

**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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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
Clerk, Board of Commissioners

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

Amrey Harden, Member

Mark Saxon, Member

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

Page 1 of 6

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

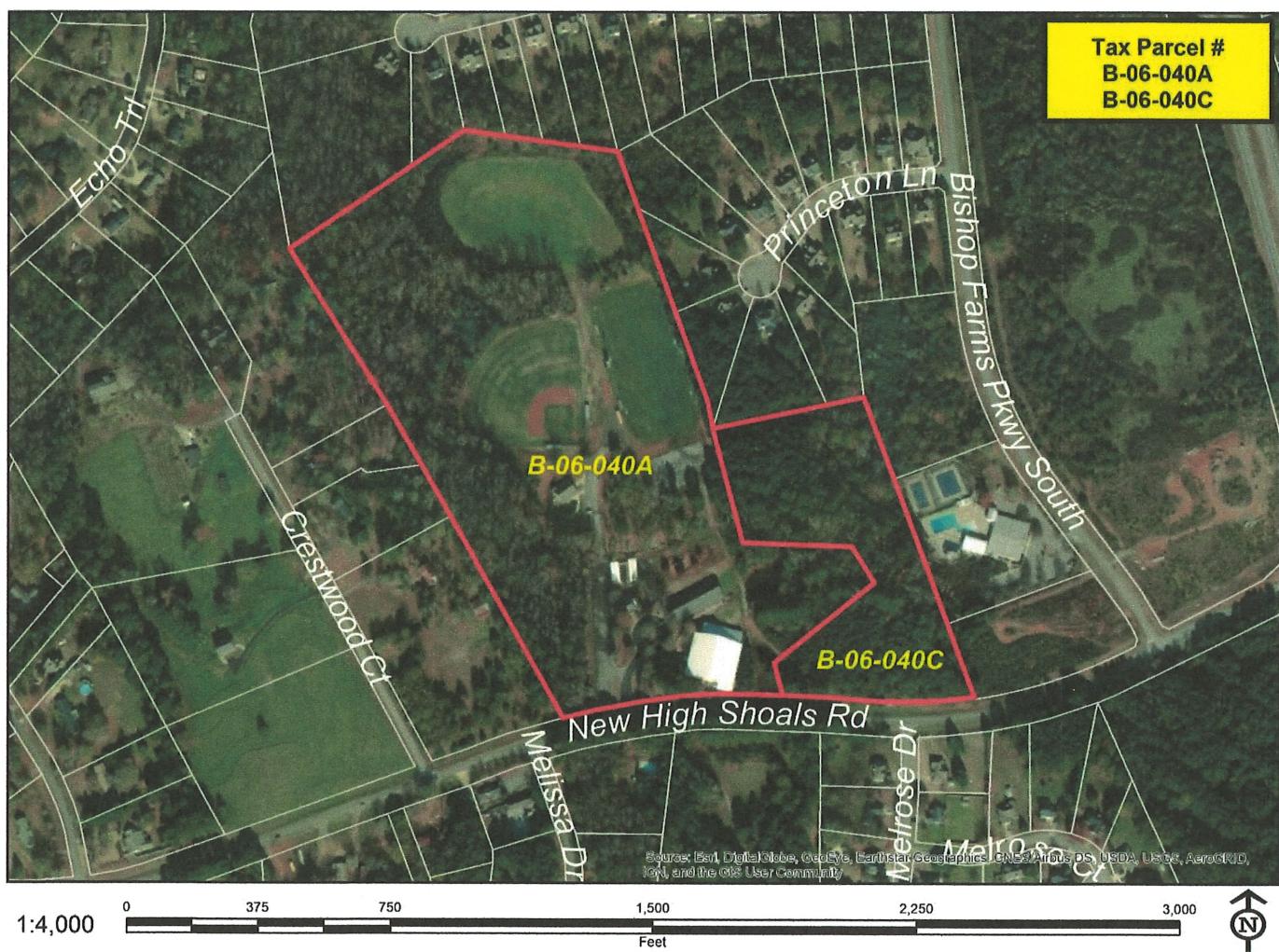


EXHIBIT "A" TO SPECIAL USE APPROVAL #P21-0028

Page 2 of 6

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.

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

Page 3 of 6

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 S AIS/SACS - Southern Association of Independent Schools/Southern Association of Colleges and Schools, and holds memberships with S AIS - 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.

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

WESTMINSTER CHRISTIAN ACADEMY
OCONEE COUNTY, GA



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 radius with a 15' radius. The proposed temporary modular classroom 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.

