

**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 AG (Agricultural District) to OBP (Office Business Park District) pursuant to an application for rezoning of property owned by Jennifer D. Cawley and Lori D. Wagner submitted on May 23, 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, PC on May 23, 2021, requesting rezoning of a  $\pm 13.53$ -acre tract of land located at the intersection of Jimmy Daniel Road and Vend Drive in the 1331<sup>st</sup> G.M.D., Oconee County, Georgia, (on tax parcel no. C-01-025C, C-01-025CA, AND C-01-025D), 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 AG (Agricultural District) to OBP (Office Business Park 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 July 19, 2021, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on August 3, 2021.

ADOPTED AND APPROVED, this 3<sup>rd</sup> day of August, 2021.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY:

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

Amrey Harden, Member

Mark Saxon, Member

ATTEST:

Holly Stephenson  
Holly Stephenson, Board of Commissioners

## EXHIBIT "A" TO REZONE NO P21-0108

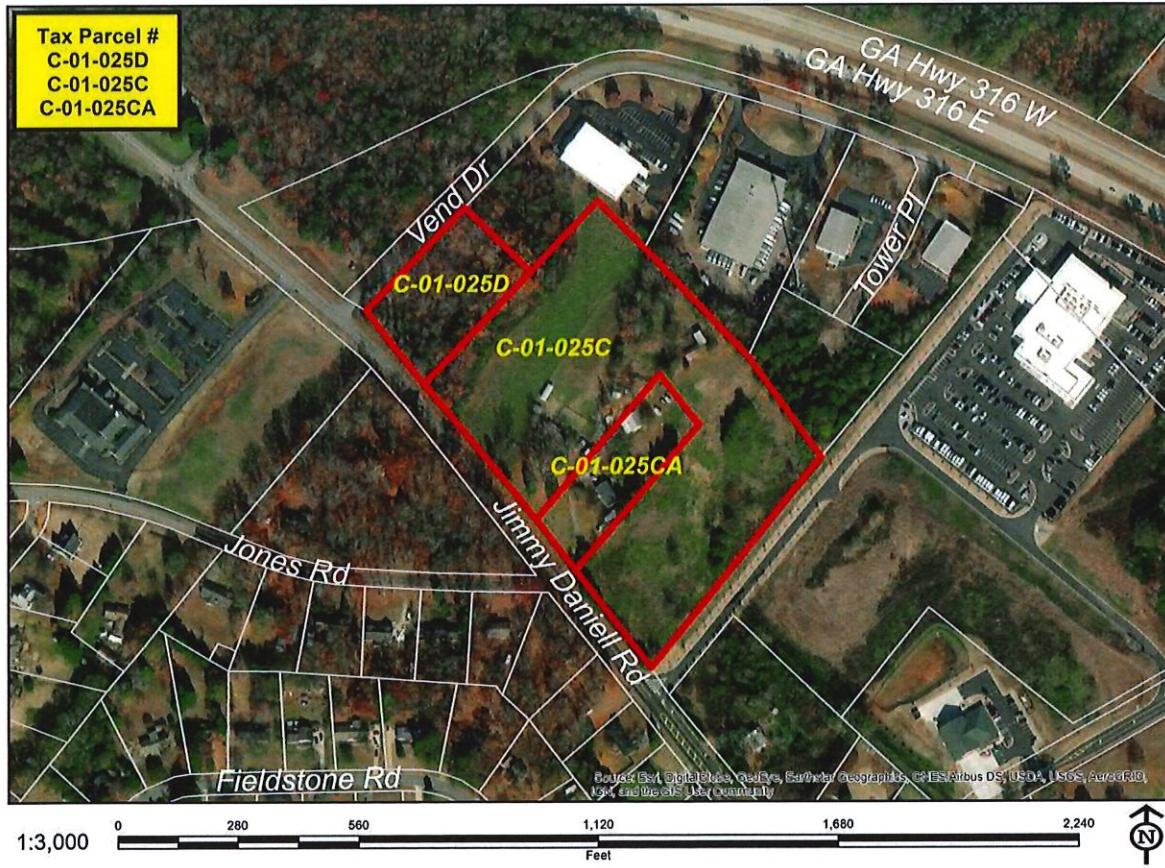
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### CONDITIONS

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. All building façade materials shall be brick, stone, or glass as shown in the first and third representative architecture images submitted in the narrative of the application. No metal siding shall be permitted on any building in the development.
5. At the time of development of each lot, sidewalks shall be extended from the proposed public road to connect with sidewalks around each building.
6. All lots within the development shall only have vehicular access to the proposed interior street. A one-foot no-access easement along Jimmy Daniel Road shall be shown on the Preliminary and Final Plats for the project.

### TAX MAP

#### Rezone # P21-0108 - Jennifer Cawley & Lori Wagner



**EXHIBIT "A" TO REZONE NO P21-0108**

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**LEGAL DESCRIPTION**

All that tract or parcel of land, together with all improvements thereon, containing 13.536 acres, more or less, lying and being in the 1331th District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Beginning at the centerline intersection of Jimmy Daniel Road and Vend Drive, thence North 65 degrees 33 minutes 39 seconds East, 72.35 feet to an iron pin on the southerly right-of-way of Vend Drive, said pin being the TRUE POINT OF BEGINNING; thence continuing along the right-of-way of Vend Drive North 46 degrees 18 minutes 20 seconds East, 332.59 feet to an iron pin; thence leaving said right-of-way South 43 degrees 41 minutes 31 seconds East, 215.47 feet to an iron pin; thence North 46 degrees 19 minutes 11 seconds East, 217.91 feet to an iron pin; thence South 52 degrees 04 minutes 06 seconds East, 173.46 feet to an iron pin; thence South 35 degrees 45 minutes 08 seconds East, 349.96 feet to an iron pin; thence South 35 degrees 45 minutes 08 seconds East, 288.79 feet to an iron pin; thence South 41 degrees 22 minutes 26 seconds West, 631.72 feet to an iron pin on the northerly right-of-way of Jimmy Daniel Road; thence along said right-of-way North 36 degrees 03 minutes 12 seconds West, 291.27 feet to an iron pin; thence continuing along said right-of-way North 36 degrees 01 minutes 27 seconds West, 149.93 feet to an iron point; thence continuing along said right-of-way North 36 degrees 13 minutes 19 seconds West, 424.99 feet to an iron pin; thence continuing along said right-of-way North 36 degrees 19 minutes 13 seconds West, 217.21 feet to the TRUE POINT OF BEGINNING.

Said tract being the same as Lots 1, 2, & 3 on an administrative subdivision plat for Jennifer Cawley and Lori Wagner by W.T. Dunahoo and Associates, LLC. dated 12.17.2020.

# EXHIBIT "A" TO REZONE NO P21-0108

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## NARRATIVE

### JIMMY DANIEL OFFICES-WAREHOUSE

REZONE SUBMITTED 05/24/2021, REVISED 06/08/2021

#### GENERAL DATA

Property Address: 1110 & 1130 Jimmy Daniel Road, (The northeast intersection of Jimmy Daniel Rd. & Vend Dr.)  
Parcel: C01-025C, C01-025A, & C01-025D  
Owner: Jennifer D. Cawley & Lori D. Wagner  
Existing Zoning: AG  
Proposed Zoning: OBP  
Existing Use: Residential property  
Proposed Use: Offices-General & Office-Warehouse  
Property Area: 13.536 acres

#### ADJACENT LAND USES AND ZONING

North – Vend Drive, Medical Office, Commercial, & Commercial Distribution (B2, OBP, & AG zonings)  
West – Jimmy Daniel Road, Lord & Stephens Funeral Home (B1), and a Single Family Residence (AG)  
South – Jimmy Daniel Road & Fieldstone Subdivision (R1)  
East – Mercedes Benz Car Dealership (B2)

#### OWNERSHIP TYPE

Each lot will be fee simple ownership with the ability for buildings or units to be condo ownership within the lots.

