

**SPECIAL USE APPROVAL
OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting Special Use Approval, as provided by the Unified Development Code of Oconee County, Georgia, pursuant to Article 12, Division I et seq.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for a change in conditions of approval for Special Use no. P21-0028, submitted by Smith Planning Group, on February 22, 2021 requesting Special Use Approval on a ±40.74 acre tract of land located at 1640 & 1590 New High Shoals Road in the 221st G.M.D., Oconee County, Georgia, tax parcel no. B-06-040C & B-06-040A, on property owned by the Westminster Christian Academy, LLC, the Board of Commissioners of Oconee County does hereby grant following:

SECTION 1. A Resolution granting Special Use Approval for the property described above and on the attached Exhibit A is hereby granted for a temporary modular building.

Said Special Use Approval 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 Resolution be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Resolution.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 Resolution shall take effect this date.

Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on April 19, 2021, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on May 4, 2021.

ADOPTED AND APPROVED, this 4th day of May, 2021.



ATTEST:

Kathy Hayes
Kathy Hayes
Clerk, Board of Commissioners

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell
John Daniell, Chairman

Mark Thomas
Mark Thomas, Member

Chuck Horton
Chuck Horton, Member

Amrey Harden
Amrey Harden, Member

Mark Saxon
Mark Saxon, Member

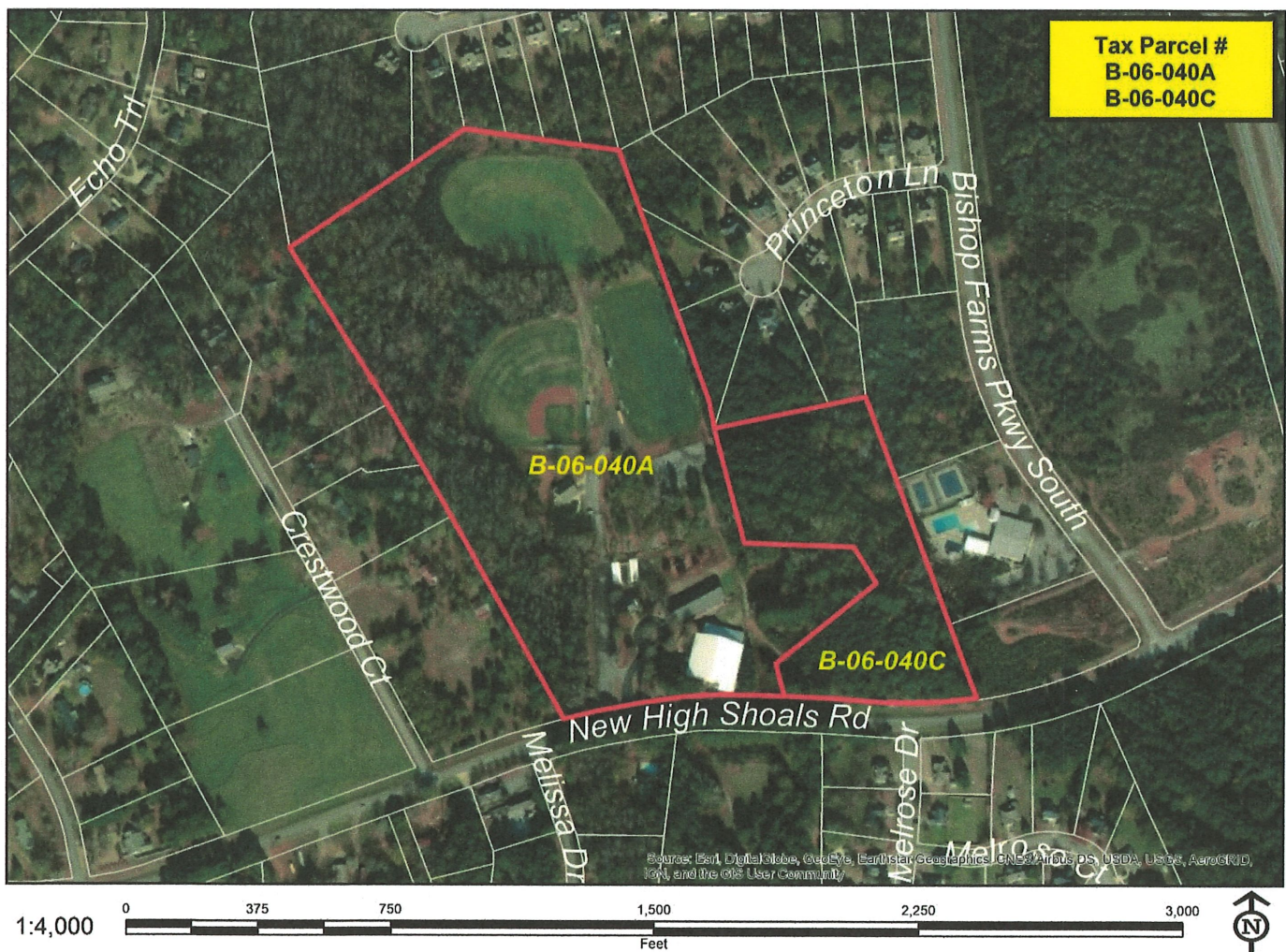
EXHIBIT "A" TO SPECIAL USE APPROVAL #P21-0028

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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. Prior to issuance of a certificate of occupancy for any permanent classroom building, the temporary classroom unit shall be removed from the subject property.

TAX MAP



LEGAL DESCRIPTION

All that tract or parcel of land containing 40.735 acres, more or less, situated, lying in the 221st G.M. District, Oconee County, Georgia, and being more particularly described as follows:

Beginning at a point along the northern Right-of-Way of New High Shoals Road, approximately South West 1153.34 feet of the centerline of New High Shoals Road and US 441, which is the point of beginning,

Thence North 20 degrees 15 minutes 57 seconds West 914.21 feet to a point,
Thence South 78 degrees 18 minutes 38 seconds West 438.59 feet to a point,
Thence North 10 degrees 16 minutes 25 seconds West 78.17 feet to a point,
Thence North 19 degrees 54 minutes 25 seconds West 755.84 feet to a point,
Thence North 82 degrees 03 minutes 45 seconds West 443.16 feet to a point,
Thence South 55 degrees 59 minutes 35 seconds West 597.23 feet to a point,
Thence South 09 degrees 45 minutes 40 seconds East 18.32 feet to a point,
Thence South 29 degrees 44 minutes 05 seconds East 889.91 feet to a point,
Thence South 29 degrees 44 minutes 05 seconds East 633.89 feet to a point,
Thence along a curve with a chord of North 84 degrees 16 minutes 05 seconds East 568.91 feet, an arc length of 570.65 feet, and a radius of 2111.10 feet to a point,
Thence North 87 degrees 59 minutes 20 seconds East 20.00 feet to a point,
Thence South 87 degrees 59 minutes 49 seconds East 353.53 feet to a point,
Thence along a curve with a chord of North 86 degrees 50 minutes 50 seconds East 253.33 feet, an arc length of 253.68 feet, and a radius of 1409.12 feet to a point,
Which is the point of beginning.

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NARRATIVE

INTRODUCTION

Westminster Christian Academy, a Christian college-preparatory institution, partners with Christian families in the spiritual nurture and academic training of students. Westminster strives to develop students who are Christian thinkers, who hold a biblical worldview, who have acquired the knowledge and skills to master advanced studies, who possess the tools necessary to become lifelong learners, and ultimately, who use their gifts in service to God as they participate in the restoration of society and culture.

In 1989, Westminster Christian Academy held its first class in rented space at Faith Presbyterian Church in Watkinsville, GA. That first class consisted of one teacher and a combined class of 12 first, second and third-grade students. A new grade level was added each year until the school had a complete PK-12th grade program.

The school purchased 30 acres of land in Oconee County and completed the first phase of development at the present location in the fall of 1998. In 2012, Westminster purchased 10 additional acres of land to further develop for its expanding student body.

Westminster is accredited by both, GAC – Georgia Accrediting Commission and SAIS/SACS – Southern Association of Independent Schools/Southern Association of Colleges and Schools, and holds memberships with SAIS – Southern Association of Independent Schools, ACSI – Association of Christian Schools International, GISA – Georgia Independent School Association, GICAA – Georgia Independent Christian Athletic Association.

SITE DESCRIPTION

The existing 40.735-acre campus, with approximately 1,200 linear feet of street frontage along New High Shoals Road, is less than half a mile west of the New High Shoals Road and US-441 / Veterans Memorial Parkway intersection. The existing campus consists of an arrangement of three buildings, an administrative building, a classroom building, and gymnasium / classroom building, around the student loading and unloading zone roundabout. One other building, an athletic field house / classroom building exists towards the back of the site adjacent to the baseball field, soccer field, and practice field. The total square footage of buildings is approximately 34,874 sf. The total number of classrooms is 25. Access to Westminster's campus is off New High Shoals Road, leading to the student loading / unloading zone roundabout as well as access to a +/- 87 space parking lot. Vehicular circulation continues across the site, crossing a stream and terminating at a gravel parking lot that functions as over-flow parking for athletic events.