WESTMINSTER CHRISTIAN ACADEMY
OCONEE COUNTY, GA

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.

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

Page 4 of 6

PLAT

Notes:

1) Driveway access from the High Shoals Rd. to the 5.000' lot of Tract 21 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-five (35) feet from the "New High Shoals Rd. right-of-way line".

3. 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 herein actually exist or are marked as "future", and their location, size, type, and materials are correctly shown; and that all engineering requirements of the local subdivision regulations of Oconee Co., Ga. have been fully complied with.

Sig. J. 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.

Mark C. Clegg
Owner or Agent
Date: 8-25-97

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

TRACT 3 30.705 ACS

TRACT 1 68.968 ACS.

TRACT 21 5.000 ACS.

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

Oconee County Planning Department

AUTHORIZED FOR RECORDING
By *Wayne Shaver*
Wayne Shaver
Planning Director

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

Date: SEP. 8 8 1997

The lots shown have been reviewed by the Oconee County Health Department and, except for the following lots _____, are approved for subdivision development. Each lot must be reviewed for that septic tank system placement prior to the issuance of a building permit.

Sig. Anderson 9/29/97

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

FILED IN OFFICE
CLERK OF SUPERIOR COURT
STATE OF GEORGIA
97 OCT 10 AM 9:16
Sig. J. Evans

REC. BOOK 28 PAGE 20
DATE 10-10-97
SARAH L. CLEARY, CLERK

THORNWOOD PROPERTIES #1

OWNER: 221	LOT/TYPE: OCONEE	STATE: GEORGIA	DATE: 08-25-97
PREVIOUS: 40-2474	LOT/TYPE: 1/31,000'	FOOTAGE: 2" ANGLE	REMARKS: NONE
SURVEYED BY: PAUL & EVANS LAND SURVEYING, INC.			
P.O. BOX 282 LEXINGTON, GA. 30648 706-743-8208			

THORNWOOD PROPERTIES #1
OWNER: 221
LOT/TYPE: 1/31,000'
FOOTAGE: 2" ANGLE
REMARKS: NONE
SURVEYED BY: PAUL & EVANS LAND SURVEYING, INC.
P.O. BOX 282 LEXINGTON, GA. 30648 706-743-8208

THORNWOOD PROPERTIES #1
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Page 6 of 6

