

**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 OBP (Office-Business Park District) to OIP (Office Institutional Professional District) pursuant to an application for rezoning of property owned by Rhino Mini Storage, LLC submitted on March 18, 2021.

**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 Pittman Engineering on March 18, 2021, requesting rezoning of a ±8.38-acre tract of land located on the north side of Moreland Heights Drive in the 221<sup>st</sup> G.M.D., Oconee County, Georgia, (tax parcel no. B-06-030C), 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 OBP (Office-Business Park District) to OIP (Office Institutional Professional District) for the purpose as set forth in “Exhibit A” attached hereto.

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

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

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

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

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on May 17, 2021, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on June 1, 2021.

ADOPTED AND APPROVED, this 1<sup>st</sup> day of June, 2021.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY:

John Daniell, Chairman

John Daniell

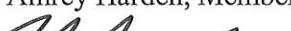
Mark Thomas, Member

Mark Thomas

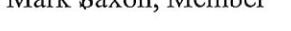
Chuck Horton, Member

Chuck Horton

Amrey Harden, Member

Amrey Harden

Mark Saxon, Member

Mark Saxon

ATTEST:

Abby Sephuson

Clerk, Board of Commissioners

## EXHIBIT "A" TO REZONE NO P21-0054

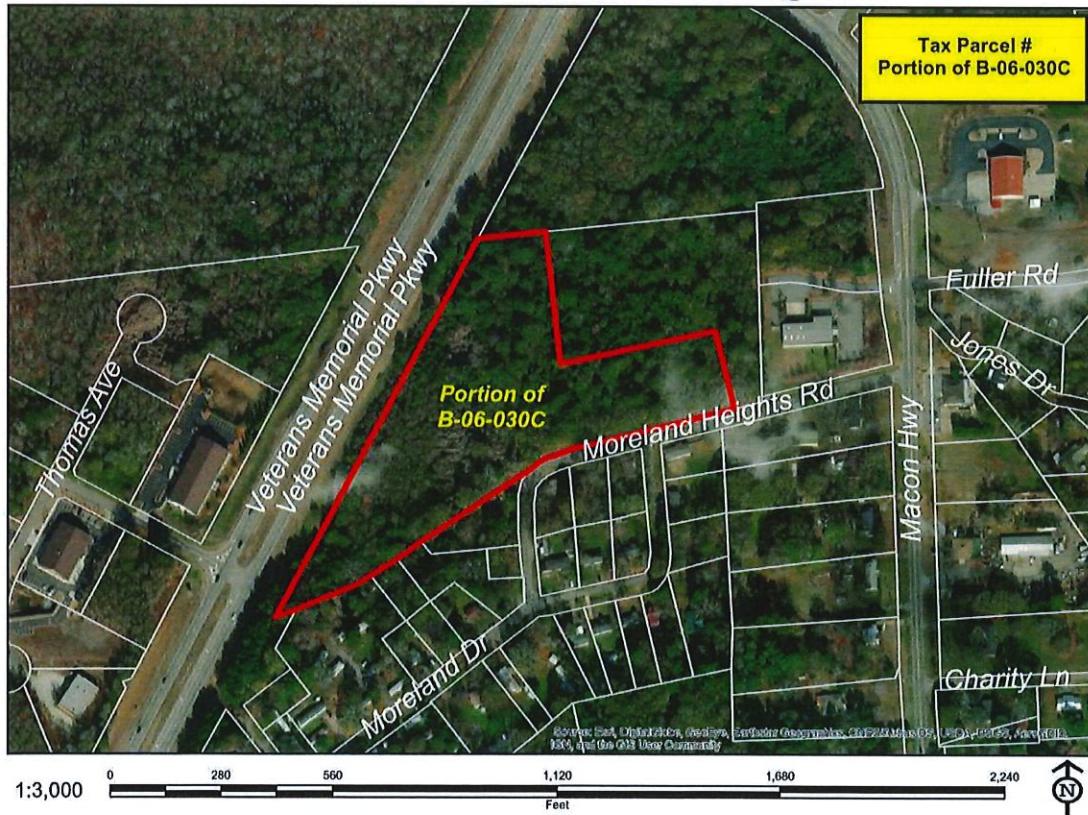
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### CONDITIONS

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.
4. Prior to issuance of a Certificate of Occupancy for any building on the site, Developer shall convey to Oconee County sufficient right-of-way and construct improvements as may be required to bring Moreland Heights Road up to applicable standards of the Oconee County Unified Development Code with geometry and base & pavement thickness meeting minor collector standards or a structural and geometric equivalent as approved by the Oconee County Public Works Director. Such road improvements shall be shown on the Site Development Plans submitted for the project.
5. No metal siding shall be permitted on any building in the development.
6. The total building square footage on the property shall not exceed 164,300 square feet.

### TAX MAP

#### Rezone # P21-0054 - Rhino Mini-Storage LLC



**EXHIBIT "A" TO REZONE NO P21-0054**

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**LEGAL DESCRIPTION**

All that tract or parcel of land, together with all improvements thereon, containing 8.3758 acres, more or less, lying and being in the 240th District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the westerly margin of right-of-way of US Highway 441 and the northerly margin of right-of-way of Moreland Heights Drive, thence along the right-of-way of Moreland Heights Drive South 75 degrees 53 minutes 51 seconds West, 334.81 feet to a point; thence continuing along the right-of-way of Moreland Heights Drive South 75 degrees 53 minutes 18 seconds West, 35.78 feet to a point, being the TRUE POINT OF BEGINNING; thence continuing along the right-of-way of Moreland Heights Drive South 75 degrees 53 minutes 18 seconds West, 593.23 feet to a point; thence continuing along the right-of-way of Moreland Heights Drive South 05 degrees 32 minutes 36 seconds East, 26.78 feet to a point; thence continuing along the right-of-way of Moreland Heights Drive South 54 degrees 41 minutes 22 seconds West, 35.13 feet to a point; thence leaving said right-of-way South 54 degrees 17 minutes 51 seconds West, 287.91 feet to a point; thence South 53 degrees 19 minutes 01 seconds West, 75.39 feet to a point; thence South 57 degrees 12 minutes 16 seconds West, 114.45 feet to a point; thence South 67 degrees 33 minutes 56 seconds West, 166.40 feet to a point on the easterly right-of-way of the Watkinsville Bypass/US Highway 441; thence along said right-of-way North 27 degrees 58 minutes 04 seconds East, 1065.71 feet to a point; thence leaving said right-of-way North 83 degrees 19 minutes 07 seconds East, 126.64 feet to a point; thence South 14 degrees 10 minutes 27 seconds East, 323.32 feet to a point; thence North 75 degrees 49 minutes 33 seconds East, 400.00 feet to a point; thence South 14 degrees 10 minutes 27 seconds East, 216.90 feet to the TRUE POINT OF BEGINNING.

Said tract being the same as Tract 1 on Administrative Subdivision Plat by Baseline Surveying and Engineering, Inc. dated 01.26.2021.

# EXHIBIT "A" TO REZONE NO P21-0054

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## NARRATIVE

### GENERAL DATA

Property Address: Moreland Heights Drive (The North side of Moreland Heights Drive, west of Hwy 441 business and east of Hwy 441 bypass)  
Parcel: A portion of B-05-03DC  
Owner: Rhino Mini-Storage LLC  
Existing Zoning: OBP  
Proposed Zoning: OIP  
Existing Use: undeveloped  
Proposed Use: Assisted Living Facility and General Office  
Property Area: 8.376 acres

Estimated water usage is 18,200 gpd.

### SEWAGE DISPOSAL

Sewage disposal will be provided by Oconee County Water Resources. A sewer main will be extended from Hwy. 441 Business into the development to serve the components of the development. A capacity letter has been obtained from Oconee County Water Resources and is provided with this request. Estimated sewer usage is 18,200 gpd.

### GARBAGE COLLECTION

Garbage collection will be handled by private contractor via dumpsters. Dumpsters will be shielded from view per the Oconee County UDC requirements.

### UTILITIES

Electricity and Data will be provided by power/data providers in the area.

### STORMWATER MANAGEMENT AND DRAINAGE

There will be a Stormwater Management Pond constructed onsite to manage the stormwater runoff from the development to meet Oconee County stormwater ordinance. To convey stormwater to the pond, curb and gutter along with RCP, CMP, or HDPE stormpipes will carry stormwater to the ponds.

### IMPACT TO SCHOOL SYSTEM

There will be a positive impact to the school system from this development as it will generate tax dollars from taxes without adding to the number of children in the school system.

### PROJECT SCHEDULE

Once zoning is approved in approximately June 2021 then site development plans will be created and permitted to begin construction the end of 2021. The project will be built in a single phase.

### BUFFERS

Buffers are shown along the adjacent property lines to the north and south, as required by OC-UDC Section 806. Please see the Rezone Concept Plan for specific buffer locations and widths. The buffers will be designed with details provided during the site development plans approval stage of the project. All other buffers and screening, per OC-UDC requirements, will be met during site development.

### SIGNAGE

The project will have signage that will meet the Oconee County UDC and be permitted through the sign permit process.

### ESTIMATED VALUE OF PROJECT

The complete buildout of the project is estimated to be \$10 Million.

### ADJACENT LAND USES AND ZONING

North – Vacant Property Zoned AR (Oconee County owned)  
West – Watkinsville Bypass / US Hwy. 441  
South – Moreland Heights Drive and Residential lots zoned M-H as part of Moreland Heights Subdivision  
East – Portion of parent parcel currently under development as mini-self storage, zoned OBP and commercial lots with businesses zoned D-1

### OWNERSHIP TYPE

The development will be privately owned with the office units available for condo ownership. The assisted living facility will be for profit, private owned, private pay.

### SITE NARRATIVE

The property is 8.376 acres and is currently zoned OBP and undeveloped. The property owner is Rhino Mini-Storage LLC. The owner is seeking to rezone the property from OBP to OIP to create a multi-use commercial development consisting of an assisted living facility and general office.

### SITE DESCRIPTION

The property is located along Moreland Heights Drive, west of the intersection of Moreland Heights Drive and Hwy 441 business. The site backs up to the Watkinsville Bypass/US Hwy. 441. The Character Area for the property and its surrounding properties is identified as 'Civic Center' according to the Oconee Future Development Map.

The property is mostly wooded and slopes from the center out in all directions.