In 2018, a Special Use request was approved to expand the existing campus to include the undeveloped 10-acre parcel which lies to the east of the existing campus. A second special use request was also approved to allow for two temporary modular buildings, which is required by UDC Sec. 337.01. The approved special use request included the proposed expansion of campus with a new center of campus and main entrance off New High Shoals Road, multi-purpose administration/classroom buildings, student activity center, a 6-lane track and a sports field, and open spaces for recreational and social opportunities within the campus. Fundraising for the future campus expansion as well as the design of detailed construction plans are underway.



Proposed Temporary Modular Classroom Building

ACCESS, TRAFFIC, AND PARKING

The temporary modular building will not increase traffic or require additional parking since its purpose is not to increase the student body population, but to help control the spread of Covid-19 through proper social distancing during this current pandemic. The future Westminster campus expansion is proposing a new main entrance off New High Shoals Road. The new main entrance will align with Melrose Drive and provide a 235-foot left turn lane with a 100-foot taper and 175-foot deceleration lane along New High Shoals Road. The existing main entrance will serve as a secondary entrance with limited access during drop-off and pick-up school times to better manage traffic in and out of school campus. Proposed vehicular circulation through the site will relocate the main pick-up and drop-off location to provide increased vehicular stacking during peak hours. All streets within the development will remain private, with Westminster Christian Academy responsible for maintenance, up-keep and repairs. Parking is proposed to occur in various lots throughout the campus, and adjacent to primary and ancillary buildings. Parking provided above the minimum required is to accommodate special occasions like graduation and sporting events.

UTILITY SERVICES

The subject site is currently served by the Oconee County Water Resources Department water service and on-site septic drain field systems. The proposed temporary modular classroom will not include bathrooms and not require a septic drain field.

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 proposed stormwater detention and water quality treatment basins. The site topography directs runoff into one primary basin. Stormwater management facilities are proposed in this basin to treat water quality and mitigate increase runoff peak flows prior to releasing to downstream properties. All maintenance shall be the responsibility of the owner, Westminster Christian Academy.

IMPACT TO SCHOOL SYSTEM

Expansion of Westminster Christian Academy will enhance the school system providing more choices for Oconee County citizens.

BUFFERS

No buffers are proposed with this Special Use request for temporary modular classrooms because the property adjacent to the proposed temporary modular classrooms is owned by Westminster Christian Academy.

PROJECT IDENTITY

No project signage is proposed with this Special Use request for temporary modular classrooms.

ZONING

The current zoning for the existing campus site is AG Special Use and R-1 Special Use.

Properties adjacent to the site are zoned as follows:

North: R-1

West: AG

South: R-1, AG (across New High Shoals Road)

East: R-1

DETAILS OF PROPOSED USE

Westminster Christian Academy, as illustrated on the approved Special-Use Concept Plan and other supporting documents, proposes to expand their campus blending the layout and circulation of both existing and proposed campus. In order to provide classroom space during the construction of the new buildings, two temporary modular classroom units were proposed and approved in 2018. While the design team is creating detailed construction plans and Westminster Christian Academy is raising funds for the campus expansion, one additional temporary modular building is necessary. It will also serve to reduce class size to address proper social distancing measures to help reduce the spread of Covid-19.

BUILDING PROGRAM, COST DATA AND SEQUENCE OF CONSTRUCTION

One temporary modular classroom is proposed to be placed on the existing campus before August of 2021 for the start of the 2021-2022 school year. The estimated square footage for the temporary modular classrooms is 1,400 sf.

ARCHITECTURE / THEME OF PROJECT

The existing architecture of the campus is a traditional style with red brick walls, highlighted by white column porches at building entries. The administrative and classroom buildings are ranch-style with pitched shingled roofs, overhanging eaves and equally spaced multi-paned windows and doors. The largest building, the gymnasium and classroom building, is a two-story structure with a brick and metal exterior and gable roof.

Existing Buildings:



Existing Elementary School Classroom Building



Existing Gymnasium and Classroom Building

EXHIBIT "A" TO SPECIAL USE APPROVAL #P21-0028

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PLAT

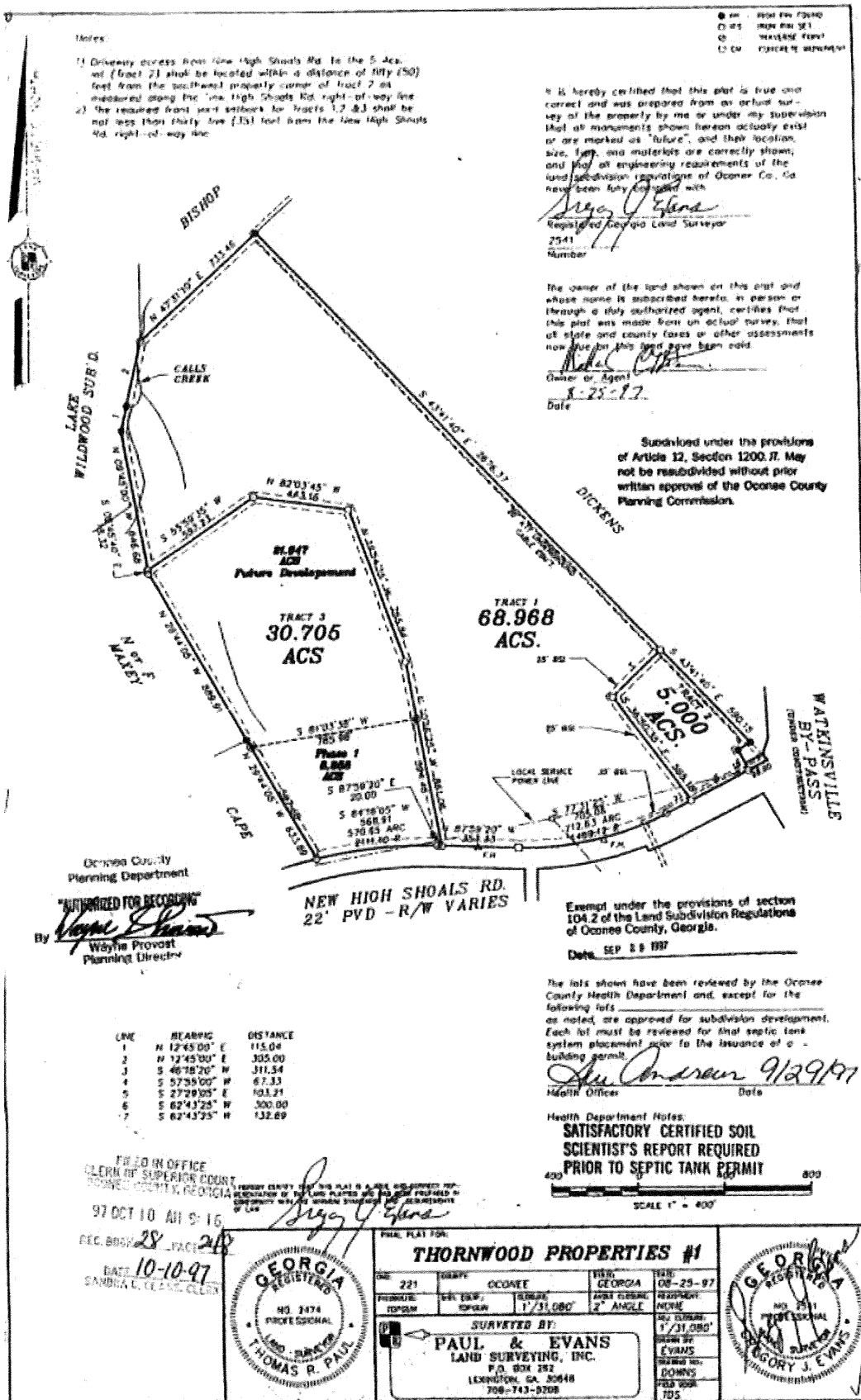
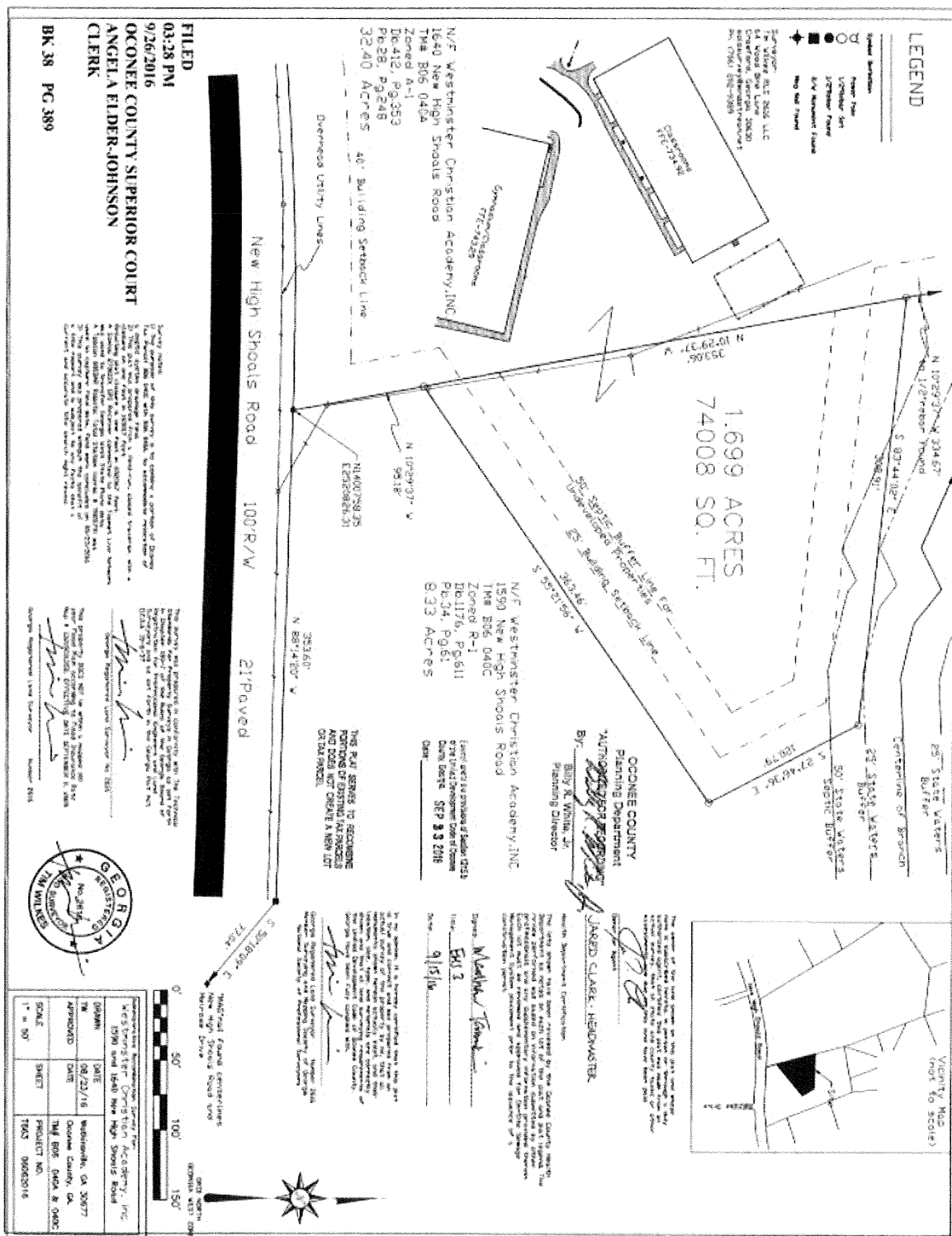
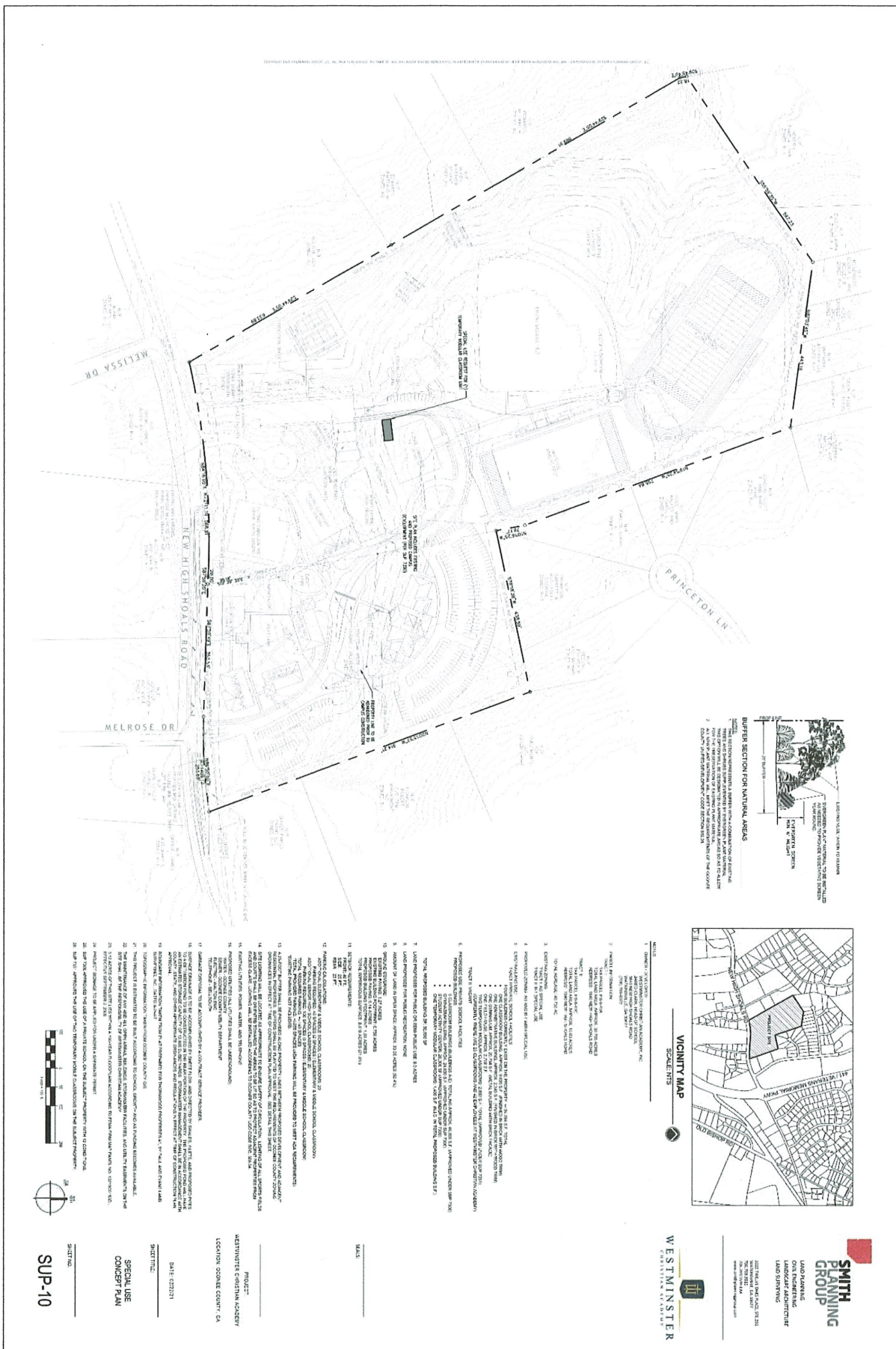


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CONCEPT PLAN





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

SPECIAL USE CASE #: P21-0028

DATE: February 15, 2021

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

APPLICANT NAME: Smith Planning Group

PROPERTY OWNER: Westminster Christian Academy, LLC

LOCATION: 1640 & 1590 New High Shoals Road;
parcels B-06-040A and B-06-040C

PARCEL SIZE: ±40.74 acres

EXISTING ZONING: AG (Agricultural District) and
R-1 (Single-Family Residential District)

EXISTING LAND USE: Private School

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Suburban Neighborhood and
Community Village

ACTION REQUESTED: The applicant is requesting special use approval for a temporary modular classroom
building.

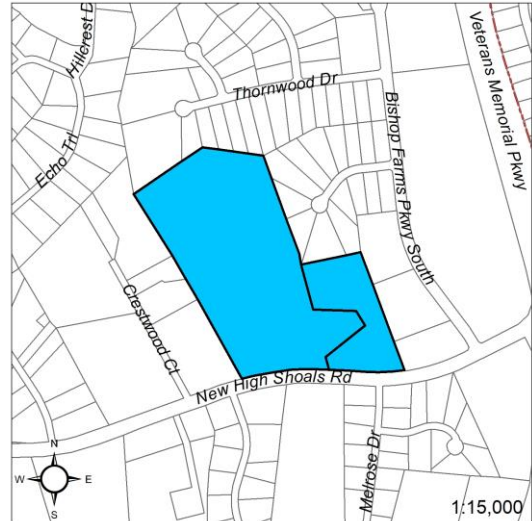
STAFF RECOMMENDATION: Staff recommends conditional approval of the request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: April 19, 2021

BOARD OF COMMISSIONERS: May 4, 2021

ATTACHMENTS: Application
Narrative
Special Use Impact Analysis
Aerial Imagery
Zoning Map
Future Development Map
Plat of Survey
Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- Parcel B-06-040A has been zoned AG (Agricultural District) since the original adoption of the zoning map in 1968.
- Parcel B-06-040C was rezoned from AG (Agricultural Residential) to R-1 (Single-Family Residential District) on December 4, 2001.
- Special use permits were approved on June 1, 2004, April 3, 2007, and December 13, 2017, for the expansion and modification of school facilities.
- A special use permit was approved on February 6, 2018, for two temporary mobile classroom buildings.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single-Family Residential (Thornwood Subdivision)	R-1 (Single-Family Residential District)
SOUTH	Single-Family Residential (Thorntree and Melrose Farm Subdivisions)	R-1 (Single-Family Residential District) AG (Agricultural District)
EAST	Single-Family Residential (Thornwood Subdivision)	R-1 (Single-Family Residential District) B-1 (General Business District) OIP (Office Institutional Professional District)
WEST	Single-Family Residential	AG (Agricultural District)

PROPOSED SPECIAL USE

- The applicant is proposing to add one additional temporary modular building to provide classroom space during the construction of new permanent buildings and to allow for social distancing to reduce the spread of COVID-19.

