

**APPROVAL OF A SPECIAL EXCEPTION VARIANCE
FROM THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting approval of a Special Exception Variance based upon the allowances under the Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1303, to grant approval of a Special Exception Variance pursuant to an application requesting approval of a Special Exception Variance on property owned by Jacobs Properties, LLLP submitted on August 21, 2020.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting a Special Exception Variance approval submitted by Smith Planning Group on August 21, 2020 regarding a ±3.51-acre tract of land located at the intersection of Veterans Memorial Parkway, Summit Grove Drive, and Macon Highway 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 grant the following:

SECTION 1. A Resolution granting a Special Exception Variance approval for the property described above and also described in the attached Exhibit "A" is hereby granted to waive the requirement for an incompatible use buffer.

Said Special Exception Variance 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. Effective Date. This Resolution shall take effect this date.

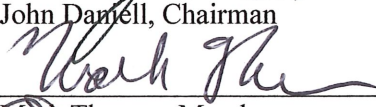
Said Special Exception Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on October 6, 2020.

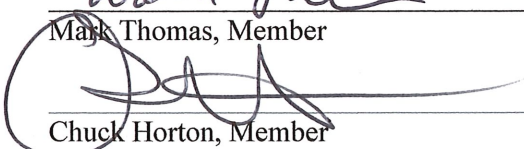
ADOPTED AND APPROVED, this 6th day of October, 2020.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:


John Daniell, Chairman

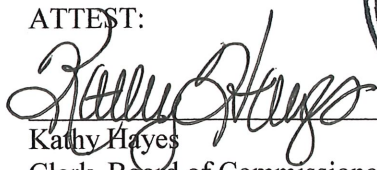

Mark Thomas, Member


Chuck Horton, Member

Vacant, Member


Mark Saxon, Member

ATTEST:


Kathy Hayes
Clerk, Board of Commissioners

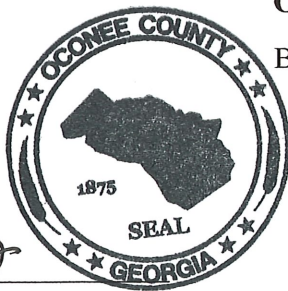


EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P20-0176

Page 1 of 5

CONDITIONS

1. A 10' wide planted landscape strip consisting of evergreen vegetation meeting the standards of the Georgia Transmission Corporation Utility Planting Guide shall be installed within and along the border of the power line easement.

TAX MAP



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 SPECIAL EXCEPTION VARIANCE NO. P20-0176

Page 3 of 5 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 shaped 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 75 feet wide and runs east and west through the midpoint of the property. There is an active rezone request to rezone the southernmost portion of the property, from Agricultural Residential (AR) to Office Institutional Professional (OIP) with the intent of developing an office park. In conjuncture with the proposed rezone, a special exception variance is also being requested to allow reprieve from the incompatible use buffering requirements, section 806 of the Oconee County Unified Development Code.



FIGURE 1. AERIAL IMAGE OF SUBJECT PROPERTY

BUFFERS

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.



FIGURE 4. REFERENCE IMAGE OF SHORT RETAINING WALL DETENTION

A Special Exception Variance is being requested to allow relief from Section 806 of the Oconee County Ordinances regarding the incompatible use buffer requirement. The remaining northern portion of the subject property will retain the AR zoning classification which requires the Incompatible use buffering. The proposed property line that will split the parcel into two tract is located at the midpoint of the Oglethorpe Power Co easement which prohibits development and landscaping within the boundaries. The proposed buildings on the southern property will be constructed 37.5 feet from the abutting property line and at the edge of the utility easement. This exceeds the ordinance standard which is 25 feet; however, the buffering cannot be met as the easement prohibits the placement of structures and landscaping. Also, section 808.01 states that buffer areas cannot contain access easements. The intent of the proposed development is to use the utility easement as an additional buffer as there is no development permitted on either side of the proposed property line which equates to a 75-foot wide no-development buffer.

Additionally, the remaining AR zoned portion of the parcel will most likely not retain the AR designation, based on the location and shape of the property. The tract is located on highways with large volumes of traffic traversing the roadways daily. Along Summit Grove Drive, the majority of the properties are zoned OIP. To the south of the subject property is the future site of the Oconee County Administrative Offices. The surrounding

zoning and proposed development to the south, showcase the intention for the area for office and commercial uses, which is further illustrated by the future development map. When the remaining AR designated tract is rezoned, the need for incompatible use buffers may not be required.

CRITERIA FOR A VARIANCE

A special exception variance may be granted upon a finding that the relief, if granted:

a. Would not cause substantial detriment to the public good; and

The proposed development aims to use the site's location on heavily traffic corridors to offer conveniently located office spaces for professional medical offices and business uses. The request is to allow relief from the incompatible use buffer requirements for a proposed rezone and subdivision of the 7.1-acre parent tract. Contained on the property is a Oglethorpe Power Co easement that runs east to west, splitting the property into two pieces.



FIGURE 5. SITE AERIAL MAP WITH EASEMENT

The use of the easement as a buffer should not be a detriment to the public good. As no development is permitted within the 75-foot wide easement, an argument could be made that the easement serves not only as a natural division point but also as a buffer. The request is to use the easement to offer a larger spatial buffer in the most natural means possible. While there would not be the allowance of a wall, fence, and/or landscaping, there is a significant distance between the buildable area on the proposed tracts. This distance limits the interactions between the two abutting incompatible uses offering a more harmonious existence and is much larger than the county ordinance requirements.

b. Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity; and

The intention of the site design is to use the easement as a larger spatial buffer between the two incompatible zoning districts as no development or landscaping is permitted within the easement. The site has been designed so that both foot and vehicular traffic are contained in the center of the proposed tract, keeping patrons and noise away from the abutting parcel.

The development will have four buildings placed around the perimeter of the property centered around a large parking lot. Along the easement boundary, parallel to the property boundary, will be one the office buildings that limits the accessibility to the easement from the proposed development. The placement of the buildings and central parking lot will not allow for interactions between the proposed office park and the remaining undeveloped tract to the north of the easement. The remaining three other property boundaries will meet the ordinance requirements for screening and buffering. The frontages along Summit Grove Drive and State Route 15 will be landscaped to meet the buffering requirements.

c. Would not diminish and impair property values within the surrounding neighborhood; and

Currently, the subject property is undeveloped. The proposal is to develop a portion of the subject property for office uses. The development should increase the value of the property as the value of the development is estimated to be \$4,000,000.00. The granting of relief from the ordinance requirement should not adversely affect the property values within the surrounding areas as the proposed development would add value.

d. Would not impair the purpose and intent of this Development Code.