#### SITE NARRATIVE

The property is 13.536 acres and is currently zoned AG and undeveloped. The property owners are Jennifer D. Cawley & Lori D. Wagner. The owners are seeking to rezone the property from AG to OBP to create a commercial subdivision for general office and office-warehouse uses.

#### SITE DESCRIPTION

The property is located at 1110 & 1130 Jimmy Daniel Road, the northeast intersection of Jimmy Daniel Road & Vend Drive. The Character Area for the property and its surrounding properties is identified as 'Regional Center' according to the Oconee Future Development Map.

The property is comprised of 13.536 acres, mostly open fields with wooded areas. The property slopes from the center out to the northeast and northwest.

#### PROPOSED USE

The proposed use of the property is general office and office-warehouse. The proposed development consists of up to 86,000 sf. of general office and office-warehouse space. The rezone concept consists of buildings ranging from 8,000 sf to 10,000 sf but these sizes could vary smaller or larger depending on the number of lots may vary as well, but it is not anticipated that the lot count would exceed 10 lots within the commercial subdivision. The units within the buildings could be available for general office space, service type businesses, or other types of businesses that would be appropriate for a smaller commercial subdivision. Buildings along Jimmy Daniel Road will consist of a structure with sides of brick and/or stone (authentic or manufactured) and/or stucco with large areas of glass. Buildings in the back of the complex will have fronts of brick, stone, or stucco with sides not viewable from the street being metal and/or fiber cement material. These rear buildings would back up to existing buildings along Vend Drive and have the same style as those buildings. The rear of these buildings would not be visible. All buildings will be one-story buildings.

#### ACCESS

A short cul-de-sac street will be constructed into the development entering from Jimmy Daniel Road. The intent is to build this street to commercial road standards so that the components of the development can be subdivided into different tracts. Access will also consist of a shared driveway connection to Jimmy Daniel Road for Lots 8 & 9 as illustrated on the rezone concept plan.

#### TRAFFIC IMPACT

Per the Institute of Transportation Engineers, Trip Generation, 10<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:

Land Use	Intensity	Daily	AM Peak	PM Peak
Office (710)	57,000 sf	640	136	101
Warehouse (150)	29,000 sf	119	44	48
Total	86,000 sf	759	180	149

#### WATER SUPPLY

Water will be provided by Oconee County Water Resources. An 8" watermain will be extended from Jimmy Daniel Road into the development to serve the components of the development. A capacity letter has been requested from Oconee County Water Resources and is provided with this request. Estimated water usage is 7,150 gpd.

#### SEWAGE DISPOSAL

Sewage disposal for each individual lot shall consist of onsite conventional septic tanks and drain-fields. A soil survey map is being prepared by an approved soil scientist to insure that the system will be constructed in an area with appropriate soils per county and state regulations.

#### 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 Facility constructed onsite to manage the stormwater runoff from the development to meet the Oconee County stormwater ordinance. To convey stormwater to the pond, curb and gutter along with RCP, CMP, or HDPE stormpipe will be utilized. The stormwater management facility will be on an individual lot to be maintained by an owners association.

#### 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 August 2021 then site development plans will be created and permitted to begin construction the beginning of 2022. The project will be built in phases determined by the need for each component.

#### BUFFERS

A 15' buffer is shown along the adjacent property lines to the north, along the split zoned commercial property, as required by OC-UDC Section 806. The buffer 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 \$20 Million.

**EXHIBIT "A" TO REZONE NO P21-0108**

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**ARCHITECTURAL IMAGES**

1



**REPRESENTATIVE BUILDING FOR BUILDINGS ALONG JIMMY DANIEL ROAD (BUILDINGS WILL BE ONE-STORY, NOT TWO-STORY AS SHOWN)**

2



**REPRESENTATIVE BUILDING FOR LOTS IN REAR OF DEVELOPMENT**

**EXHIBIT "A" TO REZONE NO P21-0108**  
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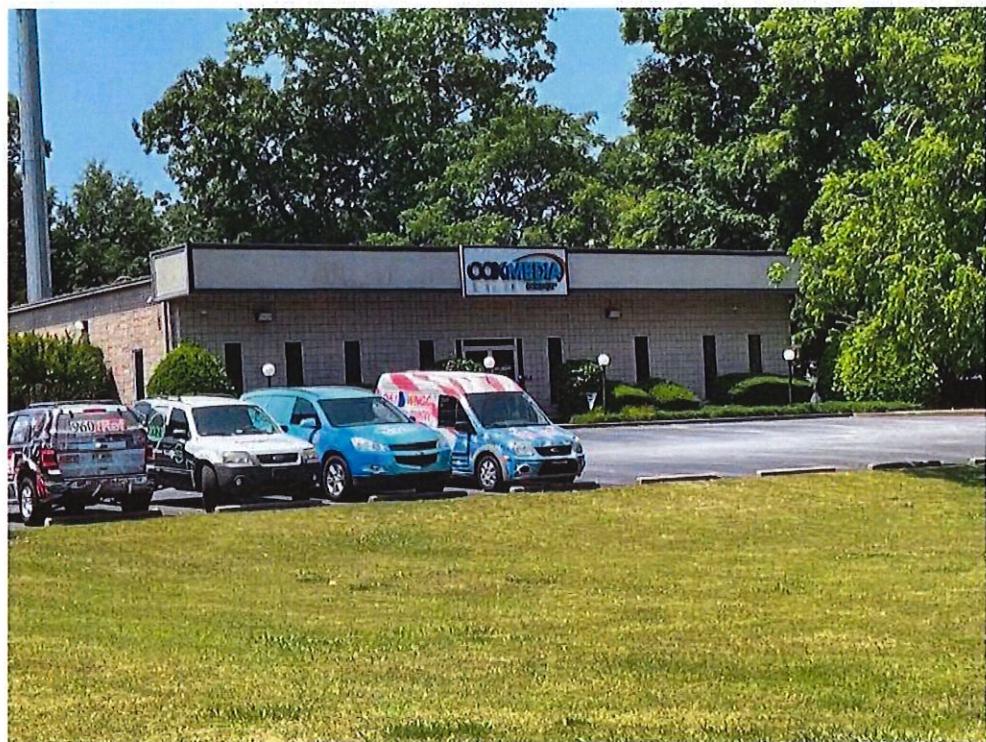
**ARCHITECTURAL IMAGES**