### PROPOSED USE

The proposed use of the property is a multi-use commercial development consisting of an assisted living facility and general office. The components and their characteristics are as follows:

- Assisted Living Facility – The Assisted Living Facility building is a single-story building composed of four separate pods which will accommodate, in total, 100 beds. The facility will meet requirements of Assisted Living Facility per GA Administrative Code Section 111-8-63-.03. The proposed architectural design theme is a traditional style and will feature pitched shingled roofs, shed dormers, wide overhanging eaves, wood or masonry columns, and divided light windows/doors. Predominant exterior materials will be the combination of a brick water table with cementitious plank siding and some shingle siding accents, with low-maintenance composite trim and ornamentations. See attached representative architecture photographs of the proposed structures. The parking lot for the assisted living facility will consist of paved parking spaces, curb and gutter, and sidewalks to the building.
- General Office – The proposed development consists of up to 20,000 sf. of single-story general office space. The concept plan shows this as a single building, but the number of buildings and units could be more or less without exceeding this maximum square footage. These units could be available for general office space, service type businesses, or other types of businesses that would be appropriate for a small strip center. This component will consist of a structure with a front of brick and/or stone (authentic or manufactured) and/or stucco with the other sides not viewable from the street being metal and/or fiber cement material. The parking lot for the office building will consist of paved parking spaces along with curb and gutter and sidewalks to the buildings.

### ACCESS

Access will be via shared driveways along Moreland Heights Drive.

### TRAFFIC IMPACT

Per the Institute of Transportation Engineers, Trip Generation, 9<sup>th</sup> Edition (ITE Manual), the proposed development does not generate the 1,000 trips per day that is required to trigger a Traffic Impact Analysis. Trip Generation is as follows:

#### Daily Trips

Assisted Living (ITE Use 254) = 2.6 ADT per bed = 260 ADT  
General Office (ITE Use 710) = 0.011 ADT per sf = 219 ADT

Total Trips Per Day = 479 ADT

#### Peak Hour Trips

Assisted Living Peak AM = 19 Peak Hour Trips

Assisted living Peak PM = 26 Peak Hour Trips

General Office Peak AM = 33 Peak Hour Trips

General Office Peak PM = 24 Peak Hour Trips

### WATER SUPPLY

Water will be provided by Oconee County Water Resources. An 8" watermain exists in the right-of-way of Moreland Heights Drive. A capacity letter has been obtained from Oconee County Water Resources and is provided with this request.

**EXHIBIT "A" TO REZONE NO P21-0054**  
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**ARCHITECTURAL IMAGES**

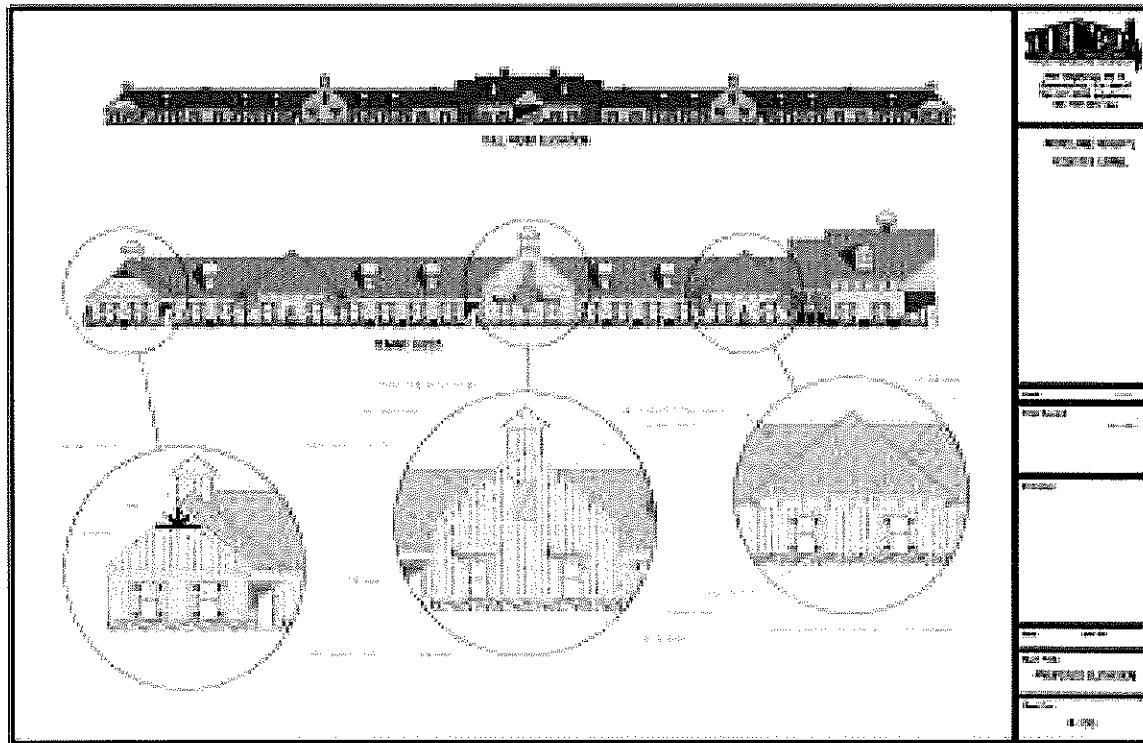
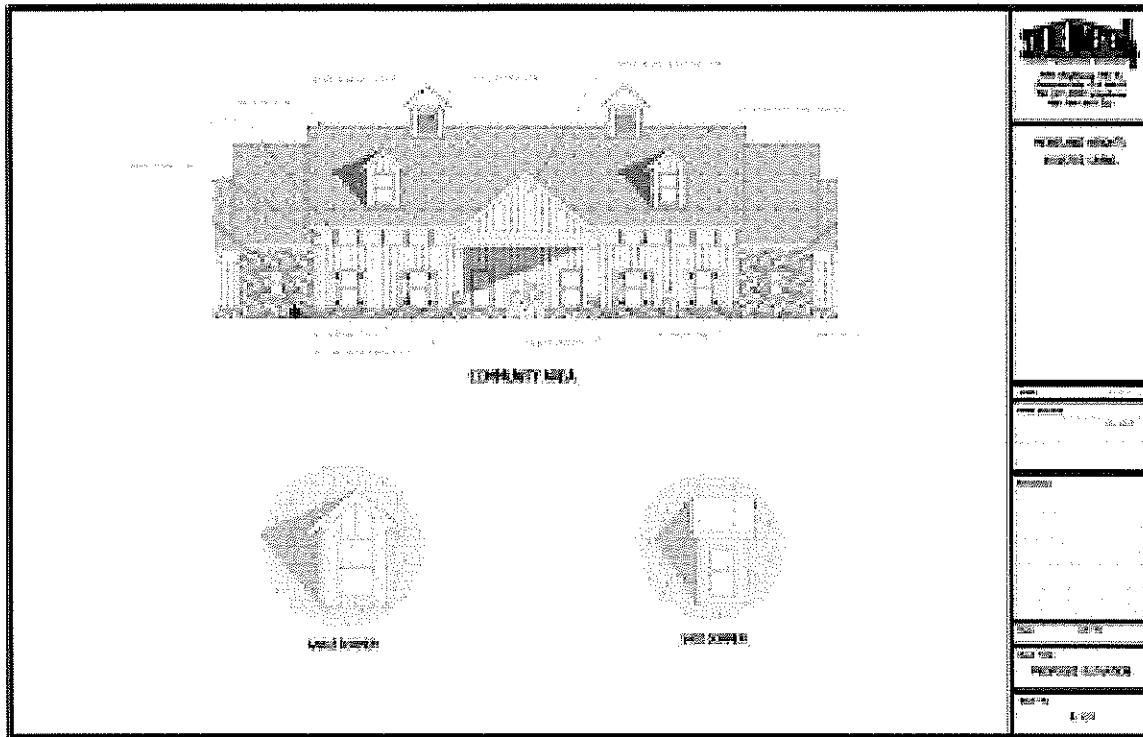
**Office Buildings**