The intent of the ordinance is to assure that incompatible uses can exist side by side harmoniously. The remaining AR zoned parcel will most likely not remain AR zoned. The properties that front Summit Grove Drive are mostly OIP district. The parcel to the south of the subject property and across State Route 15 is AR zoned; however, the property has been purchased by Oconee County to be developed into administrative offices for the county. Additionally, the future land use map designated this area as Civic Center which supports the proposed development as well as the surrounding zoning parcels zoned OIP district. As this corridor continues to develop, the remaining AR parcel will most likely be rezoned and developed into offices or another supporting commercial use so the need for the buffer will be obsolete.

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P20-0176

Page 4 of 5

PLAT

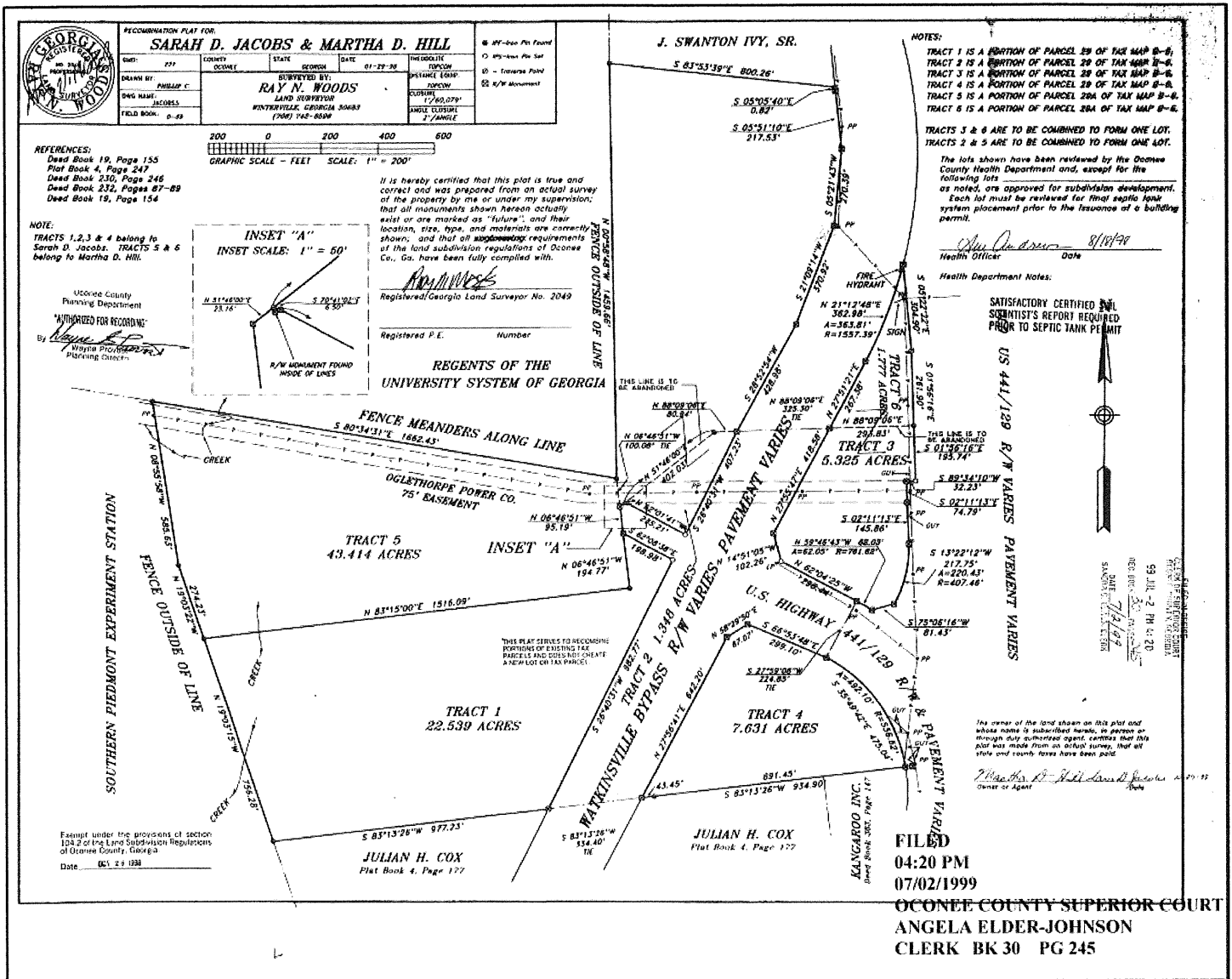
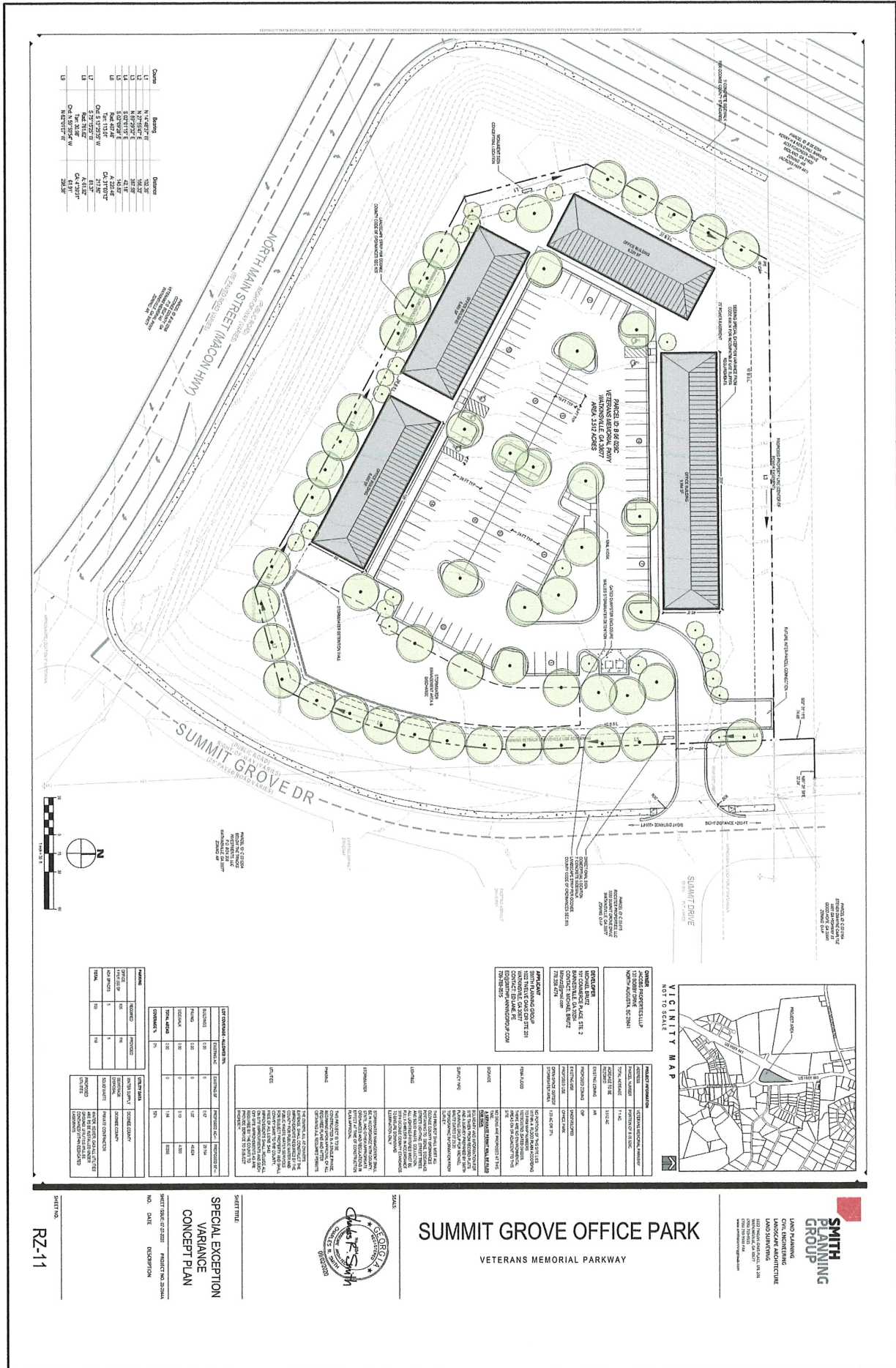


EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P20-0176

Page 5 of 5
CONCEPT PLAN





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

VARIANCE CASE #: P20-0176

DATE: September 15, 2020

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

APPLICANT NAME: Smith Planning Group

PROPERTY OWNER: Jacobs Properties, LLLP

LOCATION: Intersection of Veterans Memorial Parkway,
Summit Grove Drive, and Macon Highway

PARCEL SIZE: ±3.51 acres

EXISTING ZONING: AR (Agricultural Residential
District)



EXISTING LAND USE: Vacant/undeveloped

TYPE OF VARIANCE REQUESTED: Special Exception Variance

REQUEST SUMMARY: The property owner is requesting a variance from UDC Section 806 to waive the requirement for an incompatible use buffer along the proposed property line. This request is accompanied by rezone #P20-0148 to rezone a ±3.51-acre portion of the property from AR (Agricultural Residential District) to OIP (Office Institutional Professional District) to allow for development of an office park.

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: October 6, 2020

ATTACHMENTS: Application
Narrative
Plat
Aerial Imagery
Zoning Map
Future Development Map
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

VARIANCE DESCRIPTION

- The owner is requesting to waive the requirement for a 25-foot incompatible use buffer between the proposed OIP portion of the property and the remainder of the AR-zoned parent parcel.
 - ***Unified Development Code Section 806 – Buffers; where required***
A buffer meeting or exceeding the following widths shall be required between any multi-family or nonresidential development project along a side or rear lot line that abuts a less intense land use, as follows:

Table 8.1: Situations Where Buffer Required					
② Along a side or rear lot line next to this less intense use or zoning ↓	① Provide a buffer on the lot of this use ↓ ↓ ↓ ↓ ↓				
	1- or 2-Family Residence	Multi-Family	Office or Institutional	Commercial	Industrial
AG Agricultural land, or Active Agricultural use in any zoning district	N/A ¹	15 feet ¹	15 feet	15 feet	25 feet
1- or 2-Family Residential ²	None	25 feet	25 feet	50 feet	100 feet
Multi-Family Residential	None	None	25 feet	25 feet	50 feet
Office, Institutional, Commercial or Industrial	None	None	None	None	None
¹ See separation requirements for certain uses in Article 3. ² Includes any land zoned AR-3, AR, R-1 or R-2, and any 1- or 2-Family Residential use zoned AG or R-3.					

PUBLIC FACILITIES

- County services, facilities, and infrastructure should not be affected by the present request

ENVIRONMENTAL

- No 100-year floodplain, state waters, or jurisdictional wetland areas are known to exist on the site

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR SPECIAL EXCEPTION VARIANCE APPROVAL” AS SET FORTH IN SECTION 1303.03 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE.

Special exception variances may be granted upon findings that if granted, the relief will not cause an occurrence of any of the following:

a. Cause a substantial detriment to the public good:

No significant negative impact to the tax base or to nearby public infrastructure, schools, or environmentally sensitive areas should result from approval of the present request. Staff holds that approval of the present request should not cause any substantial detriment to the public good.

b. Be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:

The surrounding area is zoned AR and OIP. Waiving the 25-foot incompatible use buffer should primarily impact the remainder of the AR-zoned parent parcel. Given the location and Civic Center Character Area of the property (2018 Comprehensive Plan) the remainder of the parent parcel is likely to be rezoned for commercial development in the future, eliminating the need for an incompatible use buffer along the proposed property line. Should the remainder of the parent parcel be developed for residential use, a buffer on the AR-zoned property would be required under UDC Sec. 808.02.b:

“When a proposed development adjoins an existing development of a higher intensity, but the full width of the required buffer does not exist on the existing development, the new development shall provide a buffer of adequate width to meet the full width required on Table 8.1 when considered in combination with any existing buffer on the property of the adjoining existing development.”

Given the current and anticipated development patterns, staff holds that the present request should not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity.

c. Diminish and impair property values within the surrounding neighborhood:

Staff holds that it is unlikely that waiving the incompatible use buffer would diminish property values in the surrounding area.

d. Impair the purpose and intent of this Development Code:

The intent of UDC Section 806 is to ensure adequate separation between residential and commercial zoning districts in order to promote public safety, maintain privacy, and encourage orderly and aesthetically pleasing development. Given the landscape buffer provisions of the UDC and development patterns outlined above in section b, staff holds that the proposed request should not impair the purpose and intent of the UDC.

STAFF RECOMMENDATION & CONDITIONAL RECOMMENDATIONS

Based upon the standards and limitations for special exception variance approval, this request **meets all necessary conditions to grant a special exception variance**. Should the variance be approved, staff recommends the following conditions to be fulfilled at the expense of the owner/developer. owner/developer:

1. A 10' wide planted landscape strip consisting of evergreen vegetation meeting the standards of the Georgia Transmission Corporation Utility Planting Guide shall be installed within and along the border of the power line easement.



OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

- ☐ Hardship Variance ☐ Appeal of Administrative Decision ☐ Flood Damage Prevention Variance
- ☒ Special Exception for: Section 806 incompatible use buffer requirements.

