

**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 R-2 (Two Family Residential District) to B-2 (Highway Business District) pursuant to an application for rezoning of property owned by Sapphire Properties, LP submitted on August 24, 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 Michael B. Thurmond, P.E. on August 24, 2020, requesting rezoning of a ±1.22-acre tract of land located at 1961 Epps Bridge Parkway in the 1331st G.M.D., Oconee County, Georgia, (tax parcel no. C-01-078), 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 R-2 (Two Family Residential District) to B-2 (Highway Business 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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.

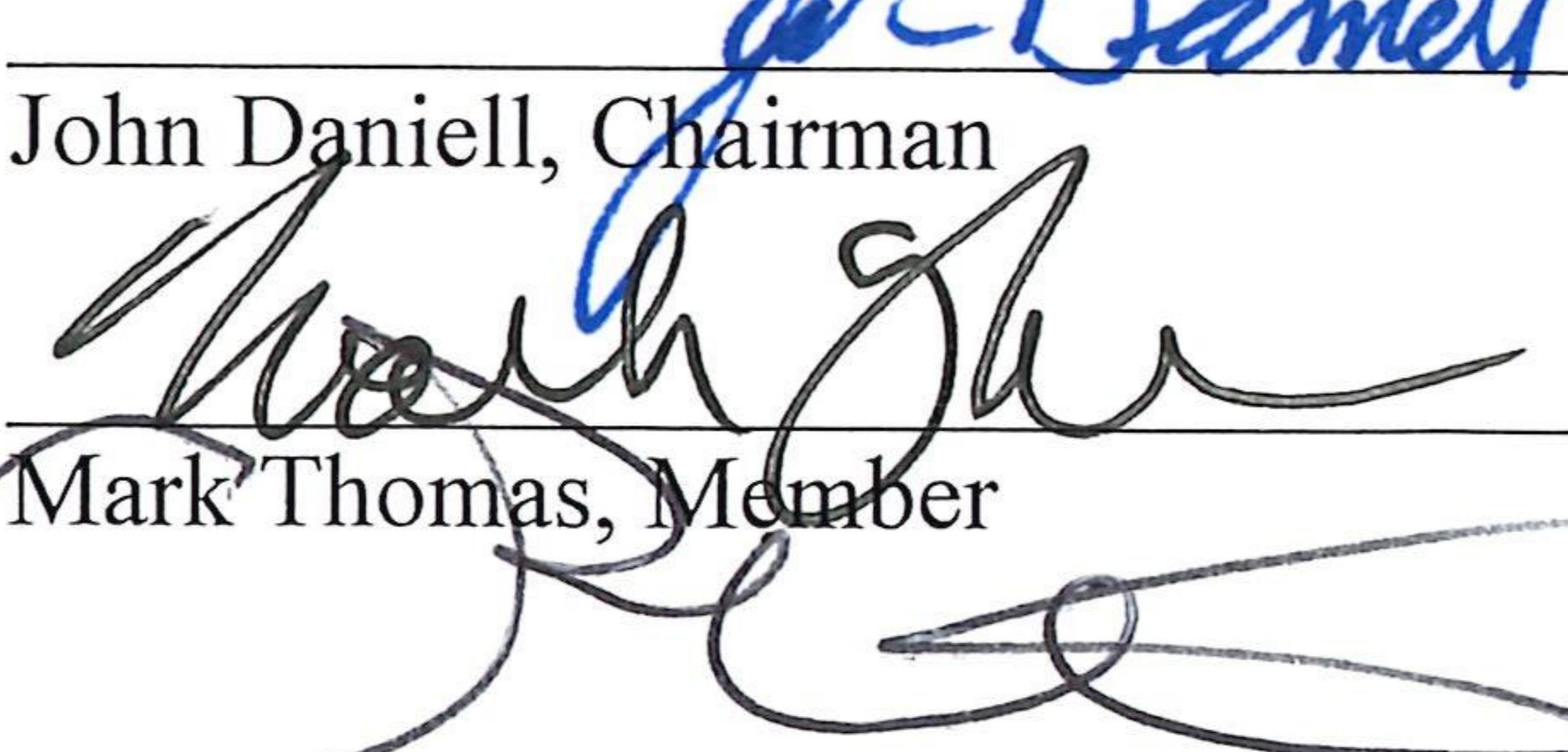
Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on October 19, 2020 and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on November 3, 2020.