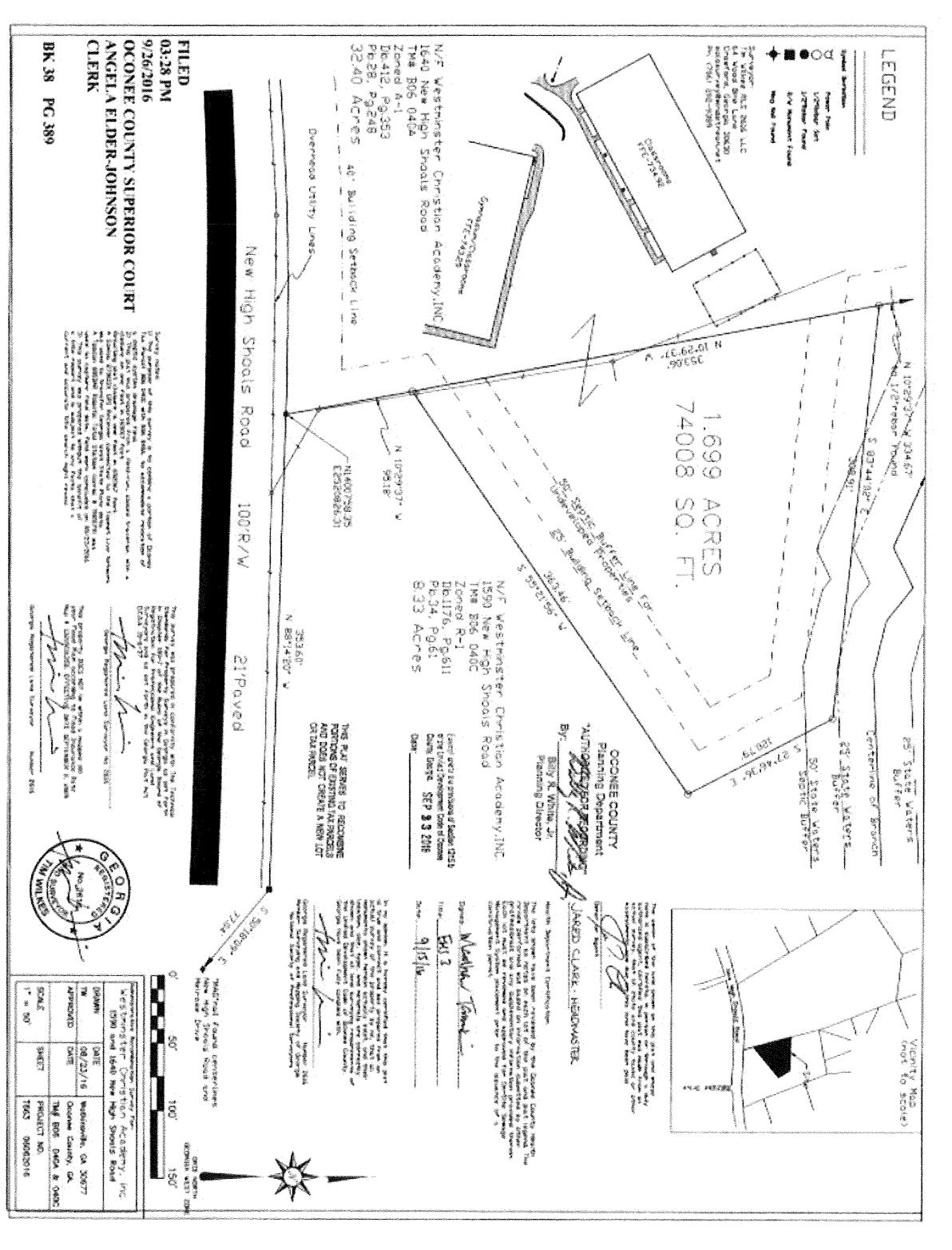
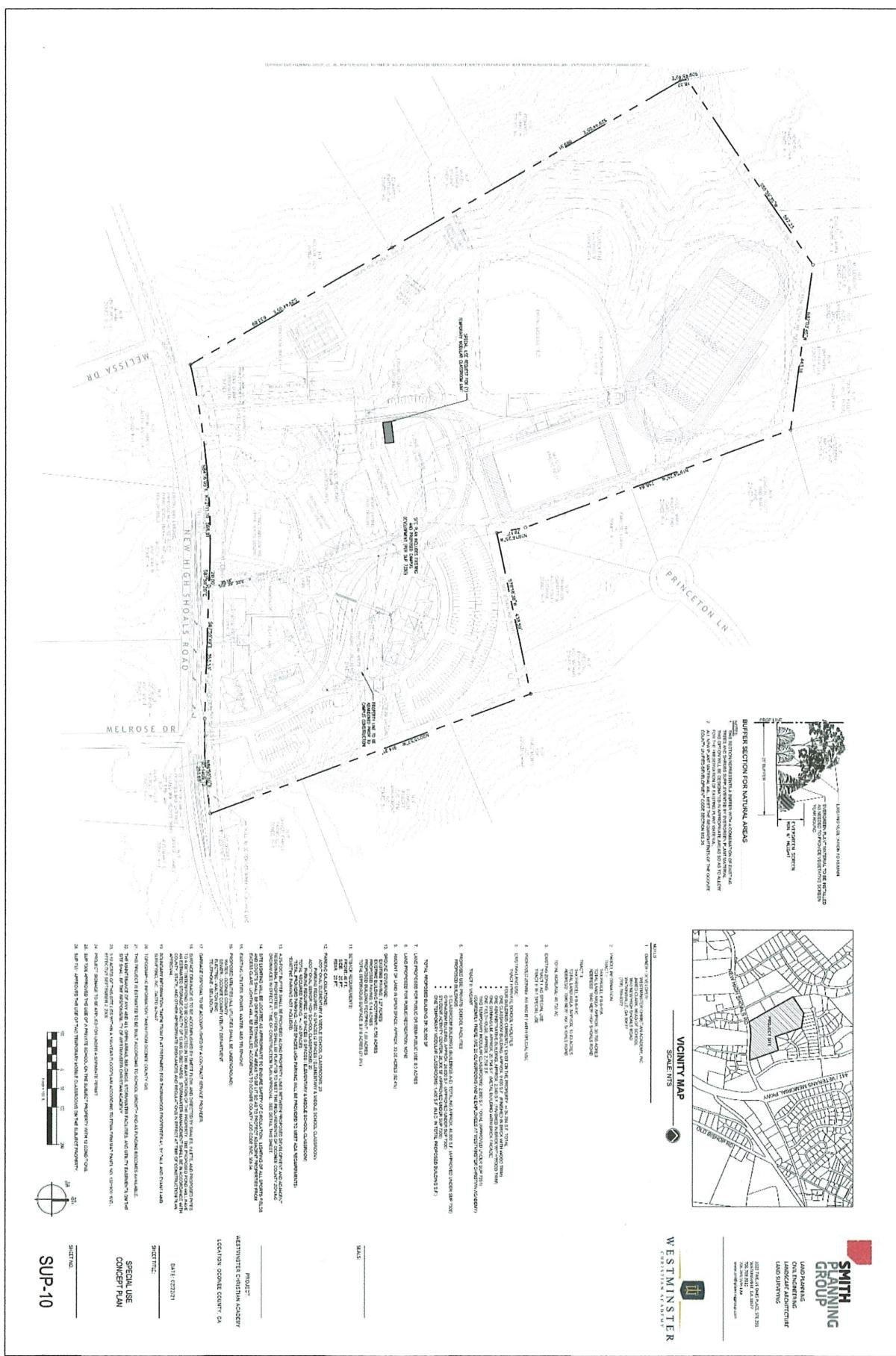