Applicant

Name: Smith Planning Group

Address: 1022 Twelve Oaks Place, Ste 201

(No P.O. Boxes)

Watkinsville, GA 30667

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: 8/27/2020

Notarized: *[Signature]*



Property

Location: Veterans Memorial Pkwy

Tax Parcel Number: Portion of B 06 029C

Size (Acres): 3.512 Current Zoning: AR

Future Development Map—Character Area Designation: Civic Center

Use

Current Use: Vacant

Proposed Use: Office Park development on the southern portion

of the property (3.512 AC)

Attachments (check all that apply)

- ☒ Property Owner's Authorization (if applicable)
- ☒ Application Fee
- ☒ Warranty Deed(s), Legal Description, & Plat of Survey
- ☒ Disclosures
- ☒ Maps or Drawings Illustrating Variance Request
- ☒ Narrative Statement Explaining Variance Request
- ☒ Concept Plan

Appeal or Variance Requested

Provide the code section and briefly explain the requested variance

Section 806 regarding incompatible use buffers. A
rezone is proposed on the southern portion which
creates incompatible uses between the proposed
OIP and the remaining AR portion of the tract. The
request is to not include the landscaping buffer as
there is a Jackson EMC easement that prohibits the
landscaping.

SPECIAL EXCEPTION VARIANCE REPORT

24 August 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 shaped 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 75 feet wide and runs east and west through the midpoint of the property. There is an active rezone request to rezone the southernmost portion of the property, from Agricultural Residential (AR) to Office Institutional Professional (OIP) with the intent of developing an office park. In conjuncture with the proposed rezone, a special exception variance is also being requested to allow reprieve from the incompatible use buffering requirements, section 806 of the Oconee County Unified Development Code.



FIGURE 1. AERIAL IMAGE OF SUBJECT PROPERTY

SITE DESCRIPTION AND CURRENT ZONING

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. The vegetation on the vacant 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. 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 75 feet wide and runs east to west and cannot be developed.

The subject property is currently zoned Agriculture Residential (AR). The adjacent zoning to the site includes O-I-P and AR to the east, AR to the south (site of future Oconee County Administrative Offices), AR 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.

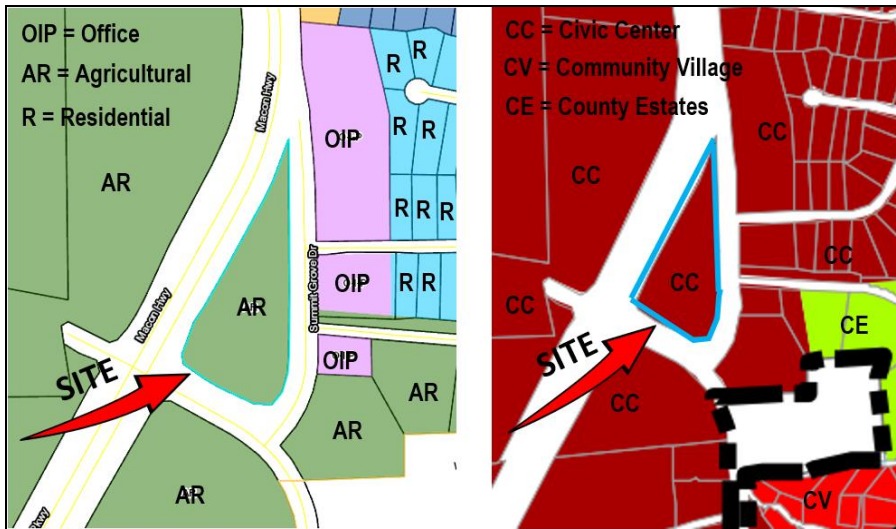


FIGURE 2. ZONING MAP AND FUTURE LAND USE MAP

PROPOSED ZONING

The current tract is proposed to be subdivided into two parcels along the utility easement. This will result in two tracts with the 3.512 ac southern tract proposed as OIP district and the northern tract to contain the remaining AR zoned portion of the property. Both tracts will contain half of the Oglethorpe Power Co easement as the division line will be the midpoint of the 75-foot wide easement.

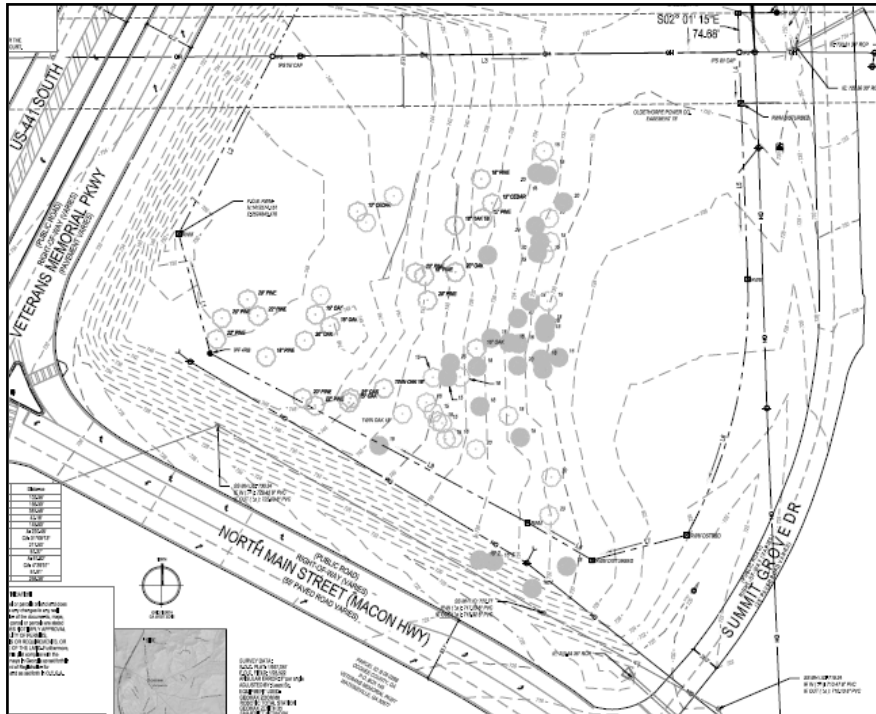


FIGURE 3. EXISTING CONDITIONS SURVEY OF PROPOSED OFFICE PARK PARCEL

The purpose of the rezone and subdivision of the lots is to develop an office and medical professional business park on the 3.512 ac parcel. The development will be composed of four office buildings ranging in size from 6,220 sf to 9,964 sf. with associated parking facilities located in the center of the property. 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.

FUTURE DEVELOPMENT MAP

This requested rezone will 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.

BENEFITS TO THE COMMUNITY

The existing AR 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 four other parcels located on Summit Grove Drive, three are zoned OIP.

BUFFERS

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.