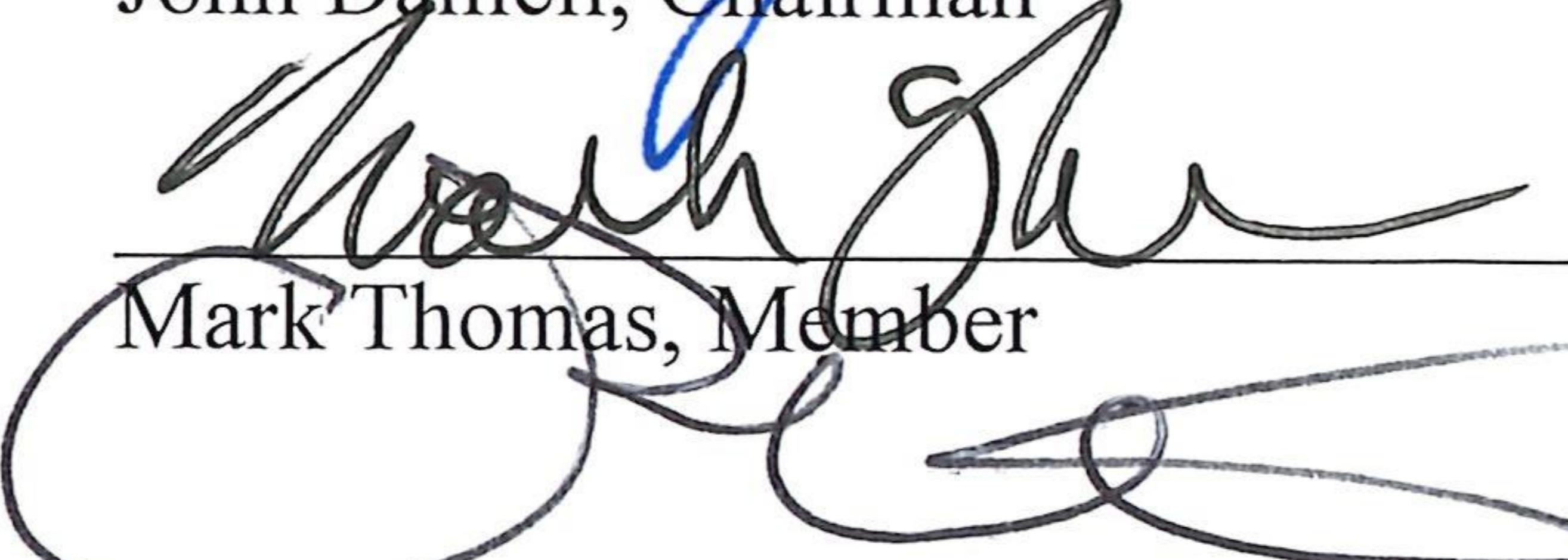
ADOPTED AND APPROVED, this 3rd day of November, 2020.

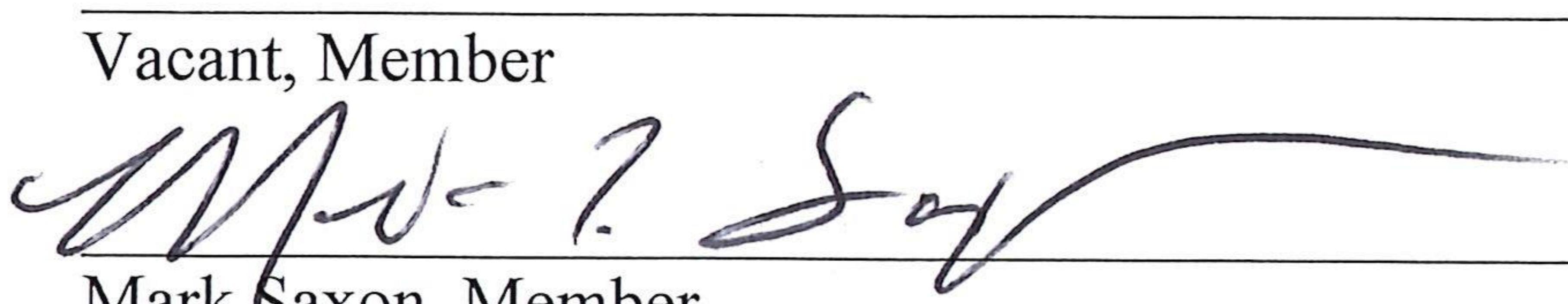
OCONEE COUNTY BOARD OF COMMISSIONERS

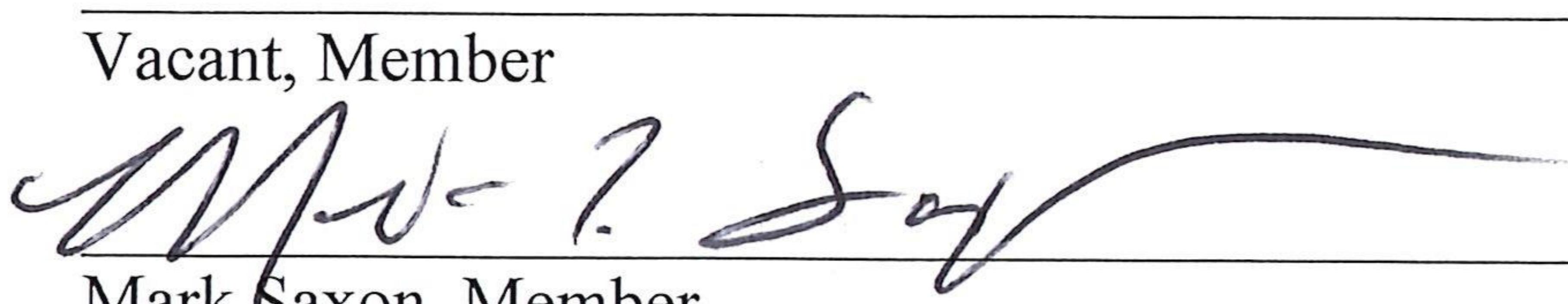
BY:


John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member


Vacant, Member


Mark Saxon, Member

ATTEST:


Kathy Hayes
Clerk, Board of Commissioners

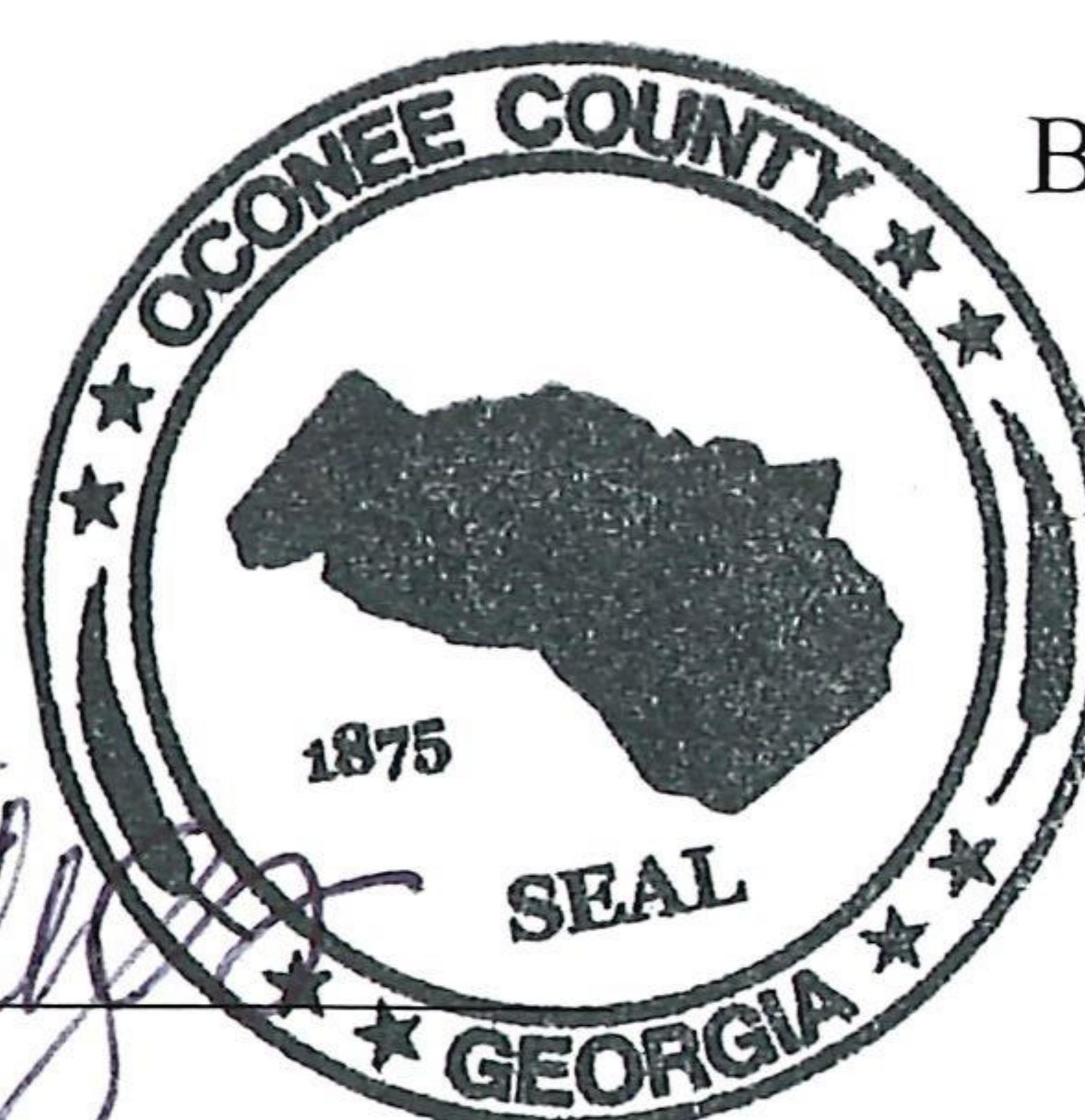


EXHIBIT "A" TO REZONE NO P20-0178

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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. 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.
3. 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. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.

TAX MAP




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LEGAL DESCRIPTION

**LEGAL DESCRIPTION FOR SAPPHIRE PROPERTIES, LP – 1961 Epps Bridge Pkwy-
Athens, GA**

All that tract or parcel of land lying and being in 1331st G.M.D. in Oconee County, Georgia as shown on a plat prepared by David M. Camp, Georgia Registered Land Surveyor #3038 of Traditions Surveying, LLC for Sapphire Properties, LP dated August 14, 2020 and being more particularly described as follows:

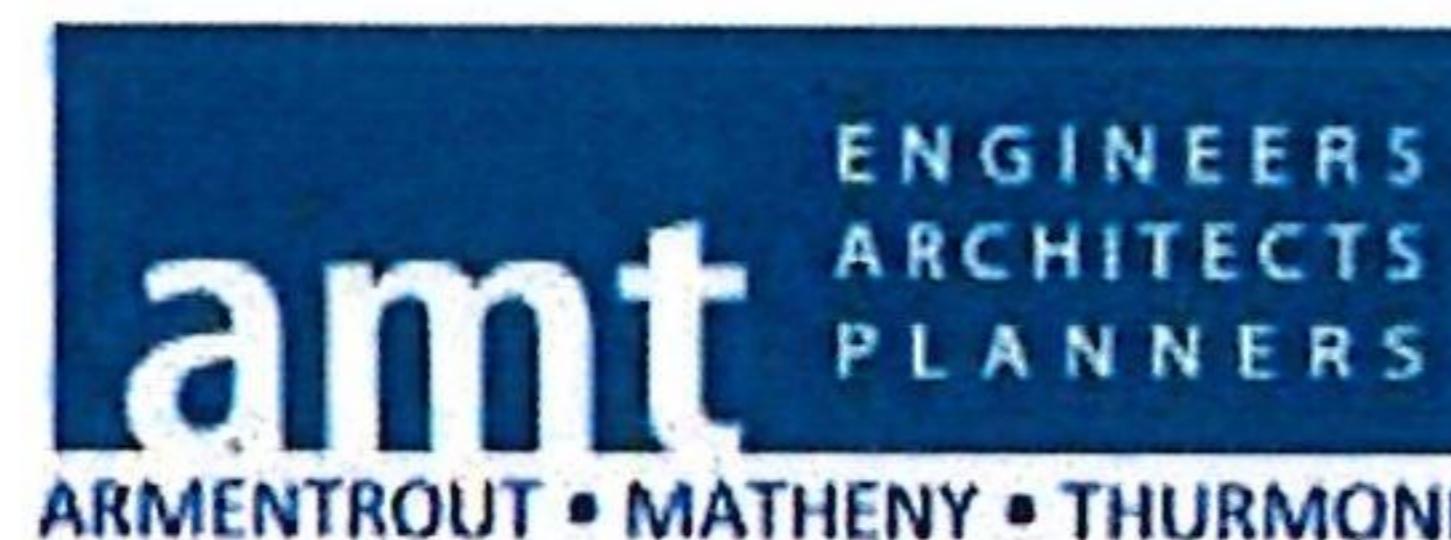
Begin at a TRUE POINT OF COMMENCEMENT at magnet nail on the northerly side of the right of way of Jordan Drive, being 430.28 feet west of the right of way of Epps Bridge Parkway, running thence South 43degrees South 43 degrees 56 minutes 10 seconds East a distance of 25.00 feet to a calculated point, said calculated point being the TRUE POINT OF BEGINNING; running thence North 43 degrees 56 minutes 20 seconds West a distance of 406.70 feet to a rebar set; running thence North 46 degrees 01 minutes 55 seconds East a distance of 131.00 feet to an iron pin; running thence South 43 degrees 53 minutes 01 seconds East a distance of 406.70 feet to an iron pin; running thence South 46 degrees 01 minutes 55 seconds West a distance of 131.61 feet to a calculated point, said calculated point being the TRUE POINT OF BEGINNING.

