

**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) and OBP (Office Business Park District) to OBP (Office Business Park District) pursuant to an application for rezoning of property owned by Mike Power and NIW Holdings, LLC submitted on November 22, 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 November 22, 2021, requesting a rezone of a ±6.04-acre tract of land located at 1181 and 1211 Dial Mill Extension in the 240th G.M.D., Oconee County, Georgia, (tax parcel no. B-01-013B and B-01-013D), 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) and OBP (Office Business Park 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 January 18, 2022, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on February 1, 2022.

ADOPTED AND APPROVED, this 1st day February, 2022.

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
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P21-0242

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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 exterior building façade materials shall be brick, stone or stucco.

TAX MAP

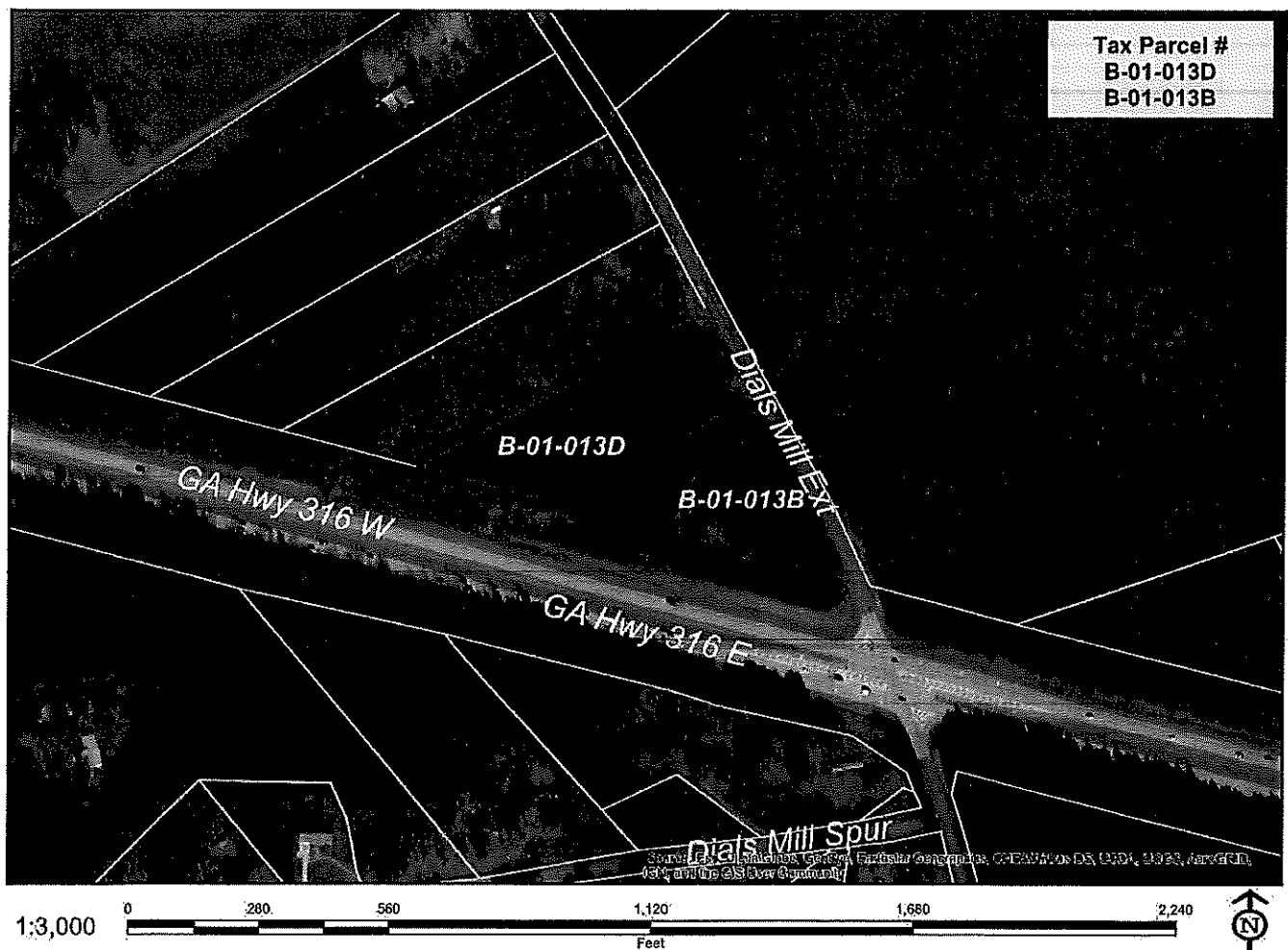


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LEGAL DESCRIPTION

All that tract or parcel of land, together with all improvements thereon, containing 6.0376 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 a point at the intersection of the westerly margin of right-of-way of Dials Mill Extension and the northerly margin of right-of-way of GA Highway 316, said point being the TRUE POINT OF BEGINNING; thence along the right-of-way of Ga Highway 316 South 58 degrees 20 minutes 53 seconds West, 123.95 feet to a point; thence continuing along the right-of-way of Ga Highway 316 North 77 degrees 33 minutes 02 seconds West, 115.24 feet to a point; thence continuing along the right-of-way of Ga Highway 316 North 77 degrees 33 minutes 02 seconds West, 764.92 feet to a point; thence leaving said right-of-way North 60 degrees 09 minutes 26 seconds East, 766.95 feet to a point on the westerly margin of right-of-way of Dials Mill Extension; thence continuing along the right-of-way of Dials Mill Extension South 29 degrees 21 