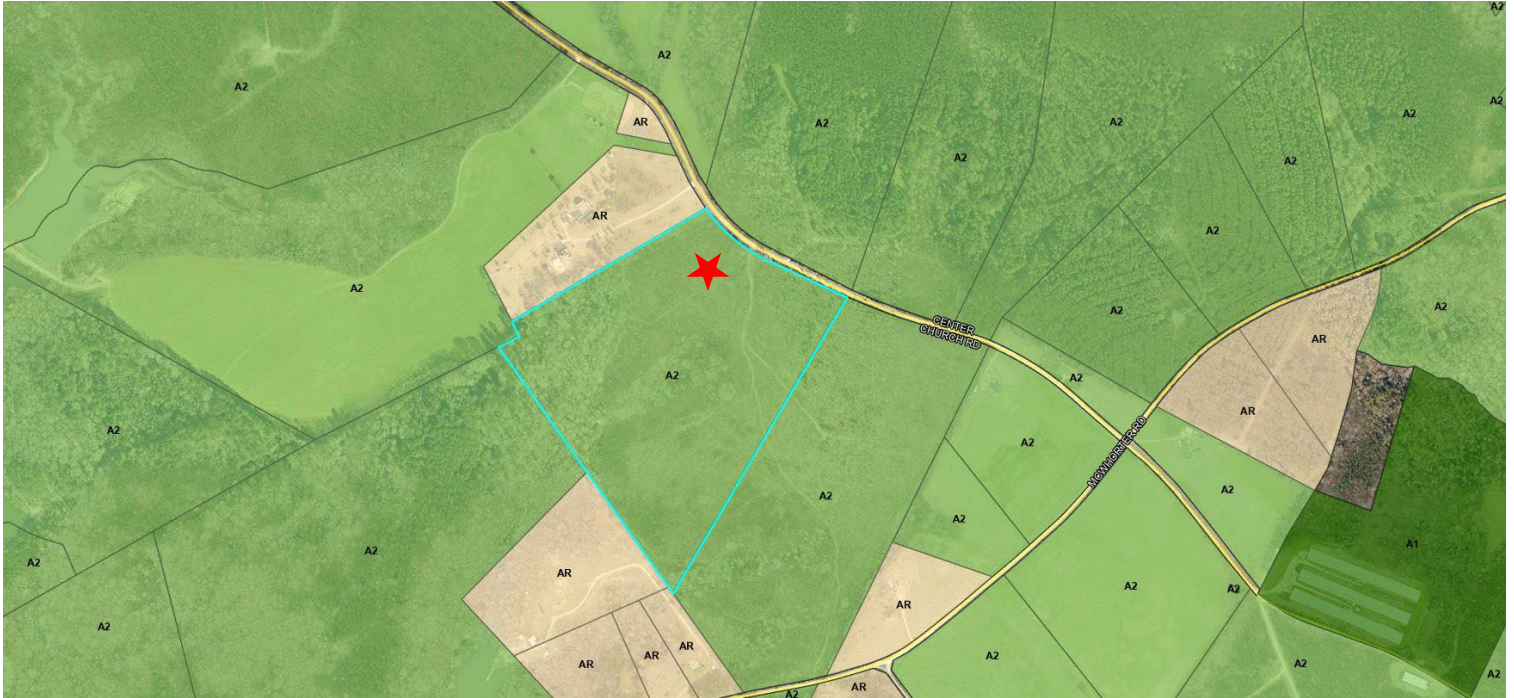


Figure 1 Adjacent Property's Zoning

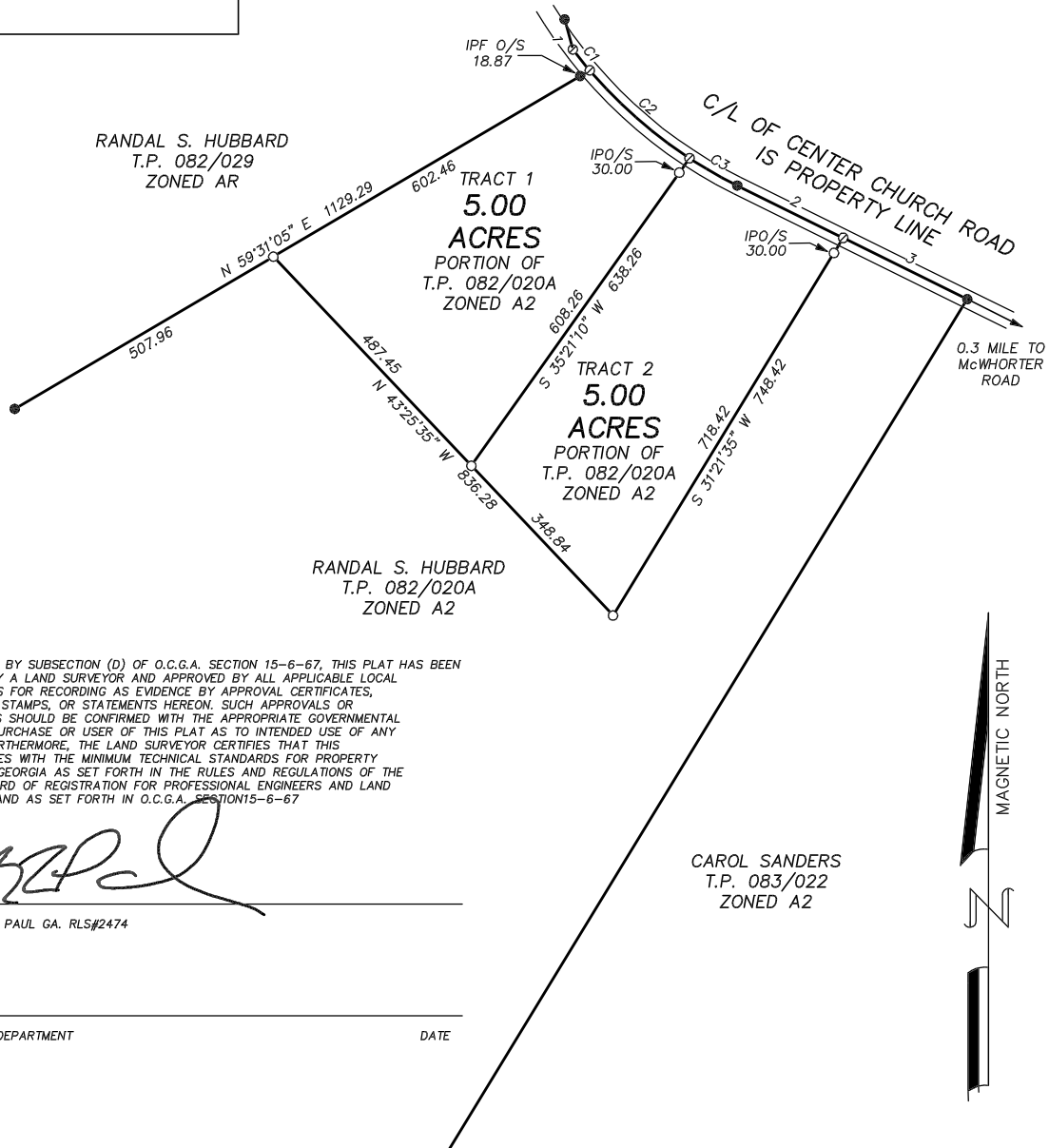
CURVE TABLE

CURVE	BEARING	CHORD	ARC	RADIUS
C1	S 38°54'55" E	45.48	45.48	797.40
C2	S 48°39'35" E	225.00	225.75	797.40
C3	S 60°06'50" E	93.00	93.05	797.40

LINE TABLE

LINE	BEARING	DISTANCE
1	S 15°21'10" E	53.04
2	S 63°44'25" E	200.00
3	S 63°44'25" E	234.33

● IPF - IRON PIN FOUND
 ○ IPS - IRON PIN SET
 ⊗ - TRAVERSE POINT
 □ CM - CONCRETE MONUMENT



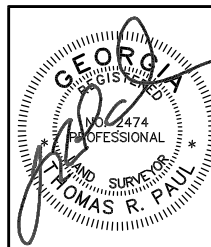
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCE BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY PURCHASE OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCELS. FURTHERMORE, THE 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.

Thomas R. Paul
 THOMAS R. PAUL GA. RLS#2474

PLANNING DEPARTMENT

DATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



SURVEY FOR:

SUBDIVISION PLAT

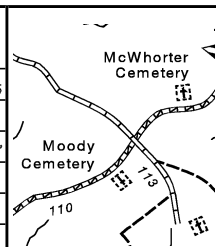
RANDAL S. HUBBARD

GMD: 228	COUNTY: OGLETHORPE	STATE: GEORGIA	DATE: 05-12-25
THEODOLITE: TOPGUN	DIST. EQUIP.: TOPGUN	CLOSURE: 1"/30,000'	ANGLE CLOSURE: 2"/ANGLE

SURVEYED BY:

THOMAS R. PAUL
 LAND SURVEYING
 P.O. BOX 196
 LEXINGTON, GA. 30648
 706-433-1037

ADJ. CLOSURE: 1"/30,000'
 DRAWN BY: T. PAUL
 DRAWING NO.: 22480
 FIELD BOOK: TDS DM



Section 1403 Evaluation Standards

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- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- The length of time the property has been vacant as zoned considered in the context of land development in the area, in the vicinity of the property.
- Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

STAFF REPORT
RZ039 - Tax Parcel 075 014B
Oglethorpe Drive
June 19, 2025

REQUEST

APPLICANT:	ODR, LLC
OWNER:	ODR, LLC
REQUEST:	Change in Conditions
COUNTY COMMISSION DISTRICT:	1
SIZE OF THE PROPERTY:	1.42 Acres
PRESENT USE/ZONING:	R-3 Multi-Family Residential
PROPOSED USE OF PROPERTY	R-3 Multi-Family Residential
TAX MAP NUMBER:	075 014B
ADJACENT ZONING:	PG, OIP

PURPOSE

The purpose of this application is to request a change in conditions from the age restriction of 55 and older previously set in May 2020 to no age restriction.

COMPATIBILITY WITH FUTURE LAND USE PLAN

The currently adopted Future Land Use Map designation is “Gateway Corridor”.

Gateway Corridor

The overall character of this area is intended to provide a mixed-use environment that combines residential and commercial uses within community nodes. The area is designed to provide limited convenience shopping and services only for surrounding residential areas. These nodes may be suitable for higher-density residential development depending on the availability of the necessary supportive infrastructure and the compatibility with the surrounding land uses. The identified areas are a reflection of existing communities. Within the municipalities, the area reflects the location of the downtown core. The Maxeys Historic District is expected to be identified on the National Register of Historic Places and all development within and adjacent to the district should be compatible with the historic value.

Compatible Zoning Designations: PD, B-1, AR, R-1, R-2, R-3

The current zoning of R-3 (Multi-Family Residential) is compatible with the character area “Gateway Corridor”.

REVIEW OF THE PLAN

The applicant has submitted this application to request a change in conditions. In May, 2020, the Board approved the rezoning of Tax Parcel 075 014B from OIP (Office/Institutional/Professional) to R-3 (Multi-Family Residential) with the conditions that it was a 55 age and older community. The applicant is requesting that that condition be changed to no age restriction.

Adjacent Properties are zoned PG (Public/Government) and OIP (Office/Institutional/Professional) This tax parcel is 1.42 acres total and located on Oglethorpe Drive.

CURRENT STATUS

This request will be heard by the Oglethorpe County Zoning Board at their June 19, 2025 meeting.

Should the Zoning Board take action on the request at their June meeting, the request will go before the Oglethorpe County Board of Commissioners on July 7, 2025.

PUBLIC NOTICE

In accordance with Section 1405 of the Oglethorpe County Zoning Ordinance, public notice of this zoning request was posted on or near the subject's property by June 6, 2025.

EXHIBITS



Figure 1 Adjacent Property's Zoning

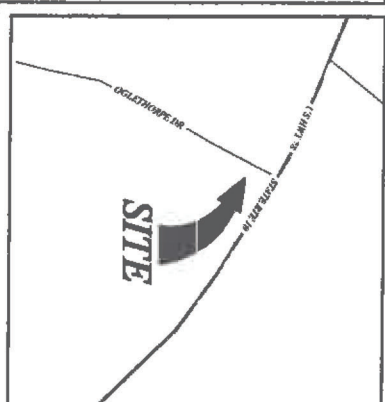
THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES

MATTHEW A. LELAND
REGISTERED PROFESSIONAL SURVEYOR
NO. 14072
STATE OF GEORGIA
THIS PLAT IS A PART OF A
LARGER PLAT OF LAND AND IS
NOT TO BE USED FOR ANY OTHER
PURPOSES WITHOUT THE WRITTEN
CONSENT OF THE SURVEYOR.

FIELD SURVEY CLOSURE STATEMENT
THE FIELD DATA WERE OBTAINED FROM THE PLAT AND THE
CLOSURE STATEMENT IS A PART OF THE PLAT AND IS
NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT
THE WRITTEN CONSENT OF THE SURVEYOR.

PLAT CLOSURE STATEMENT
THE PLAT DATA WERE CALCULATED FROM THE FIELD
DATA AND THE CLOSURE STATEMENT IS A PART OF
THE PLAT AND IS NOT TO BE USED FOR ANY OTHER
PURPOSES WITHOUT THE WRITTEN CONSENT OF THE
SURVEYOR.