EXHIBIT "A" TO SPECIAL USE APPROVAL #P21-0028

Page 7 of 6
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

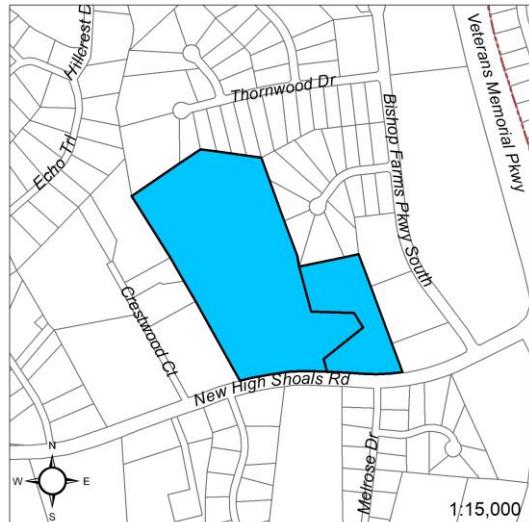
DATE OF SCHEDULED HEARINGS

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 *AG / R-1 3.16.21*

Applicant

Name: **Smith Planning Group**

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

Telephone: **(706)769-9515**

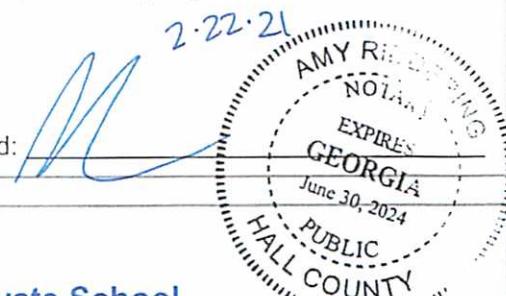
Email: **joseph@smithplanninggroup.com**

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: *Joseph Me*

Date: **2.22.21** Notarized:



Property

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

Tax Parcel Number: **B06040C / B06040A**

Size (Acres): **40.74** Current Zoning: **AG / R-1** *AG / R-1 3.16.21*

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: _____	APPLICATION NUMBER <input type="text"/>	
	DRI Transmitted to RDC	<input type="checkbox"/> Date: _____	<input type="checkbox"/> N/A	
	Date Submitted: _____	<input type="checkbox"/> Findings Complete	Planning Commission Date: _____	
	Posted: _____	Ad: _____	With Conditions <input type="checkbox"/>	Denial <input type="checkbox"/>
	Application Withdrawn	<input type="checkbox"/> Date: _____	Approved <input type="checkbox"/>	With Conditions <input type="checkbox"/>
		Denied <input type="checkbox"/>		
		Board of Commissioners Date: _____		

WESTMINSTER CHRISTIAN ACADEMY

Oconee County, Georgia

Narrative Statement

February 22, 2021

INTRODUCTION

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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?

