

**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 B-2 (Highway Business District) to B-2 (Highway Business District) with modifications to rezone case #6358 pursuant to an application for rezoning of property owned by Resurgence Park, LLC submitted on September 16, 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 September 16, 2021, requesting a rezone of a ±4.80-acre tract of land located at 1460 Resurgence Drive in the 1331st G.M.D., Oconee County, Georgia, (tax parcel no. B-04P-003), 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 B-2 (Highway Business District) to B-2 (Highway Business District) with modifications to rezone case #6358 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 November 15, 2021, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on December 7, 2021.

ADOPTED AND APPROVED, this 7th day of December, 2021.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell
John Daniell, Chairman

Mark Thomas
Mark Thomas, Member

Chuck Horton
Chuck Horton, Member

Amrey Harden
Amrey Harden, Member

Mark Saxon
Mark Saxon, Member

ATTEST:

Holly Stephenson
Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P21-0188

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CONDITIONS

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.

TAX MAP

Rezone # P21-0188 - Resurgence Park, LLC

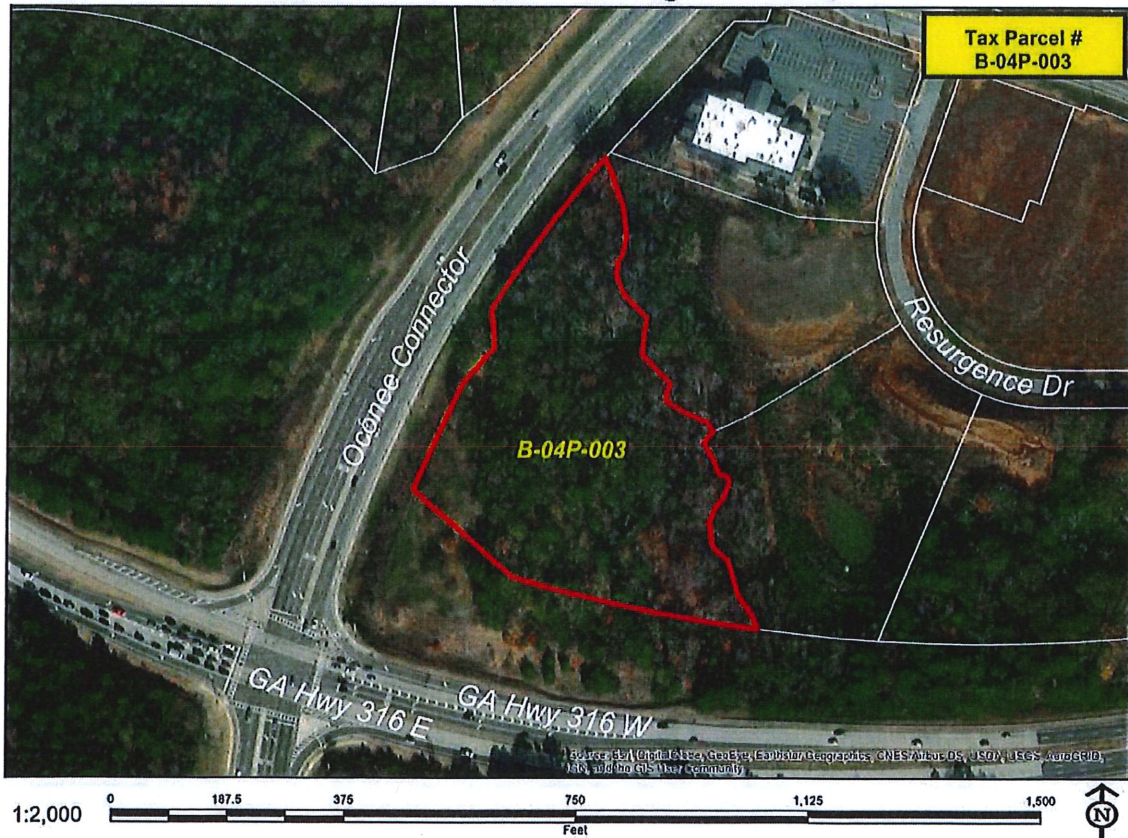


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LEGAL DESCRIPTION

All that tract or parcel of land, together with all improvements thereon, containing 4.79 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 an iron pin at the right-of-way intersection of the Oconee Connector and Georgia State Route 316, said pin being the TRUE POINT OF BEGINNING; thence along the easterly right-of-way of the Oconee Connector North 25 degrees 11 minutes 10 seconds East, 187.37 feet to an iron pin; thence continuing along the right-of-way of the Oconee Connector North 41 degrees 48 minutes 49 seconds East, 77.88 feet to an iron pin; thence continuing along the right-of-way of the Oconee Connector thence North 04 degrees 33 minutes 43 seconds West, 61.51 feet to an iron pin; thence continuing along the right-of-way of the Oconee Connector 305.03 feet along an arc of a curve to the right, said curve having a radius of 1809.87 feet, a chord bearing of North 36 degrees 59 minutes 39 seconds East, and a chord distance of 304.66 feet to a point; thence leaving said right-of-way South 20 degrees 33 minutes 55 seconds East, 83.44 feet to a point; thence South 07 degrees 29 minutes 41 seconds East, 26.56 feet to a point; thence South 05 degrees 21 minutes 50 seconds East, 23.51 feet to a point; thence South 12 degrees 06 minutes 