minutes 34 seconds East, 75.15 feet to a point; thence continuing along the right-of-way of Dials Mill Extension 154.11 feet along an arc of a curve to the left, said curve having a radius of 3543.66 feet, a chord bearing of South 30 degrees 36 minutes 19 seconds East, and a chord distance of 154.10 feet to a point; thence continuing along the right-of-way of Dials Mill Extension South 31 degrees 51 minutes 05 seconds East, 45.18 feet to a point; thence continuing along the right-of-way of Dials Mill Extension South 30 degrees 45 minutes 33 seconds East, 314.01 feet to the TRUE POINT OF BEGINNING.

Said tract being the same as Lot 1 on a composite plat by Pittman Engineering, PC dated 11.17.2021.

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NARRATIVE

DIALS MILL EXTENSION MIXED USE

REZONE SUBMITTED 11/22/2021 revised 12/13/2021

GENERAL DATA

Property Address: 1181 & 1121 Dials Mill Extension
Parcel: B01 D138 & B01 D13D
Owner: Mike Power & Jerry R Huff Estate
Existing Zoning: AG & OBP
Proposed Zoning: OBP
Existing Use: undeveloped
Proposed Use: Mini-warehouses and self-service storage and office-warehouse
Property Area: 6.0376 acres

ADJACENT LAND USES AND ZONING

North – Dials Mill Extension and Residential (AG zoning)
West – Ga Highway 316
South – Ga Highway 316
East – Dials Mill Extension

OWNERSHIP TYPE

The development will be privately owned with the office-warehouse units available for condo ownership.

SITE NARRATIVE

The property is 6.0376 acres and is currently zoned AG & OBP and undeveloped. The property owners are Mike Power and the Jerry R. Huff Estate. The owners are seeking to rezone the property from AG & OBP to OBP to create a multi-use commercial development consisting of mini-warehouses and self-service storage and office-warehouse.

SITE DESCRIPTION

The property is located at the northwestern intersection of Dials Mill Extension and Ga Highway 316. The Character Area for the property and its surrounding properties is identified as 'Technology Gateway' according to the Oconee Future Development Map.

The property is primarily wooded and slopes from the east to the west to a roadside swale along Ga Highway 316.