**EXHIBIT "A" TO REZONE NO P21-0054**  
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**ARCHITECTURAL IMAGES**

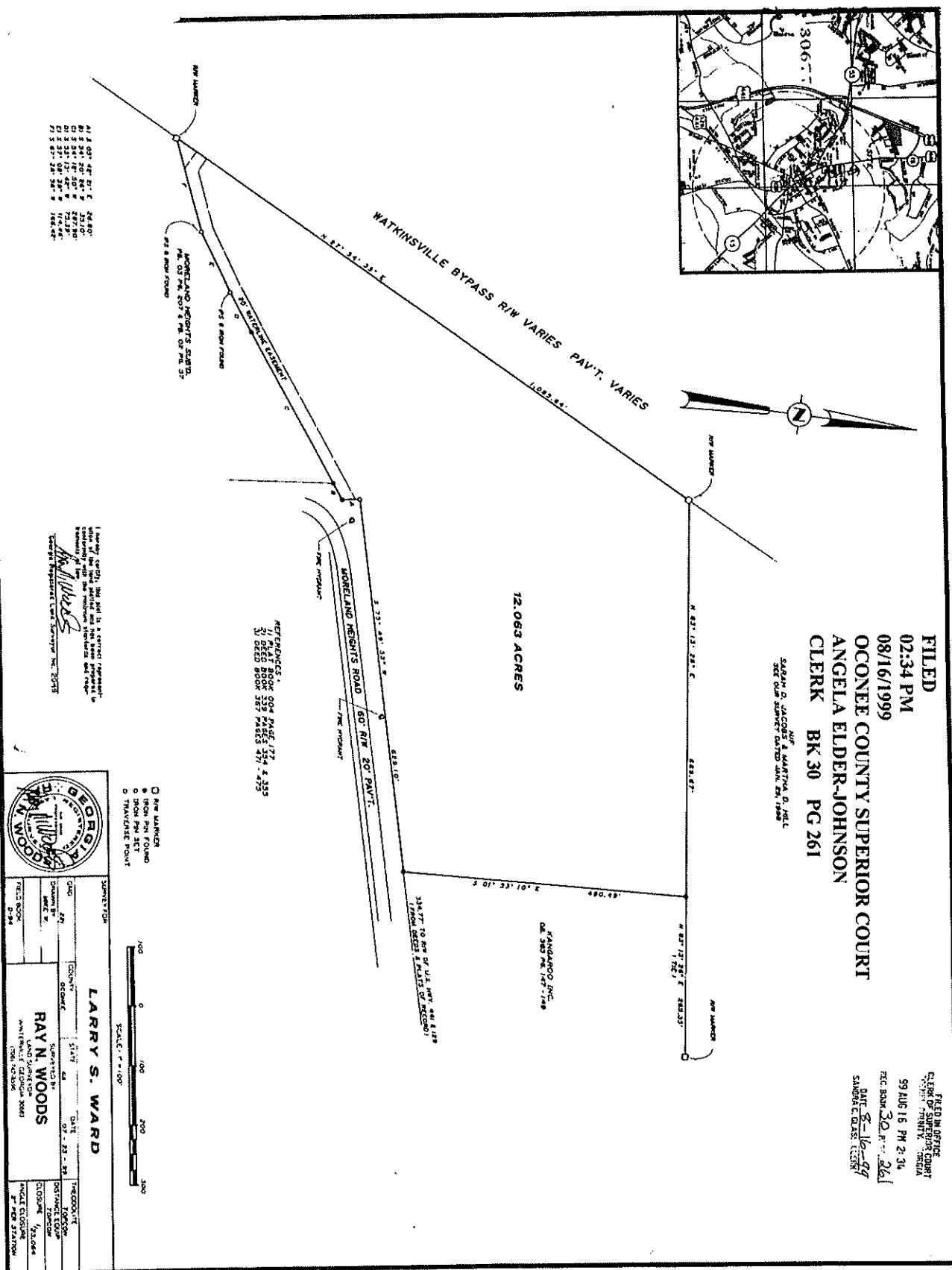
**Assisted Living**



**EXHIBIT "A" TO REZONE NO P21-0054**

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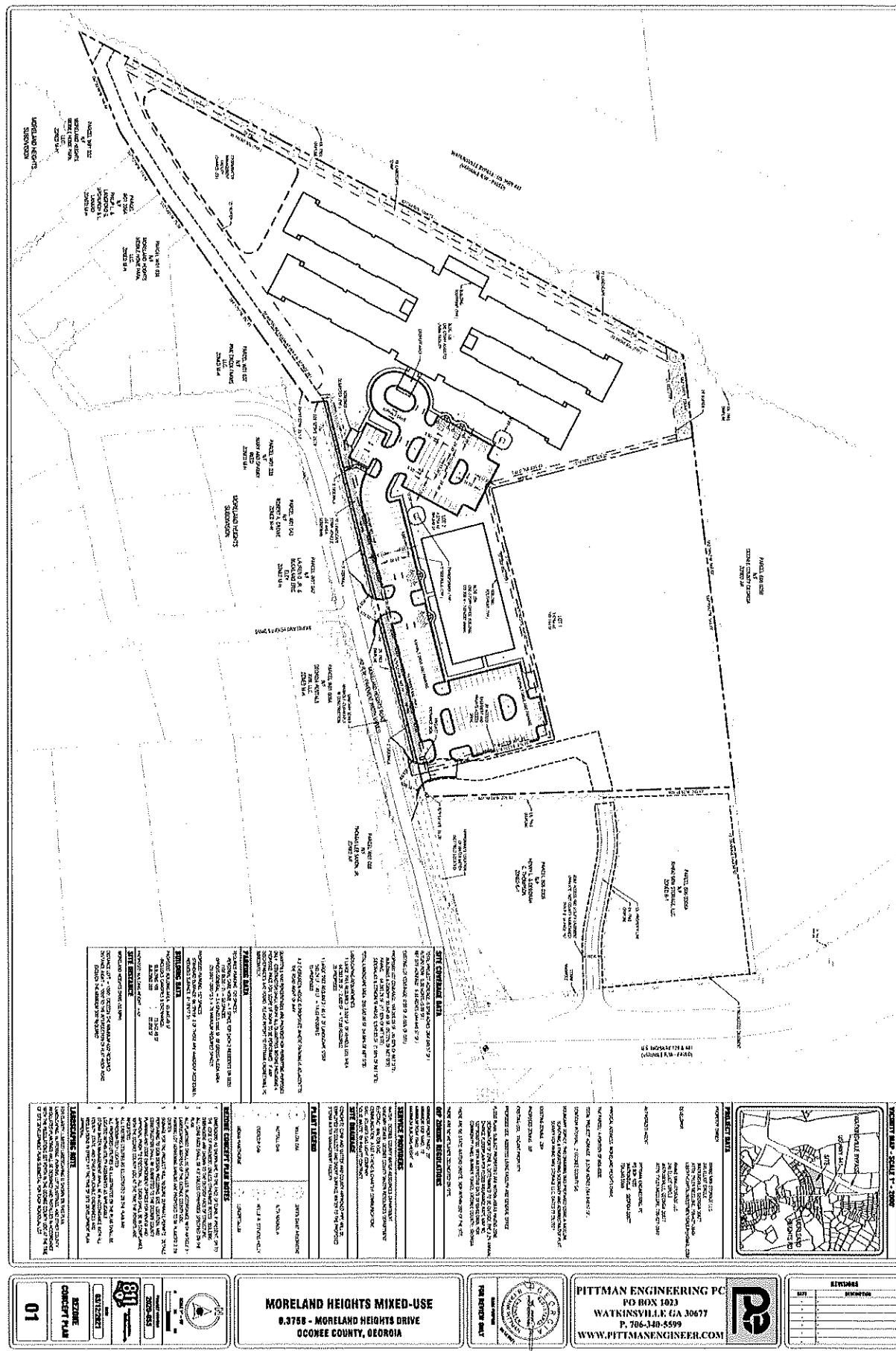
PLAT



**EXHIBIT "A" TO REZONE NO P21-0054**

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## CONCEPT PLAN





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

**REZONE CASE #:** P21-0054

**DATE:** May 7, 2021

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

**APPLICANT NAME:** Pittman Engineering

**PROPERTY OWNER:** Rhino Mini-Storage, LLC

**LOCATION:** North of Moreland Heights Drive; portion of tax parcel B-06-030C

**PARCEL SIZE:** ±8.38 acres

**EXISTING ZONING:** OBP (Office-Business Park District)

**EXISTING LAND USE:** Undeveloped

**FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION:** Civic Center

**ACTION REQUESTED:** Rezone a portion of tax parcel B-06-030C from OBP (Office Business Park District) to OIP (Office Institutional Professional District) for an assisted living facility and general office space.

**STAFF RECOMMENDATION:** Staff recommends conditional approval of this request

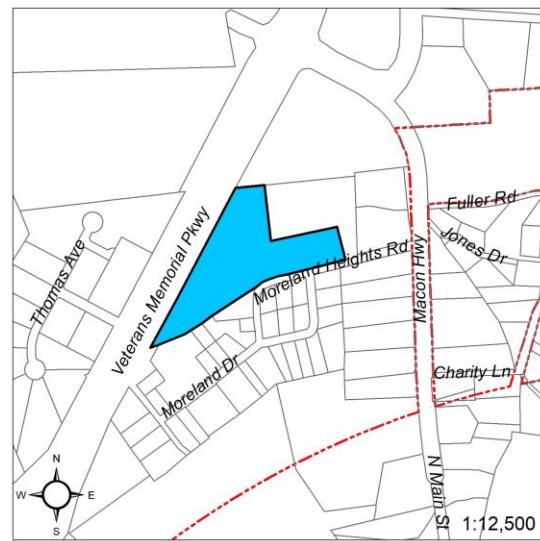
**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** May 17, 2021

**BOARD OF COMMISSIONERS:** June 1, 2021

**ATTACHMENTS:**

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



## **BACKGROUND INFORMATION & FINDINGS OF FACT**

### **HISTORY**

- A portion of the parcel ( $\pm 8.38$  acres) was rezoned from AR and OBP to OBP on 07/02/2002 for an office and warehouse development.
- A rezone from AR and OBP to OBP and special use permit were approved for the remainder of the parcel) on 07/02/2002 for the construction of eight mini-warehouse buildings.
- The  $\pm 3.69$ -acre remainder of the parcel (not included in this rezone request) is currently under construction for a mini-warehouse development

### **SURROUNDING LAND USE AND ZONING**

<b>EXISTING LAND USES</b>		<b>EXISTING ZONING</b>
<b>NORTH</b>	Vacant/Undeveloped	AR (Agricultural Residential District)
<b>SOUTH</b>	Multi-Family Residential Single-Family Residential	M-H (Mobile Home District)
<b>EAST</b>	Commercial/mini-warehouses currently under development	B-1 (General Business District)
<b>WEST</b>	HWY 441 Right of Way Commercial/Undeveloped and Gymnastic Center	OBP (Office Business Park District) B-2 (Highway Business District)

### **PROPOSED DEVELOPMENT**

- The applicant proposes to rezone a portion of parcel B-06-030C ( $\pm 8.38$  acres) from OBP (Office Business Park District) to OIP (Office Institutional Professional District) in order to develop an assisted living facility and general office building as described below:
  - *Assisted Living Facility:*
    - A 73,842-square foot assisted living facility would consist of one single-story building to accommodate 100 beds.
    - The proposed architectural design would feature pitched shingled roofs, shed dormers, wide overhanging eaves, wood masonry columns, and divided-light windows/doors.
    - The exterior is proposed to be a combination of brick water table composite trim and ornamentations (see the attached representative architecture photographs)
  - *General Office Building:*
    - A 20,000-square foot single-story building to be leased for businesses appropriate in the OIP zoning district.
    - The exterior is proposed to be brick façade and/or stone (authentic or manufactured) and/or stucco; building sides not viewable from the street are proposed to be metal and/or fiber cement material.
- The estimated value of the project is \$10 million.
- Construction is estimated to begin at the end of 2021 and be completed in a single phase.

### **PROPOSED TRAFFIC PROJECTIONS**

- An additional 483 average daily trips are projected. Below is the breakdown:
  - *Assisted Living Facility-* An additional 260 average daily trips including 19 AM peak hour and 26 PM peak hour trips are projected (10<sup>th</sup> Edition ITE Trip Generation Manual).
  - *General Office-* An additional 223 average daily trips including 33 AM peak hour and 24 PM peak hour trips are projected (10<sup>th</sup> Edition ITE Trip Generation Manual).

### **PUBLIC FACILITIES**

#### **Water:**

- The property is proposed to utilize County water services.
- The Water Resources Department has indicated in a letter dated 03/19/2021 that potable water is available at this location.

#### **Sewer:**

- The property is proposed to utilize County sewer services.

- The Water Resources Department has indicated in a letter dated 03/19/2021 that wastewater treatment/sewer collection and transmission capacity for the requested amount of 16,400 gpd of sewer treatment is currently available at the Calls Creek Treatment Facility.

**Roads:**

- The development would be accessed via a proposed shared driveway along Moreland Heights Drive.