Said property contains 1.22 acres more or less.

EXHIBIT "A" TO REZONE NO P20-0178

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NARRATIVE



Subject: Rezone Narrative for Office Complex
1961 Epps Bridge Parkway, Athens, GA 30677
R-2 to B-2 – 1.22 acres; Tax Parcel C01 078
Armentrout Matheny Thurmond, P.C., Project No. 20168

Project Overview

1961 Epps Bridge Parkway is a 1.22-acre lot fronting Jordan Drive that is proposed to be used as a commercial office property. It is proposed to construct three condominiums, two at 2,100 square feet with two stories and one at 3,600 square feet with two stories to total 15,600 square feet of office space. Sapphire Properties, LP is the current property owner. The property was originally 1.45 acres and extended to the centerline of an unpaved road. Once Jordan Drive was created the new right of way reduced the parcel size. Armentrout Matheny Thurmond, P.C. (AMT) has been engaged to act as agent in the preparation of the necessary documentation associated with this rezone request. Bret Thurmond, P.E. will act as the primary contact person for the owner.

Site Description

The subject parcel of the rezone is 1.22 acres in size. The project fronts Jordan Drive for approximately 410 LF. The property currently contains a single-family house. The topography is sloping and drops from southwest to northeast towards the rear of the parcel. There is a very tall retaining wall that supports the site approximately 25 feet south of the rear property line. The area between the wall and the property line is a buffer. Existing zoning and land uses surrounding the parcel are as follows: to the north and east – commercial properties zoned B-2 used as a department store, restaurant, bank, and automotive store; to the south and west – a commercial property zoned B-1 used as a large retail store; to the northwest adjacent to the subject parcel – a residential parcel zoned R-2. The 2040 Character Areas Map identifies the site primarily with a Future Character Area designation of Regional Center.

Traffic Impacts

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation Manual, 10th Edition*. On Epps Bridge Parkway, according to GDOT, the Average Annual Daily Traffic (AADT) currently posted on GDOT TADA website (2019), the most recent year with available data, is 28,800. This is specifically for GDOT station 219-0200

Rezone Narrative
1961 Epps Bridge Parkway-Athens, GA
August 18, 2020
AMT Project No. 20168
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Land Use	Calculation Parameter	Weekday	Weekday A.M. Peak Hour of Generator	Weekday P.M. Peak Hour of Generator
General Office Building (710)	15,600 ft ²	175	32	82

The total expected vehicle trip ends generated by the proposed use as a result of this rezone request is shown in the table above. The projected average vehicle trip ends are approximately 175 vehicle trip ends per weekday and 32 trips per A.M. peak hour and 82 trips per P.M. peak hour.

There are two entrances proposed to the existing public right of way, but one is access only. Jordan Drive is currently a dead end road with an unpaved cul-de-sac. Jordan Drive will see increased traffic but is large enough to carry the additional traffic. Jordan Drive has a right in/right out intersection with Epps Bridge Parkway but traffic may access signalized intersections on Epps Bridge Parkway from Jordan Drive in front of the Wal-Mart to the south or by way of Parkway Lane to the north.

Impact to School System

Impact to schools will be positive by generating an increased positive net tax base without generating more students. There will be a favorable economic impact on the county as a result of this development.

Method of Water Supply

The property is connected to a 12" water main located on Jordan Drive. An estimated 1,500 gallons per day will be required for the proposed development. Of this, 1,200 gpd is office use and the balance is low flow irrigation. The manual for on-site sewage management system (June 2019) was used to develop the sanitary flow for office use (25 gpd/person) for an estimated 40 office workers.

Method of Sewage Disposal

The property is proposed to be connected to the municipal sanitary sewer system at the existing 8" main located in Parkway Lane. The sewer demand is estimated to be 1,000 gpd.

Proposed Utilities

All utilities are proposed to be underground and include electricity, gas, water, telephone, cable TV, and internet access. Domestic water will be accessed through new meters placed at the front of the property and the property will be connected to the Oconee County wastewater system through an easement with the adjacent property owner.

Rezone Narrative
1961 Epps Bridge Parkway-Athens, GA
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Method of Stormwater Drainage

Stormwater will be conveyed by overland or pipe flow to an underground detention facility. The facility will connect to the existing storm sewer inlet on Parkway Lane. Stormwater management facilities will be designed according to the most recent edition of the Georgia Stormwater Management Manual at the time of permitting and construction. At the present time, the proposed location of the detention facility is the eastern corner of the property.