3



**REPRESENTATIVE BUILDING ON LOT IN REAR OF DEVELOPMENT**

4



**REPRESENTATIVE BUILDING ON LOTS AT REAR OF DEVELOPMENT**

**EXHIBIT "A" TO REZONE NO P21-0108**

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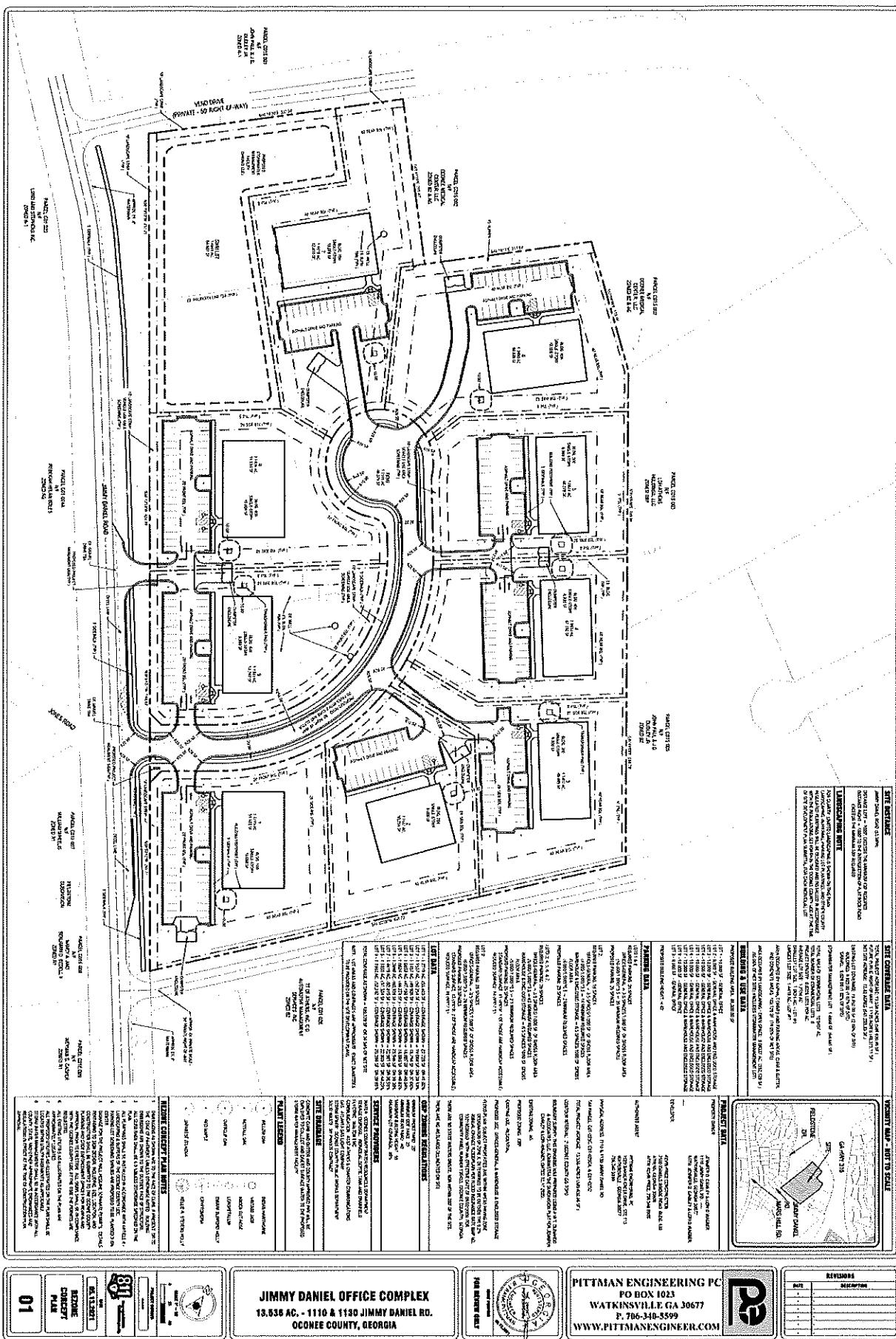
PLAT

<p>316205716 PARTICIPANT ID <b>P2021000001</b> BK:2021 PG:1-1 FILED IN OFFICE CLERK OF COURT OCONEE COUNTY, GA ANGELA ELLIS-SCHWARTZ, CLERK SUPERIOR COURT OCONEE COUNTY, GA</p> <p><b>OWNER'S CERTIFICATION:</b> 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 now due on this land have been paid.</p> <p><i>Jennifer Cawley</i> Owner or Agent <b>1-4-2020</b> Date</p> <p><b>THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT</b></p>	<p><b>SURVEYORS CERTIFICATION:</b> (1) This plat is a reversion of an existing parcel or parcels of land and does not add or create any new parcels or any changes in any existing parcels. The relevant information of the documents, maps, books, or other documents when created the owner or owners are stated herein. RECONSTRUCTION OF THIS PLAT DOES NOT MEAN APPROVAL OF ANY LOCAL JURISDICTIONAL AVAILABILITY OF PERMIT, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OF STATEMENT OF USE OR PLAT APPROVAL. LAND SURVEYORS ARE NOT LAND PLATERS AND CERTIFY THAT THE PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE STATE AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN G.C.C.R. SECTION 13-6-47.</p> <p><i>W. T. Dunahoo</i> REG. CLERK (PAS 2021) <b>1-4-2020</b> Date</p> <p><b>FLOOD NOTE:</b> This property does not lie within a 100 year floodplain.</p> <p><b>132190000050 (dated 9/2/2009)</b> Flood Insurance Rate Map # <i>W. T. Dunahoo</i> Registered Georgia Land Surveyor <b>1577</b> Number</p>
<p><b>TRACT 1</b> 1.714 ACRES TAX MAP PARCEL C 01 0250 ZONED AR</p> <p><b>TRACT 2</b> 10.322 ACRES TAX MAP PARCEL C 01 0250 ZONED AR</p> <p><b>SURVEYOR'S CERTIFICATION:</b> 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 Unified Development Code of Oconee County, Georgia have been fully complied with.</p> <p><i>W. T. Dunahoo</i> Registered Georgia Land Surveyor <b>1577</b> Number</p> <p><b>NOTES:</b></p> <p>1.) <b>BUILDING S/THACKS:</b> FRONT (MAJOR ROAD): 40' FRONT (MINOR ROAD): 30' SIDE: 15' REAR: 40'</p> <p>2.) <b>THIS PROPERTY WAS FIELD SURVEYED BY BORDERS &amp; ASSOC. ON 12/13/2018. PLAT WORK ONLY BY W.T. DUNAHOO &amp; ASSOC. TO OBTAIN RECORDABLE PLAT.</b></p> <p><b>GRAPHIC SCALE</b></p> <p>100 0 100 200</p> <p><b>ADMINISTRATIVE PLAT FOR</b> <b>JENNIFER CAWLEY &amp; LORI WAGNER</b> <b>STATE OF GEORGIA</b></p> <p><b>W. T. DUNAHOO AND ASSOCIATES, L.L.C.</b> 100-000-000-0000-0000</p>	

**EXHIBIT "A" TO REZONE NO P21-0108**

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## CONCEPT PLAN





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

**REZONE CASE #:** P21-0108

**DATE:** July 9, 2021

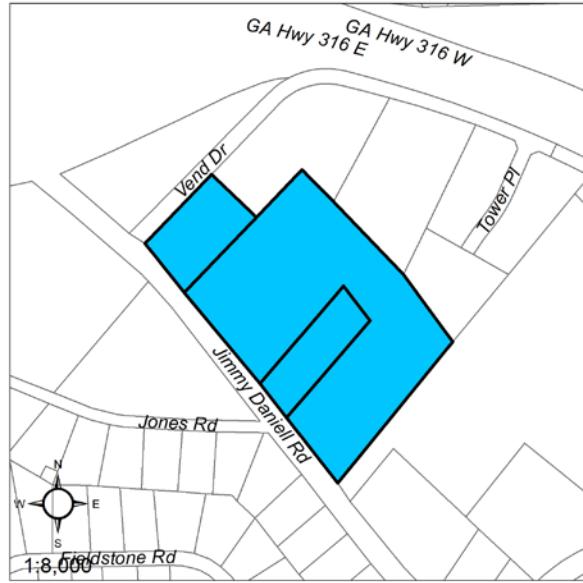
**STAFF REPORT BY:** Grace Tuschak, Senior Planner  
Monica Davis, Planner

**APPLICANT NAME:** Jennifer D. Cawley & Lori D. Wagner

**PROPERTY OWNER:** Jennifer D. Cawley & Lori D. Wagner

**LOCATION:** Northeast corner of Jimmy Daniel Road and Vend Drive; tax parcels C-01-025C, C-01-025CA, and C-01-25D

**PARCEL SIZE:** ±13.53 acres



**EXISTING ZONING:** AG (Agricultural District)

**EXISTING LAND USE:** Residential

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

**ACTION REQUESTED:** Rezone the property from AG (Agricultural District) to OBP (Office Business Park District) for general office and office-warehouse space.