PROPOSED TRAFFIC PROJECTIONS

- No additional traffic is projected; the temporary building is proposed to serve the current student body.

PUBLIC FACILITIES

Water:

- No additional water services are proposed as part of the special use.

Sewer:

- No additional sewer services are proposed as part of the special use.

Roads:

- No new entrances are proposed as part of the special use.

ENVIRONMENTAL

- State waters, jurisdictional wetlands, and a conservation corridor exist along the northern and eastern part of parcel B-06-040A.
- No development is proposed for these environmental areas and all environmental buffers would be maintained.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- No Comments

OCONEE COUNTY FIRE DEPARTMENT

- No Comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- No Comments

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR SPECIAL USE CONSIDERATION” AS SET FORTH IN SECTION 1207.02 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE.

A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?

No change in land use is proposed under the present application and the temporary classroom building should be compatible with the existing zoning districts.

B. Is the proposed special use compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan?

No new uses are proposed on the property. The private school use would remain compatible with Suburban Neighborhood and Community Village Character Areas, both of which support semi-public and institutional secondary land uses. Staff holds that the proposed special use is compatible with the goals and objectives, purpose, and intent of the Comprehensive Plan.

C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?

Given that no change in use is proposed and that two modular buildings already exist on the site, the installation of one additional modular classroom building should not impede the normal and orderly development of surrounding property.

D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?

A desirable pattern of development for this area would be a mixture of residential, agricultural, and institutional uses according to the 2018 Comprehensive Plan. The proposed additional classroom space as part of a private school use should be consistent with a desirable pattern of development for the locality.

E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?

No additional traffic is anticipated should the request be approved; New High Shoals Road should be adequate to serve the proposed special use.

F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?

No changes in access or traffic are anticipated and the existing access should be sufficient to provide for traffic and pedestrian safety and emergency vehicle access.

G. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?

No additional public facilities are anticipated for the proposed classroom building.

H. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, and odor?

No additional refuse, service, parking, or loading areas are proposed as part of the request.

I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?

The hours and manner of operation of the school would remain the same and should have no adverse effects on other properties in the area.

J. Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?

The classroom building would be of a similar scale to adjacent residential structures and should be compatible with the height, size, and location of structures on neighboring properties.

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 the present special use request subject to the following conditions to be fulfilled at the owner/developer's expense:

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. Prior to issuance of a certificate of occupancy for any permanent classroom building, the temporary classroom unit shall be removed from the subject property.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- ☐ Rezoning from: _____ to _____ ☐ Change in Conditions of Approval for Case # : _____
- ☒ Special Use Approval for: Temporary Modular Buildings in the AG / R-1 Zoning District

Applicant

Name: Smith Planning Group

Address: 1022 Twelve Oaks Place #201
(No P.O. Boxes)
Watkinsville, GA 30677

Telephone: (706)769-9515

Email: joseph@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: [Signature] Date: 2-22-21 Notarized: [Signature]

Property Owner

Name: Westminster Christian Academy, Inc.

Address: 1640&1590 New High Shoals Rd
(No P.O. Boxes)
Watkinsville, GA 30677

Telephone: (706)769-9372

Property

Location: 1640&1590 New High Shoals Rd
(Physical Description)

Tax Parcel Number: B06040C / B06040A

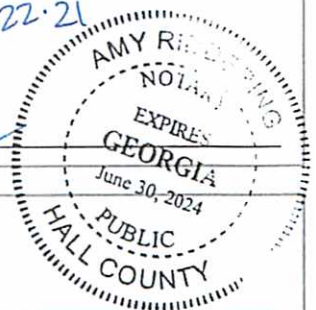
Size (Acres): 40.74 Current Zoning: AG / R-1

Future Development Map—Character Area Designation: Suburban Living/Community Village

Use

Current Use: Private School

Proposed Use: Private School



Attachments (check all that apply)

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

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

WESTMINSTER CHRISTIAN ACADEMY

Oconee County, Georgia

Narrative Statement

February 22, 2021

INTRODUCTION

Westminster Christian Academy, a Christian college-preparatory institution, partners with Christian families in the spiritual nurture and academic training of students. Westminster strives to develop students who are Christian thinkers, who hold a biblical worldview, who have acquired the knowledge and skills to master advanced studies, who possess the tools necessary to become lifelong learners, and ultimately, who use their gifts in service to God as they participate in the restoration of society and culture.

In 1989, Westminster Christian Academy held its first class in rented space at Faith Presbyterian Church in Watkinsville, GA. That first class consisted of one teacher and a combined class of 12 first, second and third-grade students. A new grade level was added each year until the school had a complete PK-12th grade program.

The school purchased 30 acres of land in Oconee County and completed the first phase of development at the present location in the fall of 1998. In 2012, Westminster purchased 10 additional acres of land to further develop for its expanding student body.

Westminster is accredited by both, GAC –Georgia Accrediting Commission and SAIS/SACS - Southern Association of Independent Schools/Southern Association of Colleges and Schools, and holds memberships with SAIS – Southern Association of Independent Schools, ACSI – Association of Christian Schools International, GISA – Georgia Independent School Association, GICAA – Georgia Independent Christian Athletic Association.

SITE DESCRIPTION

The existing 40.735-acres campus, with approximately 1,200 linear feet of street frontage along New High Shoals Road, is less than half a mile west of the New High Shoals Road and US-441 / Veterans Memorial Parkway intersection. The existing campus consists of an arrangement of three buildings, an administrative building, a classroom building, and gymnasium / classroom building, around the student loading and unloading zone roundabout. One other building, an athletic field house / classroom building exists towards the back of the site adjacent to the baseball field, soccer field, and practice field. The total square footage of buildings is approximately 34,874 sf. The total number of classrooms is 25. Access to Westminster's campus is off New High Shoals Road, leading to the student loading / unloading zone roundabout as well as access to a +/- 87 space parking lot. Vehicular circulation continues across the site, crossing a stream and terminating at a gravel parking lot that functions as over-flow parking for athletic events.

In 2018, a Special Use request was approved to expand the existing campus to include the undeveloped 10-acre parcel which lies to the east of the existing campus. A second special use request was also approved to allow for two temporary modular buildings, which is required by UDC Sec. 337.01. The approved special use request included the proposed expansion of campus with a new center of campus and main entrance off New High Shoals Road, multi-purpose administration/classroom buildings, student activity center, a 6-lane track and a sports field, and open spaces for recreational and social opportunities within the campus. Fundraising for the future campus expansion as well as the design of detailed construction plans are underway.

ZONING

The current zoning for the existing campus site is AG Special Use and R-1 Special Use.

Properties adjacent to the site are zoned as follows:

North: R-1

West: AG

South: R-1, AG (across New High Shoals Road)

East: R-1

DETAILS OF PROPOSED USE

Westminster Christian Academy, as illustrated on the approved Special-Use Concept Plan and other supporting documents, proposes to expand their campus blending the layout and circulation of both existing and proposed campus. In order to provide classroom space during the construction of the new buildings, two temporary modular classroom units were proposed and approved in 2018. While the design team is creating detailed construction plans and Westminster Christian Academy is raising funds for the campus expansion, one additional temporary modular building is necessary. It will also serve to reduce class size to address proper social distancing measures to help reduce the spread of Covid-19.

BUILDING PROGRAM, COST DATA AND SEQUENCE OF CONSTRUCTION

One temporary modular classroom is proposed to be placed on the existing campus before August of 2021 for the start of the 2021-2022 school year. The estimated square footage for the temporary modular classrooms is 1,400 sf.

ARCHITECTURE / THEME OF PROJECT

The existing architecture of the campus is a traditional style with red brick walls, highlighted by white column porches at building entries. The administrative and classroom buildings are ranch-style with pitched shingled roofs, overhanging eaves and equally spaced multi-paned windows and doors. The largest building, the gymnasium and classroom building, is a two-story structure with a brick and metal exterior and gable roof.

Existing Buildings:



Existing Elementary School Classroom Building



Existing Gymnasium and Classroom Building



Proposed Temporary Modular Classroom Building

ACCESS, TRAFFIC, AND PARKING

The temporary modular building will not increase traffic or require additional parking since its purpose is not to increase the student body population, but to help control the spread of Covid-19 through proper social distancing during this current pandemic. The future Westminster campus expansion is proposing a new main entrance off New High Shoals Road. The new main entrance will align with Melrose Drive and provide a 235-foot left turn lane with a 100-foot taper and 175-foot deceleration lane along New High Shoals Road. The existing main entrance will serve as a secondary entrance with limited access during drop-off and pick-up school times to better manage traffic in and out of school campus. Proposed vehicular circulation through the site will relocate the main pick-up and drop-off location to provide increased vehicular stacking during peak hours. All streets within the development will remain private, with Westminster Christian Academy responsible for maintenance, up-keep and repairs. Parking is proposed to occur in various lots throughout the campus, and adjacent to primary and ancillary buildings. Parking provided above the minimum required is to accommodate special occasions like graduation and sporting events.

UTILITY SERVICES

The subject site is currently served by the Oconee County Water Resources Department water service and on-site septic drain field systems. The proposed temporary modular classroom will not include bathrooms and not require a septic drain field.