11 seconds West, 28.78 feet to a point; thence South 33 degrees 25 minutes 45 seconds West, 15.53 feet to a point; thence South 01 degrees 40 minutes 45 seconds West, 23.13 feet to a point; thence South 23 degrees 53 minutes 46 seconds East, 17.38 feet to a point; thence South 23 degrees 53 minutes 46 seconds East, 16.31 feet to a point; thence South 48 degrees 10 minutes 56 seconds East, 15.83 feet to a point; thence South 41 degrees 47 minutes 28 seconds East, 15.33 feet to a point; thence South 20 degrees 49 degrees 35 minutes 47 seconds East, 17.37 feet to a point; thence South 08 degrees 16 minutes 09 seconds West, 30.91 feet to a point; thence South 05 degrees 57 minutes 47 seconds West, 29.61 feet to a point; thence South 44 degrees 24 minutes 54 seconds East, 65.58 feet to a point; thence South 18 degrees 35 minutes 54 seconds West, 21.14 feet to a point; thence South 02 degrees 34 minutes 31 seconds East, 7.83 feet to a point; thence South 57 degrees 37 minutes 27 seconds East, 32.03 feet to a point; thence South 66 degrees 21 minutes 35 seconds East, 44.28 feet to a point; thence South 31 degrees 56 minutes 11 seconds East, 15.01 feet to a point; thence South 38 degrees 44 minutes 28 seconds West, 24.44 feet to a point; thence South 30 degrees 16 minutes 07 seconds East, 30.62 feet to a point; thence South 23 degrees 18 minutes 26 seconds East, 26.05 feet to a point; thence South 75 degrees 42 minutes 37 seconds East, 14.03 feet to a point; thence South 13 degrees 10 minutes 50 seconds East, 9.70 feet to a point; thence South 19 degrees 26 minutes 57 seconds West, 22.15 feet to a point; thence South 35 degrees 13 minutes 48 seconds West, 29.40 feet to a point; thence South 19 degrees 33 minutes 53 seconds West, 21.96 feet to a point; thence South 07 degrees 29 minutes 59 seconds East, 37.35 feet to a point; thence South 47 degrees 55 minutes 09 seconds East, 35.31 feet to a point; thence South 14 degrees 40 minutes 13 seconds East, 29.37 feet to a point; thence South 19 degrees 10 minutes 36 seconds East, 28.87 feet to a point; thence South 34 degrees 38 minutes 03 seconds East, 36.42 feet to a point; thence South 23 degrees 26 minutes 50 seconds East, 24.80 feet to a point along the northerly right-of-way of Georgia State Route 316; thence along the right-of-way of the Georgia State Route 316, 405.35 feet along an arc of a curve to the right, said curve having a radius of 2764.78 feet, a chord bearing of North 78 degrees 18 minutes 37 seconds West, and a chord distance of 404.99 feet to an iron pin; thence continuing along the right-of-way of the Georgia State Route 316 North 49 degrees 03 minutes 12 seconds West, 215.50 feet to the TRUE POINT OF BEGINNING.