**ENVIRONMENTAL**

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

**COMMENTS FROM OTHER DEPARTMENTS & AGENCIES**

**OCONEE COUNTY PUBLIC WORKS DEPARTMENT**

- Recommended condition: Prior to issuance of a Certificate of Occupancy for any building on the site, Developer shall convey to Oconee County sufficient right-of-way and construct improvements as may be required to bring Moreland Heights Road up to applicable standards of the Oconee County Unified Development Code with geometry and base & pavement thickness meeting minor collector standards or a structural and geometric equivalent as approved by the Oconee County Public Works Director. Such road improvements shall be shown on the Site Development Plans submitted for the project.

**OCONEE COUNTY FIRE DEPARTMENT**

- No comments

**OCONEE COUNTY WATER RESOURCES DEPARTMENT**

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

**GEORGIA DEPARTMENT OF TRANSPORTATION**

- The projected Average Daily Trips will require a left turn lane on S.R. 15.

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**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*.

- **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 residential, commercial and undeveloped with MH, AR, and B-1 Zoning. Staff holds that the proposed residential and commercial uses are suitable in view of the existing uses, development, and zoning of nearby property.
- **Whether the property to be rezoned has a reasonable economic use as currently zoned.**  
The property has a reasonable economic use for office and warehouse uses as currently zoned.
- **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;**  
Schools should be positively impacted by increasing tax revenue without adding additional students to the school system. The proposed assisted living facility is anticipated to increase population density by providing 100 beds for residents. A proportional increase in the demand on streets, water, and sewer

services is anticipated. Staff notes that the assisted living facility is proposed to meet state requirements of Georgia Administrative Code Section 111-8-63.03 in order to conform to the County's sewer allocation policy for residential development.

**ii. Environmental impact;**

No environmentally sensitive areas are known to exist on site.

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

The proposed development is in keeping with surrounding uses and is not anticipated to affect 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 portion of the subject property requested for rezoning has been vacant since being rezoned to OBP in 2002. The majority of nearby properties were developed prior to 2002 or remain undeveloped.

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

The purpose of the OIP zoning district is "provide an area for business and professional offices as well as for social, fraternal, political, civic and community organizations. The district is also designed for institutional uses such as hospitals, nursing homes, convalescent centers, institutional planned developments and clinics. an area for business and professional offices as well as for social, fraternal, political, civic and community organizations" ([Unified Development Code Sec. 205.08](#)). Staff holds that the present request is consistent with the stated purpose of the existing 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.**

An emerging commercial node exists at the nearby intersection of Macon Highway and Highway 441 as evidenced by recently rezoning and/or development plans for City Gate Office Park and Life Church of Athens, and the County's acquisition of adjacent parcel B-06-029B its future administration building. These evolving 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 Civic Center Character Area as shown on the [2040 Character Areas Map](#). The 2018 Comprehensive Plan describes this Character Area as "a relatively high-intensity mix of businesses, retail shopping, offices, sports and recreational complexes... that create a multi-dimensional environment" ([2018 Comprehensive Plan p. 58](#)). Regarding residential use, the Comprehensive Plan supports "A limited number of higher density townhomes, live-work units, lofts, senior housing" ([2018 Comprehensive Plan p. 58](#)). Staff holds that the proposed assisted living and office use is in conformity with the Future Development Map and the goals and objectives of the Oconee County Comprehensive Plan.

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

Several sites have been approved in recent years for assisted living/continuing care retirement communities and for office use. It is likely that other sites exist within the county that would permit the requested uses. Due to conditional zoning, it is unlikely that other sites exist that would permit the development as submitted.

## **STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS**

**Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends conditional approval of this request subject to the following conditions to be fulfilled at the expense of the owner/developer:**

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.

2. 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.
4. Prior to issuance of a Certificate of Occupancy for any building on the site, Developer shall convey to Oconee County sufficient right-of-way and construct improvements as may be required to bring Moreland Heights Road up to applicable standards of the Oconee County Unified Development Code with geometry and base & pavement thickness meeting minor collector standards or a structural and geometric equivalent as approved by the Oconee County Public Works Director. Such road improvements shall be shown on the Site Development Plans submitted for the project.
5. No metal siding shall be permitted on any building in the development.
6. The total building square footage on the property shall not exceed 164,300 square feet.



# OCONEE COUNTY ZONING CHANGE APPLICATION

## Requested Action:

Rezoning from: OBP to OIP  Change in Conditions of Approval for Case # \_\_\_\_\_  
 Special Use Approval for: \_\_\_\_\_ in the \_\_\_\_\_ Zoning District

## Applicant

Name: Frank Pittman, Pittman Engineering, PC  
 Address: 1020 Barber Creek Drive  
(No P.O. Boxes)  
Suite 113  
Watkinsville, GA 30677  
 Telephone: (706) 340-5599  
 Email: fpittman@pittmanengineer.com

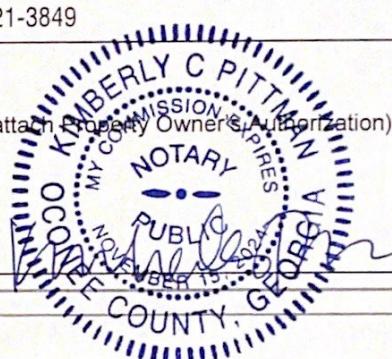
Applicant is (check one):  the Property Owner  Not the Property Owner (attach Property Owner's Authorization)

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

Signature: Frank Pittman

Date: 3/18/2021

Notarized:



## Property

Location: The North side of Moreland Heights Drive,  
(Physical Description)  
west of Hwy 441 business and east of Hwy 441 bypass

Tax Parcel Number: A portion of B-06-030C

Size (Acres): 8.376 Current Zoning: OBP

Future Development Map—Character Area Designation: Civic Center

## Use

Current Use: Vacant property

Proposed Use: Assisted Living Facility and General Office

## 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 checked="" type="checkbox"/> Application Fee	<input checked="" type="checkbox"/> Concept Plan
<input checked="" type="checkbox"/> Warranty Deed	<input checked="" type="checkbox"/> Attachments to the Concept Plan:
<input checked="" type="checkbox"/> Typed Legal Description	<input checked="" type="checkbox"/> Water and/or Sewer Capacity Letter from OCUD
<input checked="" type="checkbox"/> Plat of Survey	<input checked="" type="checkbox"/> Representative Architecture/Photographs
<input checked="" type="checkbox"/> Disclosures (Interest & Campaign Contributions)	<input checked="" type="checkbox"/> Proof all property taxes paid in full
<input checked="" type="checkbox"/> Zoning Impact Analysis	<input checked="" type="checkbox"/> Other Attachments: _____

For Oconee County Staff Use Only

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

**MORELAND HEIGHTS DRIVE**  
**REZONE SUBMITTED 03/22/2021**  
**Revised 4/7/2021**

**GENERAL DATA**

Property Address: Moreland Heights Drive (The North side of Moreland Heights Drive, west of Hwy 441 business and east of Hwy 441 bypass)  
Parcel: A portion of B-06-030C  
Owner: Rhino Mini-Storage LLC  
Existing Zoning: OBP  
Proposed Zoning: OIP  
Existing Use: undeveloped  
Proposed Use: Assisted Living Facility and General Office  
Property Area: 8.376 acres

**ADJACENT LAND USES AND ZONING**

North – Vacant Property Zoned AR (Oconee County owned)  
West – Watkinsville Bypass / US Hwy. 441  
South – Moreland Heights Dive and Residential lots zoned M-H as part of Moreland Heights Subdivision  
East – Portion of parent parcel currently under development as mini-self storage, zoned OBP and commercial lots with businesses zoned B-1

**OWNERSHIP TYPE**

The development will be privately owned with the office units available for condo ownership. The assisted living facility will be for profit, private owned, private pay.

**SITE NARRATIVE**

The property is 8.376 acres and is currently zoned OBP and undeveloped. The property owner is Rhino Mini-Storage LLC. The owner is seeking to rezone the property from OBP to OIP to create a multi-use commercial development consisting of an assisted living facility and general office.

**SITE DESCRIPTION**

The property is located along Moreland Heights Drive, west of the intersection of Moreland Heights Drive and Hwy 441 business. The site backs up to the Watkinsville Bypass/Us Hwy. 441. The Character Area for the property and its surrounding properties is identified as 'Civic Center' according to the Oconee Future Development Map.

The property is mostly wooded and slopes from the center out in all directions.

**PROPOSED USE**

The proposed use of the property is a multi-use commercial development consisting of an assisted living facility and general office. The components and their characteristics are as follows:

- Assisted Living Facility – The Assisted Living Facility building is a single-story building composed of four separate pods which will accommodate, in total, 100 beds. The facility will meet

requirements of Assisted Living Facility per GA Administrative Code Section 111-8-63-03. The proposed architectural design theme is a traditional style and will feature pitched shingled roofs, shed dormers, wide overhanging eaves, wood or masonry columns, and divided light windows/doors. Predominant exterior materials will be the combination of a brick water table with cementitious plank siding and some shingle siding accents, with low-maintenance composite trim and ornamentations. See attached representative architecture photographs of the proposed structures. The parking lot for the assisted living facility will consist of paved parking spaces, curb and gutter, and sidewalks to the building.

- General Office – The proposed development consists of up to 20,000 sf. of single-story general office space. The concept plan shows this as a single building, but the number of buildings and units could be more or less without exceeding this maximum square footage. These units could be available for general office space, service type businesses, or other types of businesses that would be appropriate for a small strip center. This component will consist of a structure with a front of brick and/or stone (authentic or manufactured) and/or stucco with the other sides not viewable from the street being metal and/or fiber cement material. The parking lot for the office building will consist of paved parking spaces along with curb and gutter and sidewalks to the buildings.

## **ACCESS**

Access will be via shared driveways along Moreland Heights Drive.

## **TRAFFIC IMPACT**

Per the Institute of Transportation Engineers, Trip Generation, 9<sup>th</sup> Edition (ITE Manual), the proposed development does not generate the 1,000 trips per day that is required to trigger a Traffic Impact Analysis. Trip Generation is as follows:

### Daily Trips

Assisted Living (ITE Use 254) = 2.6 ADT per bed = 260 ADT

General Office (ITE Use 710) = 0.011 ADT per sf = 219 ADT

Total Trips Per Day = 479 ADT

### Peak Hour Trips

Assisted Living Peak AM = 19 Peak Hour Trips

Assisted living Peak PM = 26 Peak Hour Trips

General Office Peak AM = 33 Peak Hour Trips

General Office Peak PM = 24 Peak Hour Trips

## **WATER SUPPLY**

Water will be provided by Oconee County Water Resources. An 8" watermain exists in the right-of-way of Moreland Heights Drive. A capacity letter has been obtained from Oconee County Water Resources and is provided with this request.