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 proposed stormwater detention and water quality treatment basins. The site topography directs runoff into one primary basin. Stormwater management facilities are proposed in this basin to treat water quality and mitigate increase runoff peak flows prior to releasing to downstream properties. All maintenance shall be the responsibility of the owner, Westminster Christian Academy.

IMPACT TO SCHOOL SYSTEM

Expansion of Westminster Christian Academy will enhance the school system providing more choices for Oconee County citizens.

BUFFERS

No buffers are proposed with this Special Use request for temporary modular classrooms because the property adjacent to the proposed temporary modular classrooms is owned by Westminster Christian Academy.

PROJECT IDENTITY

No project signage is proposed with this Special Use request for temporary modular classrooms.

ZONING IMPACT ANALYSIS
STANDARDS FOR SPECIAL USE CONSIDERATION
WESTMINSTER CHRISTIAN ACADEMY

- A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?**

Yes. The Oconee County Unified Development Code allows private schools to use temporary modular classrooms with a Special-Use Approval.

- B. Is the proposed special use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?**

The Future Development Map designates the subject site as Suburban Living and Community Village. Private Schools are encouraged in Suburban Living and Community Village Zones.

- C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?**

No. The request for temporary modular classrooms is to allow practicing social distancing during the current pandemic.

- D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?**

The use of temporary modular classrooms will serve the student body until the new classroom buildings are constructed to help with controlling the spread of Covid-19 through proper social distancing.

- E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?**

Yes, New High Shoals Road currently provides access to the site. No additional traffic is proposed with this request for temporary modular classrooms to further practicing social distancing during the pandemic.

- F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?**

Again, no additional traffic is proposed with this request for temporary modular classrooms. The approved special use master plan campus expansion will include improvements along New High Shoals Road as well as a second access point to accommodate the campus expansion.

- G. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?**

The proposed temporary modular classrooms will not increase demand of public facilities and police or fire protection. No bathrooms or connection to water are proposed in the temporary modular buildings.

- H. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, and odor?**

The temporary modular building is located over 350ft from any adjacent property. Existing trees between the proposed temporary modular and adjacent properties will further mitigate any adverse effects. No additional ancillary uses like refuse, service, parking and loading areas are proposed with this request.

- I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?**

The hours of operation will have no effect on the surrounding properties with no change proposed with the temporary modular.

J. Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?

The proposed temporary modular classroom is smaller than the existing buildings on the property, but are of the height, size and location of buildings on neighboring properties.

Special Use # P21-0028 - Westminster Christian Academy, Inc.

Tax Parcel #
B-06-040A
B-06-040C



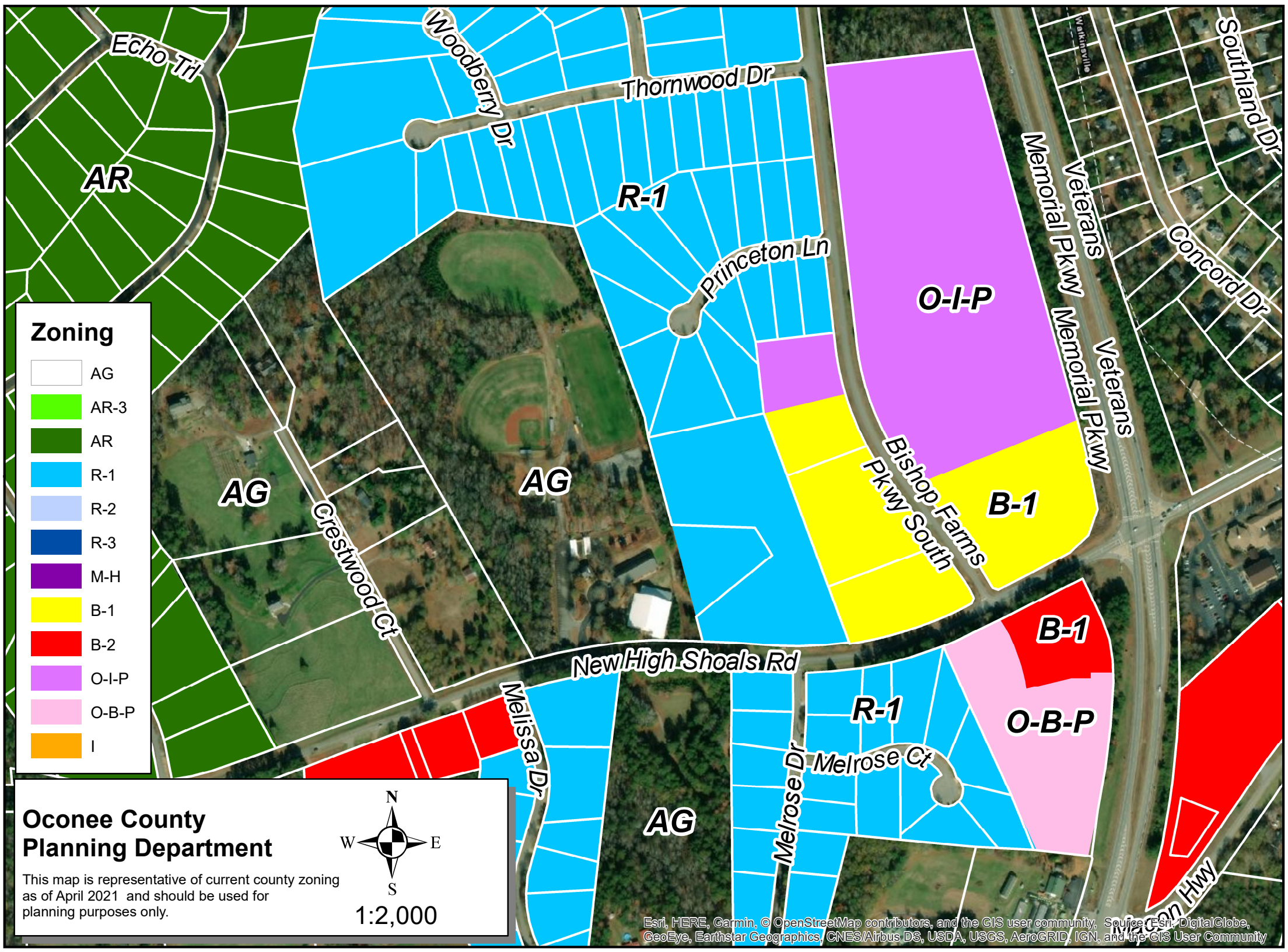
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:4,000

0 375 750 1,500 2,250 3,000

Feet



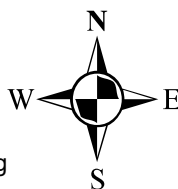


Zoning

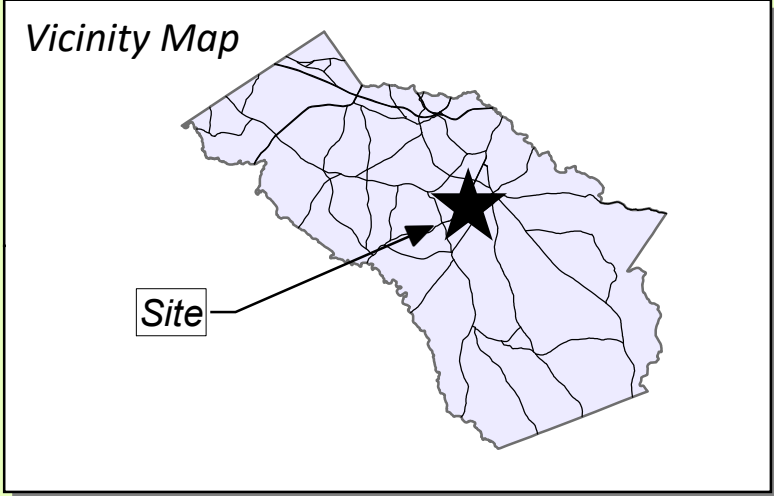
- AG
- AR-3
- AR
- R-1
- R-2
- R-3
- M-H
- B-1
- B-2
- O-I-P
- O-B-P
- I

Oconee County Planning Department

This map is representative of current county zoning
as of April 2021 and should be used for
planning purposes only.