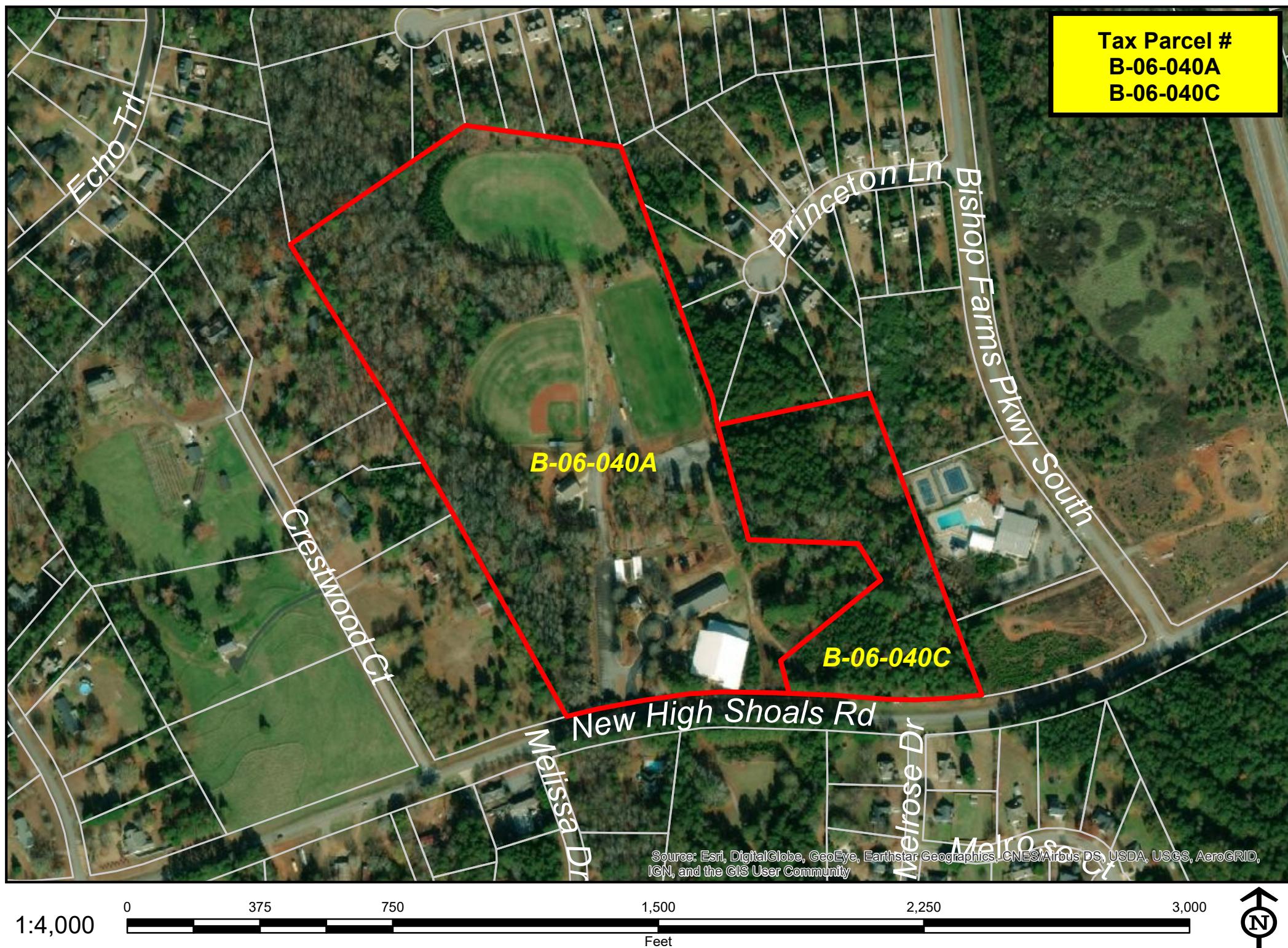
The hours of operation will have no effect on the surrounding properties with no change proposed with the temporary modular.