Said tract being the same as shown on an ALTA/NSPS Land Title survey for First American Title Insurance Company & University Cancer & Blood Center, LLC by Baseline Surveying & Engineering, Inc. dated 08/26/2021.

EXHIBIT "A" TO REZONE NO P21-0188

NARRATIVE

GENERAL DATA

Property Address: 1460 Resurgence Drive
Parcel: 004P-003
Owner: Resurgence Park, LLC
Existing Zoning: B2
Proposed Zoning: B2 with modified conditions
Existing Use: Vacant property
Proposed Use: Medical Office
Property Area: 4.79 acres

ADJACENT LAND USES AND ZONING

North – Oconee Connector & Medical Office (B1 zoning)
West – Oconee Connector
South – Georgia State Route 316
East – Proposed Office (Medical & General) Lots in Resurgence Park (B1 zonings)

OWNERSHIP TYPE

The lot will be fee simple ownership.

SITE NARRATIVE

The property is 4.79 acres and is currently zoned B2 and undeveloped. The property owner is Resurgence Park, LLC. The owners are seeking a rezoning modification to the existing B2 zoning to allow for medical use of the property. The property was zoned to B2 in 2013 as part of the Resurgence Park Commercial Subdivision, but the site was solely and specially designated as a hotel use only. The rezoning modification is to allow for medical office use.

SITE DESCRIPTION

The property is located at 1460 Resurgence 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 mostly wooded areas with a portion of open grass field. The property slopes primarily from the southwest to the northeast to an existing creek which is the property boundary.

PROPOSED USE

The proposed use of the property is medical office. The proposed development consists of a 25,000 sq. ft. medical office space that could potentially grow to as much as 30,000 sq. ft. The building will consist of a structure with brick, stone (authentic or manufactured), stucco, detailed metal panels, and wood plank siding. See representative architecture.

ACCESS

Access to the lot will be via an entrance along the Resurgence Drive, a public road inside Resurgence Park, and a driveway from the Oconee Connector. Pitman Engineering has been in contact with GDOT to coordinate the driveway location along the Oconee Connector as well as additional right-of-way needed for the GA State Rte. 316 overpass. This additional right-of-way is shown as anticipated on the plans, but may be modified pending additional coordination with GDOT and right-of-way acquisition. The access from the Oconee Connector was granted as part of the previous right-of-way acquisition and was previously approved by OC BOC for this lot in its original B-2 zoning in 2013.

TRAFFIC IMPACT

Per the Institute of Transportation Engineers, Trip Generation, 10th Edition (ITE Manual), the proposed development does not generate the 1,000 trips per day that is required to trigger a Traffic Impact Analysis. Per ITE Manual Code 630 (Medical Clinic), the calculated daily trips estimate to be 855 daily trips based on 22,400 of medical clinic. See attached ITE printout.

WATER SUPPLY

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

Estimated water usage is 2,800 gpd.

SEWAGE DISPOSAL

Sewage disposal will be provided by Oconee County Water Resources. A 12" sanitary sewer main currently exists onsite. A capacity letter has been obtained from Oconee County Water Resources and is provided with this request.

Estimated sewer usage is 2,800 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 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.

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 December 2021 then site development plans will be created and permitted to begin construction the middle of 2022. The project will be built in a single phase.

BUFFERS

There are currently no buffers required due to adjacent zonings. All landscaping and screening shall be per the OC-UDC requirements and will be met during site development plans approval.

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 \$14 Million.