FIGURE 4. REFERENCE IMAGE OF SHORT RETAINING WALL DETENTION

A Special Exception Variance is being requested to allow relief from Section 806 of the Oconee County Ordinances regarding the incompatible use buffer requirement. The remaining northern portion of the subject property will retain the AR zoning classification which requires the incompatible use buffering. The proposed property line that will split the parcel into two tract is located at the midpoint of the Oglethorpe Power Co easement which prohibits development and landscaping within the boundaries. The proposed buildings on the southern property will be constructed 37.5 feet from the abutting property line and at the edge of the utility easement. This exceeds the ordinance standard which is 25 feet; however, the buffering cannot be met as the easement prohibits the placement of structures and landscaping. Also, section 808.01 states that buffer areas cannot contain access easements. The intent of the proposed development is to use the utility easement as an additional buffer as there is no development permitted on either side of the proposed property line which equates to a 75-foot wide no-development buffer.

Additionally, the remaining AR zoned portion of the parcel will most likely not retain the AR designation, based on the location and shape of the property. The tract is located on highways with large volumes of traffic traversing the roadways daily. Along Summit Grove Drive, the majority of the properties are zoned OIP. To the south of the subject property is the future site of the Oconee County Administrative Offices. The surrounding

zoning and proposed development to the south, showcase the intention for the area for office and commercial uses, which is further illustrated by the future development map. When the remaining AR designated tract is rezoned, the need for incompatible use buffers may not be required.

CRITERIA FOR A VARIANCE

A special exception variance may be granted upon a finding that the relief, if granted:

a. Would not cause substantial detriment to the public good; and

The proposed development aims to use the site's location on heavily traffic corridors to offer conveniently located office spaces for professional medical offices and business uses. The request is to allow relief from the incompatible use buffer requirements for a proposed rezone and subdivision of the 7.1-acres parent tract. Contained on the property is a Oglethorpe Power Co easement that runs east to west, splitting the property into two pieces.



FIGURE 5. SITE AERIAL MAP WITH EASEMENT

The use of the easement as a buffer should not be a detriment to the public good. As no development is permitted within the 75-foot wide easement, an argument could be made that the easement serves not only as a natural division point but also as a buffer. The request is to use the easement to offer a larger spatial buffer in the most natural means possible. While there would not be the allowance of a wall, fence, and/or landscaping, there is a significant distance between the buildable area on the proposed tracts. This distance limits the interactions between the two abutting incompatible uses offering a more harmonious existence and is much larger than the county ordinance requirements.

b. Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity; and

The intention of the site design is to use the easement as a larger spatial buffer between the two incompatible zoning districts as no development or landscaping is permitted within the easement. The site has been designed so that both foot and vehicular traffic are contained in the center of the proposed tract, keeping patrons and noise away from the abutting parcel.

The development will have four buildings placed around the perimeter of the property centered around a large parking lot. Along the easement boundary, parallel to the property boundary, will be one the office buildings that limits the accessibility to the easement from the proposed development. The placement of the buildings and central parking lot will not allow for interactions between the proposed office park and the remaining undeveloped tract to the north of the easement. The remaining three other property boundaries will meet the ordinance requirements for screening and buffering. The frontages along Summit Grove Drive and State Route 15 will be landscaped to meet the buffering requirements.

c. Would not diminish and impair property values within the surrounding neighborhood; and

Currently, the subject property is undeveloped. The proposal is to develop a portion of the subject property for office uses. The development should increase the value of the property as the value of the development is estimated to be \$4,000,000.00. The granting of relief from the ordinance requirement should not adversely affect the property values within the surrounding areas as the proposed development would add value.

d. Would not impair the purpose and intent of this Development Code.

The intent of the ordinance is to assure that incompatible uses can exist side by side harmoniously. The remaining AR zoned parcel will most likely not remain AR zoned. The properties that front Summit Grove Drive are mostly OIP district. The parcel to the south of the subject property and across State Route 15 is AR zoned; however, the property has been purchased by Oconee County to be developed into administrative offices for the county. Additionally, the future land use map designated this area as Civic Center which supports the proposed development as well as the surrounding zoning parcels zoned OIP district. As this corridor continues to develop, the remaining AR parcel will most likely be rezoned and developed into offices or another supporting commercial use so the need for the buffer will be obsolete.

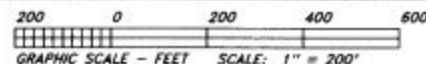


RECOMBINATION PLAT FOR:				
SARAH D. JACOBS & MARTHA D. HILL				
SWD: 221	COUNTY: OCONEE	STATE: GEORGIA	DATE: 01-29-98	THEODOLITE: TOPCON
DRAWN BY: PHILIP C.	SURVEYED BY: RAY N. WOODS		DISTANCE EQUIP. TOPCON	
DWG NAME: JACOBS	LAND SURVEYOR		CLOSURE: 1/260.079'	
FIELD BOOK: D-59	WINTERVILLE, GEORGIA 30083		ANGLE CLOSURE: 2' / ANGLE	
(706) 742-8506				

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 Provine*
Planning Director

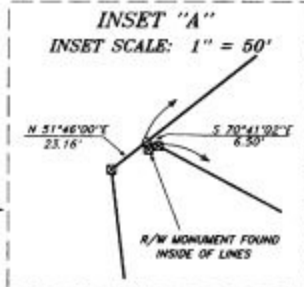


It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future", and their location, size, type, and materials are correctly shown; and that all requirements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

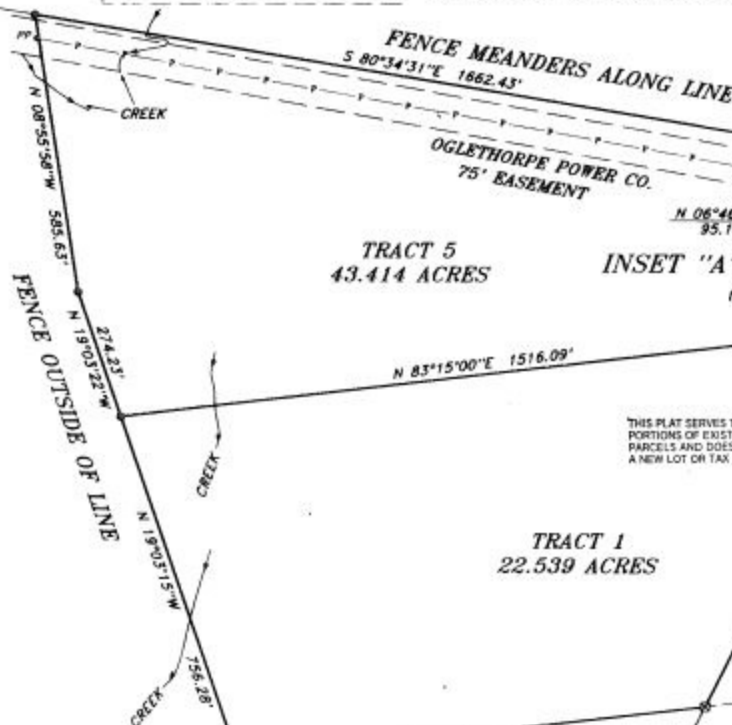
Ray N. Woods
Registered Georgia Land Surveyor No. 2049