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

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** July 19, 2021

**BOARD OF COMMISSIONERS:** August 3, 2021

**ATTACHMENTS:**

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

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

### **HISTORY**

- The property has been zoned AG since the original adoption of the zoning map in 1968.

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

<b>EXISTING LAND USES</b>		<b>EXISTING ZONING</b>
<b>NORTH</b>	Office/Office-warehouse	B-2 (Highway Business District) OBP (Office Business Park District)
<b>SOUTH</b>	Single-Family Residential	AG (Agricultural District) R-1 (Single-Family Residential District)
<b>EAST</b>	Car Dealership	B-2 (Highway Business District)
<b>WEST</b>	Undeveloped	AG (Agricultural District) R-1 (Single-Family District)

### **PROPOSED DEVELOPMENT**

- The applicant proposes to rezone the property from AG (Agricultural District) to OBP (Office Business District) for general office and office warehouse use and proposes to subdivide the property into 9 lots.
- The lots along Jimmy Daniel Road are proposed to be general office space, while the interior lots would be general office with enclosed warehouse space. The buildings would range from 8,000 square feet to 10,000 square feet and all would be one-story buildings.
- The proposed façade materials for buildings along Jimmy Daniel Road are brick, stone, and/or stucco with large areas of glass. The interior buildings would have façades of brick, stone, or stucco and sides not viewable from the street are proposed to be metal and/or fiber cement material. Interior buildings would have a similar style as the existing buildings along Vend Drive. Please see the attached representative architecture photographs.
- The estimated value of the project is \$20 million.
- Construction is estimated to begin in late 2022 and will be completed in phases.

### **PROPOSED TRAFFIC PROJECTIONS**

- An additional 759 average daily trips including 180 AM peak hour trips and 149 PM peak hour trips are proposed (10<sup>th</sup> Edition ITE Trip Generation Manual). Below is the breakdown per use:
  - Office- An additional 640 average daily trips including 136 AM peak hour trips and 101 PM peak hour trips are proposed.
  - Warehouse- An additional 119 average daily trips including 44 AM peak hour trips and 48 PM peak hour trips are proposed.

### **PUBLIC FACILITIES**

#### **Water:**

- The property is proposed to utilize County water services with an 8" water main to be extended from Jimmy Daniel Road into the development. The Water Resources Department has indicated in a letter dated 07/09/2021 that potable water is available at this location.

#### **Sewer:**

- Each lot would have onsite conventional septic tanks and drain fields.

#### **Roads:**

- The development would be accessed from a proposed public road off of Jimmy Daniel Road. Lots 8 & 9 will also share a driveway connection from Jimmy Daniel Road.

### **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**

- No Comments

### **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.

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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*.

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

Nearby properties are a mixture of undeveloped, commercial, and residential land uses. Surrounding zoning is primarily B-2 (Highway Business) with pockets of OBP (Office Business Park), R-1 (Single-Family Residential), B-1 (General Business), and AG (Agricultural) zoning. The proposed office and office/warehouse uses are suitable in view of the existing nearby development and would serve as a buffer between residential uses to the south and higher-intensity B-2 properties to the northwest.

**B. Whether the property to be rezoned has a reasonable economic use as currently zoned.**

The property has a reasonable economic use for agricultural and residential uses as currently zoned.

**C. The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:**

i. **Population density and effect on community facilities such as streets, schools, water, and sewer;**  
Schools should be positively impacted by increasing tax revenue without adding additional students to the school system. A small increase in demand is anticipated for streets, water, and sewer services should the request be approved.

ii. **Environmental impact;**

No environmentally sensitive areas are known to exist on the 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 subject property is not currently vacant; this standard is not applicable to the present case.

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

The purpose of the OBP zoning district is to "provide a location for offices, institutions, limited related business and service activities and limited industrial operations and processes in buildings of high character in attractive surroundings" ([Unified Development Code Sec. 205.11](#)). The requested office and enclosed warehouse uses are compatible with and commonly found in the OBP zoning district. The architectural images submitted with the application show varying architectural quality and staff has suggested conditions below to ensure compliance with the "high character and attractive surroundings" that are part of the stated

purpose of the zoning district. Staff holds that, as conditioned below, the present request is consistent with the stated purpose of the requested zoning district.

**F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

Land use in the nearby vicinity has continued to transition from agricultural or low density residential uses to commercial uses in recent years. This pattern extends from the high-intensity commercial node at Epps Bridge Road, Oconee Connector, and Loop 10 and decreases in intensity as it moves out toward residential areas. The proposed office/warehouse development would form part of this transition between B-2 uses and existing residential neighborhoods. This transitioning land use pattern lends supporting grounds for approval of the zoning proposal.

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

The subject property lies within the Regional Center Character Area as shown on the [2040 Character Areas Map](#). The 2018 Comprehensive Plan describes this “multi-use” Character Area as containing “regional-serving retail and commercial services, office complexes for medical and corporate offices, hotels, restaurants and entertainment facilities, higher-density residential planned developments, and single-family detached subdivisions” ([2018 Comprehensive Plan p. 63](#)). The Comprehensive Plan supports “small office complexes” and “regional medical and professional offices” as primary land uses in this Character Area ([2018 Comprehensive Plan p. 63](#)). Staff holds that the proposed office/warehouse development 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 similar office developments have been approved for rezoning and/or permitted for construction in recent years and 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. All building façade materials shall be brick, stone, or glass as shown in the first and third representative architecture images submitted in the narrative of the application. No metal siding shall be permitted on any building in the development.
5. At the time of development of each lot, sidewalks shall be extended from the proposed public road to connect with sidewalks around each building.
6. All lots within the development shall only have vehicular access to the proposed interior street. A one foot no-access easement along Jimmy Daniel Road shall be shown on the Preliminary and Final Plats for the project.