PROPOSED USE

The proposed use of the property is a multi-use commercial development consisting of mini-warehouses and self-service storage and office-warehouse. The components and their characteristics are as follows:

- Mini-warehouses and Self-service Storage – The proposed development consists of both traditional exterior accessed storage units as well as interior accessed units. Buildings will consist of brick or NewBrick insulated brick product on sides adjacent to public streets or viewable from the public street. Remaining building sides will be metal panels. The maximum square footage, 61,100 sf, for this use is a total of both traditional exterior accessed storage units and interior accessed units with no maximum square footage for each type. The concept plan shows this as seven buildings, one of which is proposed to be two-story space.
- Office-Warehouse – The proposed development consists of up to 5,700 sf. of office-warehouse space. The concept plan shows this as a single building. The number of units within the building may vary without exceeding the maximum square footage. These units could be available for office-warehouse, general office space, service type businesses, or other appropriate types of businesses. 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.

ACCESS

A local commercial cul-de-sac street will be constructed into the development entering from Dials Mill Extension. Access will be via individual driveways from this commercial street along with an access along Dials Mill Extension.

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.

Projected trips are as follows:

Mini-Warehouse (Use Code 151) – 61,100 sf = 91 ADT

Office (Use Code 710) – 5,700 sf = 62 ADT

WATER SUPPLY

Water will be provided by a private onsite well.

SEWAGE DISPOSAL

Sewage disposal for each use shall consist of onsite conventional septic tanks and drain-fields. A soil survey map is being prepared by an approved soil scientist to ensure 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. Dumpsters will be shielded from view per the Oconee County UDC requirements.

UTILITIES

Electricity and Data will be supplied through 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 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 February 2022, then site development plans will be created and permitted to begin construction in June of 2022. It is anticipated that the project will be built in a single phase.

BUFFERS

A 50' buffer is shown along the adjacent property line to the north, 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.

COMPANION SPECIAL USE REQUEST

A Special Use Permit request has been made as a companion request for the tract to allow for the development of the self-storage facility.