Proposed Buildings

There is currently one single-family house with an outbuilding located on the property. The existing house and outbuilding are proposed to be demolished and replaced with a professional office park. Three craftsman style buildings will be constructed with a combined total of 15,600 square feet of office space. The front of the buildings, in respect to Jordan Drive will appear to be one story but with basements will contain two stories of office space. One story will be visible from the public right of way while two stories from the rear.

Proposed Development Schedule

Pending approval of this rezone application by the Oconee County Board of Commissioners on November 3, 2020, the civil engineering design process will begin and continue through spring of 2021. Once design site plan designs are complete, construction sets will be submitted to the Oconee County Planning Department for permit approval in summer 2021. Construction is estimated to begin in mid-2021 and end in late 2021.

Architecture/Themes/Facade Materials

The building is proposed to be Craftsman style. The façade will consist of a mixture of hardiplank and stone siding.

Gross Square Footage

A total of 15,600 square feet of general office space is proposed for the property. Three buildings are proposed. Lot coverage of the buildings is 7,800 square feet.

Estimated Value of the Project at Completion

\$1,500,000

Type(s) of Ownership

Single owner, corporate entity, leased professional office suites.

Outdoor Lighting

Outdoor lighting will be wall packs on the building. Lighting will meet Oconee County Standards and will not trespass on adjacent property.

Rezone Narrative
1961 Epps Bridge Parkway-Athens, GA
August 18, 2020
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Landscaping and Buffers

Landscape strips, parking lot buffers, and parking lot trees will be installed according to the Oconee County development standards. A 25-ft incompatible use buffer is proposed along the western property boundary that borders residential zoned property.

Sidewalks/Curb & Gutter

Concrete sidewalks and curb and gutter are proposed for the development.

EXHIBIT "A" TO REZONE NO P20-0178

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PLAT




EXHIBIT "A" TO REZONE NO P20-0178

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CONCEPT PLAN



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

REZONE CASE #: P20-0178

DATE: September 30, 2020

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

APPLICANT NAME: Michael B. Thurmond, P.E.

PROPERTY OWNER: Sapphire Properties, LP

LOCATION: 1961 Epps Bridge Parkway

PARCEL SIZE: ± 1.22 acres

EXISTING ZONING: R-2 (Two Family Residential District)

EXISTING LAND USE: Residential

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Regional Center

ACTION REQUESTED: Rezone the property from R-2 (Two Family Residential District) to B-2 (Highway Business District) to allow for the development of three office buildings.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request

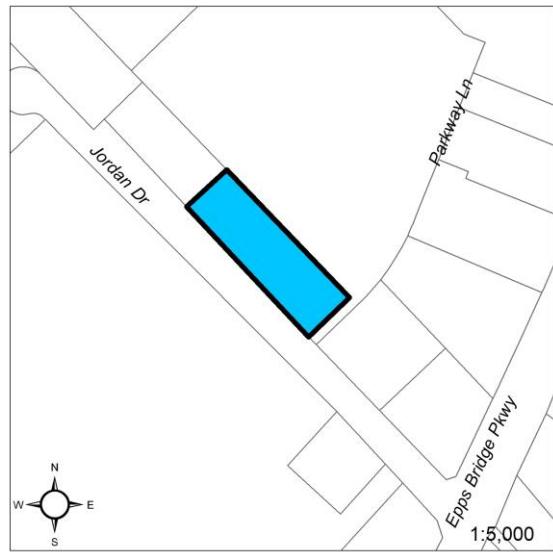
DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: October 19, 2020

BOARD OF COMMISSIONERS: November 3, 2020

ATTACHMENTS:

- Application
- Narrative
- Zoning Impact Analysis
- Representative Image
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat of Survey
- Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property was rezoned from AG to R-2 on 03/06/1984 for the development of townhouses or multifamily residences.
- A single-family residence was constructed on the property in 1978.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Commercial shopping center	B-2 (Highway Business District)
SOUTH	Commercial shopping center	B-1 (General Business District)
EAST	Commercial/Auto Service	B-2 (Highway Business District)
WEST	Single-Family Residential	R-2 (Two-Family Residential District)

PROPOSED DEVELOPMENT

- The existing house and outbuilding are proposed to be demolished and replaced with three office condominium buildings resulting in a total of 15,600 square feet of office space.
- The estimated value of completion is \$1,500,000.
- Construction is estimated to begin in mid-2021 and end in late 2021.

PROPOSED TRAFFIC PROJECTIONS

- An additional 175 average daily trips including 32 AM peak hour and 82 PM peak hour trips are projected should the request be approved (10th Edition ITE Trip Generation Manual).

PUBLIC FACILITIES

Water:

- The property is served by Oconee County Water Resources Department.
- The Water Resources Department has indicated in a letter dated 08/06/2020 that potable water is available at this location.

Sewer:

- The property is served by the Oconee County Water Resources Department
- The Water Resources Department has indicated in a letter dated 08/06/2020 that wastewater treatment/sewer collection and transmission capacity are currently available for the proposed project, but the developer will need to obtain the required easements for connection to wastewater treatment.

Roads:

- One full access driveway and one exit-only driveway are proposed along Jordan 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

- Verify the intersection sight distance

OCONEE COUNTY FIRE DEPARTMENT

- No comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Recommended 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.

GEORGIA DEPARTMENT OF TRANSPORTATION

- The location is off system so the Department does not have any comments

BOARD OF EDUCATION

- No comments

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 mixed commercial use with B-1 or B-2 zoning. 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 or two family residential 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;

The present request is anticipated to have a negligible impact on population density and may result in a small increase in demand on community facilities such as streets, water, and sewer. No impact to local schools is anticipated should the request be approved.

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 commercial offices should not have a significant impact on the existing use, usability, and/or value of adjoining property.

D. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.

The subject property is not currently vacant; this standard is not applicable to the present request.

