

**AMENDMENT
TO THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA
AND THE ZONING MAPS OF OCONEE COUNTY, GEORGIA**

TITLE

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classification AR (Agricultural Residential District) to OIP (Office Institutional Professional District) pursuant to an application for rezoning of property owned by Jacobs Properties, LLLP submitted on July 27, 2020.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for zoning change submitted by Smith Planning Group on July 27, 2020, requesting rezoning of a ±3.51-acre tract of land located on Veterans Memorial Parkway in the 221st G.M.D., Oconee County, Georgia, (portion of tax parcel no. B-06-029C), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

SECTION 1. An Ordinance known as the “Unified Development Code of Oconee County, Georgia” as enacted and amended by the Board of Commissioners of Oconee County and the Zoning Maps described therein are hereby amended as follows:

The zoning classification for the property described on the attached “Exhibit A” is hereby changed from classification AR (Agricultural Residential District) to OIP (Office Institutional Professional District) for the purpose as set forth in “Exhibit A” attached hereto.

Said rezone is subject to the following conditions: as set forth in “Exhibit A” attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Ordinance shall take effect this date.

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on September 21, 2020 and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on October 6, 2020.

ADOPTED AND APPROVED, this 6th day of October, 2020.



ATTEST:

Kathy Hayes
Clerk, Board of Commissioners

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

Vacant, Member

Mark Saxon, Member

EXHIBIT "A" TO REZONE NO P20-0148
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CONDITIONS

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. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. No development permit shall be issued until Owner has agreed to such improvements and dedication and all such improvements shall be shown on the preliminary site plan and site development plans for the project.
3. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
4. At least 80 percent of exterior wall surfaces of all buildings and structures shall be finished with either brick veneer or stone veneer.
5. The total building square footage on the property shall not exceed 35,904.

TAX MAP



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LEGAL DESCRIPTION

All that certain tract or parcel of land, lying and being in the 221st G.M.D. of Oconee County, Georgia, containing 3.512 acres and being more fully described as follows:

Commencing at an CMF (Concrete Monument Found) at the intersection of the Northern Right-of-Way of North Main Street (Macon Hwy.) and the Eastern Right-of-Way of the Veterans Memorial Parkway, Said point being the POINT OF BEGINNING;

Thence along said Right-of-Way of the Eastern Right-of-Way of the Veterans Memorial Parkway N 27°55'47" E a distance of 166.33' to an IPS;

Thence leaving said Right-of-Way N 89°29'32" E a distance of 387.59' to an IPS on the Western Right-of-Way of Summit Grove Drive;

Thence along said Right-of-Way S 02°01'15" E a distance of 42.18' to a CMF;

Thence S 02°09'28" E a distance of 145.83' to a CMF;

Thence with a curve turning to the right with an arc length of 220.48', with a radius of 407.46', with a chord bearing of S 13°25'35" W, with a chord length of 217.80', to a CMF;

Thence S 75°15'25" W a distance of 81.37' to a CMF at the intersection of the Western Right-of-Way of Summit Grove Drive and the Northern Right-of-Way of North Main Street (Macon Hwy.);

Thence with a curve turning to the left with an arc length of 61.92', with a radius of 761.62', with a chord bearing of N 59°50'54" W, with a chord length of 61.91', to a CMF;

Thence N 62°01'07" W a distance of 298.38' to an IPF (#4 Rebar);

Thence N 14°48'37" W a distance of 102.35' to the POINT OF BEGINNING;

The above described property is more particularly shown according to a survey by Smith Planning Group (Aaron P. Blomberg, GA PLS #3100), dated July 23, 2020, entitled "Survey for Jacobs Properties, LLP".

EXHIBIT "A" TO REZONE NO P20-0148

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NARRATIVE

INTRODUCTION

The subject site is located along Highway 441, on the northeastern side at the intersection of Highway 441 and State Route 15. The property is triangular in shape and is bordered on all three sides by the roadways Highway 441, State Route 15, and Summit Grove Drive. The total acreage of the parent tract is 7.1 acres, zoned Agricultural Residential (AR), and is vacant of structures except for one billboard at the northern-most point of the property. Contained on the tract is a utility easement for Oglethorpe Power Co that is 150 feet wide and runs east and west through the midpoint of the property. The request is to rezone the southernmost portion of the property, everything south of the utility easement, from Agricultural Residential (AR) to Office Institutional Professional (OIP) with the intent of developing an office park. The tract will be divided along the centerline of the utility easement, creating a new parcel consisting of 3.512-acres.



FIGURE 1. SITE LOCATION MAP



FIGURE 2. SITE AERIAL MAP

BACKGROUND AND EXISTING CONDITIONS

The 7.1 AC undeveloped property (Parcel B 06 029C) is a triangular shaped parcel that is bound on the three sides by Highway 441, State Route 15, and Summit Grove Drive. Vegetation on the site consists of a mixture of pines and hardwoods. The property slopes from the west towards the east of the property with the highest portion along Highway 441. Contained at the northern point of the property is an existing billboard. At roughly the midpoint of the property, there is a Oglethorpe Power Co utility easement that cuts the property in half. The easement itself is 150 feet wide and runs east to west.

The adjacent zoning to the site includes O-I-P and A-R to the east, A-R to the south (site of future Oconee County Administrative Offices), A-R to the west and north. Despite these varying zoning districts, the future land use map indicates that the area will share the same designation of Civic Center. The Zoning Map and Future Land Use Map are provided below.

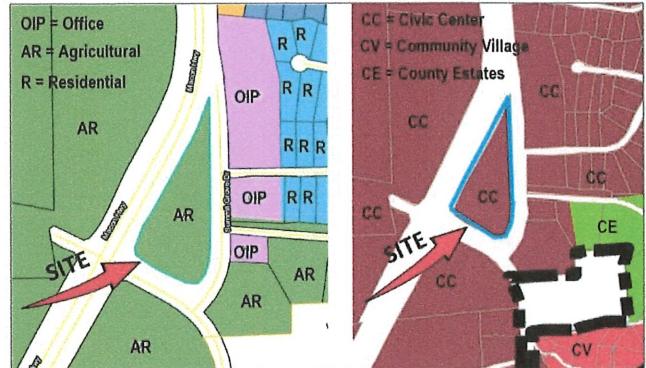


FIGURE 3. ZONING MAP AND FUTURE LAND USE MAP

PROPOSED REZONE

The purpose of the request is to rezone a 3.512-acre portion of the property from AR to OIP with the intention of developing an office and medical professional business park.

The existing A-R zoning district is intended to be composed of general farming areas with medium rural, single-family residential densities. The subject property is bound by two major corridors that intersect at one of the properties southern points. The roadways and intersection do not offer the highest compatibility with the intended uses of the current zoning district. Additionally, there are other parcels adjacent to the subject property, across Summit Grove Drive, that are zoned OIP. The intent of the OIP district is to provide areas for business and professional offices. Of the five parcels located on Summit Grove Drive, three are zoned OIP. This requested rezone would be in harmony with the future development map character area designation, as Civil Center is compatible with the OIP district. The intention of the Civic Center designation is to create multi-dimensional environment that allows for a work, play, and live lifestyle. The subject property's proximity to the neighboring residences in the east, aligns this rezone request perfectly with the intent of the OIP district and Civil Center designation. The current AR zoning classification is not compatible with the future land use map character area.

The development will be composed of four office buildings ranging in size from 6,220 sf to 9,964 sf. and associated parking facilities. The site will be accessed from a single entry from Summit Grove Drive. Uses within the development will be limited to those allowed within the O-I-P zoning classification, providing a blend of general office and professional/medical office uses. The business park has been designed to accommodate all buffering requirements between the remaining AR portion of the subject tract.