## OCONEE COUNTY ZONING CHANGE APPLICATION

### Requested Action:

Rezoning from: AG to OIP  
 Special Use Approval for: \_\_\_\_\_

*OBP (CFP)*

Change in Conditions of Approval for Case #: \_\_\_\_\_  
 in the \_\_\_\_\_ Zoning District

### Applicant

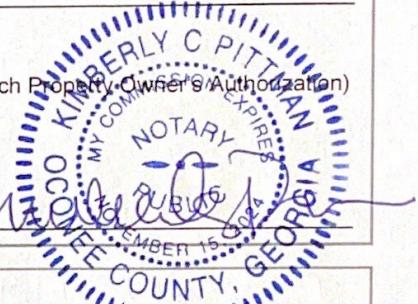
Name: Frank Pittman, Pittman Engineering, PC  
 Address: 1020 Barber Creek Drive  
Suite 113  
(No P.O. Boxes)  
Watkinsville, GA 30677  
 Telephone: (706) 340-5599  
 Email: fpittman@pittmanengineer.com

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: 05/23/21 Notarized: Kimberly C. Pittman



### Property

Location: 1110 & 1130 Jimmy Daniel Road,  
(Physical Description)  
The northeast intersection of Jimmy Daniel Rd. & Vend Dr.  
 Tax Parcel Number: C01-025C, C01-025CA, & C01-025D  
 Size (Acres): 13.536 Current Zoning: AG  
 Future Development Map—Character Area Designation: Regional Center

### Use

Current Use: Residential property  
 Proposed Use: Offices-General & Warehouse and Enclosed Storage

### 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

Application Date Received: \_\_\_\_\_ Date Accepted: \_\_\_\_\_  
 DRI Transmitted to RDC  Date: \_\_\_\_\_  N/A  
 Date Submitted: \_\_\_\_\_  Findings Complete  
 Posted: \_\_\_\_\_ Ad: \_\_\_\_\_ Ad: \_\_\_\_\_  
 Application Withdrawn  Date: \_\_\_\_\_

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

## **JIMMY DANIEL OFFICE-WAREHOUSE**

**REZONE SUBMITTED 05/24/2021, REVISED 06/08/2021**

### **GENERAL DATA**

Property Address: 1110 & 1130 Jimmy Daniel Road, (The northeast intersection of Jimmy Daniel Rd. & Vend Dr.)  
Parcel: C01-025C, C01-025CA, & C01-025D  
Owner: Jennifer D. Cawley & Lori D. Wagner  
Existing Zoning: AG  
Proposed Zoning: OBP  
Existing Use: Residential property  
Proposed Use: Offices-General & Office-Warehouse  
Property Area: 13.536 acres

### **ADJACENT LAND USES AND ZONING**

North – Vend Drive, Medical Office, Commercial, & Commercial Distribution (B2, OBP, & AG zonings)  
West – Jimmy Daniel Road, Lord & Stephens Funeral Home (B1), and a Single Family Residence (AG)  
South – Jimmy Daniel Road & Fieldstone Subdivision (R1)  
East – Mercedes Benz Car Dealership (B2)

### **OWNERSHIP TYPE**

Each lot will be fee simple ownership with the ability for buildings or units to be condo ownership within the lots.

### **SITE NARRATIVE**

The property is 13.536 acres and is currently zoned AG and undeveloped. The property owners are Jennifer D. Cawley & Lori D. Wagner. The owners are seeking to rezone the property from AG to OBP to create a commercial subdivision for general office and office-warehouse uses.

### **SITE DESCRIPTION**

The property is located at 1110 & 1130 Jimmy Daniel Road, the northeast intersection of Jimmy Daniel Road & Vend Drive. The Character Area for the property and its surrounding properties is identified as 'Regional Center' according to the Oconee Future Development Map.

The property is comprised of 13.536 acres, mostly open fields with wooded areas. The property slopes from the center out to the northeast and northwest.

### **PROPOSED USE**

The proposed use of the property is general office and office-warehouse. The proposed development consists of up to 86,000 sf. of general office and office-warehouse space. The rezone concept consists of buildings ranging from 8,000 sf to 10,000 sf but these sizes could vary smaller or larger depending on tenant needs with the overall square footage not exceeding 86,000 sf for the complex. It is anticipated that the office space would be along Jimmy Daniel road with the office-warehouse space located within the commercial subdivision. The concept plan shows this as single buildings on individual lots, but the number of buildings and units could be more or less without exceeding this maximum square footage.

The number of lots may vary as well, but it is not anticipated that the lot count would exceed 10 lots within the commercial subdivision. The units within the buildings could be available for general office space, service type businesses, or other types of businesses that would be appropriate for a smaller commercial subdivision. Buildings along Jimmy Daniel Road will consist of a structure with sides of brick and/or stone (authentic or manufactured) and/or stucco with large areas of glass. Buildings in the back of the complex will have fronts of brick, stone, or stucco with sides not viewable from the street being metal and/or fiber cement material. These rear buildings would back up to existing buildings along Vend Drive and have the same style as those buildings. The rear of these buildings would not be visible. All buildings will be one-story buildings.

## **ACCESS**

A short cul-de-sac street will be constructed into the development entering from Jimmy Daniel Road. The intent is to build this street to commercial road standards so that the components of the development can be subdivided into different tracts. Access will also consist of a shared driveway connection to Jimmy Daniel Road for Lots 8 & 9 as illustrated on the rezone concept plan.

## **TRAFFIC IMPACT**

Per the Institute of Transportation Engineers, Trip Generation, 10<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:

Land Use	Intensity	Daily	AM Peak	PM Peak
Office (710)	57,000 sf	640	136	101
Warehouse (150)	29,000 sf	119	44	48
<b>Total</b>	<b>86,000 sf</b>	<b>759</b>	<b>180</b>	<b>149</b>

## **WATER SUPPLY**

Water will be provided by Oconee County Water Resources. An 8" watermain will be extended from Jimmy Daniel Road into the development to serve the components of the development. A capacity letter has been requested from Oconee County Water Resources and is provided with this request. Estimated water usage is 7,150 gpd.

## **SEWAGE DISPOSAL**

Sewage disposal for each individual lot shall consist of onsite conventional septic tanks and drain-fields. A soil survey map is being prepared by an approved soil scientist to insure that the system will be constructed in an area with appropriate soils per county and state regulations.

## **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 Facility constructed onsite to manage the stormwater runoff from the development to meet the Oconee County stormwater ordinance. To convey stormwater to the pond, curb and gutter along with RCP, CMP, or HDPE stormpipe will be utilized. The stormwater management facility will be on an individual lot to be maintained by an owners association.

## **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 August 2021 then site development plans will be created and permitted to begin construction the beginning of 2022. The project will be built in phases determined by the need for each component.

## **BUFFERS**

A 15' buffer is shown along the adjacent property lines to the north, along the split zoned commercial property, as required by OC-UDC Section 806. The buffer 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 \$20 Million.

## **REPRESENTATIVE ARCHITECTURE**



**REPRESENTATIVE BUILDING FOR BUILDINGS ALONG JIMMY DANIEL ROAD (BUILDINGS WILL BE ONE-STORY, NOT TWO-STORY AS SHOWN)**



**REPRESENTATIVE BULDING FOR LOTS IN REAR OF DEVELOPMENT**



**REPRESENTATIVE BUILDING ON LOT IN REAR OF DEVELOPMENT**



**REPRESENTATIVE BUILDING ON LOTS AT REAR OF DEVELOPMENT**

## **ZONING IMPACT ANALYSIS**

Rezone Consideration Standards

Jimmy Daniel Road Commercial 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 along Jimmy Daniel Road near the intersection of Jimmy Daniel Road and GA Hwy 316 and the proximity to other commercial developments. Existing uses and zonings in the immediate vicinity are a mixture of residential, office, commercial, and commercial service oriented uses.

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

Under the existing AG zoning classification, the property has a negligible value for agricultural uses due to its size and location. It is located between other commercial developments and agriculture would not be a viable use in this location.

### **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:**

Due to the components of this development not causing significant traffic, there is not an effect on the street system. Estimated traffic count is less than 1,000 average trips per day. The project will be on county water but there will be low usage of these utilities due to the components being low usage components. No impacts to sewer are anticipated as the development will utilize individual septic tanks and drain fields. 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 adjoining properties are office, commercial, and commercial service oriented facilities.

### **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 not been vacant as zoned, but has been utilized as residential property. No agriculture has been present in this area of Oconee County for quite some time. Other properties in the vicinity of this property 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 OBP 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 including recent rezoning of similar property to the east for the Mercedes Benz car dealership development.