Estimated water usage is 18,200 gpd.

#### **SEWAGE DISPOSAL**

Sewage disposal will be provided by Oconee County Water Resources. A sewer main will be extended from Hwy. 441 Business into the development to serve the components of the development. A capacity letter has been obtained from Oconee County Water Resources and is provided with this request. Estimated sewer usage is 18,200 gpd.

#### **GARBAGE COLLECTION**

Garbage collection will be handled by private contractor via dumpsters. Dumpsters will be shielded from view per the Oconee County UDC requirements.

#### **UTILITIES**

Electricity and Data will be provided by power/data providers in the area.

#### **STORMWATER MANAGEMENT AND DRAINAGE**

There will be a Stormwater Management Pond constructed onsite to manage the stormwater runoff from the development to meet Oconee County stormwater ordinance. To convey stormwater to the pond, curb and gutter along with RCP, CMP, or HDPE stormpipe will carry stormwater to the ponds.

#### **IMPACT TO SCHOOL SYSTEM**

There will be a positive impact to the school system from this development as it will generate tax dollars from taxes without adding to the number of children in the school system.

#### **PROJECT SCHEDULE**

Once zoning is approved in approximately June 2021 then site development plans will be created and permitted to begin construction the end of 2021. The project will be built in a single phase.

#### **BUFFERS**

Buffers are shown along the adjacent property lines to the north and south, as required by OC-UDC Section 806. Please see the Rezone Concept Plan for specific buffer locations and widths. The buffers will be designed with details provided during the site development plans approval stage of the project. All other buffers and screening, per OC- UDC requirements, will be met during site development.

#### **SIGNAGE**

The project will have signage that will meet the Oconee County UDC and be permitted through the sign permit process.

#### **ESTIMATED VALUE OF PROJECT**

The complete buildout of the project is estimated to be \$10 Million.

**REPRESENTATIVE ARCHITECTURE – OFFICE BUILDING**

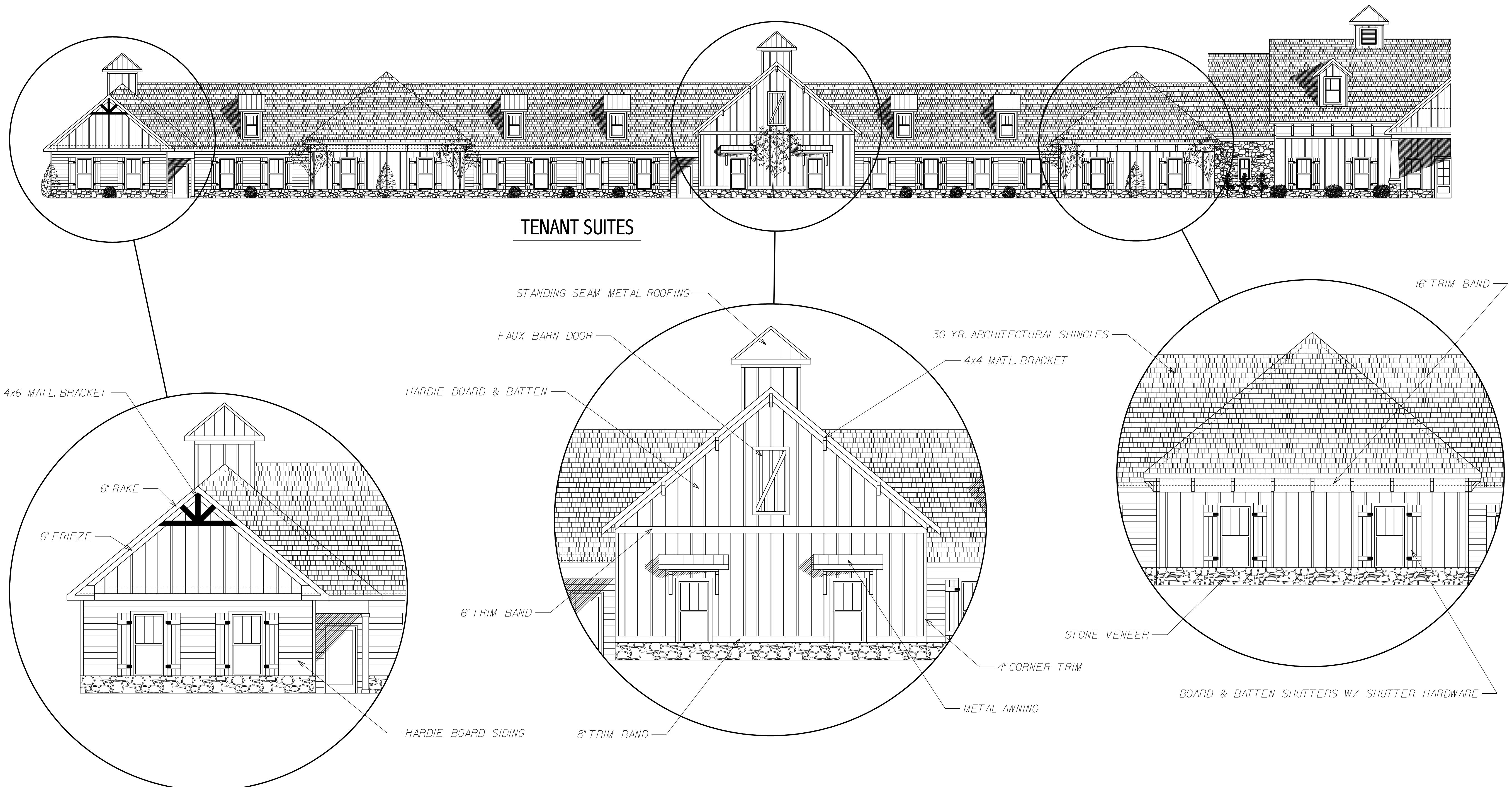


**ARCHITECTURE – ASSISTED LIVING**



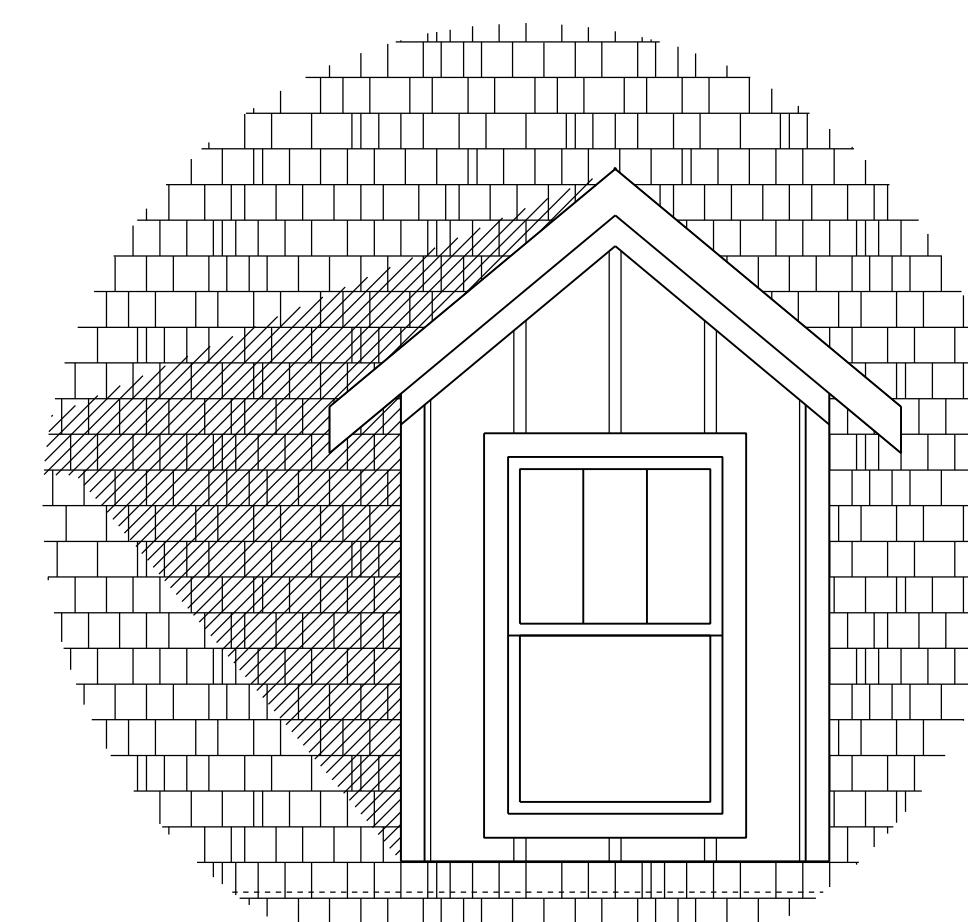
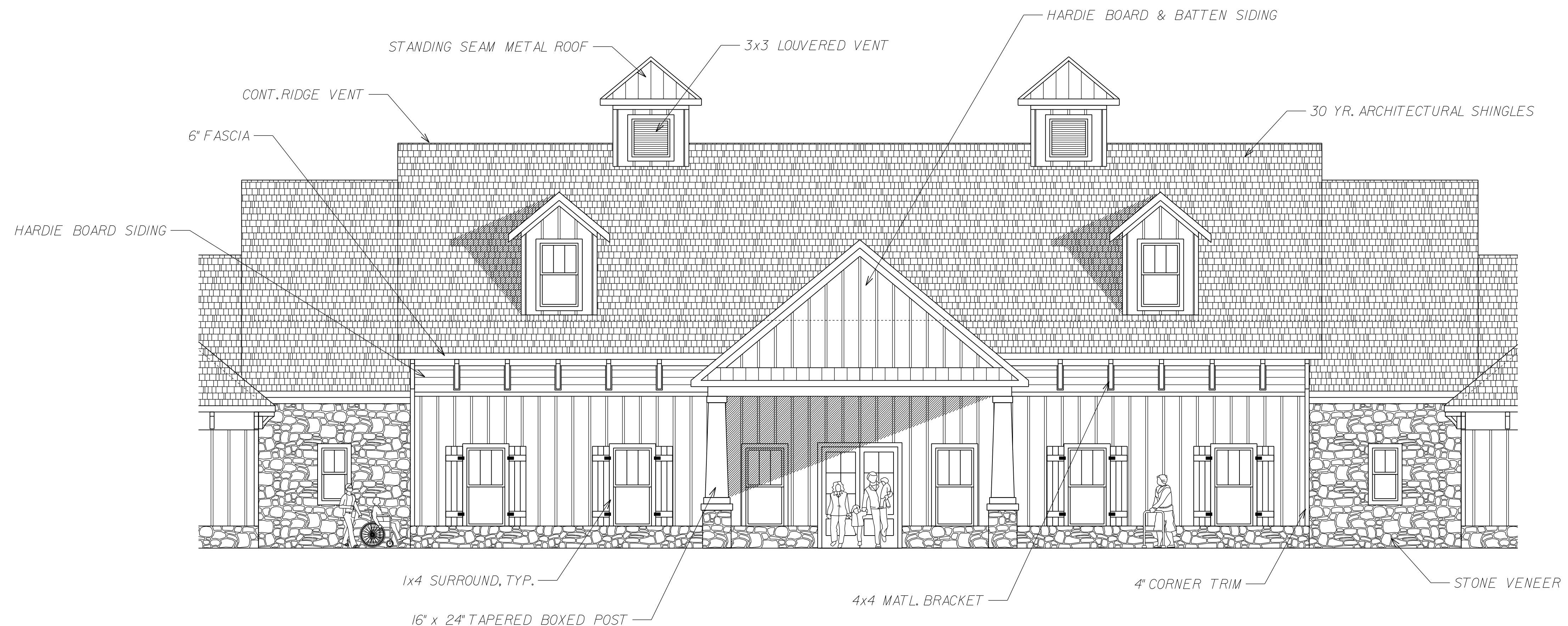
FULL FRONT ELEVATION