SUMMIT GROVE OFFICE PARK
OCONEE COUNTY, GEORGIA

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SMITH PLANNING GROUP, LLC
www.smithplanninggroup.com



FIGURE 7. REFERENCE IMAGE OF SHORT RETAINING WALL DETENTION

BUFFERS

Buffers will be installed around the exterior boundary of the project where office and residential uses abut, in accordance with OCUDC Sec 806. For the proposed subdivision of the property, the 75-foot-wide Oglethorpe Power Co easement is intended to serve as the buffer between the proposed development and remaining AR zoned property. The detention pond, wall, and Summit Grove Drive will also serve as a buffer between the AR zoned parcel to the southeast of the proposed development. Evergreen plant material and/or fencing with berms will be installed as appropriate within the buffer to provide adequate screening of adjacent properties.

In conjunction with the rezone request, a Special Exception Variance is being requested to allow relief from Section 808.04 of the Oconee County Ordinances regarding the incompatible use buffer requirement. The remaining portion of the subject property will retain the AR zoning classification which requires the incompatible use buffering. The proposed buildings will be constructed 37.5 feet from the abutting property line. This exceeds the ordinance standard which are 15 feet; however, the additional landscape buffering cannot be met as there is a large utility easement that cuts the property into two pieces. The intent is to use the utility easement as an additional buffer as there is no development permitted within the easement. Additionally, the remaining AR zoned portion of the parcel will most likely not retain the current AR designation based on the location and shape of the property. Again, the tract is located on highways with large volumes of traffic traversing the roadways daily. When the property is rezoned, the need for incompatible use buffers may not be required.

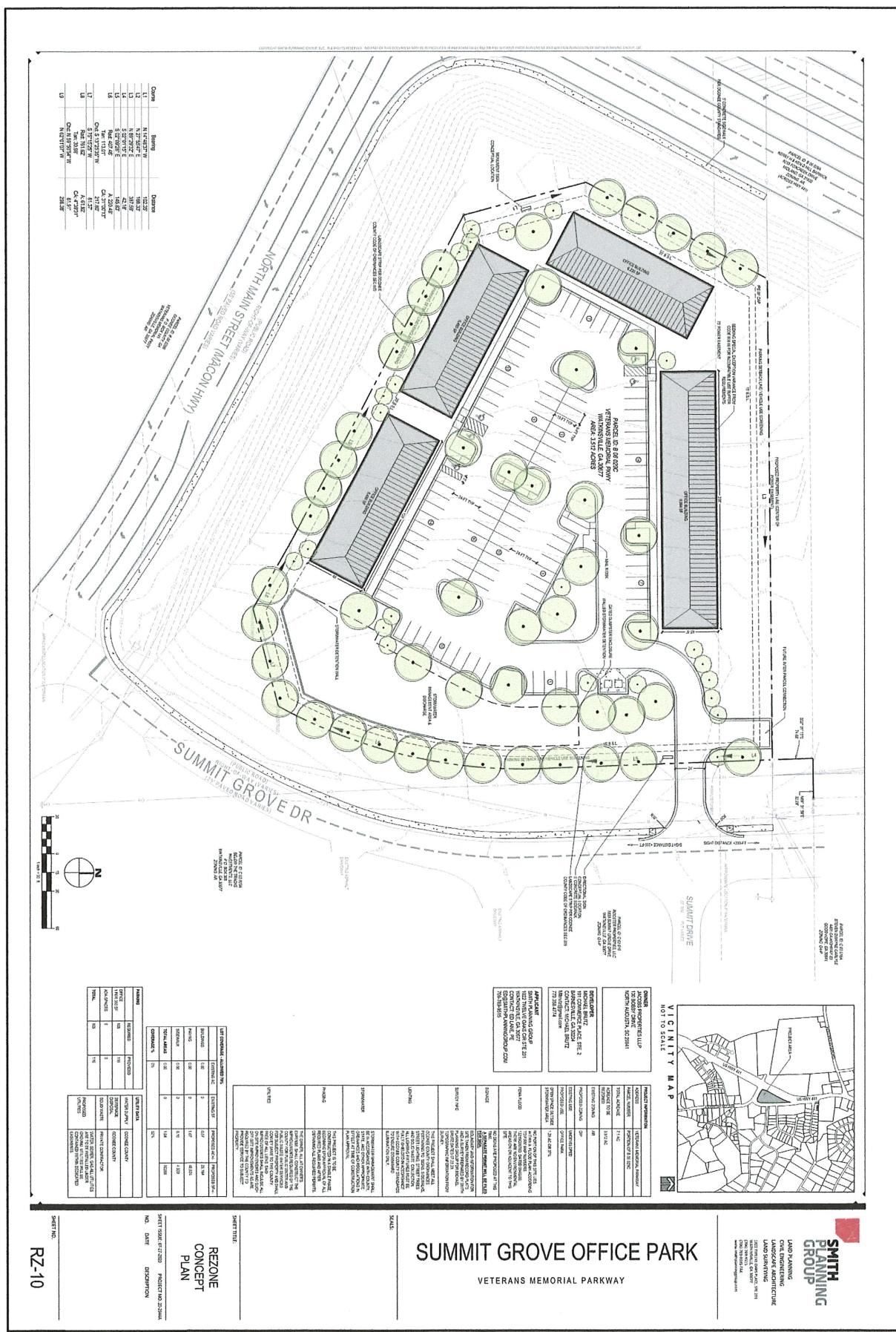
EXHIBIT "A" TO REZONE NO P20-0148

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PLAT

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CONCEPT PLAN





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

REZONE CASE #: P20-0148

DATE: August 31, 2020

STAFF REPORT BY: Grace Tuschak, Senior Planner
Monica Davis, Planner

APPLICANT NAME: Smith Planning Group

PROPERTY OWNER: Jacobs Properties, LLLP

LOCATION: Veterans Memorial Parkway/portion of tax parcel B-06-029C

PARCEL SIZE: ± 3.51 acres

EXISTING ZONING: AR (Agricultural Residential District)

EXISTING LAND USE: Vacant

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Civic Center

ACTION REQUESTED: Rezone a portion of the property from AR (Agricultural Residential District) to OIP (Office Institutional Professional District) to allow for development of an office park.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: September 21, 2020

BOARD OF COMMISSIONERS: October 6, 2020

ATTACHMENTS:

- Application
- Narrative
- Zoning Impact Analysis
- Proposed Building Elevations
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat of Survey
- Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property has been zoned AR since the original adoption of the zoning map in 1968
- The property is currently undeveloped and vacant

SURROUNDING LAND USE AND ZONING

EXISTING LAND USES		EXISTING ZONING
NORTH	Undeveloped	OIP (Office Institutional Professional)
SOUTH	Undeveloped	AR (Agricultural Residential District)
EAST	Office Vacant/ Undeveloped	OIP (Office Institutional Professional District) AR (Agricultural Residential District)
WEST	Undeveloped	AR (Agricultural Residential District)

PROPOSED DEVELOPMENT

- The applicant is proposing to develop an office and medical professional business park on a 3.512-acre portion of the property, to include the following:
 - Four office buildings ranging in size from 6,220 square feet to 9,964 square feet
 - Total building square footage of 35,904
- Companion special exception variance P20-0176 has been submitted requesting to waive the requirement for a 25-foot incompatible use buffer along the proposed northern property line adjacent to the remainder of the parent parcel

PROPOSED TRAFFIC PROJECTIONS

- An additional 331 average daily trips including 47 AM peak hour and 45 PM peak hour trips are projected should the present request be approved

PUBLIC FACILITIES

Water:

- Oconee County water service is proposed to serve the development
- The Water Resources Department has indicated in a letter dated 08/13/2020 that potable water is available at this location

Sewer:

- Oconee County sewer service is proposed to serve the development
- The Water Resources Department has indicated in a letter dated 08/13/2020 that wastewater treatment/sewer collection and transmission capacity is currently available for the proposed project

Roads:

- Access is proposed from a single access drive off Summit Grove Drive

ENVIRONMENTAL

- No jurisdictional wetlands, 100-year flood plain, or state waters are known to exist on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Please show adequate stopping and intersection sight distance at intersection with Summit Grove Drive (sheet RZ-10).