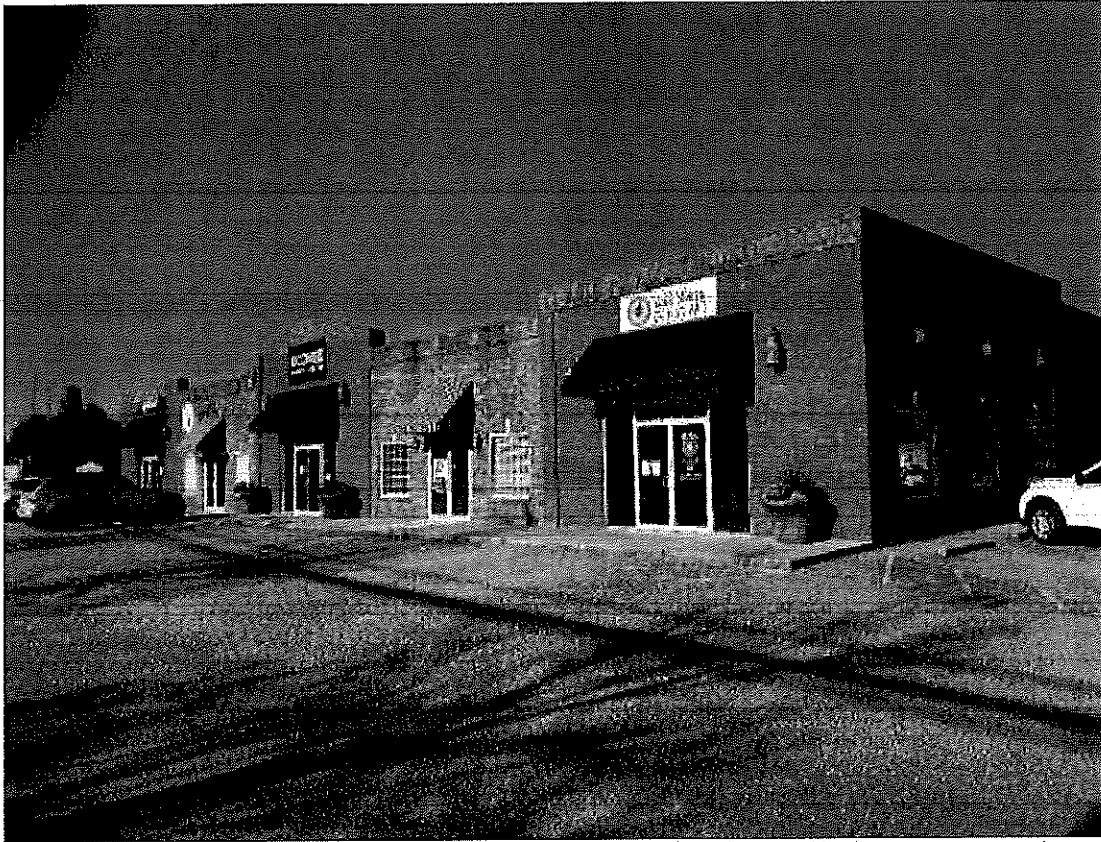
ESTIMATED VALUE OF PROJECT

The complete buildout of the project is estimated to be \$3 Million.

EXHIBIT "A" TO REZONE NO P21-0242

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ARCHITECTURAL IMAGES+





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

REZONE CASE #: P21-0242

DATE: January 7, 2022

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

APPLICANT NAME: Pittman Engineering

PROPERTY OWNER: Mike Power & NIW Holdings,
LLC

LOCATION: 1181 & 1211 Dial Mill Extension;
Tax parcels B-01-013B & B-01-013D

PARCEL SIZE: ±6.04 acres

EXISTING ZONING: AG (Agricultural District)

EXISTING LAND USE: Residential and Undeveloped

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Technology Gateway

ACTION REQUESTED: Rezone the property from AG (Agricultural District) and OBP (Office Business Park District) to OBP (Office Business Park District) for a multi-use commercial development. This request is accompanied by special use case #P21-0243 for mini-warehouses and self-service storage units.

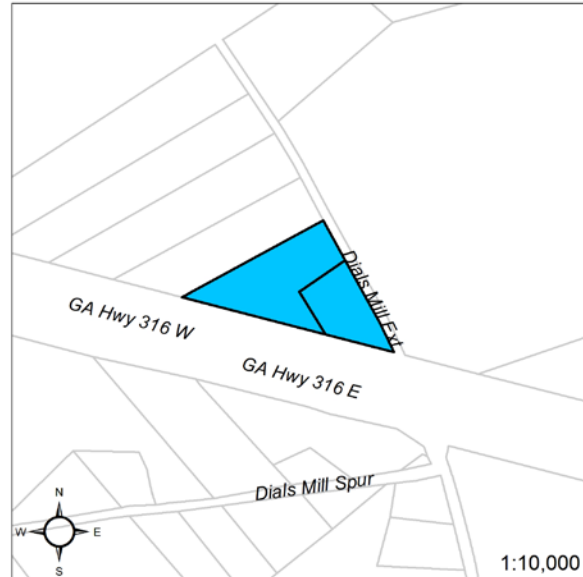
STAFF RECOMMENDATION: Staff recommends conditional approval of this request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: January 18, 2022

BOARD OF COMMISSIONERS: February 1, 2022

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

- Tax parcel B-01-013B has been zoned AG since the original adoption of the zoning map in 1968.
- Tax parcel B-01-013D was rezoned in 2005 in order to develop a warehouse office complex. No construction of the project was completed.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single-family residential and Undeveloped	AG (Agricultural District)
SOUTH	Single-family residential and undeveloped	AG (Agricultural District)
EAST	Undeveloped	AG (Agricultural District)
WEST	Single-family residential	AG (Agricultural District)