Registered P.E. Number

REGENTS OF THE
UNIVERSITY SYSTEM OF GEORGIA



SOUTHERN PIEDMONT EXPERIMENT STATION



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

Date: 06/24/98

JULIAN H. COX
Plat Book 4, Page 177

JULIAN H. COX
Plat Book 4, Page 177

KANGAROO INC.
Deed Book 303, Page 147

J. SWANTON IVY, SR.

NOTES:

TRACT 1 IS A PORTION OF PARCEL 29 OF TAX MAP B-6.
TRACT 2 IS A PORTION OF PARCEL 29 OF TAX MAP B-6.
TRACT 3 IS A PORTION OF PARCEL 29 OF TAX MAP B-6.
TRACT 4 IS A PORTION OF PARCEL 29 OF TAX MAP B-6.
TRACT 5 IS A PORTION OF PARCEL 29A OF TAX MAP B-6.
TRACT 6 IS A PORTION OF PARCEL 29A OF TAX MAP B-6.
TRACTS 3 & 6 ARE TO BE COMBINED TO FORM ONE LOT.
TRACTS 2 & 5 ARE TO BE COMBINED TO FORM ONE LOT.

The lots shown have been reviewed by the Oconee County Health Department and, except for the following lots

as noted, are approved for subdivision development. Each lot must be reviewed for final septic tank system placement prior to the issuance of a building permit.

Jim Anderson 8/18/98
Health Officer Date

Health Department Notes:

SATISFACTORY CERTIFIED
SCIENTIST'S REPORT REQUIRED
PRIOR TO SEPTIC TANK PERMIT

US 441/129 R/W VARIES PAVEMENT VARIES



FILED IN 50-1-2-10-1
CLERK OF SUPERIOR COURT
OCONEE COUNTY, GEORGIA
99 JUL -2 PM 4:20
REC. BOOK 30 PAGE 245
DATE 7/2/99
SANDRA C. ELDER, CLERK

The owner of the land shown on this plat and whose name is subscribed hereon, in person or through duly authorized agent, certifies that this plat was made from an actual survey, that all state and county taxes have been paid.