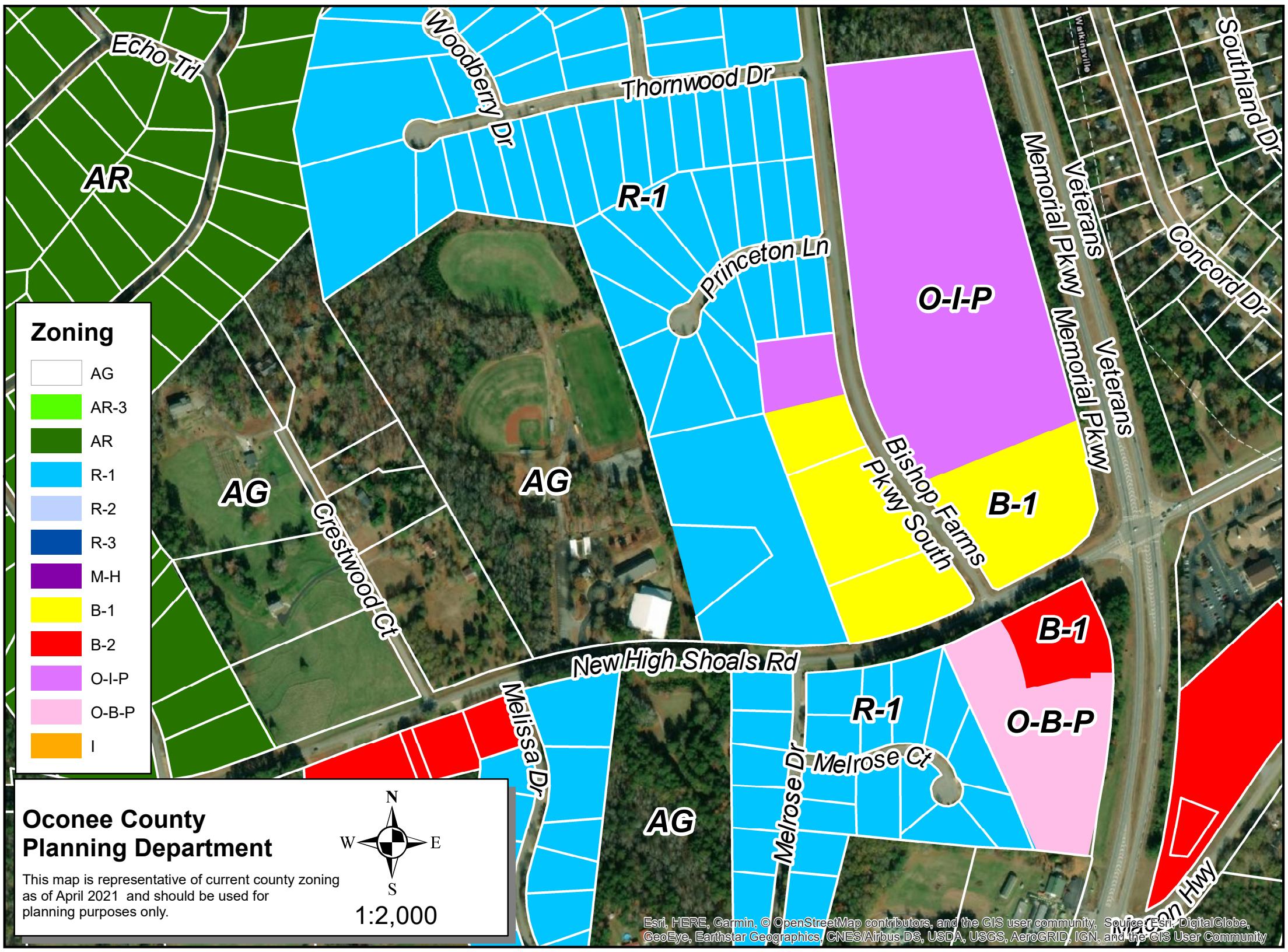
J. Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?