PROPOSED DEVELOPMENT

- The applicant is proposing to develop a multi-use commercial development consisting of office-warehouse units, mini-warehouses and self-service storage units. This request is accompanied by special use #P21-0243 to allow mini-warehouses and self-service storage units. The multi-use commercial development would consist of the following:
 - *Office-warehouse:*
 - A single 5,700 square-foot building, with units available for office-warehouse, general office space, service type businesses, or other appropriate types of businesses.
 - The building façade is proposed to be brick, stone or stucco on sides adjacent to or visible from a public street and metal and/or fiber cement material on all other sides not visible from a public street (see architectural images).
 - *Mini-Warehouse and Self-Service Storage*
 - The proposed development would consist of seven buildings, one of which would be a two-story building. The development would contain both exterior and interior accessed units with a total square footage of 61,100.
 - Building façades are proposed to be brick on sides adjacent to or visible from a public street and metal panels on all other sides not visible from a public street (see architectural images).

PROPOSED TRAFFIC PROJECTIONS

- A total of 153 additional ADT (average daily trips) are projected as follows:
 - *Mini-Warehouse:* 91 ADT (10th Ed. ITE Trip Generation Manual)
 - *Office:* 62 ADT (10th Ed. ITE Trip Generation Manual)

Water:

- Water would be provided by an onsite well.

Sewer:

- Sewage disposal would be provided by onsite conventional septic tanks and drain fields.

Roads:

- The main project entrance is proposed via a new public street and cul-de-sac off of Dials Mill Extension. A secondary driveway off Dials Mill Extension is proposed for additional access to the self-service storage component.

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

- No comments

GEORGIA DEPARTMENT OF TRANSPORTATION

- No comments received

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 primarily zoned AG (Agricultural District) and are undeveloped or in single family residential use. Provided that adequate screening and buffering is provided as required by the Unified Development Code and as shown on the concept plan, the proposed office and office/warehouse uses should be suitable in view of the existing nearby development.
- B. Whether the property to be rezoned has a reasonable economic use as currently zoned.**
The property has a reasonable economic use for agricultural, single-family residential, and office-warehouse 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 on local streets is anticipated and no impacts on water or sewer services are anticipated 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.**
Provided that required buffering and screening are installed, the proposed development should be 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 OBP-zoned parcel has been vacant since being rezoned for office-warehouse use in 2005; and the AG-zoned parcel has been in single-family residential use for decades. Surrounding properties have remained undeveloped or minimally-developed and AG-zoned.
- 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. Staff has suggested one condition below to ensure consistency with the intended “high character and attractive surroundings” 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.

Staff finds no other existing or changing conditions which give supporting grounds for approval or disapproval of the request.

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 Technology Gateway Character Area as shown on the [2040 Character Areas Map](#). The 2018 Comprehensive Plan describes this “multi-use” Character Area as incorporating “many aspects of commerce such as professional office buildings, corporate and regional offices, high-tech and research facilities, small office and business park complexes, and light industrial uses such as warehousing and wholesale” ([2018 Comprehensive Plan p. 61](#)). The Comprehensive Plan supports “office complexes and campuses” and “light industrial and light manufacturing that will not have an adverse impact on the environmental quality of the area” as primary land uses in this Character Area ([2018 Comprehensive Plan p. 61](#)). Staff holds that the proposed office/warehouse and mini 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/warehousing 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 exterior building façade materials shall be brick, stone or stucco.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- ☒ Rezoning from: AG&OBP to OBP ☐ 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: [Signature] Date: 12/10/2024 Notarized: _____

Property Owner

Name: Mike Power & Jerry R Huff Estate

Address: 2100 Monroe Highway 6054 Christina Court
(No P.O. Boxes)
Bogart GA, 30622 Bethlehem GA 30620

Telephone: (770) 725-2264 (706) 548-1005



Property

Location: 1181 & 1211 Dials Mill Extension, Northwest
(Physical Description)
of the intersection of Dials Mill Extension and Ga Hwy 316,

Tax Parcel Number: B-01-013B & B-01-013D

Size (Acres): 6.0376 Current Zoning: AG & OBP

Future Development Map—Character Area Designation: Technology Gateway

Use

Current Use: Vacant property

Proposed Use: Mini-warehouses and self-service storage
and office-warehouse

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 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