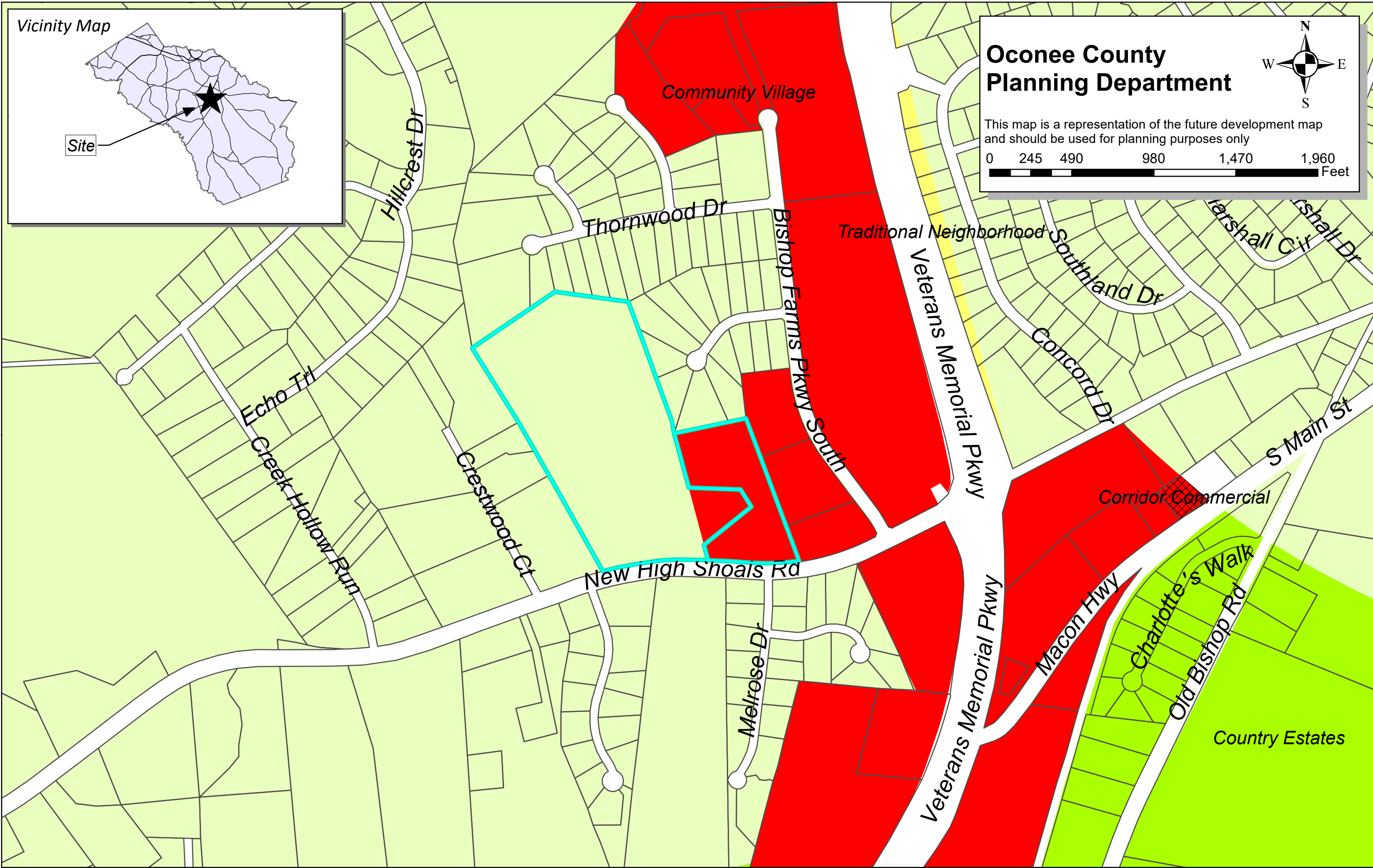
1:2,000



**Oconee County
Planning Department**

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

0 245 490 980 1,470 1,960 Feet



Notes:

- 1) Driveway access from New High Shoals Rd. to the 5 Acs. lot (Tract 2) shall be located within a distance of fifty (50) feet from the southwest property corner of Tract 2 as measured along the New High Shoals Rd. right-of-way line.
- 2) The required front yard setback for Tracts 1, 2 & 3 shall be not less than thirty feet (30) feet from the New High Shoals Rd. right-of-way line.

■ NW - FROM PIN TO PIN
 ○ SPS - FROM PIN SET
 ○ W - WIDE-OPEN
 ○ CA - CORNER OF ADJACENT

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 engineering requirements of the land subdivision regulations of Oconee Co., Ga. have been fully complied with.

Greg Evans
 Registered Georgia Land Surveyor
 2541
 Number

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

Owner or Agent
 8-23-97
 Date

Subdivided under the provisions of Article 12, Section 1200.7. May not be resubdivided without prior written approval of the Oconee County Planning Commission.



Oconee County Planning Department

"AUTHORIZED FOR RECORDING"

By *Wayne Provost*
Wayne Provost
Planning Director

NEW HIGH SHOALS RD.
22' PVD - R/W VARIES

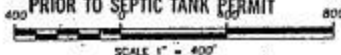
Exempt under the provisions of section 104.2 of the Land Subdivision Regulations of Oconee County, Georgia.

Date SEP 28 1997

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.

Shirley Anderson 9/29/97
 Health Officer Date

Health Department Notes:
SATISFACTORY CERTIFIED SOIL
SCIENTIST'S REPORT REQUIRED
PRIOR TO SEPTIC TANK PERMIT



LINE	BEARING	DISTANCE
1	N 12°45'00" E	115.04
2	N 12°45'00" E	305.00
3	S 46°18'20" W	311.54
4	S 57°35'00" E	67.33
5	S 27°29'05" E	103.21
6	S 62°43'25" W	300.00
7	S 62°43'25" W	132.89

FILED IN OFFICE
CLERK OF SUPERIOR COURT
OCONEE COUNTY, GEORGIA

97 OCT 10 AM 9:16

REC. BOOK 28 PAGE 248

DATE 10-10-97

SANDRA L. BLASE, CLERK

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE OCONEE COUNTY HEALTH DEPARTMENT'S REQUIREMENTS OF LAW.

Greg Evans



FINAL PLAT FOR:

THORNWOOD PROPERTIES #1

LOT: 221	COUNTY: OCONEE	STATE: GEORGIA	DATE: 08-25-97
PERMITS: TOPOGRA	DEVELOPMENT: TOPOGRA	ADJUSTED CLOSING: 1°/31.080"	ADJUSTED CLOSING: 2° ANGLE
SURVEYED BY:			
PAUL & EVANS LAND SURVEYING, INC. P.O. BOX 262 LEXINGTON, GA 30648 706-743-8206			



"Substituted under the provisions of Article 32, Section 2000 of the Code of Georgia, without prior written approval of the Oconee County Planning Commission."

"Exempt under the provisions of Section 2000.2 of the Land Subdivision Regulations of Oconee County, Georgia."
Date: 07-22-02

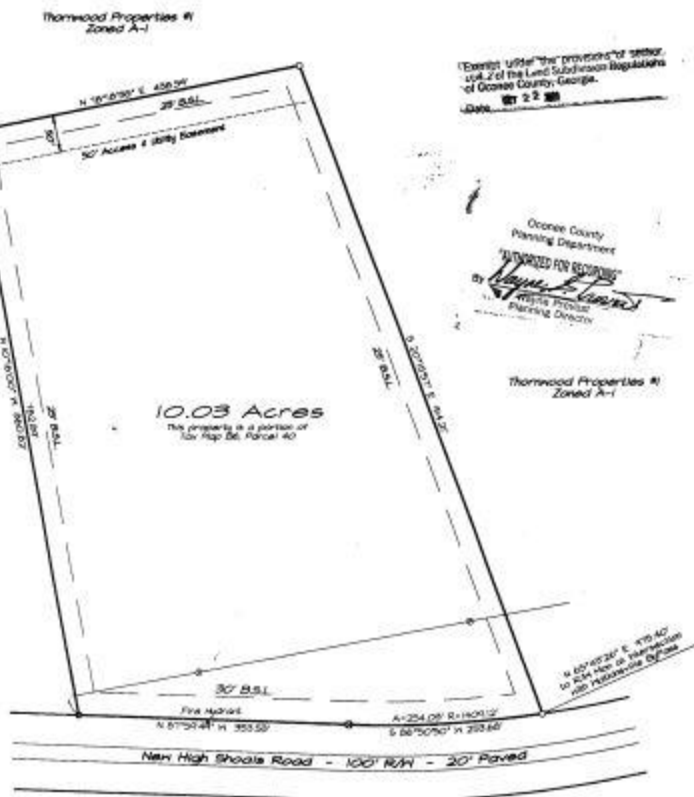


FILED IN OFFICE
OF THE CLERK OF OCONEE COUNTY
GEORGIA
02 JUN 19 PM 3:16
REG. BY: JH
DATE: 6-19-02

Westminster Christian Academy Inc.
Zoned A-1
G.U.P.

Oconee County
Planning Department
APPROVED FOR RECORDING
By: [Signature]
Planning Director

Thornwood Properties #1
Zoned A-1



Melrose Farm Subdivision
Zoned R-1

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by an unlicensed or supervised person or persons who are not duly sworn or are marked as 'holders' and their signatures, names, titles and addresses are correctly shown and that all requirements of the Land Subdivision Regulations of Georgia are met. It has been fully complied with.

[Signature] 2771
R.L.B. Master

The lines shown have been reviewed by the Oconee County Planning Department and, except for the following note, are approved for subdivision development. Each lot must be reviewed for final approval before planning prior to the issuance of a building permit.
[Signature] 10/16/01
[Signature]
Master Officer

Owner's Certification

State of Georgia, County of Oconee

The owner of the land shown on this Plat and where shown in adjacent plats, in person or through a duly authorized agent, certifies that this Plat was made from an actual survey, that all laws and county laws or other ordinances are due on this land and have been paid.
[Signature]
10-23-01
[Signature]

FILED
03:16 PM
06/19/2002
OCONEE COUNTY SUPERIOR COURT
ANGEL A ELDER-JOHNSON

BK 34 PG 61

Note:

This property is a portion of Tax Map 86, Parcel 40.