Martha D. Hill Sarah D. Jacobs 8/27/98
Owner or Agent Date

FILED
04:20 PM
07/02/1999

OCONEE COUNTY SUPERIOR COURT
ANGELA ELDER-JOHNSON
CLERK BK 30 PG 245

Variance # P20-0176 - Jacobs Properties, LLLP

**Tax Parcel #
Portion of
B-06-029C**

**Portion of
B-06-029C**

Veterans Memorial Pkwy

Macon Hwy

Summit Grove Dr

Summit Oaks Dr

Summit Dr

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

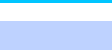
1:3,000

0 280 560 1,120 1,680 2,240

Feet

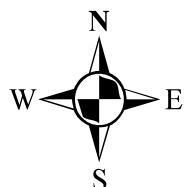


Zoning

	AG
	AR-3
	AR
	R-1
	R-2
	R-3
	M-H
	B-1
	B-2
	O-I-P
	O-B-P
	I

Oconee County Planning Department

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



1:2,000

Veterans
Memorial Pkwy

Macon Hwy

Summit
Grove Dr

Summit

Oaks Dr

Summit Dr

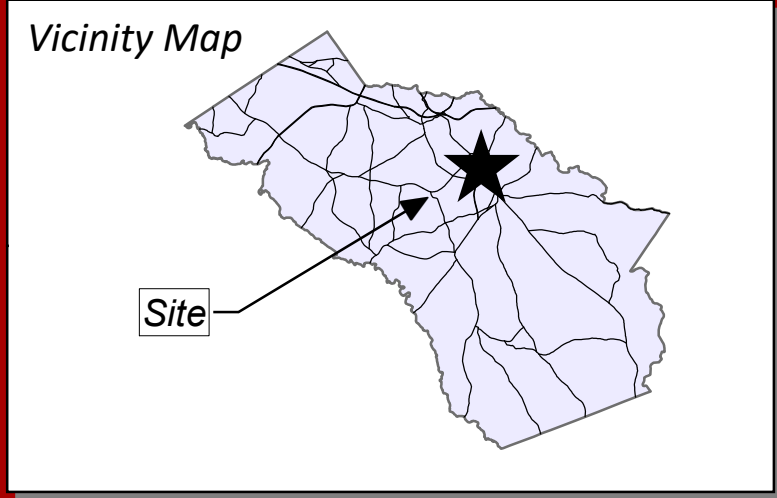
Summit
Cir

Fuller Rd

Durhams Mill Way

Jones Dr

Moreland
Heights Rd

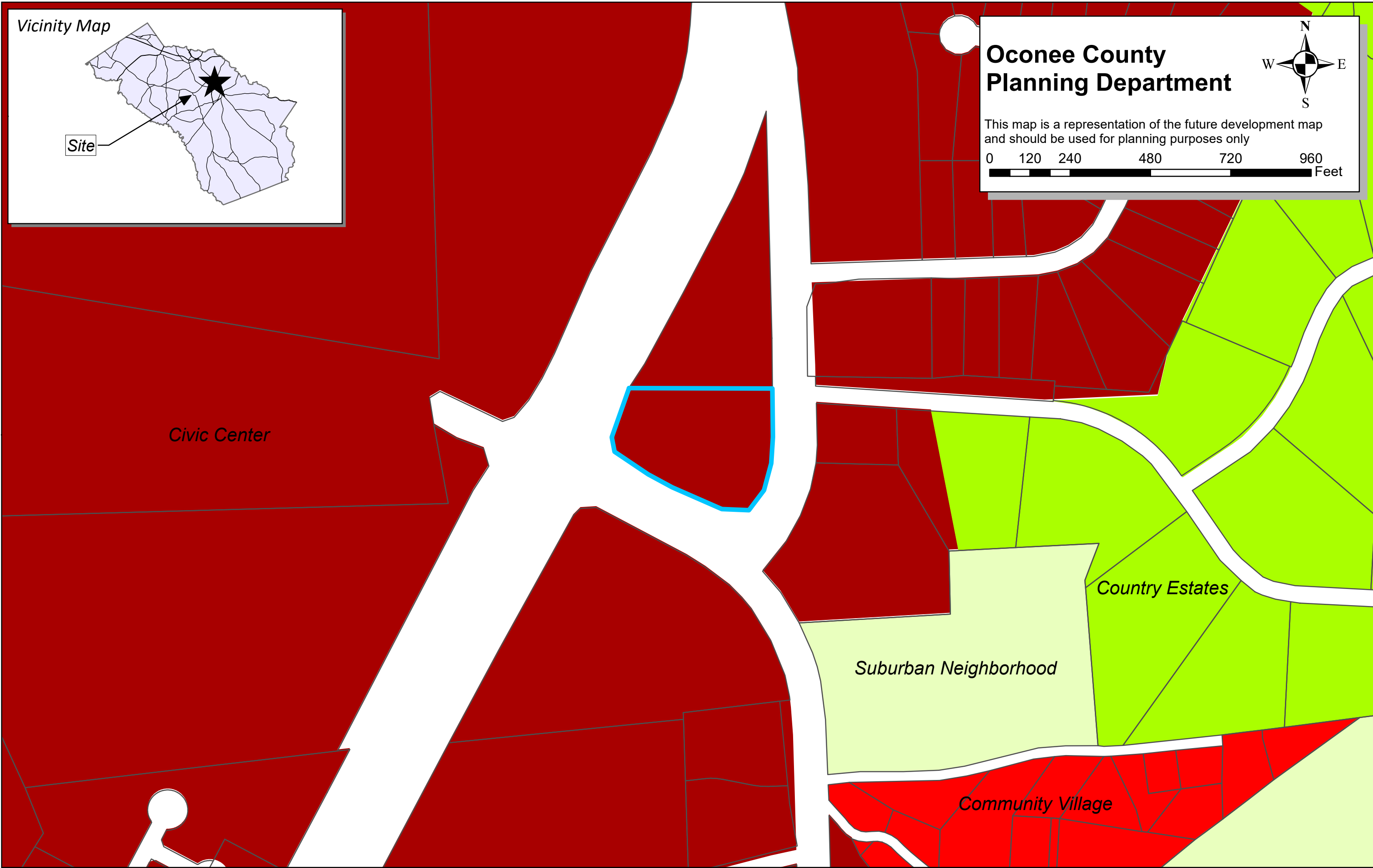


**Oconee County
Planning Department**

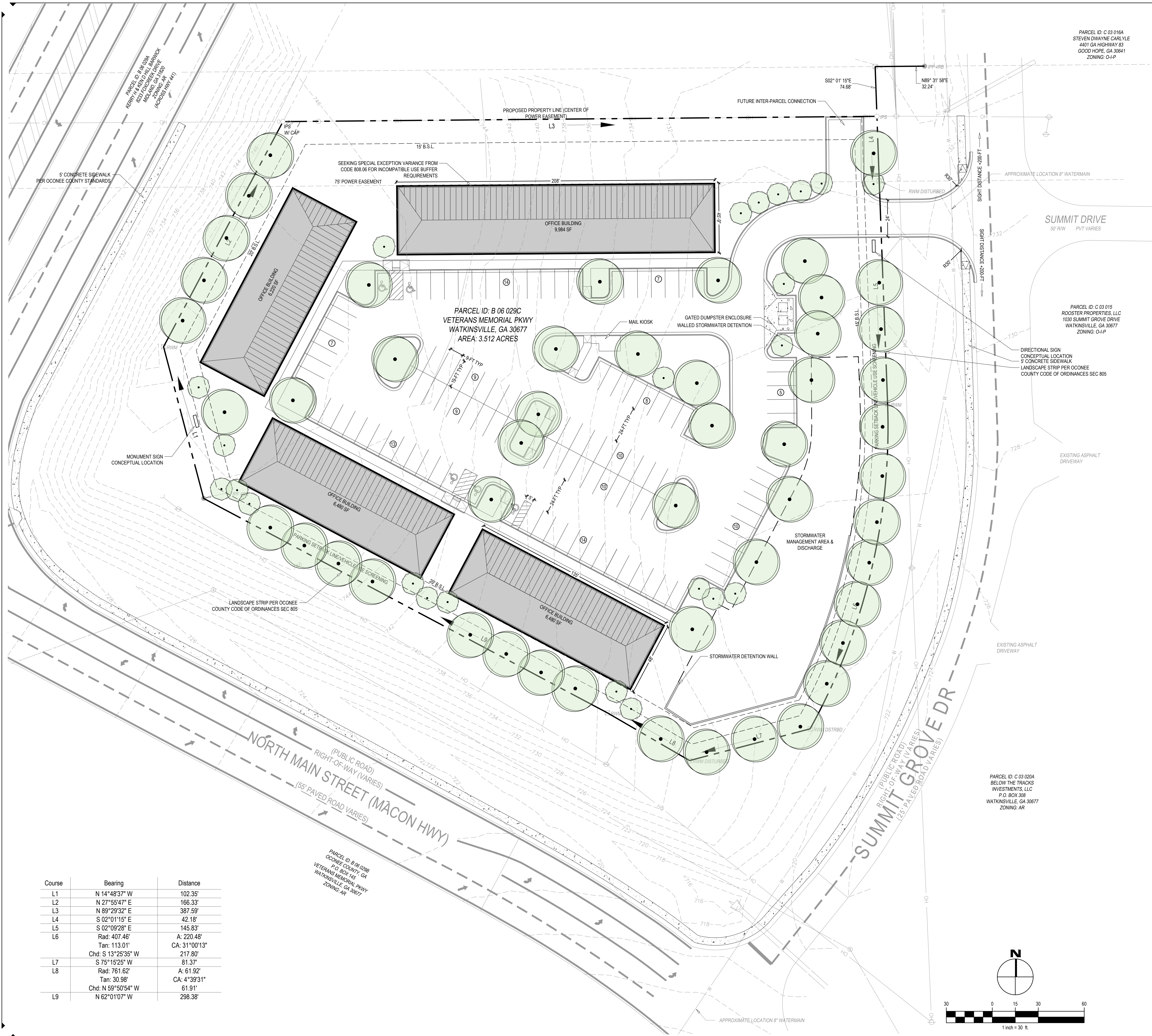
This map is a representation of the future development map
and should be used for planning purposes only

0 120 240 480 720 960 Feet

N
W E
S



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Course	Bearing	Distance
L1	N 14°48'37" W	102.35'
L2	N 27°55'47" E	166.33'
L3	N 89°29'32" E	387.59'
L4	S 02°01'15" E	42.18'
L5	S 02°09'28" E	145.83'
L6	Rad: 407.46'	A: 220.48'
	Tan: 113.01'	CA: 31°00'13"
	Chd: S 13°25'35" W	217.80'
L7	S 75°15'25" W	81.37'
L8	Rad: 761.62'	A: 61.92'
	Tan: 30.98'	CA: 4°39'31"
	Chd: N 59°50'54" W	61.91'
L9	N 62°01'07" W	298.38'