OCONEE COUNTY FIRE DEPARTMENT

- No comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Recommended zoning condition: The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.

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 single family residential, office, or undeveloped/pasture with AR or OIP zoning. The requested zoning district is in keeping with the mixed land uses in this area of the county and staff holds that the zoning proposal is suitable in view of the existing uses, development, and zoning of nearby property.

B. Whether the property to be rezoned has a reasonable economic use as currently zoned.

The property has a reasonable economic use for single family residential and agricultural purposes 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;

No significant impacts to population density or schools are anticipated from the addition of a small office part. Community facilities such as streets, water, and sewer are anticipated to see a small increase in use as part of the present request.

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 proposed development may require transportation improvements as determined by the Public Works Department and/or GA Department of Transportation. Staff has recommended a condition (below) that no development permit shall be issued until the property owner has agreed to such right of way improvements required by the Public Works Department. All such improvements shall be shown on the preliminary site plan and site development plans for the project.

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 has been vacant since it was zoned AR in 1968, while nearby parcels have been developed for residential use (Summit Oaks and Summit Grove subdivisions), commercial use (parcels across Summit Grove Drive or along Veterans Memorial Parkway) or government use (County Fire Station).

E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.

The OIP zoning district is intended to “provide an area for business and professional offices as well as for social, fraternal, political, civic and community organizations” (UDC Sec. 205.06). Professional offices are common in the OIP zoning district. Staff holds that the proposed office use is consistent with the stated purpose of the proposed 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.

Land use patterns in the general vicinity along Macon Highway have been gradually transitioning in recent years from agricultural and residential use to varied commercial uses including retail, office, and warehouse

uses. This trend, as well as the subject property's location at a well-traveled intersection along a principal arterial street give supporting grounds for approval of the zoning proposal.

G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.

The subject property lies within the Civic Center Character Area (2040 Future Development Map), which is described in the 2018 Comprehensive Plan as suitable for "a relatively high-intensity mix of businesses, retail shopping, offices... that create a multi-dimensional environment" with typical nonresidential uses including "small office complexes such as 'office condominiums'" (p. 58). Staff holds that the present request is in conformity with the Future Development Map and the goals and objectives of the Oconee County Comprehensive Plan.

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

Given the prevalence of conditional zoning in the county, it is unlikely that other adequate sites exist that would permit the proposed use as submitted.

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 this request 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. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. No development permit shall be issued until Owner has agreed to such improvements and dedication and all such improvements shall be shown on the preliminary site plan and site development plans for the project.
3. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
4. At least 80 percent of exterior wall surfaces of all buildings and structures shall be finished with either brick veneer or stone veneer.
5. The total building square footage on the property shall not exceed 35,904.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

Rezoning from: AR to OIP Change in Conditions of Approval for Case # _____
 Special Use Approval for: _____ in the _____ Zoning District

Applicant
Name: Smith Planning Group
Address: 1022 Twelve Oaks Place Ste 201
(No P.O. Boxes)
Watkinsville, GA 30677
Telephone: (706)769-9515
Email: bob@smithplanninggroup.com
Applicant is (check one): the Property Owner Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: Charles R. Smith
Date: 7/27/2020
Telephone: 803-507-7403
Notarized: 7/27/2020
Property
Location: Veterans Memorial PKWY
(Physical Description)
Tax Parcel Number: Portion of
B 06 029C
Size (Acres): 3.512 ac
Current Zoning: AR
Future Development Map—Character Area Designation: Civic Center
Use
Current Use: Vacant
Proposed Use: Business / Office Park for a portion
of the property. (3.512 AC)
Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed
- Typed Legal Description
- Plat of Survey
- Disclosures (Interest & Campaign Contributions)
- Zoning Impact Analysis
- Narrative (Detailed Description of the Request)
- Concept Plan
- Attachments to the Concept Plan:
 - Water and/or Sewer Capacity Letter from OCUD
 - Representative Architecture/Photographs
- Proof all property taxes paid in full
- Other Attachments: _____

For Oconee County Staff Use Only
Application

Date Received: _____ Date Accepted: _____
DRI Transmitted to RDC Date: _____ N/A
Date Submitted: _____ Findings Complete
Posted: _____ Ad: _____ Ad: _____
Application Withdrawn Date: _____

Planning Commission Date: _____
 Approval With Conditions Denial
Board of Commissioners Date: _____
 Approved With Conditions Denied
APPLICATION NUMBER _____

REZONE
REPORT
NARRATIVE
STATEMENT

27 JULY 2020

SUMMIT GROVE OFFICE PARK

Oconee County, Georgia

INTRODUCTION

The subject site is located along Highway 441, on the northeastern side at the intersection of Highway 441 and State Route 15. The property is triangular in shape and is bordered on all three sides by the roadways Highway 441, State Route 15, and Summit Grove Drive. The total acreage of the parent tract is 7.1 acres, zoned Agricultural Residential (AR), and is vacant of structures except for one billboard at the northern-most point of the property. Contained on the tract is a utility easement for Oglethorpe Power Co that is 150 feet wide and runs east and west through the midpoint of the property. The request is to rezone the southernmost portion of the property, everything south of the utility easement, from Agricultural Residential (AR) to Office Institutional Professional (OIP) with the intent of developing an office park. The tract will be divided along the centerline of the utility easement, creating a new parcel consisting of 3.512-acres.

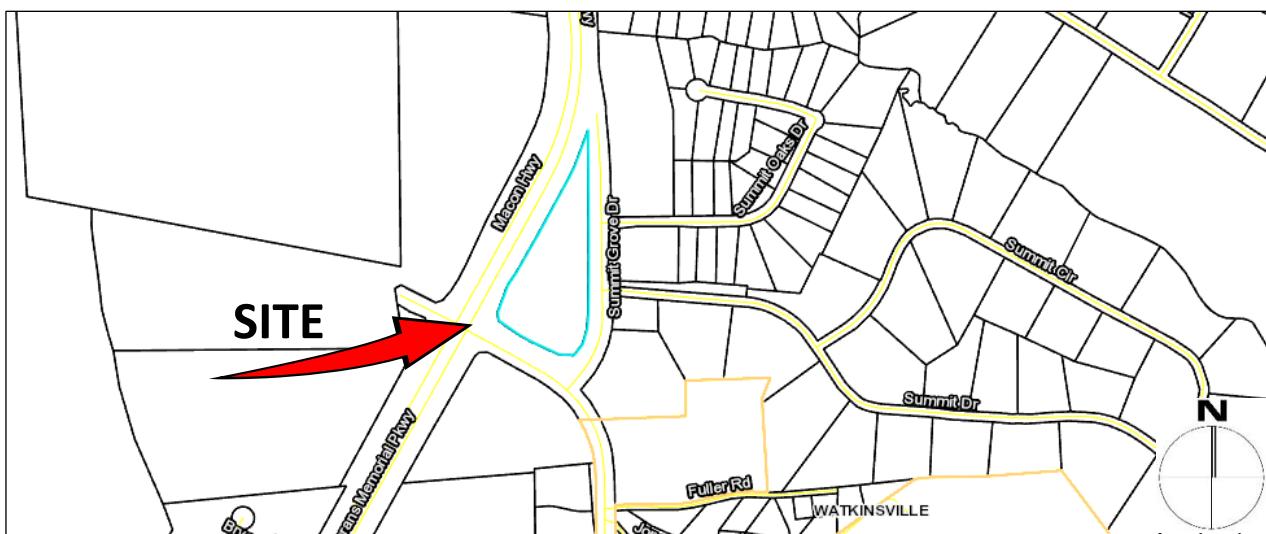


FIGURE 1. SITE LOCATION MAP



FIGURE 2. SITE AERIAL MAP

BACKGROUND AND EXISTING CONDITIONS

The 7.1 AC undeveloped property (Parcel B 06 029C) is a triangular shaped parcel that is bound on the three sides by Highway 441, State Route 15, and Summit Grove Drive. Vegetation on the site consists of a mixture of pines and hardwoods. The property slopes from the west towards the east of the property with the highest portion along Highway 441. Contained at the northern point of the property is an existing billboard. At roughly the midpoint of the property, there is a Oglethorpe Power Co utility easement that cuts the property in half. The easement itself is 150 feet wide and runs east to west.