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

The B-2 zoning district is intended to “serve those business activities generally oriented to the highways” (UDC Sec. 205.10.a). Highway-oriented commercial development serves the traveling public through retail or service oriented business activities. A small office park is not considered to be highway-oriented development and staff holds that the proposed use is not compatible with the requested 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.

The surrounding area has steadily transitioned from agricultural and residential uses to commercial uses beginning in the mid-2000s. More recently, the development of Epps Bridge Centre formed a major retail shopping area at the convergence of GA-10 Loop, Epps Bridge Parkway, Oconee Connector, and GA Hwy

316. These changing land use patterns 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 Regional Center Character Area (2040 Future Land Use Map). This area is “characterized by regional-serving retail and commercial services, office complexes for medical and corporate offices...” and primary recommended land uses include “small office complexes such as ‘office condominiums,’ financial institutions, and other services providers” and “regional medical and professional offices” (2018 Comprehensive Plan p. 63). Staff holds that the proposed development is in conformity with the Future Development Map and 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.

It is likely that other lots exist within the county that are zoned for a small office park.

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. The subject property shall be rezoned to OIP (Office Institutional Professional District).
2. 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.
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 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. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

Rezoning from: R2 to B2 Change in Conditions of Approval for Case #: _____

Special Use Approval for: _____ in the _____ Zoning District

Applicant

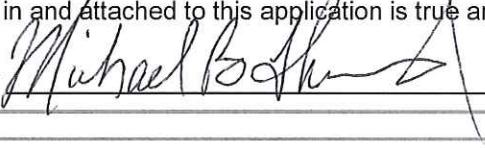
Name: **Michael B. Thurmond, P.E.**
 Address: **Armentrout Matheny Thurmond**
(No P.O. Boxes)
330 Research Dr., Suite A240
Athens, GA 30605

Telephone: **706-548-8211**

Email: **bthurmond@amtathens.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:  Date: 8-21-20 Notarized: lynne M. Simmons

Property

Location: **1961 Epps Bridge Parkway**
(Physical Description)
Athens, GA 30606

Tax Parcel Number: **C01 078**

Size (Acres): **1.22** Current Zoning: **R-2**

Future Development Map—Character Area Designation: **Regional Center**

Property Owner

Name: **Sapphire Properties, LP**
 Address: **149 Ben Burton Circle**
(No P.O. Boxes)
Bogart, GA 30622

Telephone: **706-355-3178**

Use

Current Use: **Residential**

Proposed Use: **Business**

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: _____

Application

Date Received: _____ Date Accepted: _____

DRI Transmitted to RDC Date: _____ N/A

Date Submitted: _____ Findings Complete

Posted: _____ Ad: _____ Ad: _____

Application Withdrawn Date: _____

For Oconee County Staff Use Only

APPLICATION NUMBER

Action	Planning Commission	Date: _____	
	<input type="checkbox"/> Approval	<input type="checkbox"/> With Conditions	<input type="checkbox"/> Denial
	Board of Commissioners Date: _____		
	<input type="checkbox"/> Approved	<input type="checkbox"/> With Conditions	<input type="checkbox"/> Denied



Subject: Revised Rezone Narrative for Office Complex
1961 Epps Bridge Parkway, Athens, GA 30677
R-2 to B-2 – 1.22 acres; Tax Parcel C01 078
Armentrout Matheny Thurmond, P.C., Project No. 20168

Project Overview

1961 Epps Bridge Parkway is a 1.22-acre lot fronting Jordan Drive that is proposed to be used as a commercial office property. It is proposed to construct three condominiums, two at 2,100 square feet with two stories and one at 3,600 square feet with two stories to total 15,600 square feet of office space. Sapphire Properties, LP is the current property owner. The property was originally 1.45 acres and extended to the centerline of an unpaved road. Once Jordan Drive was created the new right of way reduced the parcel size. Armentrout Matheny Thurmond, P.C. (AMT) has been engaged to act as agent in the preparation of the necessary documentation associated with this rezone request. Bret Thurmond, P.E. will act as the primary contact person for the owner.

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<u>Land Use</u>	Calculation Parameter	Weekday	Weekday A.M. Peak Hour of Generator	Weekday P.M. Peak Hour of Generator
General Office Building (710)	15,600 ft ²	175	32	82

The total expected vehicle trip ends generated by the proposed use as a result of this rezone request is shown in the table above. The projected average vehicle trip ends are approximately 175 vehicle trip ends per weekday and 32 trips per A.M. peak hour and 82 trips per P.M. peak hour.

There are two drives proposed connect with the existing public right of way, but one is an exit only. The front parking lot contains a single row of angled parking and the rear parking lot does as well. The main entrance at the right front of the parcel allows traffic to access the site and most vehicles will leave from this entrance. The second drive is a smaller width because it is an exit only. Vehicles parked in front will probably exit from this drive. This design ensures more than 50 percent of exiting traffic is away from the adjacent residential driveway. Jordan Drive is currently a dead end road with an unpaved cul-de-sac. Jordan Drive will see increased traffic but is large enough to carry the additional traffic. Jordan Drive has a right in/right out intersection with Epps Bridge Parkway but traffic may access signalized intersections on Epps Bridge Parkway from Jordan Drive in front of the Wal-Mart to the south or by way of Parkway Lane to the north.

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Impact to schools will be positive by generating an increased positive net tax base without generating more students. There will be a favorable economic impact on the county as a result of this development.

Method of Water Supply

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Architecture/Themes/Façade Materials

The building is proposed to be Craftsman style. The façade will consist of a mixture of hardi-plank and stone siding.

Gross Square Footage

A total of 15,600 square feet of general office space is proposed for the property. Three buildings are proposed. Lot coverage of the buildings is 7,800 square feet.