DIALS MILL EXTENSION MIXED USE
REZONE SUBMITTED 11/22/2021 revised 12/13/2021

GENERAL DATA

Property Address: 1181 & 1121 Dials Mill Extension
Parcel: B01 013B & B01 013D
Owner: Mike Power & Jerry R Huff Estate
Existing Zoning: AG & OBP
Proposed Zoning: OBP
Existing Use: undeveloped
Proposed Use: Mini-warehouses and self-service storage and office-warehouse
Property Area: 6.0376 acres

ADJACENT LAND USES AND ZONING

North – Dials Mill Extension and Residential (AG zoning)
West – Ga Highway 316
South – Ga Highway 316
East – Dials Mill Extension

OWNERSHIP TYPE

The development will be privately owned with the office-warehouse units available for condo ownership.

SITE NARRATIVE

The property is 6.0376 acres and is currently zoned AG & OBP and undeveloped. The property owners are Mike Power and the Jerry R. Huff Estate. The owners are seeking to rezone the property from AG & OBP to OBP to create a multi-use commercial development consisting of mini-warehouses and self-service storage and office-warehouse.

SITE DESCRIPTION

The property is located at the northwestern intersection of Dials Mill Extension and Ga Highway 316. The Character Area for the property and its surrounding properties is identified as 'Technology Gateway' according to the Oconee Future Development Map.

The property is primarily wooded and slopes from the east to the west to a roadside swale along Ga Highway 316.

PROPOSED USE

The proposed use of the property is a multi-use commercial development consisting of mini-warehouses and self-service storage and office-warehouse. The components and their characteristics are as follows:

- Mini-warehouses and Self-service Storage – The proposed development consists of both traditional exterior accessed storage units as well as interior accessed units. Buildings will consist of brick or NewBrick insulated brick product on sides adjacent to public streets or viewable from the public street. Remaining building sides will be metal panels. The maximum square footage, 61,100 sf. for this use is a total of both traditional exterior accessed storage units and interior accessed units with no maximum square footage for each type. The concept plan shows this as seven buildings, one of which is proposed to be two-story space.

- Office-Warehouse – The proposed development consists of up to 5,700 sf. of office-warehouse space. The concept plan shows this as a single building. The number of units within the building may vary without exceeding the maximum square footage. These units could be available for office-warehouse, general office space, service type businesses, or other appropriate types of businesses. 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.

ACCESS

A local commercial cul-de-sac street will be constructed into the development entering from Dials Mill Extension. Access will be via individual driveways from this commercial street along with an access along Dials Mill Extension.

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.

Projected trips are as follows:

Mini-Warehouse (Use Code 151) – 61,100 sf = 91 ADT

Office (Use Code 710) – 5,700 sf = 62 ADT

WATER SUPPLY

Water will be provided by a private onsite well.

SEWAGE DISPOSAL

Sewage disposal for each use shall consist of onsite conventional septic tanks and drain-fields. A soil survey map is being prepared by an approved soil scientist to ensure 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. Dumpsters will be shielded from view per the Oconee County UDC requirements.

UTILITIES

Electricity and Data will be supplied through 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 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 February 2022, then site development plans will be created and permitted to begin construction in June of 2022. It is anticipated that the project will be built in a single phase.

BUFFERS

A 50' buffer is shown along the adjacent property line to the north, 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.

COMPANION SPECIAL USE REQUEST

A Special Use Permit request has been made as a companion request for the tract to allow for the development of the self-storage facility.

ESTIMATED VALUE OF PROJECT

The complete buildout of the project is estimated to be \$3 Million.

REPRESENTATIVE ARCHITECTURE







ZONING IMPACT ANALYSIS

Rezone Consideration Standards

Dials Mill Extension Mixed-Use 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 are suitable given the site's location along Ga Highway 316. The property is currently zoned OBP for office uses. Existing uses and zonings in the immediate vicinity are primarily residential, with the exception of B-1 and OIP zonings across Ga Highway 316. Development trends along the Ga Highway 316 corridor have been predominantly retail, office, and commercial service-oriented uses where county sewer is available.