The adjacent zoning to the site includes O-I-P and A-R to the east, A-R to the south (site of future Oconee County Administrative Offices), A-R to the west and north. Despite these varying zoning districts, the future land use map indicates that the area will share the same designation of Civic Center. The Zoning Map and Future Land Use Map are provided below.

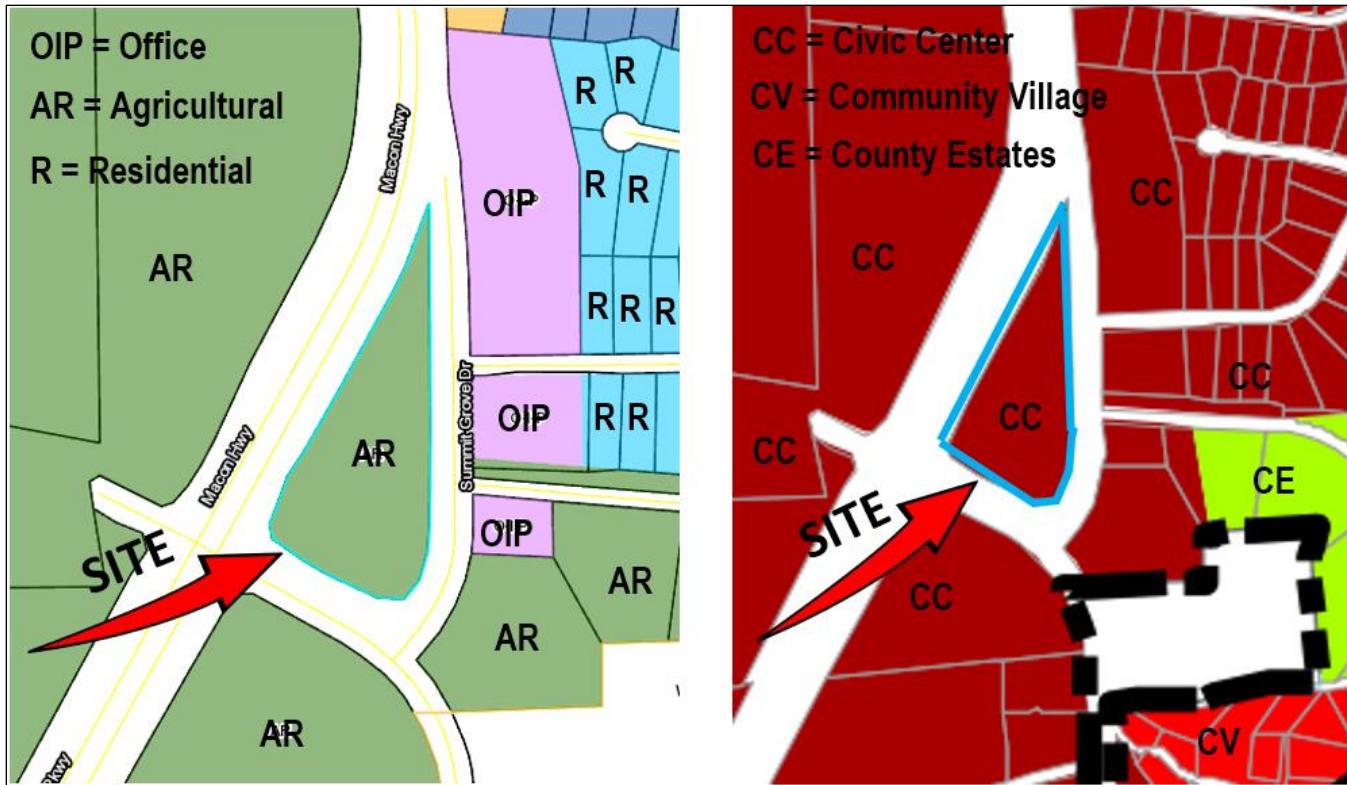


FIGURE 3. ZONING MAP AND FUTURE LAND USE MAP

PROPOSED REZONE

The purpose of the request is to rezone a 3.512-acre portion of the property from AR to OIP with the intention of developing an office and medical professional business park.

The existing A-R zoning district is intended to be composed of general farming areas with medium rural, single-family residential densities. The subject property is bound by two major corridors that intersect at one of the property's southern points. The roadways and intersection do not offer the highest compatibility with the intended uses of the current zoning district. Additionally, there are other parcels adjacent to the subject property, across Summit Grove Drive, that are zoned OIP. The intent of the OIP district is to provide areas for business and professional offices. Of the five parcels located on Summit Grove Drive, three are zoned OIP. This requested rezone would be in harmony with the future development map character area designation, as Civil Center is compatible with the OIP district. The intention of the Civic Center designation is to create multi-dimensional environment that allows for a work, play, and live lifestyle. The subject property's proximity to the neighboring residences in the east, aligns this rezone request perfectly with the intent of the OIP district and Civil Center designation. The current AR zoning classification is not compatible with the future land use map character area.

The development will be composed of four office buildings ranging in size from 6,220 sf to 9,964 sf. and associated parking facilities. The site will be accessed from a single entry from Summit Grove Drive. Uses within the development will be limited to those allowed within the O-I-P zoning classification, providing a blend of general office and professional/medical office uses. The business park has been designed to accommodate all buffering requirements between the remaining AR portion of the subject tract.

ARCHITECTURE

The architectural style of the buildings will be traditional in style, appropriated scaled and fenestrated with gabled roofs. The four proposed office buildings will be single story with exterior materials consisting of masonry material such as brick and/or stone and architectural accents of wood and/or cementitious material. Roof material will be asphaltic architectural tab shingles and or metal.



FIGURE 4. PROPOSED ARCHITECTURAL STYLE

ACCESS, TRAFFIC, AND PARKING

The proposed development is accessed from a single access drive off Summit Grove Drive. There are several factors contributing to the location of the access point, primarily due to topography and access restrictions along Highway 441 and State Route 15. All paved drives within the development will remain private, with the Owner responsible for maintenance and repairs.

Parking is proposed in one central parking lot within the site to best serve all four of the office buildings. This arrangement also helps to shield the visibility of the parking from the public right-of-way. The parking lot design includes concrete curb and gutter, asphalt with striping, tree islands, and concrete sidewalks. The parking lot has been designed to accommodate the parking requirements for the mixing of general office (3.5 spaces per 1,000 sf) and professional medical office (1 space per 200 sf) uses. With the square footage allocation and minimum required parking spaces, the proposal is for 116 parking space with 5 of them ADA spaces.

As the property sits on the corner of Highway 441 and State Route 15, there is already a significant amount of traffic on adjacent streets (per GDOT Counts shown on Figure 5, 21,200 average trips on Highway 441). A development of this type and scale should not contribute to any meaningful or noticeable increases in traffic that is already present on Highway 441 and State Route 15. The traffic generated from the site development will most likely be felt along Summit Grove Drive. The traffic generated is not out of scale for the zoning district nor the intended uses which are also located further north along Summit Grove Drive. Furthermore, Summit Grove Drive was a former State Route with wide right-of-way prior to the construction of the 441 Bypass in 1994. Approximately 70 home lots and two businesses currently use Summit Grove Drive. Per GDOT counts, Summit Grove Drive accounts for roughly 800 average daily trips.