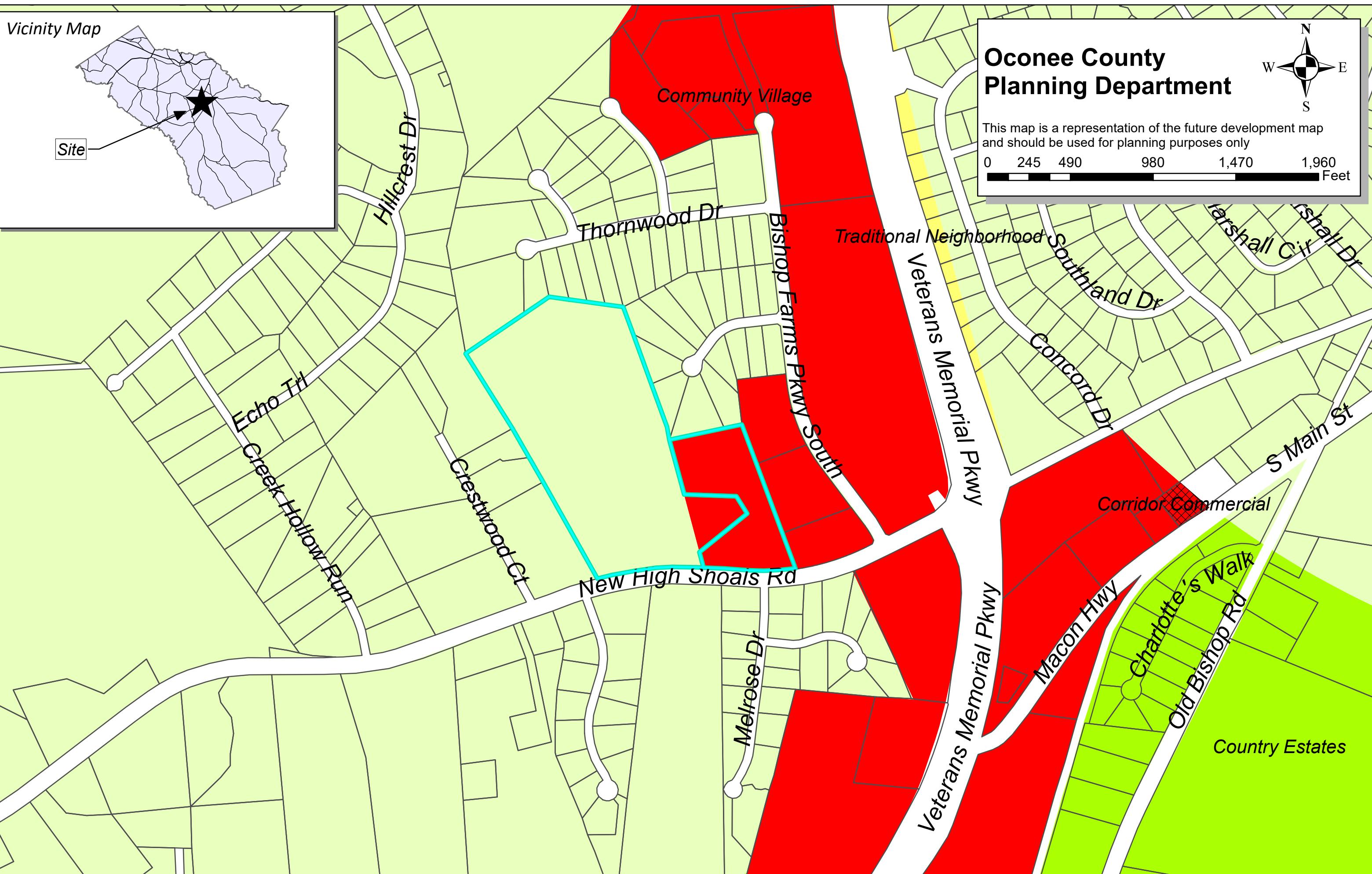
The proposed temporary modular classroom is smaller than the existing buildings on the property, but are of the height, size and location of buildings on neighboring properties.

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

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

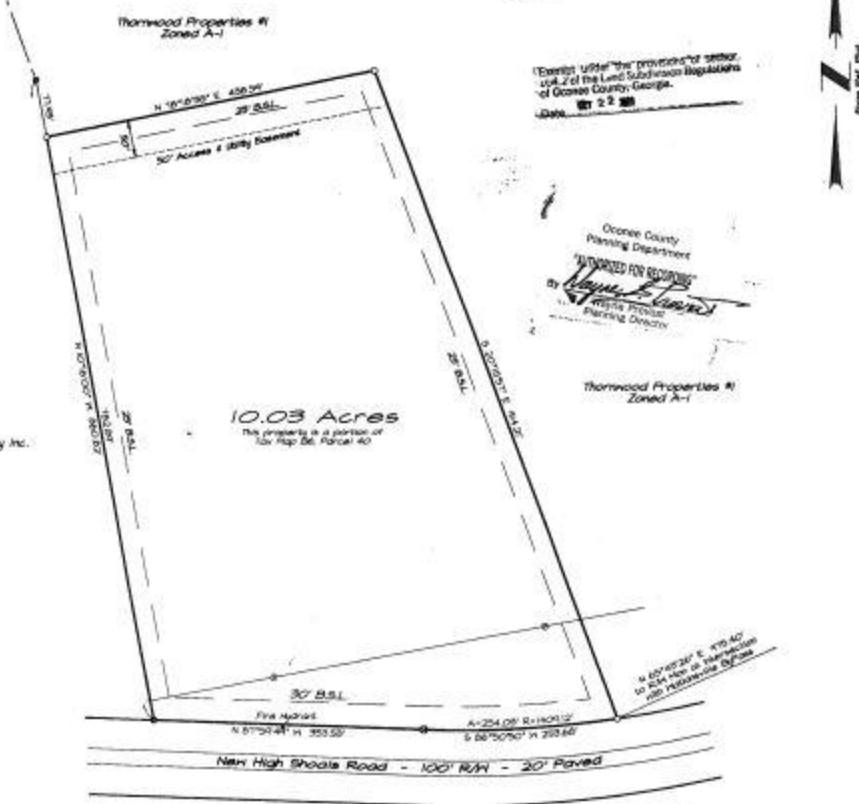






2002-06-19 03:16
REC'D BY CLERK
02 JUN 19 PM 3:16
REC'D BY CLERK
02 JUN 19 PM 3:16
REC'D BY CLERK

Heathminster Christian Academy Inc.
Zoned A-1
CUP



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

BK 34 PG 61

Note:

This property is a portion of Tax Map 26, Parcel 40.