Estimated Value of the Project at Completion

\$1,500,000

Type(s) of Ownership

Single owner, corporate entity, leased professional office suites.

Outdoor Lighting

Outdoor lighting will be wall packs on the building. Lighting will meet Oconee County Standards and will not trespass on adjacent property.

Landscape and Buffers

Landscape strips, parking lot buffers, and parking lot trees will be installed according to the Oconee County development standards. A 25-ft incompatible use buffer is proposed along the western property boundary that borders residential zoned property.

Sidewalks/Curb & Gutter

Concrete sidewalks and curb and gutter are proposed for the development.



Subject: Revised Zoning Impact Analysis
1961 Epps Bridge Parkway, Athens, GA 30606
R-2 to B-2 – 1.82 acres; Tax Parcel B02 039
Armentrout Matheny Thurmond, P.C., Project No. 20168

ZONING IMPACT ANALYSIS

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

Existing uses and zonings are a mixture of residential, commercial, and institutional uses within the local area of this proposed rezone. Existing zoning within one mile includes AG, AR, B-1, B-2, R-2, R-3, M-H, O-B-P, and O-I-P. Adjacent to the property is R-2 to the west, B-2 to the east and north, and B-1 to the south. The property lies within a Regional Center Character Area encompassing to Epps Bridge Parkway. The proposed zoning and use is suitable in view of the existing uses, development, and zoning.

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

The property value is currently negligible under the R-2 zoning. It is currently residential property and its use is no longer compatible with surrounding adjacent uses. The property's value will increase with the rezone to B-2.

C. Consider 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 proposed development will generate up to 175 average daily trips. Existing infrastructure can accommodate the proposed development with public water and sanitary sewer service being utilized. The school system will experience decreased enrollment due to the removal of residential use of the property; and the anticipated increase in property value will generate more tax revenue for the school system. This development will further support commercial activity along Epps Bridge Parkway rather than more rural areas of Oconee County.

2. Environmental impact

Stormwater management facilities proposed for this development will be designed according to the most recent edition of the Georgia Stormwater Management Manual and will follow Oconee County Ordinances.

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

No adverse effects to adjoining property values can be identified with this rezone request. The general area is characterized by commercial development. The lone residence remaining on the adjacent R-2 tract will likely sell in the near future. An additional R-2 tract to the northwest is vacant as well as the remaining AG tract nearby. All these tracts are surrounded by B-1 and B-2 zoned properties.

D. Consider 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 contained one single-family residence for several decades. The trend has been to develop formerly agricultural and residential zoned properties in this area to commercial business use. The property is located in a generally undesirable area for continued residential use.

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

The existing land use is residential. The proposed character area under the proposed comprehensive plan currently under consideration is “regional center.” The requested rezone is for commercial use (B-2 zoning), which is consistent with uses described in the 2018 update to the Oconee County Joint Comprehensive Plan.

F. Consider 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 surrounding existing area to the west of Epps Bridge Parkway is almost fully developed as B-1 and B-2 with the exception of the one remaining R-2 parcel on Jordan Drive and the AG parcel that extend northwest from the Jordan Drive cul-de-sac to Parkway Boulevard. These parcels will rezone to either B-1 or B2 in the future. It would not be expected that any of these parcels would remain as currently zoned. As such, the existing adjacent zoning is strong evidence in support of approval of this zoning proposed.

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

The 2040 Future Development Map designates property in this area with a Future Character Area of Regional Center. Surrounding properties along Epps Bridge Parkway are compatible with this future land use. Commercial businesses are compatible with Regional Center and meet the intent of the 2040 Future Development Map.

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

There are no similar properties available of the required size with existing zoning to support this commercial use.