FIGURE 5. GDOT TRAFFIC COUNTS OF ADJACENT STREETS

Traffic generated by the proposed development is illustrated in the following Table:

TABLE 1. PROJECTED TRIP GENERATION SUMMARY/ ITE 9th Edition

Description/ ITE Code	Unit Type	Units	ADT 2-Way	Peak AM			Peak PM		
				AM Hour	AM In	AM Out	PM Hour	PM In	PM Out
General Office 710	KSF2	30.0	331	47	41	6	45	8	37
		TOTAL TRIPS:	331	47	41	6	45	8	37

UTILITY SERVICES

The proposed development will require domestic water, fire protection, and sanitary sewer services. The subject site is to be served by OCPUD water and sewer services. Along the State Route 15 side of the property is an existing 8-inch gravity sewer line with two manholes located on the corners of Summit Grove Drive and Highway 441. Additionally, there is an existing 8-inch water main that runs along the Summit Grove Drive property boundary that is intended to be utilized for connection to service the business park. Refer to the sewer and water maps below.

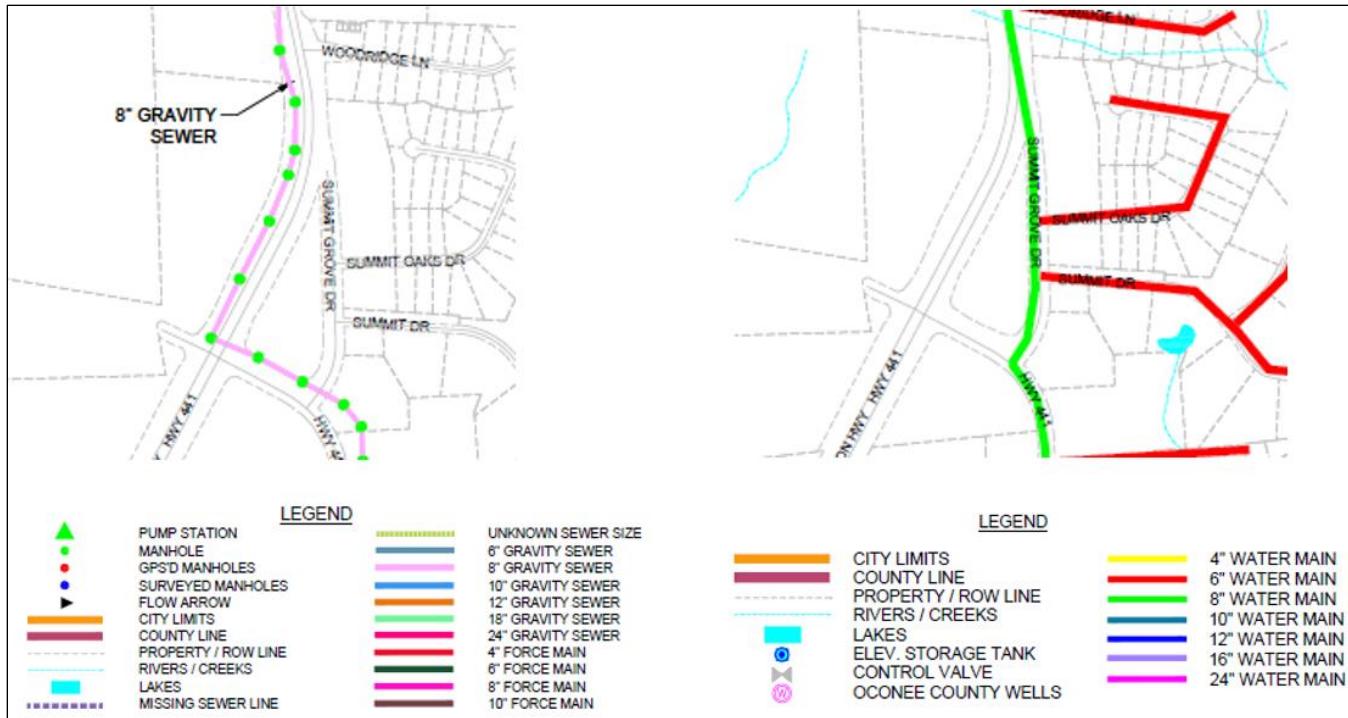


FIGURE 6. WATER & SEWER SERVICE MAP

The proposed use (office) will require domestic water and fire protection. The estimated water demands for the full build-out of the site is shown below:

Water: 175 GPD / 1,000 SF = 5,250 GPD

Maximum Day Demand: 3.6 GPM x 1.5 = 5.5 GPM

Peak Hour Demand: 5.5 GPM x 2.5 = 13.7 GPM

(See Water and Sewer Availability letter dated 07/27/20 as provided by OCPUD.) The petitioner proposes to extend both the water and sewer lines from their existing lines into the development in order to provide adequate water and sewer needs as well as fire protection.

Solid Waste will be collected onsite and disposed of by a private licensed contract service provider. Trash receptacles (dumpsters) are to be provided in one location as shown on the Rezone Concept Plan. Fencing and landscape screening will be installed around the receptacle to minimize any objectionable visual impact.

STORMWATER DRAINAGE

Stormwater management shall comply with all local, state, and federal regulations in effect at time of construction plan approval. Throughout the site, stormwater shall be collected in swales or in drains and pipes and directed to the proposed stormwater detention and water quality treatment basin. The site topography directs runoff to the southeast and drains into a proposed detention pond with a short masonry façade wall along a portion of the Summit Grove Drive side of the property. The detention pond wall is intended to be no higher than four feet and will be landscaped in an aesthetically pleasing manner. The wall will be approximately **75** feet away from the Summit Grove travel lane. The Figure below represents the constructed design intent of the pond and wall. All maintenance of the stormwater facility shall be the responsibility of the Owner.



FIGURE 7. REFERENCE IMAGE OF SHORT RETAINING WALL DETENTION

BUFFERS

Buffers will be installed around the exterior boundary of the project where office and residential uses abut, in accordance with OCUDC Sec 806. For the proposed subdivision of the property, the 75-foot-wide Oglethorpe Power Co easement is intended to serve as the buffer between the proposed development and remaining AR zoned property. The detention pond, wall, and Summit Grove Drive will also serve as a buffer between the AR zoned parcel to the southeast of the proposed development. Evergreen plant material and/or fencing with berms will be installed as appropriate within the buffer to provide adequate screening of adjacent properties.

In conjuncture with the rezone request, a Special Exception Variance is being requested to allow relief from Section 808.04 of the Oconee County Ordinances regarding the incompatible use buffer requirement. The remaining portion of the subject property will retain the AR zoning classification which requires the incompatible use buffering. The proposed buildings will be constructed 37.5 feet from the abutting property line. This exceeds the ordinance standard which are 15 feet; however, the additional landscape buffering cannot be met as there is large utility easement that cuts the property into two pieces. The intent is to use the utility easement as an additional buffer as there is no development permitted within the easement. Additionally, the remaining AR zoned portion of the parcel will most likely not retain the current AR designation based on the location and shape of the property. Again, the tract is located on highways with large volumes of traffic traversing the roadways daily. When the property is rezoned, the need for incompatible use buffers may not be required.

PROJECT IDENTITY

Project signage to be applied for under separate permit. All signs to be installed according to Article 7 of the Oconee County UDC.

ESTIMATED VALUE

Estimated Value of the Project at Completion: \$4,500,000.00

LAND DEDICATED FOR PUBLIC USE

There is no land dedicated for public use with this request.

OPEN SPACE

There are no provisions for public open space.

PROJECT SCHEDULE

It is intended that the site and exterior building construction be completed in a single phase, beginning upon the issuance of all required permits. Building interiors will be "Build to Suit".

OUTDOOR LIGHTING

For security reasons, pole-mounted lighting will be provided in the parking areas. All fixtures shall be full cutoff and fully shielded to minimize the impact to surrounding properties. Lighting fixtures mounted on the buildings will illuminate doors and passageways.

OWNERSHIP

It is the intent of the petitioner to develop and retain ownership for long term leasing of office space.

PROPOSED DEVELOPMENT STANDARDS

Development standards will be those as set forth in the Oconee County Zoning Ordinance.

ZONING IMPACT ANALYSIS

A. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.