Holmose Farm Subdivision
Zoned R-1

It is hereby certified that this plan is true and correct and was prepared from an actual survey of the land described by the owner as above and that all dimensions and areas shown are based on the best information available to the surveyor of any errors in "Survey" and their location and that all requirements of the Land Subdivision and Zoning Ordinances of the County of Oconee have been fully complied with.

Patricia J. Johnson 277
R.L.S.

The lot shown have been reviewed by the Oconee County Health Department and deemed fit for the following uses and are approved for subdivision development. Each lot must be reviewed for flood prone area before construction prior to the issuance of a building permit.

John Johnson 10/18/01
Health Officer

Health Department, Oconee

Reference:

Plot Book 26, Page 242

THIS LOT IS NOT LOCATED IN A 100' YEAR FLOOD PLAIN.

Contract Signed in OCONEE COUNTY, GA
dated July 22, 2002

Surveyor's Certification

State of Georgia, County of Oconee

The owner of the land shown in this plan and those now or hereafter to be subdivided into lots or parcels, shall pay any and all taxes and other assessments now or hereafter levied on this land by the State, County or other

State
County
Date
10-22-01



Administrative Subdivision Plat Plan
Thornwood Properties

INC. NO. 220 COUNTY: OCONEE STATE: GEORGIA DATE: 07-29-2002 DEPARTMENT: LAND SURVEY
DRAWN BY: Phillip C. WOODS & CHASTAIN SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
102 MONTGOMERY ROAD
MONTGOMERY, GEORGIA 30659
(706)446-2800
FIELD BOOK: D-104



LEGEND

Symbol Definition	
□	Power Pole
○	1/2" Rebar Set
●	1/2" Rebar Found
■	8/W Monument Found
◆	Mag Nail Found

Surveyor:
Tim Wilkes RLS 2606 LLC
64 Woodbine Lane
Crawford, Georgia 30630
solosurveyor@midstreamnet.net
Ph. (706) 212-9389



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

40' Building Setback Line

Overhead Utility Lines

New High Shoals Road

100'R/W

21' Paved

Survey notes:
① The purpose of this survey is to combine a portion of Oconee County Tax Parcel 1640 with Tax 806A, 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 18,007 feet.
③ The survey was conducted in the State Plane Georgia (1983) feet.
A Trimble R7000X GPS Receiver connected to the Tapnet Live Network was used to transfer Georgia West State Plane into the survey. The Trimble R7000X GPS Receiver and Tapnet Live Network was used to capture field data. Field work concluded on 09/23/2016.
④ This survey was prepared without the benefit of a title report and is subject to any facts that are current and accurate title search might reveal.

1.699 ACRES
74008 SQ. FT.

50' Septic Buffer Line for
Undeveloped Properties
25' Building Setback Line
36346'
S 59° 21' 06" W

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 1215b
of the Unified Development Code of Oconee
County, Georgia. SEP 23 2016
Date:

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



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

Jared Clark
Deputy Agent

JARED CLARK - HEADMASTER

Health Department Certification

The lots shown have been reviewed by the Oconee County Health Department as noted on each lot of the plat and just listed. The review performed was based on information submitted by other professionals and any supplementary information provided theron. The 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: *EHSS 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 herein actually exist, and their location is correct, and that all lines and corners shown and that all surveying requirements of the Unified Development Code of Oconee County, Georgia, have been fully complied with.

Tim Wilkes
Georgia Registered Land Surveyor Number 2616
Member Surveying and Mapping Society of Georgia
National Society of Professional Surveyors



FILED

03:28 PM

9/26/2016

OCONEE COUNTY SUPERIOR COURT

ANGELA ELDER-JOHNSON
CLERK

BK 38 PG 389

This survey was prepared in conformance with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-3 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act (GSA) 29-6-37.

Tim Wilkes
Georgia Registered Land Surveyor No 2616

This property does not lie within a mapped 100 year Floodplain according to Flood Insurance Rate Map # 200400202, effective date September 8, 2009.

Tim Wilkes
Georgia Registered Land Surveyor Number 2616



Administrative Recognition Survey Plat Westminster Christian Academy, Inc. 1590 and 1640 New High Shoals Road	
DRAWN	DATE
TW	08/23/16
APPROVED	DATE
SCALE	PROJECT NO.
1" = 50'	T663 06062016