BASLINE
SURVEYING &
ENGINEERING, INC.
P.O. BOX 269
WATKINSVILLE, GA 30677
WWW.BASLINEGA.COM
PHONE: 706-769-6610



VICINITY MAP
NOT TO SCALE

PROJECT DATA

CLIENT: THOMAS PELEWSKI
PROFESSIONAL CONTACT: BASLINE SURVEYING & ENGINEERING
P.O. BOX 269 WATKINSVILLE, GA 30677
MATTHEW@BASLINEGA.COM
706-769-6610

1. THIS PLAT IS A PART OF A LARGER PLAT OF LAND AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
2. THE PLAT DATA WERE CALCULATED FROM THE FIELD DATA AND THE CLOSURE STATEMENT IS A PART OF THE PLAT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
3. THE PLAT DATA WERE OBTAINED FROM THE PLAT AND THE CLOSURE STATEMENT IS A PART OF THE PLAT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
4. THE PLAT DATA WERE CALCULATED FROM THE FIELD DATA AND THE CLOSURE STATEMENT IS A PART OF THE PLAT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

SURVEYOR CERTIFICATIONS
I, THE SURVEYOR, CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF GEORGIA AND THAT I AM THE AUTHOR OF THIS PLAT. I CERTIFY THAT I HAVE PERSONALLY CONDUCTED THE SURVEY AND THAT THE DATA AND CALCULATIONS ARE CORRECT AND ACCURATE. I CERTIFY THAT I HAVE NOT BEEN INFLUENCED BY ANY OTHER PERSON OR ENTITY IN THE CONDUCT OF THIS SURVEY. I CERTIFY THAT I HAVE NOT BEEN INFLUENCED BY ANY OTHER PERSON OR ENTITY IN THE CONDUCT OF THIS SURVEY.

SYMBOL LEGEND
○ CALCULATED POINT
● NON-MARKED POINT
- - - - - CONVENTION BOUNDARY
- - - - - FENCE



GRID NORTH
GRAPHIC SCALE
0 15' 30' 60' 90'
1 INCH = 30 FEET

PLAT ABBREVIATIONS
N.P. - NON-PAID
N.M. - NON-MARKED
C.B. - CALCULATED BOUNDARY
C.F. - CALCULATED FENCE
C.P. - CALCULATED POINT
C.L. - CALCULATED LINE
C.A. - CALCULATED AREA
C.V. - CALCULATED VOLUME
C.W. - CALCULATED WEIGHT
C.H. - CALCULATED HEIGHT
C.D. - CALCULATED DISTANCE
C.T. - CALCULATED TIME
C.F. - CALCULATED FORCE
C.E. - CALCULATED ENERGY
C.M. - CALCULATED MASS
C.I. - CALCULATED CURRENT
C.P. - CALCULATED POWER
C.V. - CALCULATED VOLTAGE
C.W. - CALCULATED WEIGHT
C.H. - CALCULATED HEIGHT
C.D. - CALCULATED DISTANCE
C.T. - CALCULATED TIME
C.F. - CALCULATED FORCE
C.E. - CALCULATED ENERGY
C.M. - CALCULATED MASS
C.I. - CALCULATED CURRENT
C.P. - CALCULATED POWER
C.V. - CALCULATED VOLTAGE

BOUNDARY/TOPOGRAPHIC SURVEY
PROJECT 14-3235
DATE 07/31/19
SHEET 1 OF 1
JANUARY 2020
EXPIRES 7-31-2020

PLAT FOR:
THOMAS PELEWSKI
2294 GEORGIA
MILITARY DISTRICT
OGLETHORPE COUNTY
PHYSICAL ADDRESS:
OGLETHORPE DRIVE
CRAWFORD, GA 30630

1.42 ACRES
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PG 19 PAGE 497

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1.42 ACRES
NET DTA 20 PAGES 499
PG 19 PAGE 497



1. THE SUBJECT PROPERTY IS LOCATED IN GEORGIA NW/4TH DISTRICT 229 OF

- [illegible]

ACCORDING TO THE INSTITUTE OF TRAFFIC ENGINEERS, TRIP GENERATION MANUAL, 8TH EDITION, THE PROJECTED STREET TRAFFIC FOR THIS DEVELOPMENT IS:

CATEGORIES: SENIOR ADULT HOUSING, ATTACHED (CODE 252)