Adjacent to the subject property to the east and across Summit Grove Drive, are other parcels zoned OIP. The intent of the OIP district is to provide an area for business and professional offices. The petitioner is requesting the rezone in order to develop an office park. There are five properties that have frontage on Summit Grove Drive. Of the five parcels, three are zoned OIP. The request to rezone the parcel from AR to OIP would help to create an office and business corridor at the intersection of Highway 441 and State Route 15.

B. Whether the property to be rezoned has a reasonable economic use as currently zoned.

Given the easement limitations that cuts the property into two pieces, the current zoning uses and economic viability are limited. The intent of the AR district are agricultural uses with lesser density single-family housing. The location of the property limits the desirability for a single-family development as the lots would be along Highway 441 and State Route 15.

C. The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:

1. Population density and effect on community facilities such as streets, schools, water and sewer;
The location, size, and easement constraints of the property promote a promising fit for this rezone request with regards to the general welfare of the public. Being that the property is located at a substantial junction of Highway 441 and State Route 15, there is existing infrastructure that makes for an easier development. There is adequate sewer, water, and streets in existence for the proposed four building office park. As this will be an office park, there should not be an effect on the schools.

2. Environmental impact;

There are no environmental areas located on the subject property. Stormwater will be contained onsite through a traditional detention pond.

3. Effect on the existing use, usability and/or value of adjoining property.

Summit Grove Drive has a total of five parcels on the entire roadway. Three of the five are already zoned OIP and are not currently being utilized. In 2019 there was a request for a Special Use Permit on one of the adjacent OIP parcels. Through the course of the meeting it was noted that the neighbors would prefer an office park. The subject property is best suited for the development of an office park as it is located at a heavily trafficked intersection.

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 property has remained vacant while the surrounding parcels have been subdivided, rezoned, and developed into a single-family residential neighborhood, firehouse, veterinary office, and general office space. Additionally, Oconee County recently purchased the parcel to the south and across State Route 15 with the intent to develop a new county services building. With this type of development proposed across the street and the additional OIP zoned parcels to east, the project could be catalytic in developing an office and professional services corridor at this junction of the county.

E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.

The request is to rezone a portion of the subject property from AR to OIP with the intent to develop a four-building office park. The definition of the OIP district is for office and professional uses. The proposed development is by definition the type of development that the zoning district intended.

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.

The subject property is bordered on all sides by right-of-way. Both Highway 441 and State Route 15 are Georgia Department of Transportation controlled roadways. Additionally, there is a Oglethorpe Power Co easement that cuts the property into two pieces. These constraints limit the viability for the property should it remain AR zoned. The request is to rezone the southernmost portion of the subject property to OIP district to develop an office park. This would utilize the proximity to major corridors, existing utilities, and necessary infrastructure for this type of development.

Based on the subject property's location to right-of-way and the intersection of Highway 441 and State Route 15, the site is limited on access location. As Highway 441 and State Route 15 are Georgia Department of Transportation controlled roads with restrictions on distances between driveway aprons and intersections. Along the Highway 441 side of the property, the subject property has very steep topography that would make relocating an entrance impossible. There are similar topography constraints as well as intersection distance requirements that cannot be met along the State Route 15 side of the property. The proposed development intends to work with the site constraints to provide an economically viable office park.

G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.

The future land use map character area designation is Civic Center. Under this classification, the work, play, live lifestyle is meant to be created. The parcel and the surrounding areas are classified under this same designation. The OIP district is compatible with the future land use designation. The intent of the development is to offer general office and medical office buildings within the business park. This development lends itself to the work and live development goal as described by the Civic Center designation as there are two neighborhoods with entrances off Summit Grove Drive.

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

There are vacant OIP zoned parcels within the immediate area. These parcels were previously zoned AR and were rezoned for and intended business park in 1987; however, the business park was never constructed and remains vacant.

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CONSULTING ENGINEERS:



1 Parking Elevation Building 100
1/8" = 1'-0"



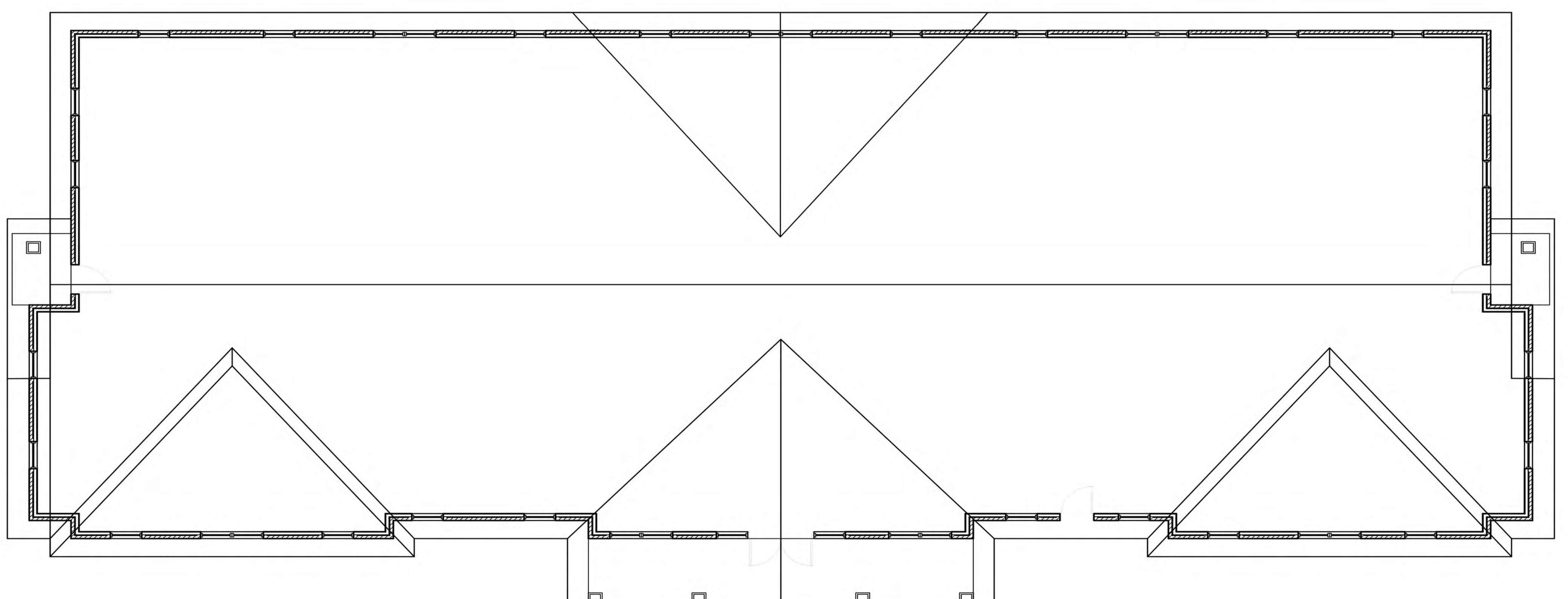
2 Side Elevation Building 100
1/8" = 1'-0"



3 Side Elevation Building 100
1/8" = 1'-0"



4 Street / Rear Elevation Building 100
1/8" = 1'-0"



5 Conceptual Floor Plans
1/8" = 1'-0"

SUMMIT GROVE OFFICE PARK
VETERANS MEMORIAL PARKWAY
WATKINSVILLE, GA

Seal:

No.	Date	Issue Notes
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Design Firm



297 PRINCE AVE. SUITE 28B
ATHENS, GEORGIA
O: 706.850.1330

Drawing Title
REPRESENTATIVE
ELEVATIONS &
CONCEPTUAL PLAN

Date 8.11.2020 Project Number
CAD File Name 2020 - 38

Drawing Number

BUILDING 100

A-100

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1 Parking Elevation Building 200
1/8" = 1'-0"