**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 Regional Center. "The Regional Center Character Area embraces the eastern portion of SR 316, leading into Athens-Clarke County. The area is characterized by regional-serving retail and commercial services, office complexes for medical and corporate offices, hotels, restaurants and entertainment facilities, higher-density residential planned developments, and single family detached subdivisions.

Recognizing the Character Areas Map as a guide, and that the Regional Center Character Area development guidelines allow for professional offices and small office complexes such as "office condominiums" and other service providers, then the OBP zoning and general office/office-warehouse uses are 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:**

There are very few OBP zoned districts undeveloped in this area of Oconee County. Most OBP zoned parcels are already developed. There are no sites available with the unique character and location of the subject property in the vicinity. There are sites currently zoned OBP in the county, but the lots are smaller and not suitable for this type of development.

# Rezone # P21-0108 - Jennifer Cawley & Lori Wagner

Tax Parcel #  
C-01-025D  
C-01-025C  
C-01-025CA

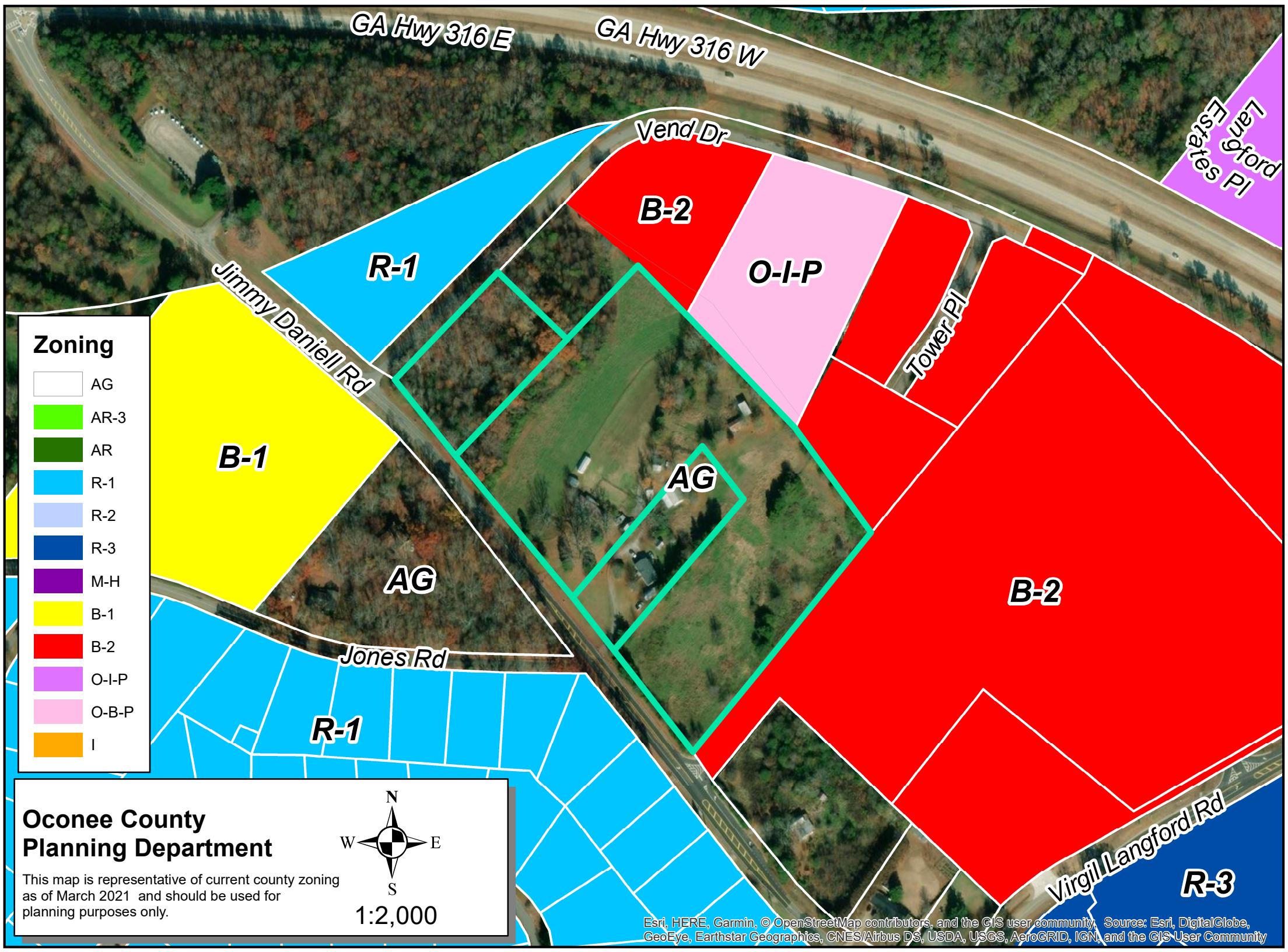


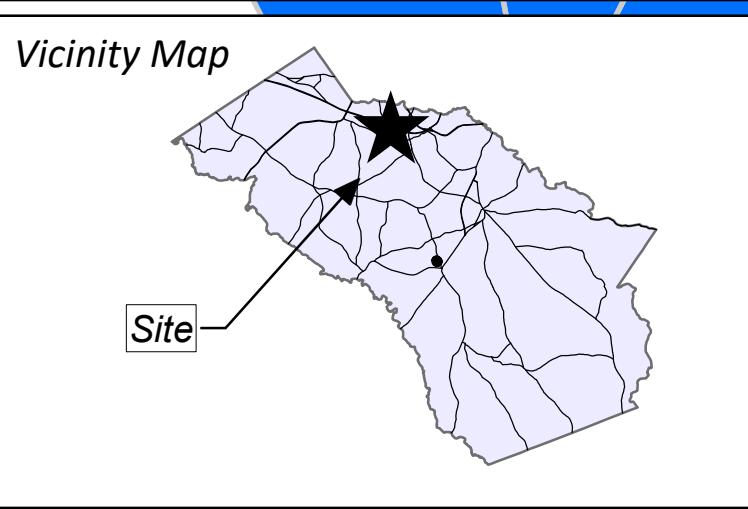
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Feet