PEAK DEPARTING HOUR = 0.14 PER DWELLING = (0.13)(9) = 1.17 TRIPS
PEAK DEPARTING HOUR = 0.16 PER DWELLING = (0.16)(9) = 1.44 TRIPS
AVERAGE DAILY TRIP = INFORMATION NOT AVAILABLE, MEASURED

18. **DISCLAIMER:** I, **THOMAS FLEISHMAN**,
19. **DO** SOLEMNLY SWORE THAT I AM THE OWNER OF RECORD AND CONTROL ONE,
20. **CONTRACT** PERSON, **THOMAS FLEISHMAN**
21. **PHONE:** (770) 238-3454
22. **DATE:** 03/09/2017 10:00AM, I HAVE NOTIFIED THE COURT THAT I AM THE
23. **OWNER OF RECORD AND CONTROL ONE, CONTRACT PERSON, THOMAS FLEISHMAN**
24. **I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD AND CONTROL ONE,**
25. **CONTRACT PERSON, HAS BEEN EMPLOYED BY ME TO PROVIDE PROFESSIONAL DESIGN**
26. **AND CONSULTATION SERVICES ON MY BEHALF.**



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SITE INFORMATION
0 OGLETHORPE DRIVE
OGLETHORPE COUNTY, GEORGIA
GMD 229, TP 075-0148
1.42 ACRES
PROPOSED OFF TO R-3 ZONING

DEVELOPER INFORMATION
TJP DEVELOPMENT, LLC
120 SALEM CHURCH STREET
LEXINGTON, GA 30648
(770) 235-2454
CONTACT: TOMASZ PELEWSKI

24-HR CONTACT: TOMASZ PELEWSKI, (770) 235-2454

SITE INFORMATION
0 OGLETHORPE DRIVE
OGLETHORPE COUNTY, GEORGIA
GMD 229, TP 075-0148
1.42 ACRES
PROPOSED OFF TO R-3 ZONING

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CONTACT: TOMASZ PELEWSKI

24-HR CONTACT: TOMASZ PELEWSKI, (770) 235-2454

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3651 Mars Hill Road
Suite 1800
Watkinsville, GA 30677
Office: (678) 726-3300
Fax: (678) 804-1874
www.donataicivil.com



PAJ001
REZONING
2/27/20

PROJECT 14-323S	EASEMENT PLAT	SHEET 1 OF 1	
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Section 1403 Evaluation Standards

The Zoning Board and the Board of Commissioners shall consider factors relevant in balancing the interest in promoting the public health, safety, morals, or general welfare against the right of the individual to the unrestricted use of property, and shall specifically consider the following criteria:

- Whether the zoning proposal is in conformity with the policy and intent of the Oglethorpe County Comprehensive Plan, the Transportation Plan, or any other duly adopted plans for the development of the County.
- Whether there is reasonable evidence, based upon existing and anticipated land use, which would indicate a mistake was made in the original zoning of the property.
- Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.
- Whether the change will create an isolated district unrelated to the surrounding districts, such as “spot zoning?”
- Whether the need for rezoning could be handled instead by a variance request to the Zoning Board of Adjustments.
- Whether the subject property is suitable for the existing zoned purpose.
- Whether the subject property is suitable for the proposed zoning or use (location, size, lot configuration, topography, drainage, availability of public water supply and sewage system, or space and soil type to accommodate a safe water supply and an appropriately sized septic system, etc.).
- Whether the zoning proposal will permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property.
- The impact and suitability of the most intense possible future use that would be permitted on the subject property under the proposed change in zoning classification.
- Whether the change requested is out of scale with the immediate neighborhood or the needs of the county as a whole.
- Whether the zoning proposal will result in a use that could cause an excessive or burdensome use of or other adverse impact on existing streets, traffic patterns and congestion, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services.
- Whether the zoning proposal will result in a use that will have an adverse impact on population density in the area.
- Whether there could be a significant threat for ecological, environmental, or pollution impact, including but not limited to air quality; ground and surface water supply and quality; significant destruction of habitat for wildlife, deterioration or destruction of significant or sensitive natural and environmental resources, habitat for endangered or threatened plants or animals, waste generation and disposal; waste water quality, sanitary sewage disposal capacity; toxic or hazardous materials; odors, noise, vibration, and other nuisances; diseases of public health importance, and any related concerns, resulting from the proposed use or from major modifications to the land if the request is granted.
- Whether the requested change would have an adverse impact on significant natural, historic, or scenic resources.
- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
- To what extent the zoning proposal will adversely affect the property values of adjacent or nearby property.
- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- The length of time the property has been vacant as zoned considered in the context of land development in the area, in the vicinity of the property.
- Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.