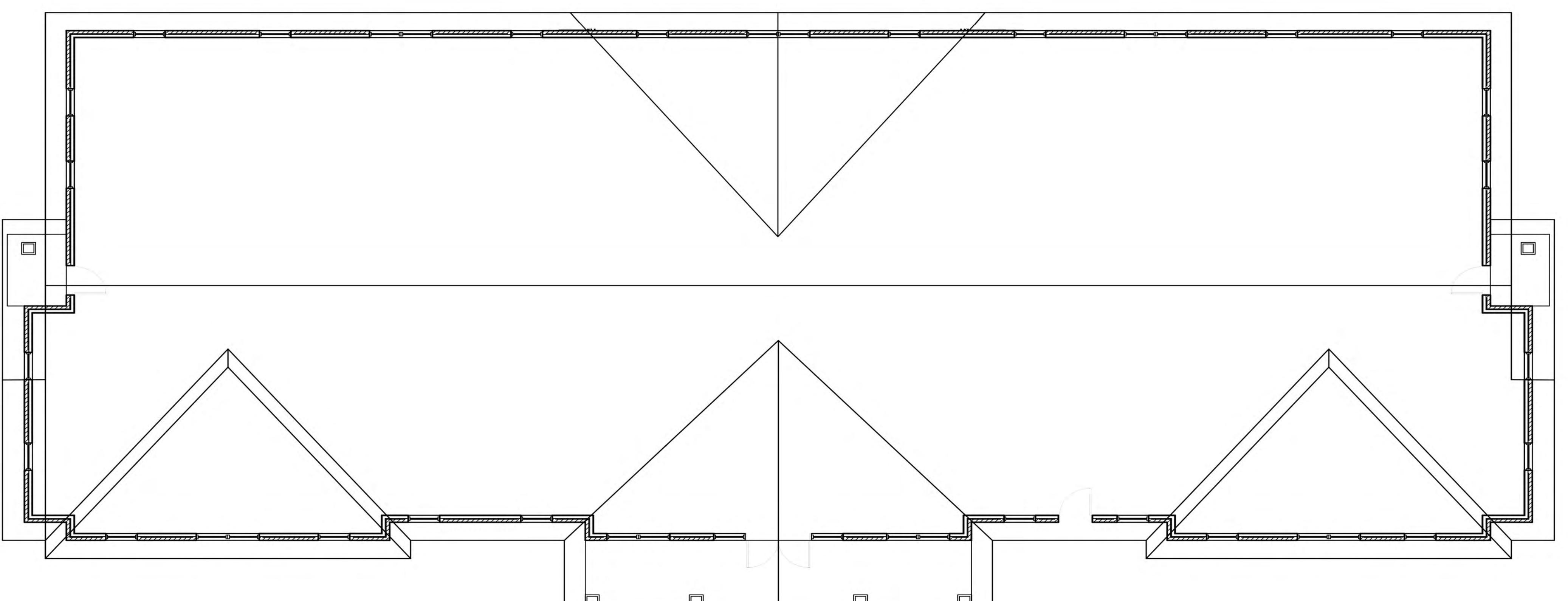
2 Side Elevation Building 200
1/8" = 1'-0"



3 Side Elevation Building 200
1/8" = 1'-0"



4 Street / Rear Elevation Building 200
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5 Conceptual Floor Plans
1/8" = 1'-0"

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BUILDING 200

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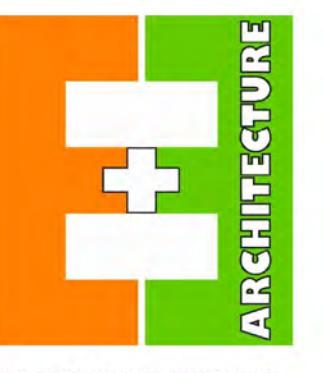
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VETERANS MEMORIAL PARKWAY
WATKINSVILLE, GA**

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Date	8.11.2020	Project Number
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Drawing Number

BUILDING 300

A-300

1 Parking Elevation_Building 300
1/8" = 1'-0"

2 Side Elevation_Building 300
1/8" = 1'-0"

3 Side Elevation_Building 300
1/8" = 1'-0"

4 Street / Rear Elevation_Building 300
1/8" = 1'-0"

5 Conceptual Floor Plans
1/8" = 1'-0"

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CONSULTING ENGINEERS:

**SUMMIT GROVE OFFICE PARK
VETERANS MEMORIAL PARKWAY
WATKINSVILLE, GA**

Seal:

No. Date Issue Notes
Design Firm
E+E ARCHITECTURE
297 PRINCE AVE, SUITE 268
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Drawing Title
REPRESENTATIVE ELEVATIONS & CONCEPTUAL PLAN
Date 8.11.2020 Project Number 2020-38
CAD File Name Drawing Number



1 Parking Elevation Building 400
1/8" = 1'-0"



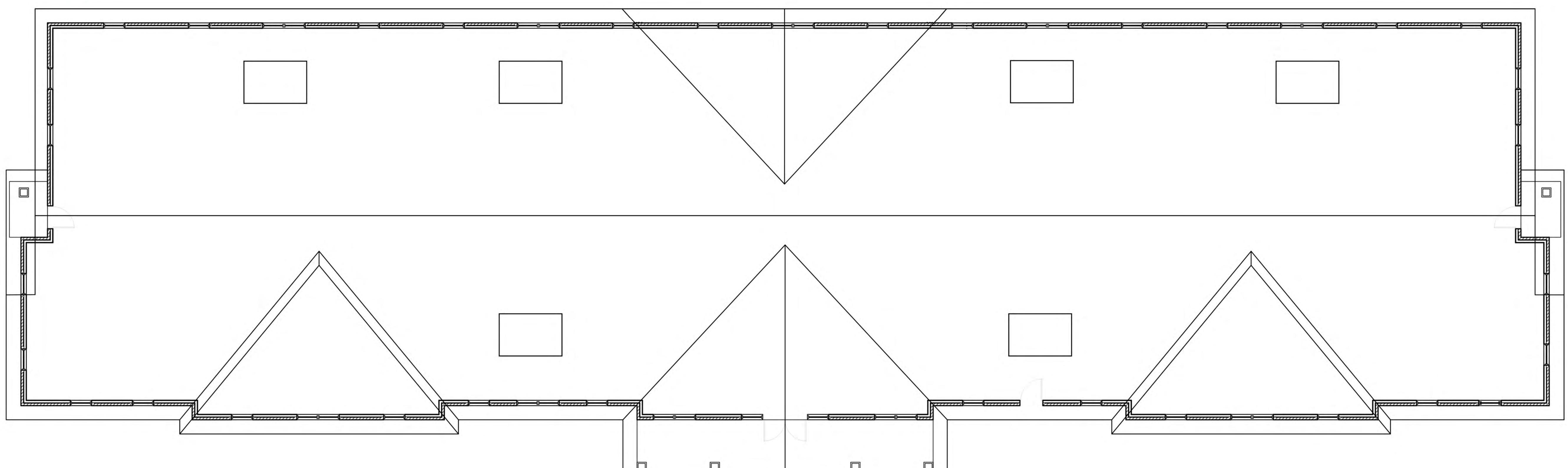
2 Side Elevation Building 400
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1/8" = 1'-0"



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1/8" = 1'-0"