Reference:

Plat Book 28, Page 242

THIS LOT IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN.
[Signature]
Comments: Parcel No. 200-008 CHAD B. JONES, JR. N.E.



© DPL-300 Plat Form © DPL-300 Plat Set 3\"/>



Administrative Subdivision Plat For:					
Thornwood Properties					
NO.	221	COUNTY	Oconee	STATE	GEORGIA
DATE	06-28-2002	DEPARTMENT	Land	PLAT CLOSE	11/24/02
DRAWN BY	Map C	WOODS & CHASTAN SURVEYORS, INC.	PROFESSIONAL LAND SURVEYOR	FIELD CLOSE	11/24/02
DRAWN NAME	Thornwood	100 BATHURST ROAD	KENTONVILLE, GEORGIA 30145	FIELD CLOSE	11/24/02
FIELD BOOK	D-104	703-440-0200		FIELD CLOSE	11/24/02



LEGEND

Symbol Definition
 Power Pole
 1/2" Water Set
 1/2" Water Found
 8" V Monument Found
 8" V Monument Found

Surveyor
 Tim Wilkes RLS 2636 LLC
 64 Woodbine Lane
 Crawford, Georgia 30630
 solosurvey@windstream.net
 Ph. (766) 210-9389



N/F Westminster Christian Academy, INC.
 1640 New High Shoals Road
 TM# B06 040A
 Zoned A-1
 Db.412, Pg.353
 Pb.28, Pg.248
 32.40 Acres

FILED
 03:28 PM
 9/26/2016
 OCONEE COUNTY SUPERIOR COURT
 ANGELA ELDER-JOHNSON
 CLERK

BK 38 PG 389

Survey notes:
 1) The purpose of this survey is to combine a portion of Oconee Tax Parcel B06 040C with B06 040A, to accommodate relocation of a septic system drainage field.
 2) This plat was prepared from a field-run, closed traverse, with a closure on one foot in 35007 feet.
 3) Resulting plat closure is one foot in 650367 feet.
 4) A Trimble 5700SD GPS Receiver connected to the Topcon Live Network was used to transfer Georgia West State Plane data.
 5) A Topcon 6000SD Robotic Total Station control # 1905790 was used to capture final data. Field work concluded on 05/23/2016.
 6) This survey was prepared without the benefit of a title report and is subject to any facts that a current and accurate title search might reveal.

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 35-1 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Public Act OCSA 35-6-37.

Georgia Registered Land Surveyor No. 2636

This property DOES NOT lie within a mapped 100 year Flood Risk according to Flood Insurance Rate Map # 220500252, EFFECTIVE DATE SEPTEMBER 8, 2009.

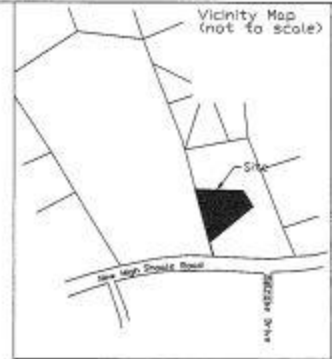
Georgia Registered Land Surveyor Number 2636

OCONEE COUNTY
 Planning Department
 "AUTHORIZED FOR RECORDING"
 By: Billy R. White, Jr.
 Planning Director

N/F Westminster Christian Academy, INC.
 1590 New High Shoals Road
 TM# B06 040C
 Zoned R-1
 Db.1176, Pg.611
 Pb.34, Pg.61
 8.33 Acres

Exempt under the provisions of Section 1215.b of the Unified Development Code of Oconee County, Georgia
 SEP 23 2016

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



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

JARED CLARK - HEADMASTER
 Health Department Certification

The info shown here has been reviewed by the Oconee County Health Department as notes on each lot of the plat and plat legend. The review performed was based on information submitted by other professionals and any supplementary information provided thereon. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit.

Signed: Matthew Tamm
 Title: EHS 3
 Date: 9/15/16

In my opinion, it is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me, that all monuments shown hereon actually exist, and their location, size, type, and materials are correctly shown and that all land surveying requirements of the Unified Development Code of Oconee County, Georgia have been fully complied with.

Georgia Registered Land Surveyor Number 2636
 Member Surveying and Mapping Society of Georgia
 National Society of Professional Surveyors

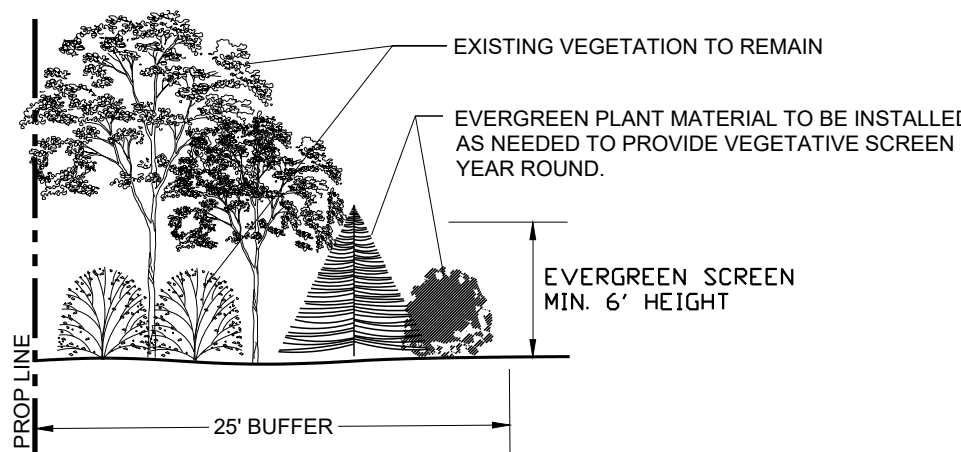
"MAG" nail found centerlines
 New High Shoals Road and
 Highway Drive



Administrative Reconveyance Survey For Westminster Christian Academy, inc. 1590 and 1640 New High Shoals Road			
DRAWN	DATE		
TW	08/23/16	Westminster, GA 30677	
APPROVED	DATE		
		Oconee County, GA	
		TM# B06 040A & 040C	
SCALE	SHEET		
1" = 50'		PROJECT NO.	
		T663 06062016	



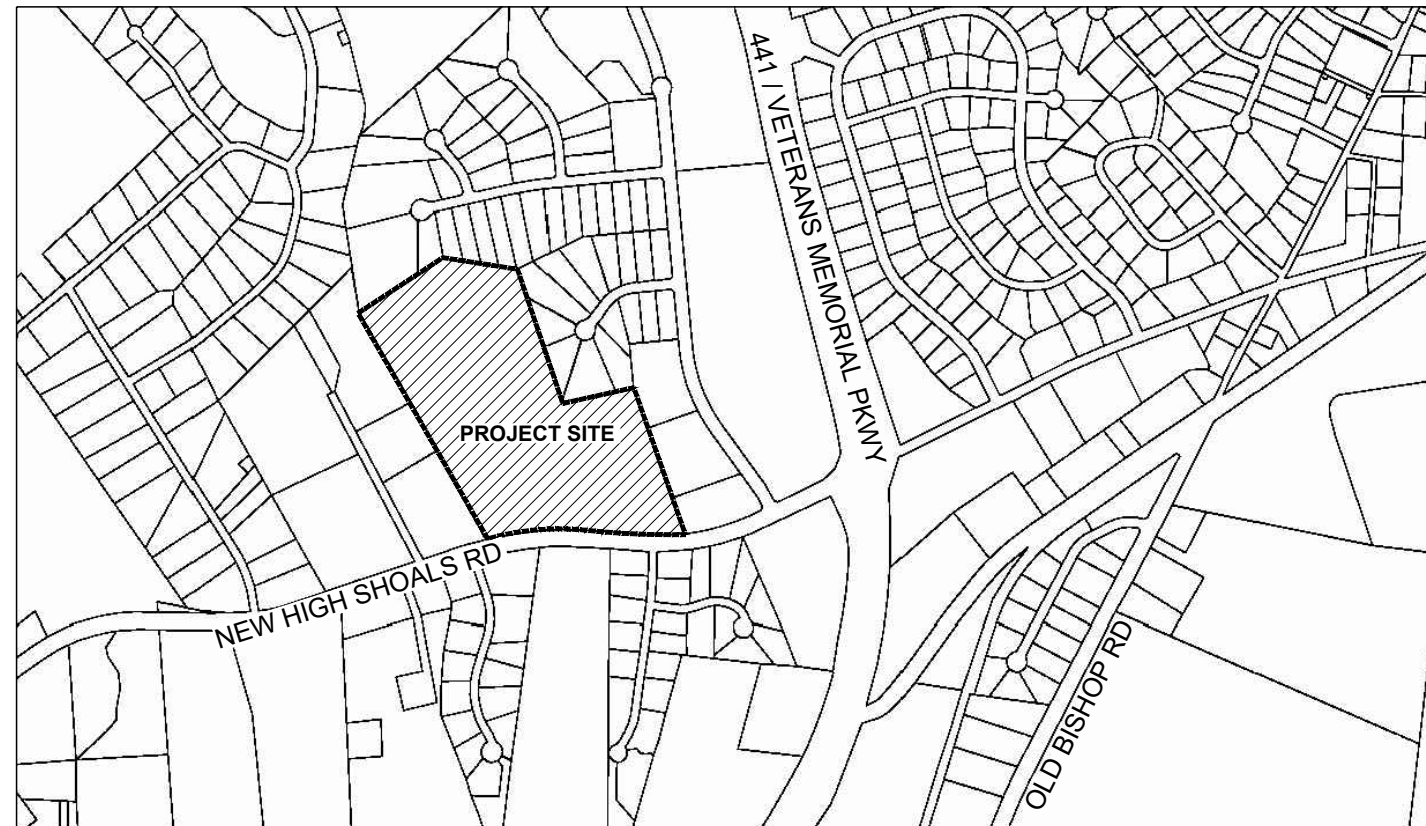
1022 TWELVE OAKS PLACE, STE 201
WATKINSVILLE, GA 30677
706.769.9515
706.769.9595 FAX
www.smithplanninggroup.com