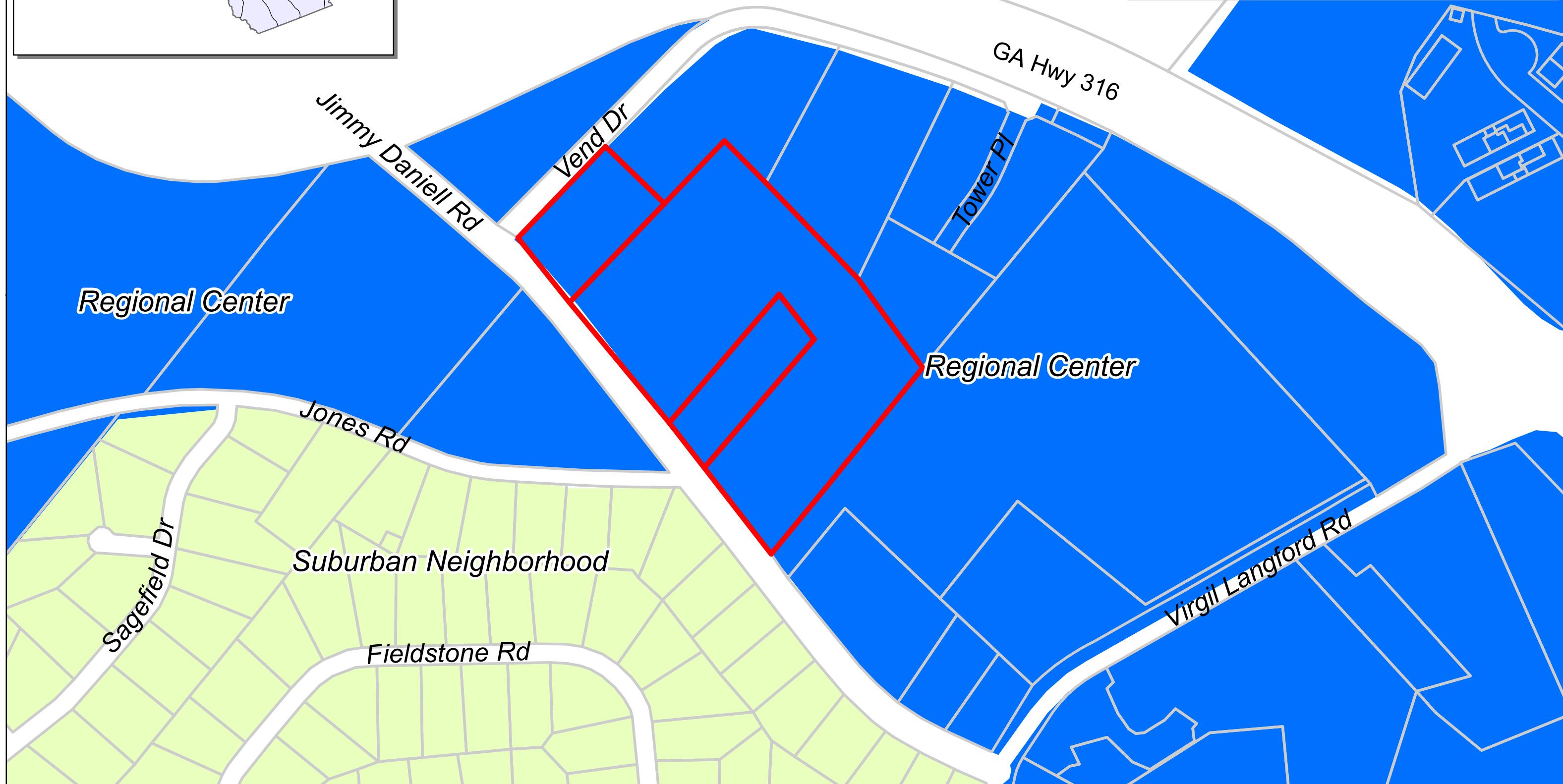


## Oconee County Planning Department



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

0 120 240 480 720 960  
Feet



3182057576  
PARTICIPANT ID  
**P2021000001**

**BK:2021 PG:1-1**  
FILED IN OFFICE  
CLERK OF COURT  
01/04/2021 03:29 PM  
ANGELA ELDER-JOHNSON, CLERK  
SUPERIOR COURT  
OCONEE COUNTY, GA

*Angela Elder - Johnson*

THIS BLOCK IS RESERVED FOR  
THE CLERK OF SUPERIOR COURT

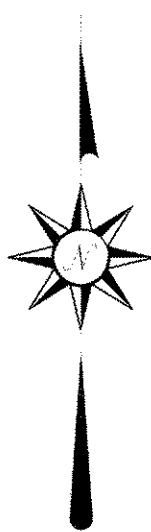
**OWNER'S CERTIFICATION:**

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 now due on this land have been paid.

*Jennifer Cawley*  
Owner or Agent

1-4-2020

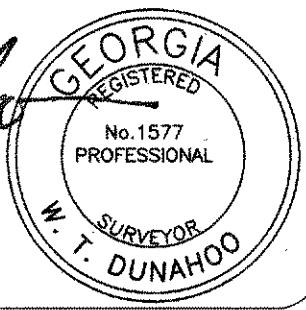
Date



**SURVEYORS CERTIFICATION: (i)**

This plat is a retrace of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*W.T. Dunahoo*  
W.T. Dunahoo (GA RLS #1577)  
1-4-2020



**FLOOD NOTE:**

This property does not lie within a 100 year floodplain.

13219C0065D (dated 9/2/2009)

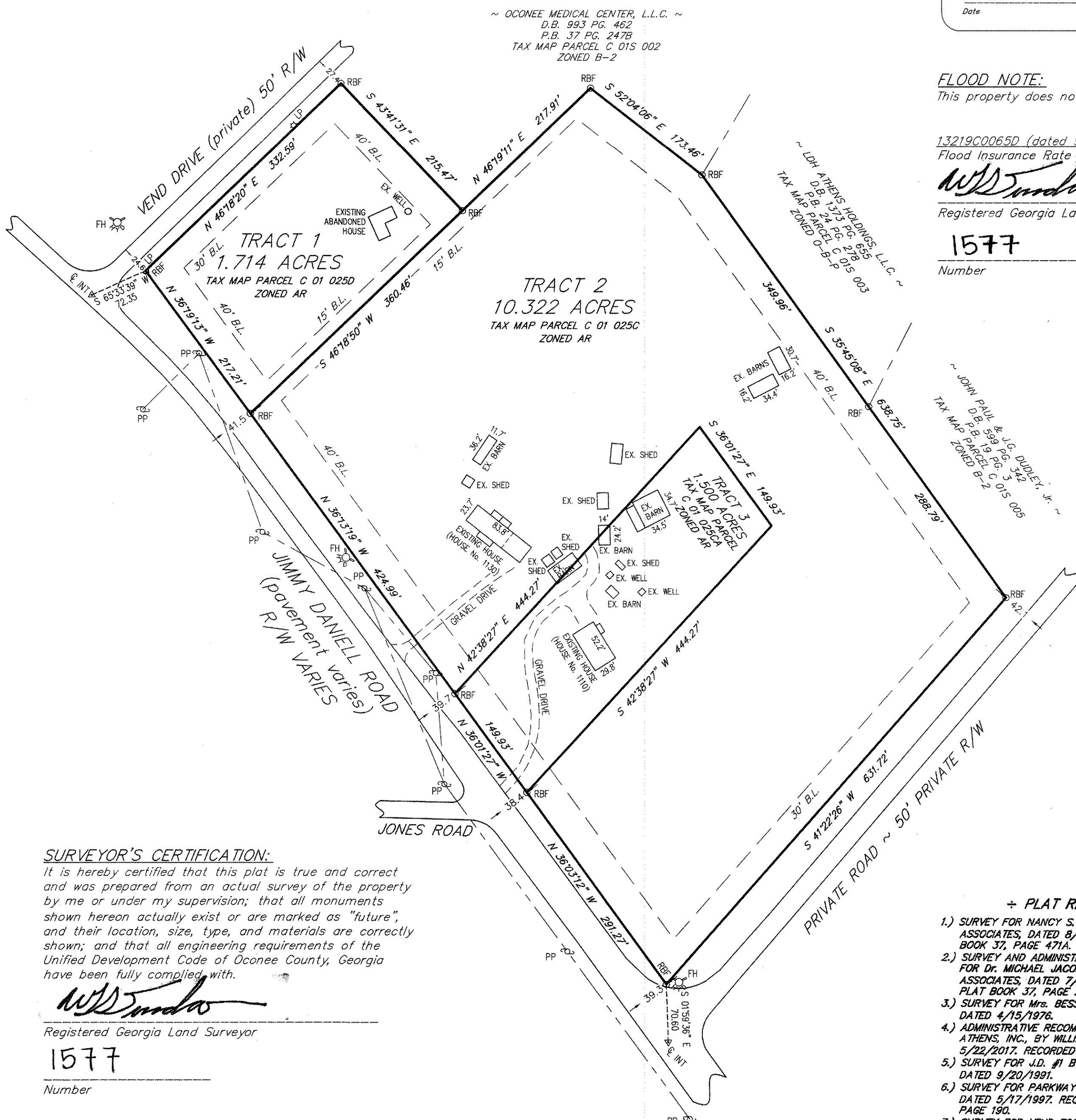
Flood Insurance Rate Map #

*W.T. Dunahoo*

Registered Georgia Land Surveyor

1577

Number



**SURVEYOR'S CERTIFICATION:**

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 Unified Development Code of Oconee County, Georgia have been fully complied with.