Rezone # P20-0178 - Sapphire Properties, LP



1:1,500

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140

280

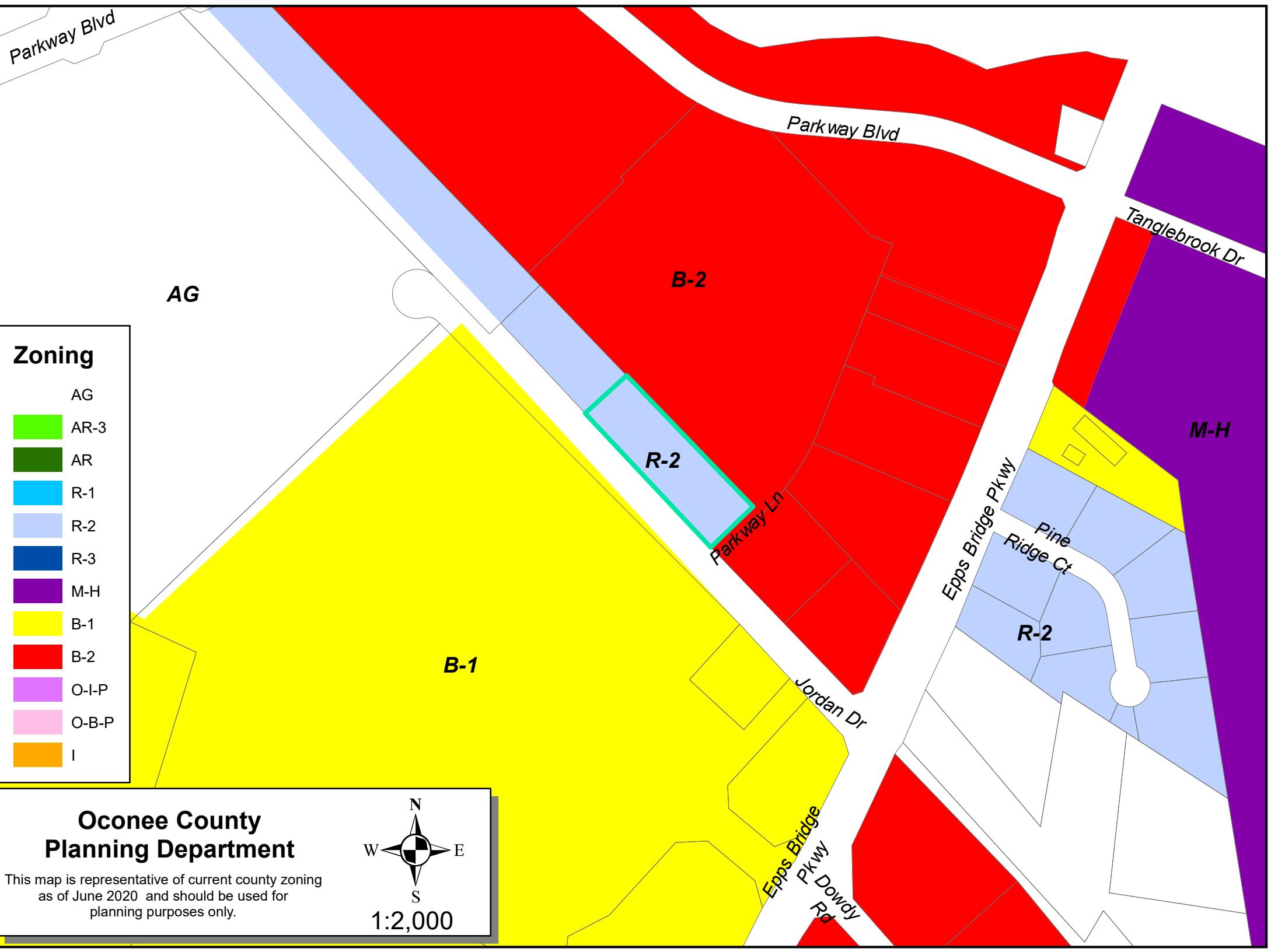
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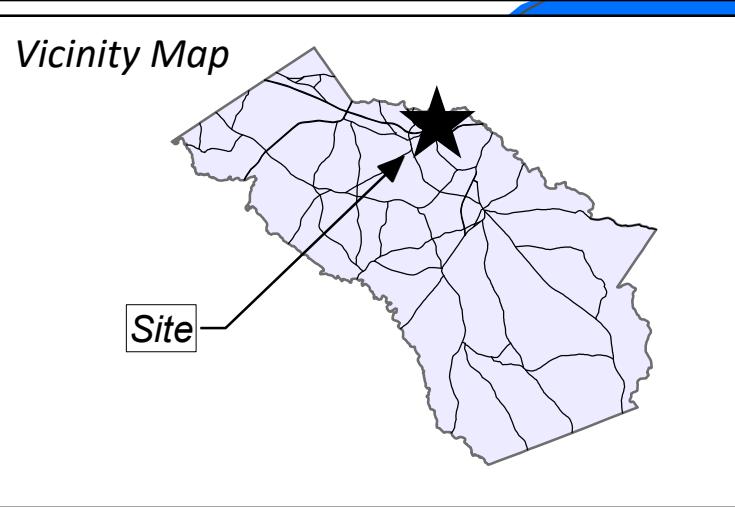
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1,120

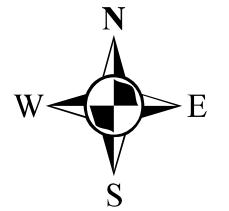
Feet







Oconee County Planning Department



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

0 165 330 660 990 1,320
Feet

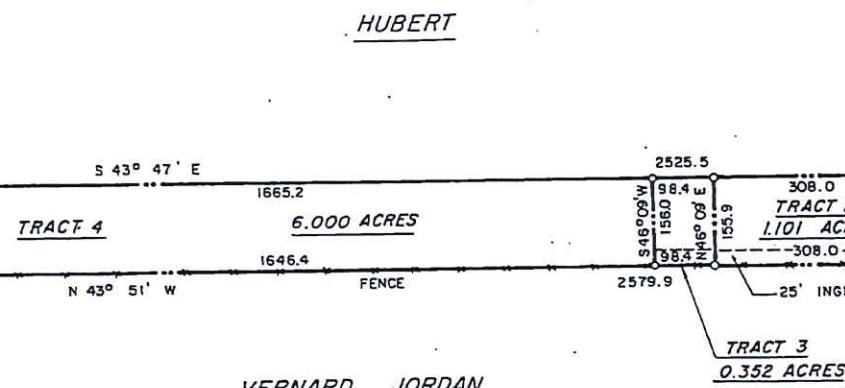
Regional Center

A map showing the future development area. The map features a network of roads and land parcels. A specific area is highlighted with a red rectangle. The text "Regional Center" is written near the top left of the map area.

Filed Jan. 31, 1978
At 4:20 P.M.

Recorded Jan. 31, 1978
Benn H. T. & W. Clark

E OF BRANCH IS
15' UP



VERNARD JORDAN

REFERENCE

(1) MARSHALL'S SURVEY FOR JOHN TURNER ESTATE
DATED OCT. 31, 1966.

REVISED: OCT. 3, 1977 - ADDED TRACT 3
FROM TRACT 4.

Benn H. T. & W. Clark

In my opinion, this plot is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.



- Denotes Iron Pin Found
- Denotes Iron Pin Set

CLOSURE = 1/16,881.4

SURVEY FOR
LILA ARDALIA BRADLEY

COUNTY: OCONEE	GMD: 1331	STATE: GEORGIA
DATE: MAR. 17, 1977	SCALE: 1" = 200'	OWN. BY: AMD
FIELDBOOK: 351, P. 52	SURVEYED BY: BEN MCLEROY AND ASSOCIATES ENGINEERS & SURVEYORS, INC.	FILE NO.: 9911-51