BUFFER SECTION FOR NATURAL AREAS

NOTES:

1. THIS SECTION REPRESENTS A BUFFER WITH A COMBINATION OF EXISTING TREES AND SHRUBS SUPPLEMENTED BY EVERGREEN PLANT MATERIAL. THIS OPTION WILL BE DESIGNATED IN APPROPRIATE AREAS SO AS TO ALLOW FOR THE PRESERVATION OF EXISTING PLANT MATERIAL.
2. ALL NEW PLANT MATERIAL WILL MEET THE REQUIREMENTS OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE SECTION 812.01.



VICINITY MAP

SCALE: NTS



NOTES

- OWNER / DEVELOPER:
WESTMINSTER CHRISTIAN ACADEMY, INC.
JARED CLARK, HEAD OF SCHOOL
1640 NEW HIGH SHOALS ROAD
WATKINSVILLE, GA 30677
(706) 769-9372
2. PARCEL INFORMATION
TRACT I:
TAX PARCEL # B-6-40A
TOTAL LAND AREA: APPROX. 30.705 ACRES
ADDRESS: 1640 NEW HIGH SHOALS ROAD
- TRACT II:
TAX PARCEL # B-6-40C
TOTAL LAND AREA: APPROX. 10.03 ACRES
ADDRESS: 1590 NEW HIGH SHOALS ROAD
- TOTAL ACREAGE: 40.735 AC
3. EXISTING ZONING:
TRACT I: AG SPECIAL USE
TRACT II: R-1 SPECIAL USE
4. PROPOSED ZONING: AG AND R-1 WITH SPECIAL USE
5. EXISTING LAND USE:
TRACT I: PRIVATE SCHOOL FACILITIES
FOUR BUILDINGS CURRENTLY EXIST ON THE PROPERTY: +/-34,784 S.F. TOTAL
• ONE CLASSROOM BUILDING, APPROX. 9,000 S.F. (FINISHED IN BRICK WITH WOOD TRIM)
• ONE ADMINISTRATIVE BUILDING, APPROX. 2,340 S.F. (FINISHED IN BRICK WITH WOOD TRIM)
• ONE GYMNASIUM, APPROX. 20,784 S.F. (METAL BUILDING WITH BRICK FACADE)
• ONE FIELD HOUSE, APPROX. 2,750 S.F.
• TWO TEMPORARY MODULAR CLASSROOMS: 2,200 S.F. TOTAL (APPROVED UNDER SUP 7351)
(CURRENTLY THERE ARE 25 CLASSROOMS AND 42 EMPLOYEES AT WESTMINSTER CHRISTIAN ACADEMY)
TRACT II: VACANT
6. PROPOSED USE: PRIVATE SCHOOL FACILITIES
PROPOSED BUILDINGS:
• 5 CLASSROOM BUILDINGS (BUILDINGS A-E) TOTALING APPROX. 46,000 S.F. (APPROVED UNDER SUP 7300)
• GYMNASIUM BUILDING, APPROX. 24,000 S.F. (APPROVED UNDER SUP 7300)
• STUDENT ACTIVITY CENTER: 20,000 SF (APPROVED UNDER SUP 7300)
• ONE TEMPORARY MODULAR CLASSROOMS: 1,400 S.F. (N.I.C. IN TOTAL PROPOSED BUILDING S.F.)
- TOTAL PROPOSED BUILDING SF: 90,000 SF
7. LAND PROPOSED FOR PUBLIC OR SEMI-PUBLIC USE: 0.0 ACRES
8. LAND PROPOSED FOR PUBLIC RECREATION: NONE
9. AMOUNT OF LAND IN OPEN SPACE: APPROX. 33.55 ACRES (82.4%)
10. GROUND COVERAGE:
EXISTING PAVING: 1.27 ACRES
EXISTING BUILDING FOOTPRINT: 0.756 ACRES
PROPOSED PAVING: 5.14 ACRES
PROPOSED BUILDING FOOTPRINT: 1.65 ACRES
TOTAL IMPERVIOUS SURFACE: 8.816 ACRES (21.6%)
11. SETBACK REQUIREMENTS:
FRONT: 40 FT.
SIDE: 25 FT.
REAR: 25 FT.
12. PARKING CALCULATIONS:
ADDITIONAL ELEMENTARY & MIDDLE SCHOOL CLASSROOMS: 20
PARKING REQUIRED: 40 SPACES (2 SPACES / ELEMENTARY & MIDDLE SCHOOL CLASSROOM)
ADDITIONAL SENIOR HIGH SCHOOL CLASSROOMS: 20
PARKING REQUIRED: 100 SPACES (5 SPACES / ELEMENTARY & MIDDLE SCHOOL CLASSROOM)
TOTAL REQUIRED PARKING: +/-140 SPACES
*TOTAL PROVIDED PARKING: +/-255 SPACES (ADA PARKING WILL BE PROVIDED TO MEET ADA REQUIREMENTS)
**EXISTING PARKING NOT INCLUDED.
13. A 25-FOOT BUFFER SHALL BE PROVIDED ALONG PROPERTY LINES BETWEEN PROPOSED DEVELOPMENT AND ADJACENT RESIDENTIAL PROPERTIES. BUFFERS SHALL BE PLANTED TO MEET THE REQUIREMENTS OF OCONEE COUNTY ZONING ORDINANCES IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL. SEE DETAIL THIS SHEET.
14. SITE LIGHTING WILL BE LOCATED AS APPROPRIATE TO ENSURE SAFETY OF CIRCULATION. LIGHTING OF ALL SPORTS FIELDS AND COURTS SHALL BE ORIENTED TOWARDS THE AREAS TO BE LIT SO AS TO PROTECT ADJACENT PROPERTIES FROM EXCESS GLARE. LIGHTING WILL BE INSTALLED ACCORDING TO OCONEE COUNTY UDO CODE SEC. 306.04.
15. EXISTING UTILITIES: POWER, WATER, AND TELEPHONE
16. PROPOSED UTILITIES (ALL UTILITIES SHALL BE UNDERGROUND):
WATER - OCONEE COUNTY
SEWER - OCONEE COUNTY UTILITY DEPARTMENT
ELECTRIC - WALTON EMC
TELEPHONE - BELLSOUTH
17. GARBAGE DISPOSAL TO BE ACCOMPLISHED BY A CONTRACT SERVICE PROVIDER.
18. SURFACE DRAINAGE IS TO BE ACCOMPLISHED BY SHEET FLOW, AND DIRECTED BY SWALES, INLETS, AND PROPOSED PIPES TO RETENTION POND IS TO BE CONSTRUCTED IN THE REAR PORTION OF THE PROPERTY. THE PROPOSED POND WILL HAVE AN ESTIMATED STORAGE CAPACITY OF 12,800 CUBIC YARDS. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.
19. BOUNDARY INFORMATION TAKEN FROM PLAT PREPARED FOR THORNWOOD PROPERTIES #1, BY PAUL AND EVANS LAND SURVEYING, INC., DATED 8-25-97.
20. TOPOGRAPHIC INFORMATION TAKEN FROM OCONEE COUNTY GIS.
21. THIS PROJECT IS ESTIMATED TO BE BUILT ACCORDING TO SCHOOL GROWTH AND AS FUNDING BECOMES AVAILABLE.
22. THE MAINTENANCE OF ANY AND ALL OPEN AREAS, BUILDINGS, STORMWATER FACILITIES, AND UTILITY EASEMENTS ON THE SITE SHALL BE THE RESPONSIBILITY OF WESTMINSTER CHRISTIAN ACADEMY.
23. 3.12 ACRES OF THIS SITE LIES WITHIN A 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM MAP PANEL NO. 13219C0153D , EFFECTIVE SEPTEMBER 2, 2009
24. PROJECT SIGNAGE TO BE APPLIED FOR UNDER A SEPARATE PERMIT.
25. SUP 7300 APPROVED THE USE OF A PRIVATE SCHOOL ON THE SUBJECT PROPERTY WITH 12 CONDITIONS.
26. SUP 7351 APPROVED THE USE OF TWO TEMPORARY MOBILE CLASSROOMS ON THE SUBJECT PROPERTY.

SEALS:

PROJECT:
WESTMINSTER CHRISTIAN ACADEMY

LOCATION: OCONEE COUNTY, GA

DATE: 02/22/20

SHEET TITLE:

SPECIAL USE
CONCEPT PLAN

SHEET NO

SUP-10