*W.T. Dunahoo*

Registered Georgia Land Surveyor

1577

Number

Registered P.E. Number

**NOTES:**

- 1.) **BUILDING SETBACKS:**  
FRONT (MAJOR ROAD): 40'  
FRONT (MINOR ROAD): 30'  
SIDE: 15'  
REAR: 40'
- 2.) **THIS PROPERTY WAS FIELD SURVEYED BY BORDERS & ASSOC. ON 12/13/2018. PLAT WORK ONLY BY W.T. DUNAHOO & ASSOC. TO OBTAIN RECORDABLE PLAT.**

~ LEGEND ~  
R/W = RIGHT OF WAY  
RBF = 1/2" REBAR FOUND  
LP = LIGHT POLE  
PP = POWER POLE  
FH = FIRE HYDRANT  
C = CENTER LINE



ADMINISTRATIVE PLAT FOR

STATE OF GEORGIA

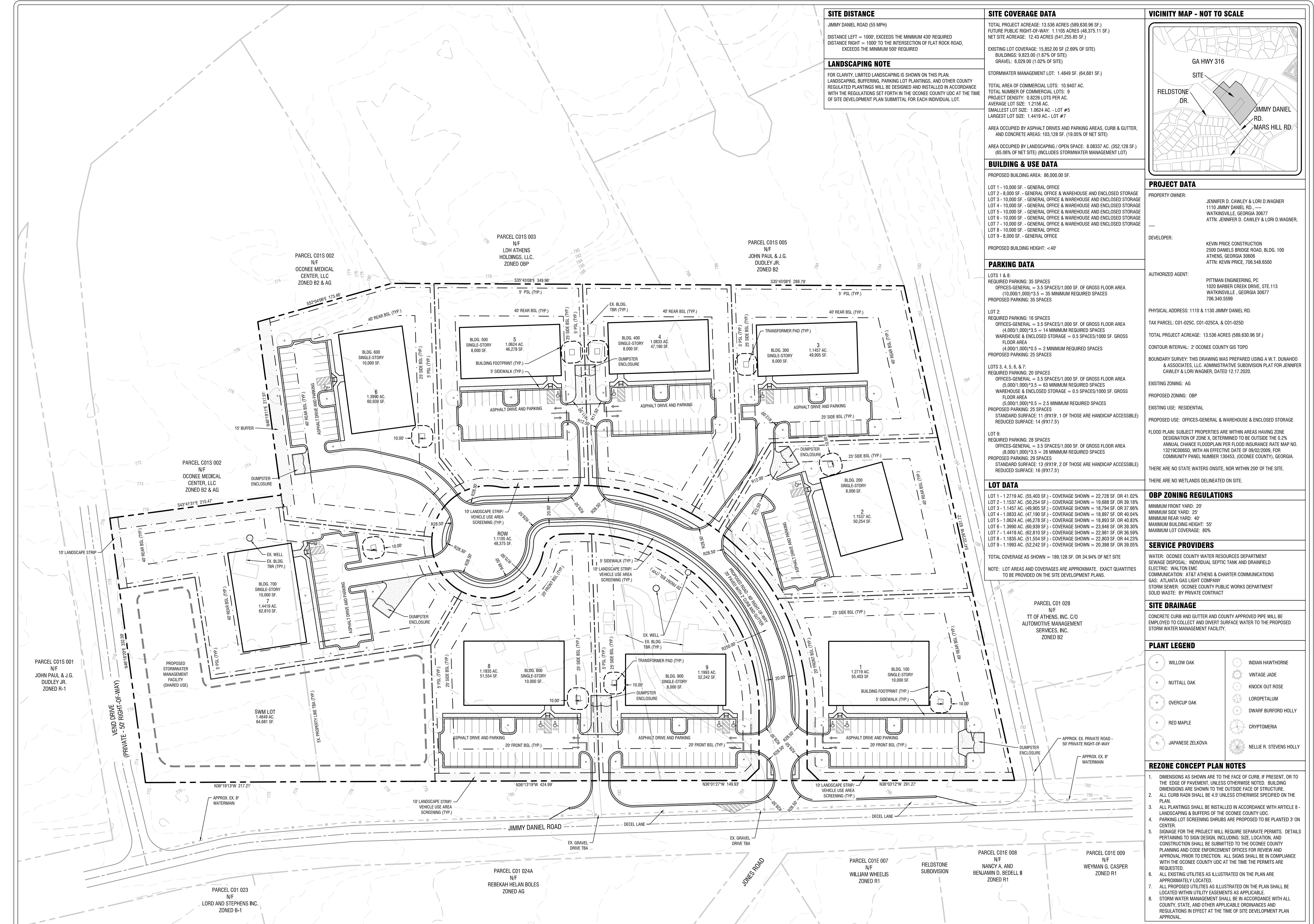
JENNIFER CAWLEY & LORI WAGNER

CITY	GMD	COUNTY	SCALE	DATE
	1331	OCONEE	1"=100'	12/17/2020

W. T. DUNAHOO AND ASSOCIATES, L.L.C.

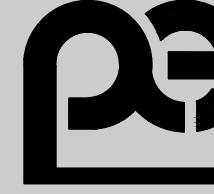
(770) 867-3911

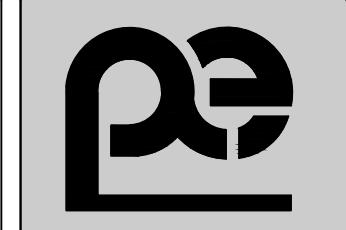
WINDER, GEORGIA



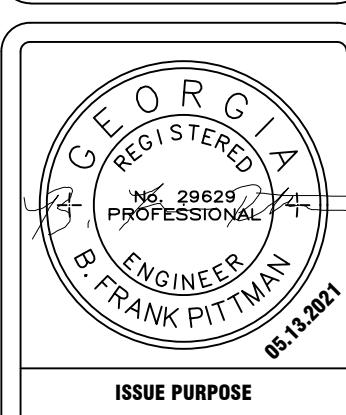
REVISIONS		DESCRIPTION
DATE	REVISION	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

<b>PITTMAN ENGINEERING PC</b> <b>PO BOX 1023</b> <b>WATKINSVILLE GA 30677</b> <b>P. 706-340-5599</b> <b>WWW.PITTMANENGINEER.COM</b>	
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**PO BOX 1023**  
**WATKINSVILLE GA 30677**  
**P. 706-340-5599**  
**WWW.PITTMANENGINEER.COM**



**FOR REVIEW ONLY**

**JIMMY DANIEL OFFICE COMPLEX  
3.536 AC. - 1110 & 1130 JIMMY DANIEL RD.**

**JIMMY DANIEL OFFICE COMPLEX  
3.536 AC. - 1110 & 1130 JIMMY DANIEL RD.**