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. The property was rezoned for a warehouse/office complex under the OBP classification; however, the property must be rezoned in order to allow the development of mini-warehouses and self-service storage.

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 due to the components of this development not causing significant traffic. The estimated traffic count for the development is less than 1,000 average trips per day (153 ADT); A private well is proposed for the development, so no impacts are anticipated to the county water system; No impacts to the county sewer system 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. A portion of the property is already zoned OBP for warehouse/office use. The zoning and special use to allow for mini-warehouses and self-service storage and office-warehouse would be a less intense use for the site than the current zoning allows.

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:

A portion of the property has been vacant as zoned since 2005 when the property was zoned OBP for warehouse/office use. The remaining portion of the property once had a residential structure that was demolished. Other properties in the vicinity and along the Ga Highway 316 corridor have been developed into predominantly retail, office, and commercial service-oriented uses over the previous decades where county sewer is available.

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

The OBP District is established 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. The proposed use for the property as mini-warehouses and self-service storage and office-warehouse is consistent with the purpose of the requested OBP zoning.

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 and more specifically, for those immediately adjacent to Ga Hwy 316 have been for office, commercial, and service-oriented developments. This gives supporting grounds for approval of the zoning change request.

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 Technology Gateway. The Technology Gateway Character Area is defined as “a large employment center of regional and statewide importance.” The area “incorporates many aspects of commerce such as professional office buildings, corporate and regional offices, high-tech and research facilities, small office and business park complexes, and light industrial uses such as warehousing and wholesale.”

Recognizing the Character Areas Map as a guide, and that the Technology Gateway Character Area development guidelines allow for warehousing and professional office buildings, then the OBP zoning and mini-warehouses and self-service storage and 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:

Currently there are no sites available with the unique character and location of the subject property in the vicinity that would allow for the proposed use. There are sites currently zoned OBP in the county, but the lots are smaller and not suitable for this type of development.