MORELAND HEIGHTS  
ASSISTED LIVING

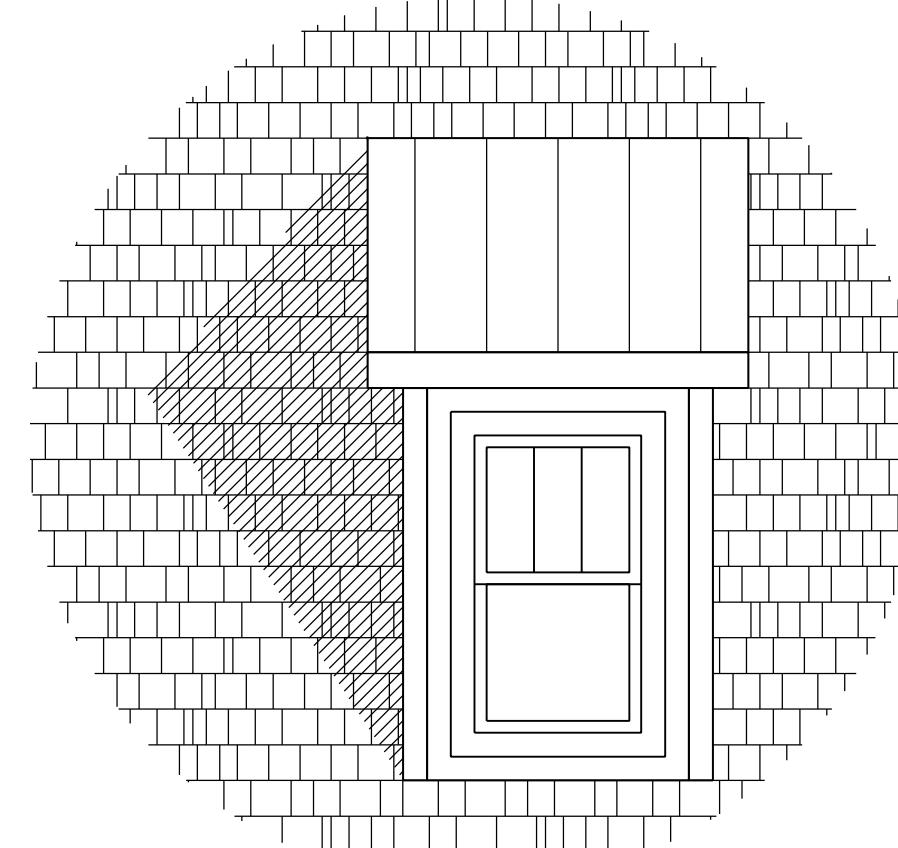


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Print Record	ORIG. ISSUE
Revisions	
Date Job No.	
Sheet Title	
PROPOSED ELEVATION	
Sheet No.	
A-100	

MORELAND HEIGHTS  
ASSISTED LIVING



GABLE DORMER



SHED DORMER

Scale 1/4"=1'-0"

Print Record ORIG. ISSUE

Revisions

Date Job No.

Sheet Title

PROPOSED ELEVATION

Sheet No.

A-101

## **ZONING IMPACT ANALYSIS**

### Rezone Consideration Standards

#### Moreland Heights Drive Assisted Living and General Office Development

##### **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:**

The proposed use and zoning is suitable given the site's location. The property is currently zoned OBP for office uses and is adjacent to the Watkinsville bypass. Existing uses and zonings in the immediate vicinity are a mixture of residential, retail, office, and commercial service oriented uses.

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

Under the existing OBP zoning classification, the property does have a reasonable economic use as currently zoned. Office uses are allowed under the OBP classification; however, the property must be rezoned in order to allow the development of an assisted living facility

##### **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:**

Roads presently serving the site and the general area will experience minimum impact. Improvements to the Moreland Heights Drive/Hwy 441 intersection are proposed as part of an adjacent commercial development. The project will be on County water and sewer. An existing water main exists in Moreland Heights Drive and a sewer extension is proposed as part of an adjacent commercial development. Due to the nature of the project, there will not be an increase in children in the school system. It is possible that the jobs created by the project could cause employees to move to Oconee County but that number would be negligible.

###### **(2) Environmental impact:**

Potential increase in storm-water runoff will be mitigated through the use of a storm water management facility to be designed in compliance with Oconee County ordinances. Enhanced "best management practices" will be employed to address soil erosion/sediment control concerns.

###### **(3) Effect on the existing use, usability and/or value of adjoining property:**

No negative effects are anticipated on adjoining property values. The request is a modification to an existing commercial zoning from OBP to OIP to allow for an assisted living facility

##### **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 been vacant as zoned since 2002 when the property was zoned OBP. Other properties in the vicinity have been developed into commercial businesses over the previous decades.

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

The purpose of the requested OIP zoning is consistent with the proposed use for the property and is consistent with the OC Comp 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 development patterns in the area are for commercial developments.

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

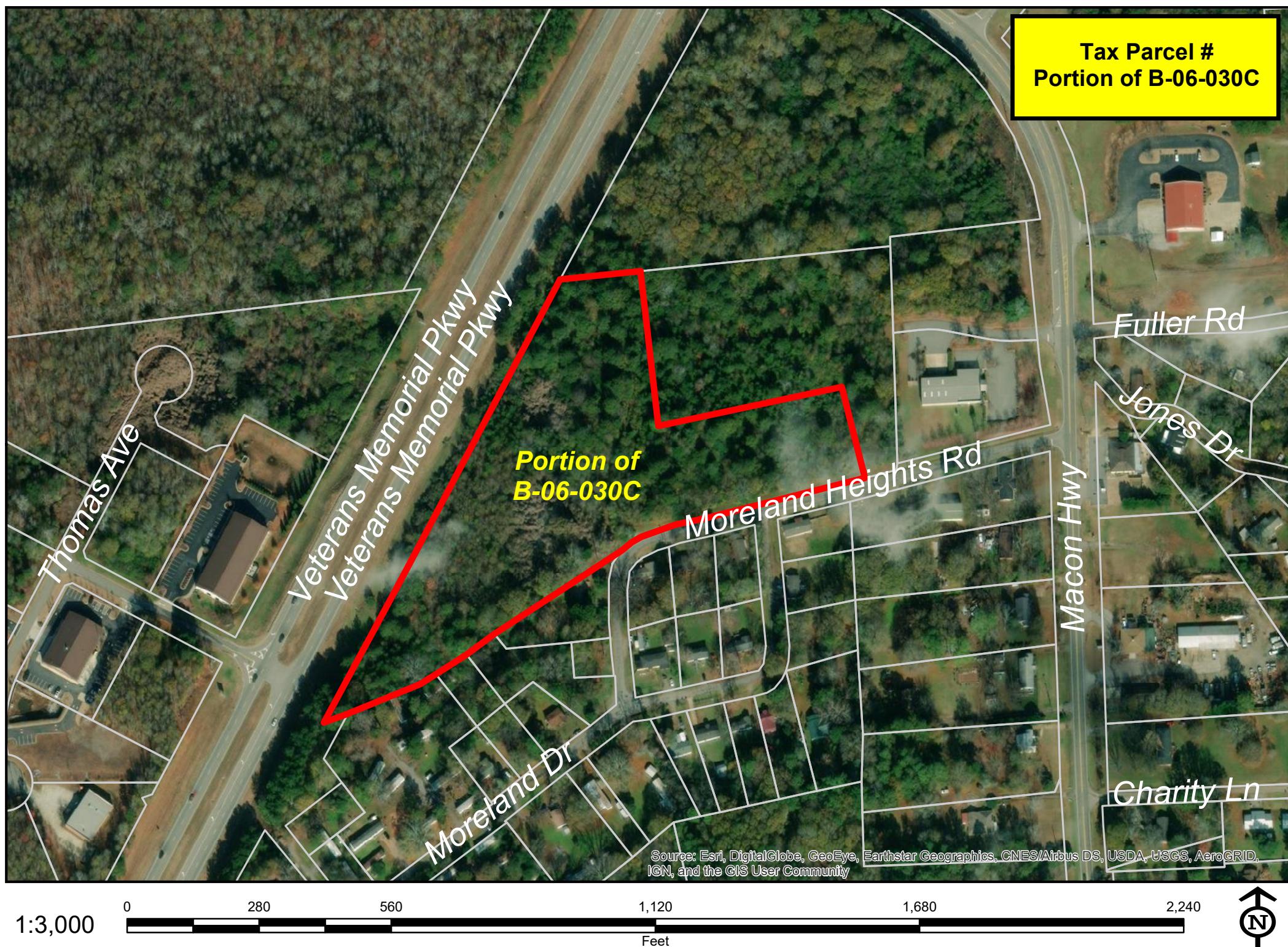
The Character Areas Map illustrates the property as Civic Center. The Civic Center Character Area is defined as “the center of civic activities in unincorporated Oconee County. The Character Area includes a relatively high-intensity mix of businesses and retail shopping, office and employment opportunities, sports and recreational complexes, public schools, a college campus, and other public and semi-public uses that create a multi-dimensional environment. An established residential component adds people to the area and creates a 24-hour Character Area. A limited number of higher density townhomes, live-work units, lofts, senior housing, and residential over retail is appropriate as the area grows.”