OWNER
JACOBS PROPERTIES LLLP
130 BOBBY DRIVE
NORTH AUGUSTA, SC 29841

DEVELOPER
MICHAEL BRUTZ
101 COMMERCE PLACE, STE. 2
BARNESVILLE, GA 30204
CONTACT: MICHAEL BRUTZ
Mbrutz@gmail.com
770.358.4774

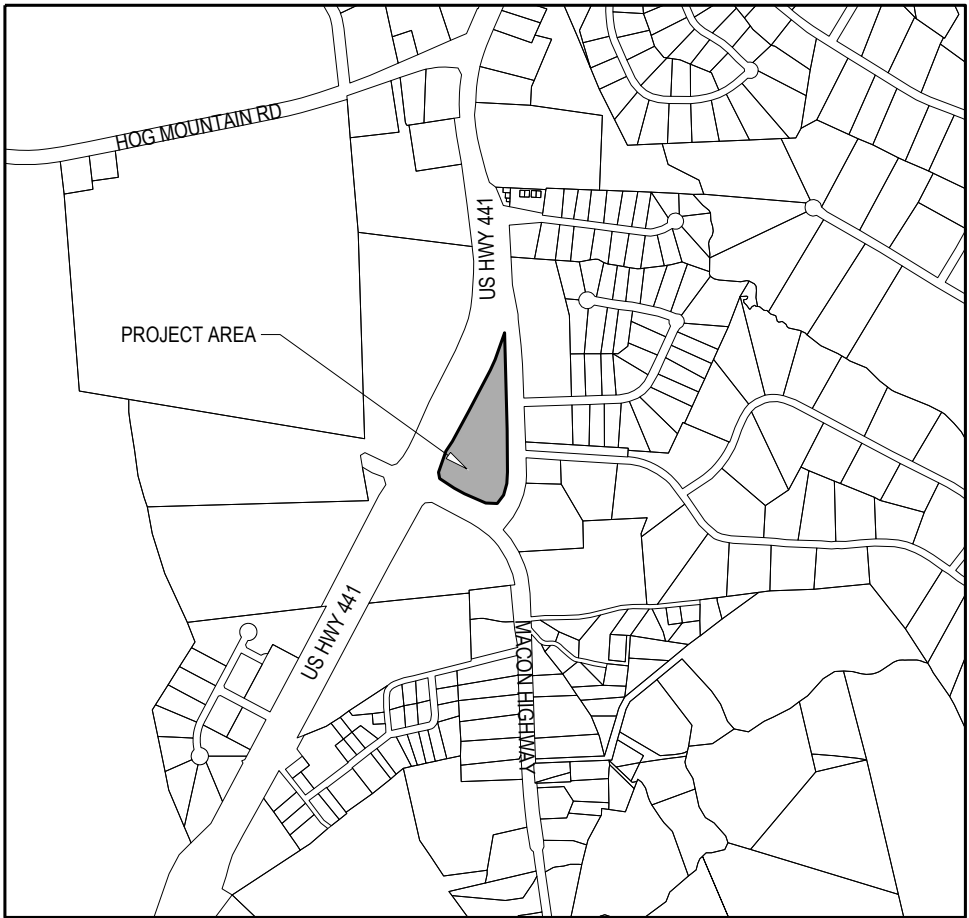
APPLICANT
SMITH PLANNING GROUP
1022 TWELVE OAKS CIR STE 201
WATKINSVILLE, GA 30677
CONTACT: ED LANE, PE
ED@SMITHPLANNINGGROUP.COM
706-769-9515

PROJECT INFORMATION	
ADDRESS	VETERANS MEMORIAL PARKWAY
PARCEL NUMBER	PORTION OF B 06 029C
TOTAL ACREAGE	7.1 AC
ACREAGE TO BE REZONED	3.512 AC
EXISTING ZONING	AR
PROPOSED ZONING	OIP
EXISTING USE	UNDEVELOPED
PROPOSED USE	OFFICE PARK
OPEN SPACE OUTSIDE STORMWATER AREA	1.29 AC OR 37%
FEMA FLOOD	NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS 1321900070D, DATED 09/02/09. THERE ARE NO ENVIRONMENTAL AREAS ON OR ADJACENT TO THIS SITE.
SIGNAGE	NO SIGNS ARE PROPOSED AT THIS TIME. A SEPARATE PERMIT WILL BE FILED FOR SIGN.
SURVEY INFO	BOUNDARY AND INFORMATION FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY SMITH PLANNING GROUP FOR MICHAEL BRUTZ DATED 07.23.20. TOPOGRAPHIC INFORMATION FROM SURVEY.
LIGHTING	THIS PROJECT SHALL MEET ALL OCONEE COUNTY ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY SHIELDED IN ACCORDANCE WITH OCONEE COUNTY STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.
STORMWATER	STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.
PHASING	THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE, BEGINNING UPON APPROVAL OF ALL REQUIRED PLANS AND AFTER OBTAINING ALL REQUIRED PERMITS.
UTILITIES	THE OWNER, ALL AT OWNER'S EXPENSE, SHALL CONSTRUCT THE IMPROVEMENTS REQUIRED BY THE COUNTY FOR PUBLIC WATER AND PUBLIC WASTE WATER SERVICES FOR SUBJECT PROPERTY AND 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.

LOT COVERAGE - ALLOWED 70%				
	EXISTING AC	EXISTING SF	PROPOSED AC +/-	PROPOSED SF +/-
BUILDINGS	0.00	0	0.67	29,164
PAVING	0.00	0	1.07	46,624
SIDEWALK	0.00	0	0.10	4,500
TOTAL AREAS	0.00	0	1.84	80,288
COVERAGE %	0%		52%	

PARKING		
	REQUIRED	PROVIDED
OFFICE 1 PER 300 SF	105	116
ADA SPACES	5	5
TOTAL	105	116

UTILITY DATA	
WATER SUPPLY	OCONEE COUNTY
SEWERAGE DISPOSAL	OCONEE COUNTY
SOLID WASTE	PRIVATE CONTRACTOR
PROPOSED UTILITIES	WATER, SEWER, GAS ALL UTILITIES ARE TO BE INSTALLED UNDER GROUND. UTILITIES WILL BE CONTAINED WITHIN DEDICATED EASEMENTS.



VICINITY MAP
NOT TO SCALE



LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

1022 TWELVE OAKS PLACE, STE 201
WATKINSVILLE, GA 30677
(706) 769-9515
(706) 769-9595 FAX
www.smithplanninggroup.com

SUMMIT GROVE OFFICE PARK

VETERANS MEMORIAL PARKWAY

SEALS:



SHEET TITLE:

SPECIAL EXCEPTION VARIANCE CONCEPT PLAN

SHEET ISSUE: 07-27-2020 PROJECT NO. 20-2944A

NO. DATE DESCRIPTION

SHEET NO.

RZ-11