BUILDING 400

A-400

Rezone # P20-0148 - Jacobs Properties, LLLP



Zoning

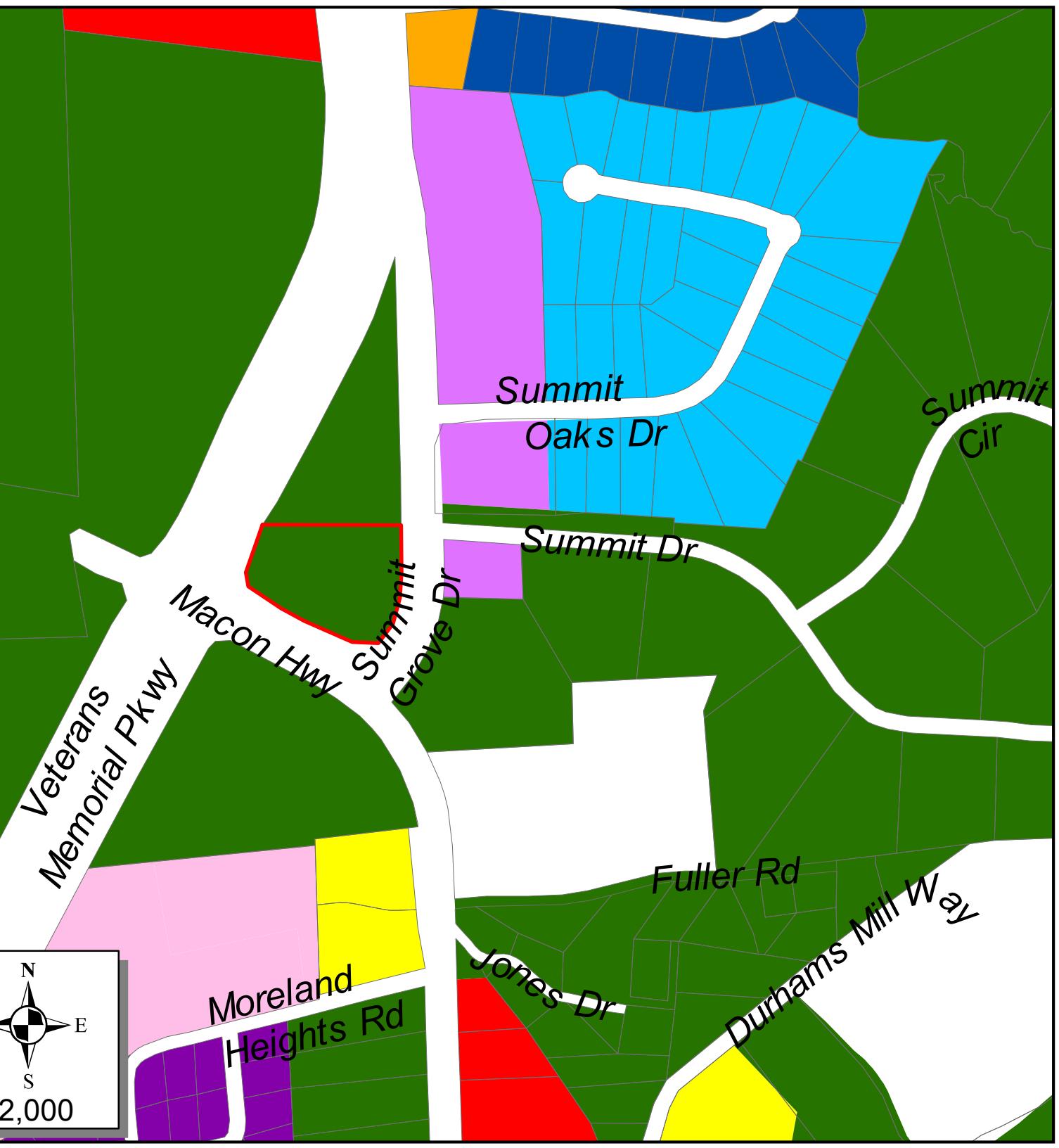
- AG
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- R-3
- M-H
- B-1
- B-2
- O-I-P
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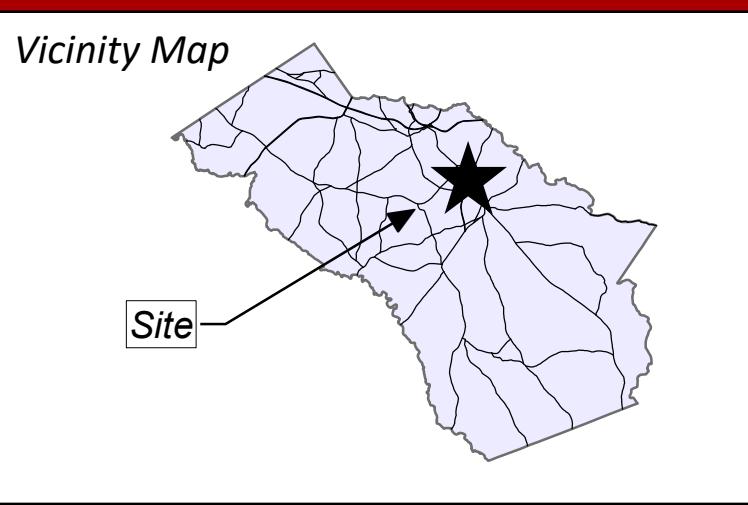
Oconee County
Planning Department



1:2,000

This map is representative of current county zoning
as of June 2020 and should be used for
planning purposes only.

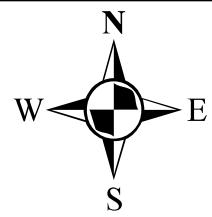




Oconee County Planning Department

This map is a representation of the future development map
and should be used for planning purposes only

0 120 240 480 720 960 Feet



Civic Center

Suburban Neighborhood

Country Estates

Community Village



RECOMBINATION PLAT FOR:
SARAH D. JACOBS & MARTHA D. HILL

SD#: 221 COUNTY: OCONEE STATE: GEORGIA DATE: 01-29-95
DRAWN BY: PHILLIP C. SURVEYED BY: RAY N. WOODS
DWG NAME: JACOBS FIELD BOOK: D-49
WINTERVILLE, GEORGIA 30683
(706) 742-8586

- PP=Iron Pin Found
- PS=Iron Pin Set
- - Traverse Point
- R/W Monument

200 0 200 400 600
GRAPHIC SCALE - FEET SCALE: 1" = 200'

REFERENCES:
Deed Book 19, Page 155
Plat Book 4, Page 247
Deed Book 230, Page 246
Deed Book 232, Pages 87-89
Deed Book 19, Page 154

NOTE:
TRACTS 1, 2, 3 & 4 belong to
Sarah D. Jacobs. TRACTS 5 & 6
belong to Martha D. Hill.

Oconee County
Planning Department
"AUTHORIZED FOR RECORDING"
By Wayne P. P. Planning Director

INSET "A"
INSET SCALE: 1" = 50'

N 31°46'00"E 159.65' 99.00' 85.87' 94.94'
S 70°41'28"Y 23.16' 6.50' R/W MONUMENT FOUND
INSIDE OF LINES

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future", and their location, size, type, and materials are correctly shown; and that all suggested requirements of the land subdivision regulations of Oconee Co., Ga. have been fully complied with.

Ray N. Woods
Registered Georgia Land Surveyor No. 2049

Registered P.E. Number

REGENTS OF THE
UNIVERSITY SYSTEM OF GEORGIA

FENCE MEANDERS ALONG LINE
S 80°34'31"E 1662.43'
CREEK
OGLETHORPE POWER CO.
75' BASEMENT
TRACT 5
43.414 ACRES
INSET "A"
N 06°46'51"W 95.19'
N 06°46'51"W 194.77'
N 83°15'00"E 1516.09'

THIS PLAT SERVES TO RECOMBINE
PORTIONS OF EXISTING TAX
PARCELS AND DOES NOT CREATE
A NEW LOT OR TAX PARCEL.

TRACT 1
22.539 ACRES

Exempt under the provisions of section
104.2 of the Land Subdivision Regulations
of Oconee County, Georgia.

Date 05/28/98

JULIAN H. COX
Plat Book 4, Page 177

J. SWANTON IVY, SR.

S 83°53'39"E 800.26'
S 05°05'40"E 0.82'
S 05°51'10"E 217.53'

N 00°00'00"E 99.00' 85.87' 94.94'
FENCE OUTSIDE OF LINE

THIS LINE IS TO
BE ABANDONED

N 88°09'06"E
80.84'

100.08' TIE

N 06°46'51"W
102.03'

102.03' TIE

N 51°46'00"E
402.03'

402.03' TIE

N 82°01'41"E
198.88'

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S 26°40'31"W
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SUMMIT GROVE OFFICE PARK

VETERANS MEMORIAL PARKWAY