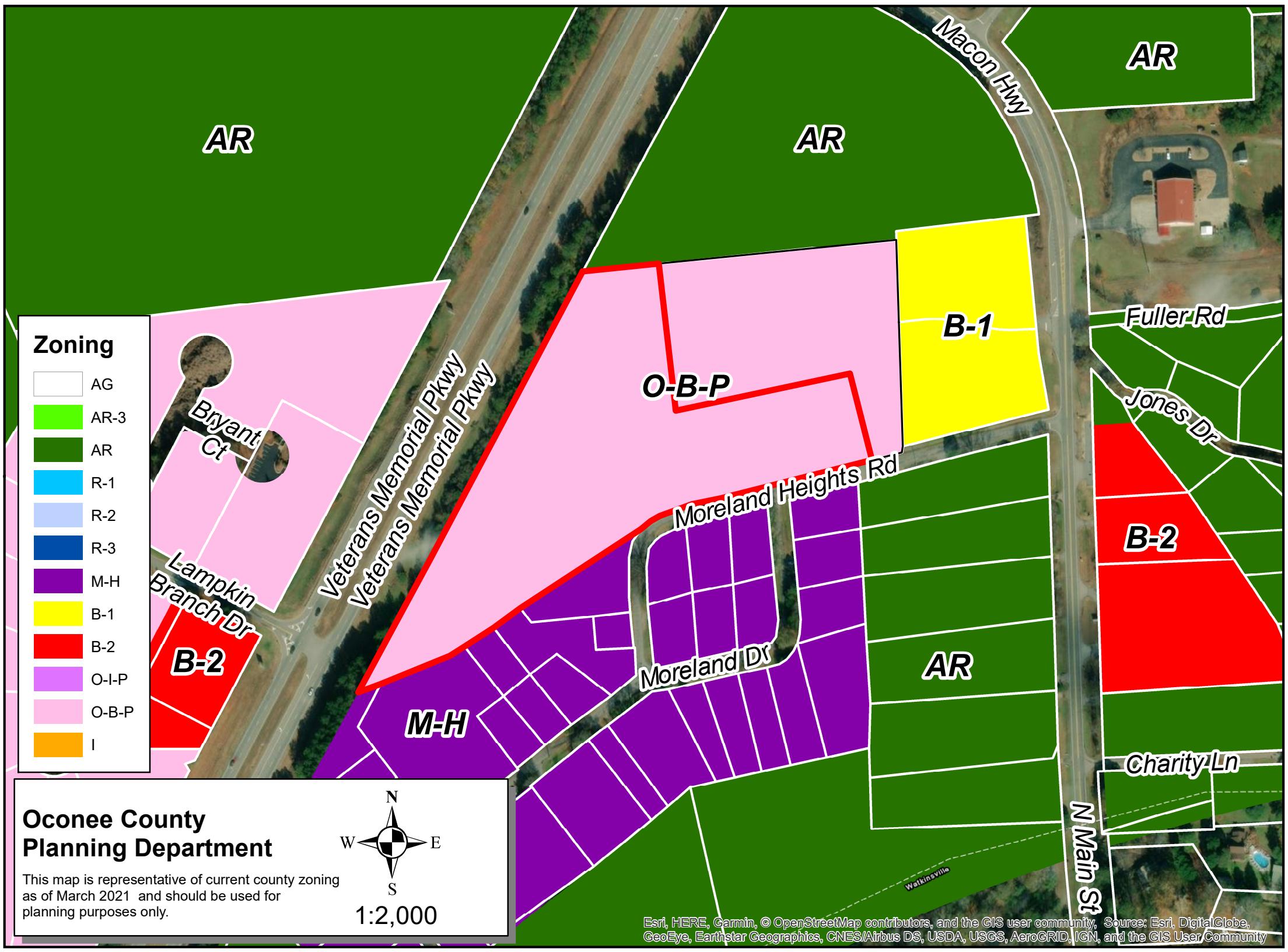
Recognizing the Character Areas Map as a guide, and that the Civic Center Character Area development guidelines allow for senior housing, then the OIP zoning and Assisted Facility Living is consistent with the Character Areas Map and is in keeping with the goals and objectives of the Oconee County Comprehensive Plan.

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

Currently there are no sites available with the unique character and location of the subject property in the vicinity. There are no sites that are currently zoned OIP that allow assisted living in the immediate area. There are sites currently zoned OIP in the county and immediate area, but the lots are smaller and not suitable for this type of development.

# Rezone # P21-0054 - Rhino Mini-Storage LLC

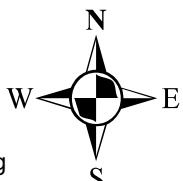




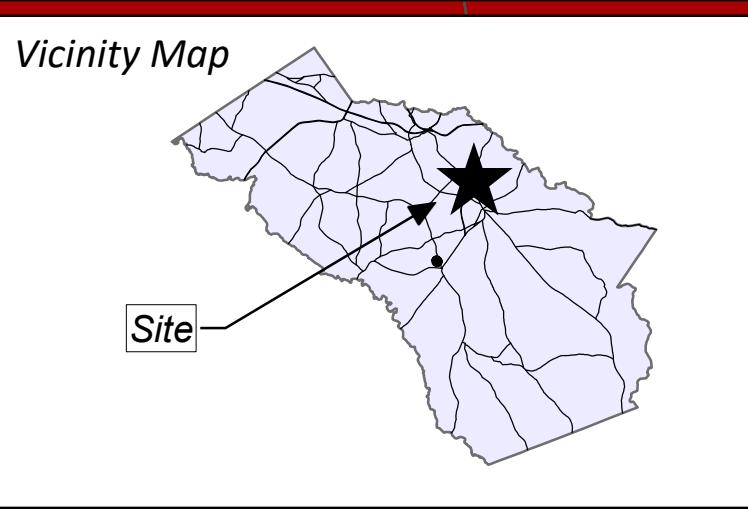
# Oconee County Planning Department

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

1:2,000



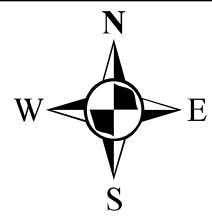
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



## Oconee County Planning Department

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

0 162.5 325 650 975 1,300  
Feet



Civic Center

Thomas Ave

Veterans Memorial Pkwy

Moreland Dr

Community Village

Moreland Heights Rd

Sum

Macon Hwy

N Main St

Fuller Rd

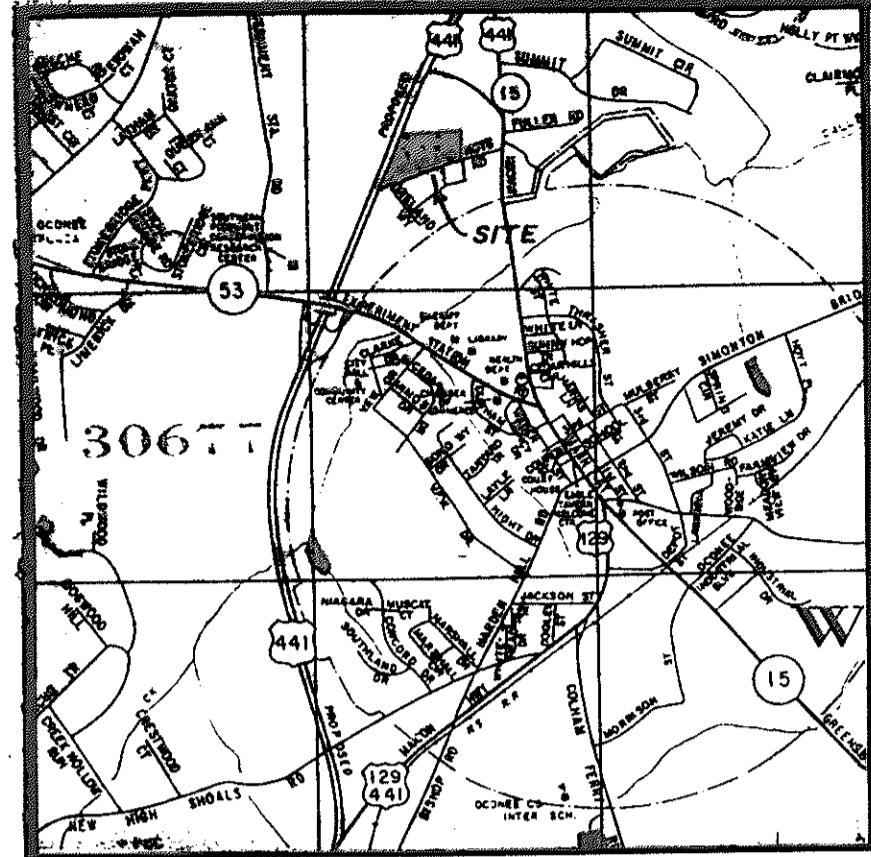
Jones Dr

Durhams Mill Way

Traditional Neighborhood

Charity Ln

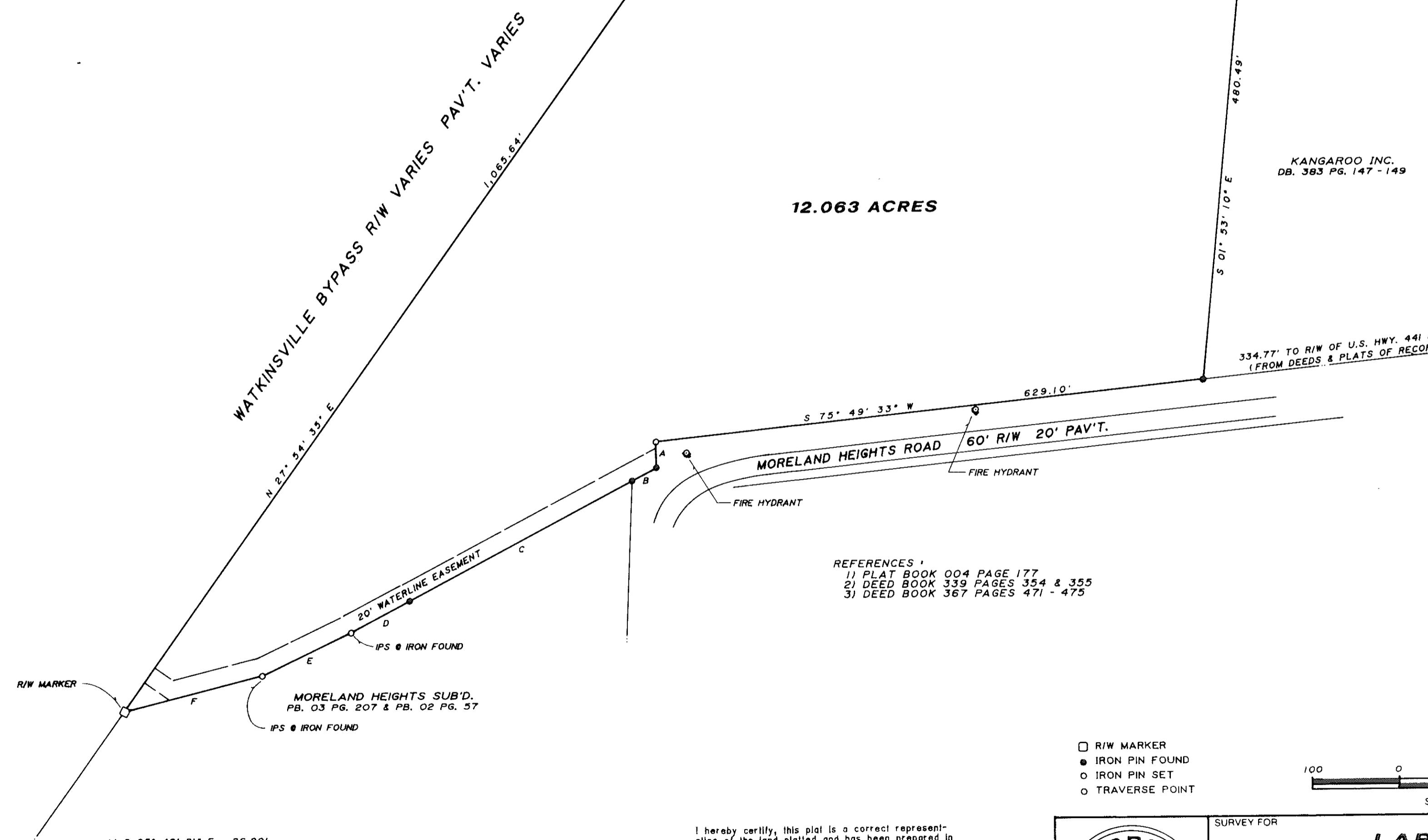
Suburban Neighborhood



FILED  
02:34 PM  
08/16/1999  
OCONEE COUNTY SUPERIOR COURT  
ANGELA ELDER-JOHNSON  
CLERK BK 30 PG 261

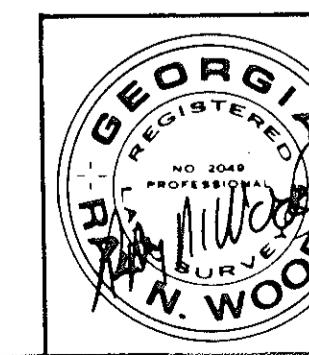
FILED IN OFFICE  
CLERK OF SUPERIOR COURT  
OCONEE COUNTY, GEORGIA  
99 AUG 16 PM 2:34  
REC. BOOK 30 PG 261  
DATE 8-16-99  
SANDRA C. GLASS, CLERK

N/F  
SARAH D. JACOBS & MARTHA D. HILL  
SEE OUR SURVEY DATED JAN. 29, 1998



A) S 05° 42' 21" E 26.80'  
B) S 54° 20' 26" W 35.10'  
C) S 54° 18' 50" W 287.90'  
D) S 53° 13' 42" W 75.39'  
E) S 57° 08' 39" W 114.46'  
F) S 67° 28' 56" W 166.42'

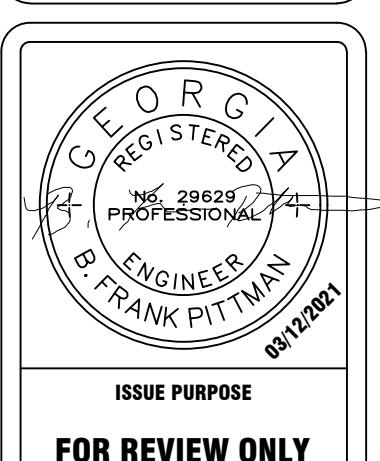
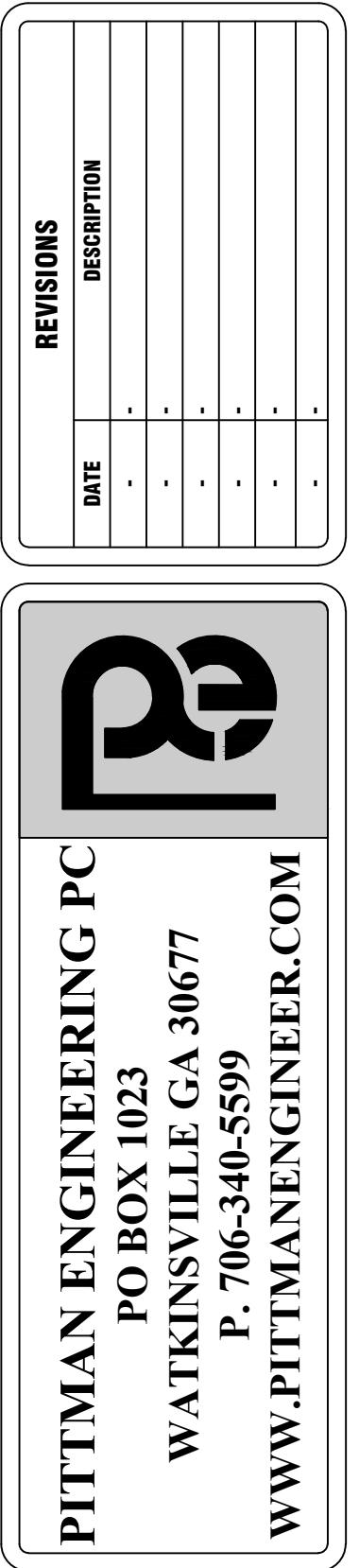
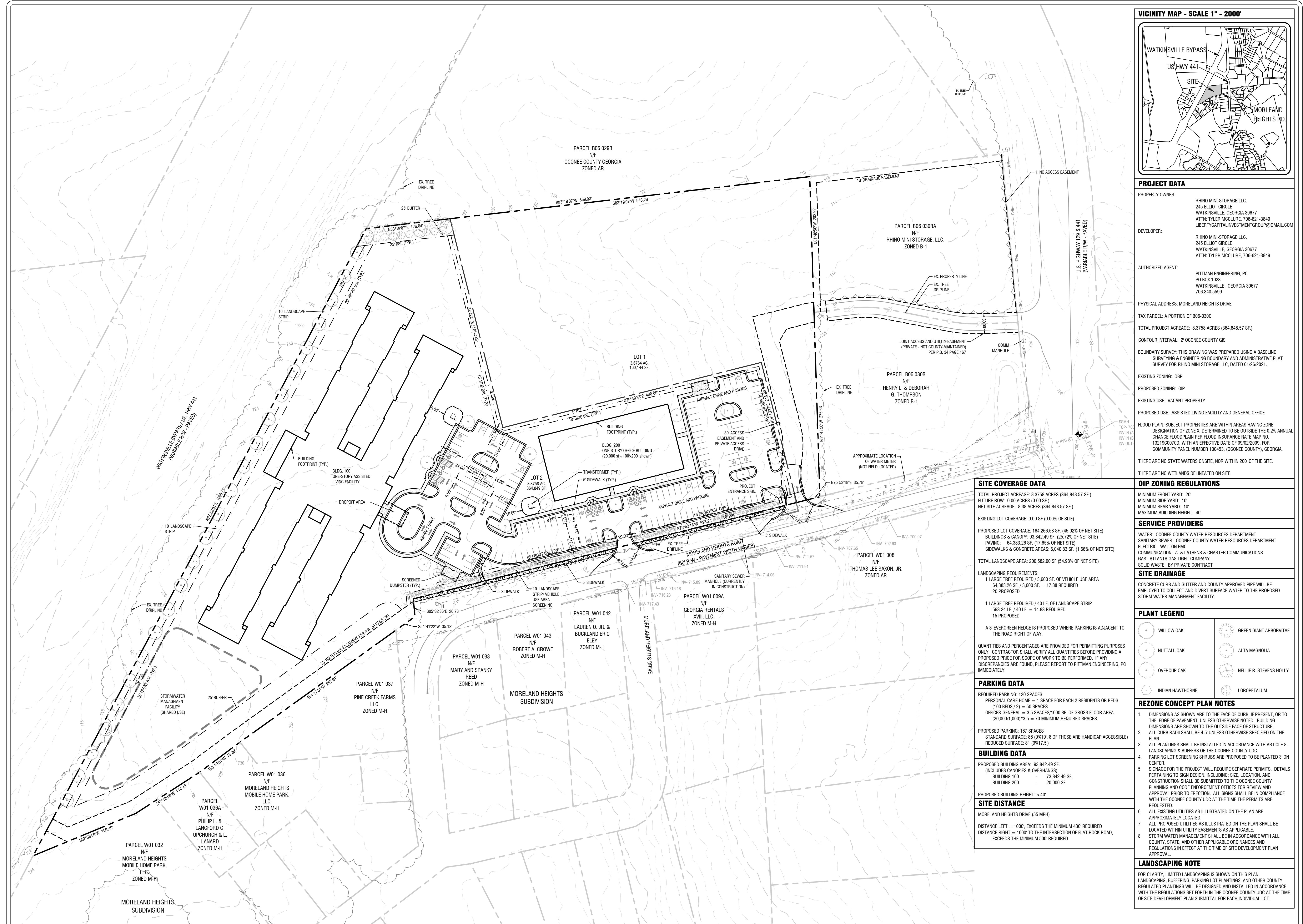
I hereby certify, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.  
\_\_\_\_\_  
Georgia Registered Land Surveyor No. 2049



SURVEY FOR

**LARRY S. WARD**

GMD	COUNTY	STATE	DATE	THEODOLITE
221	OCONEE	GA	07 - 23 - 99	TOPCON
DRAWN BY MIKE W.				DISTANCE EQUIP TOPCON
				CLOSURE 1/23,064
FIELD BOOK D-94	RAY N. WOODS LAND SURVEYOR WINTERVILLE GEORGIA 30683 (706) 742-6596			ANGLE CLOSURE 2" PER STATION



**MORELAND HEIGHTS MIXED-USE  
8.3758 - MORELAND HEIGHTS DRIVE  
OGONEE COUNTY GEORGIA**

# MORELAND HEIGHTS MIXED- 8.3758 - MORELAND HEIGHTS DRIVE OCONEE COUNTY GEORGIA