Rezone # P21-0242 and Special Use P21-0243 - Mike Power, Jerry R. Huff Estate

Tax Parcel #
B-01-013D
B-01-013B

B-01-013D

B-01-013B

GA Hwy 316 W

GA Hwy 316 E

Dials Mill Ext

Dials Mill Spur

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

1:3,000

0 280 560 1,120 1,680 2,240

Feet

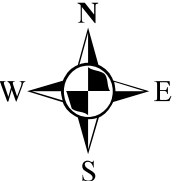


Zoning

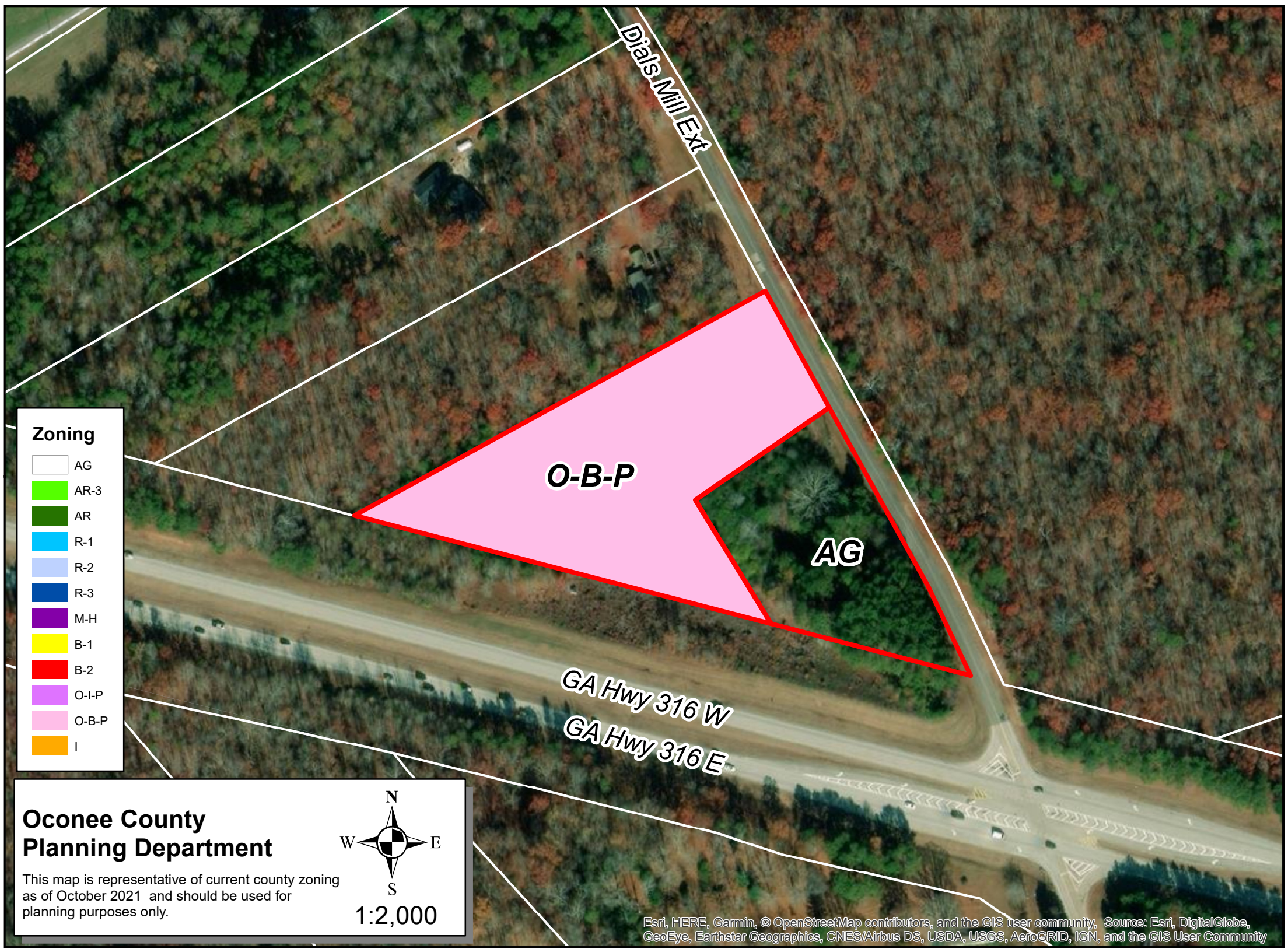
	AG
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**Oconee County
Planning Department**

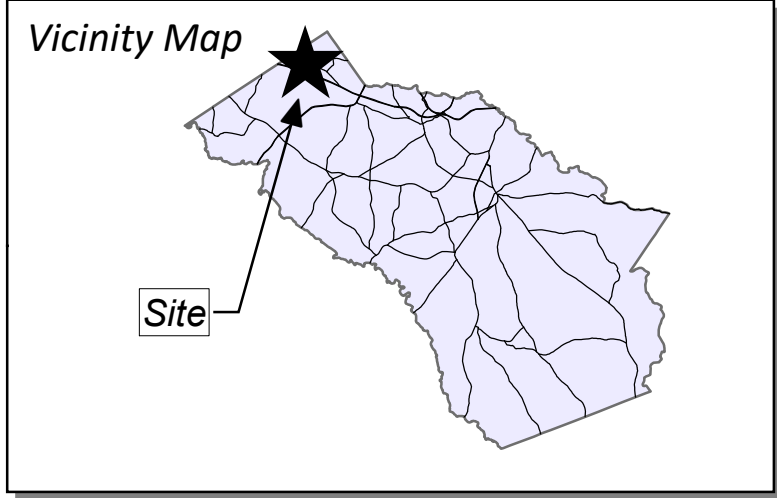
This map is representative of current county zoning as of October 2021 and should be used for planning purposes only.



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

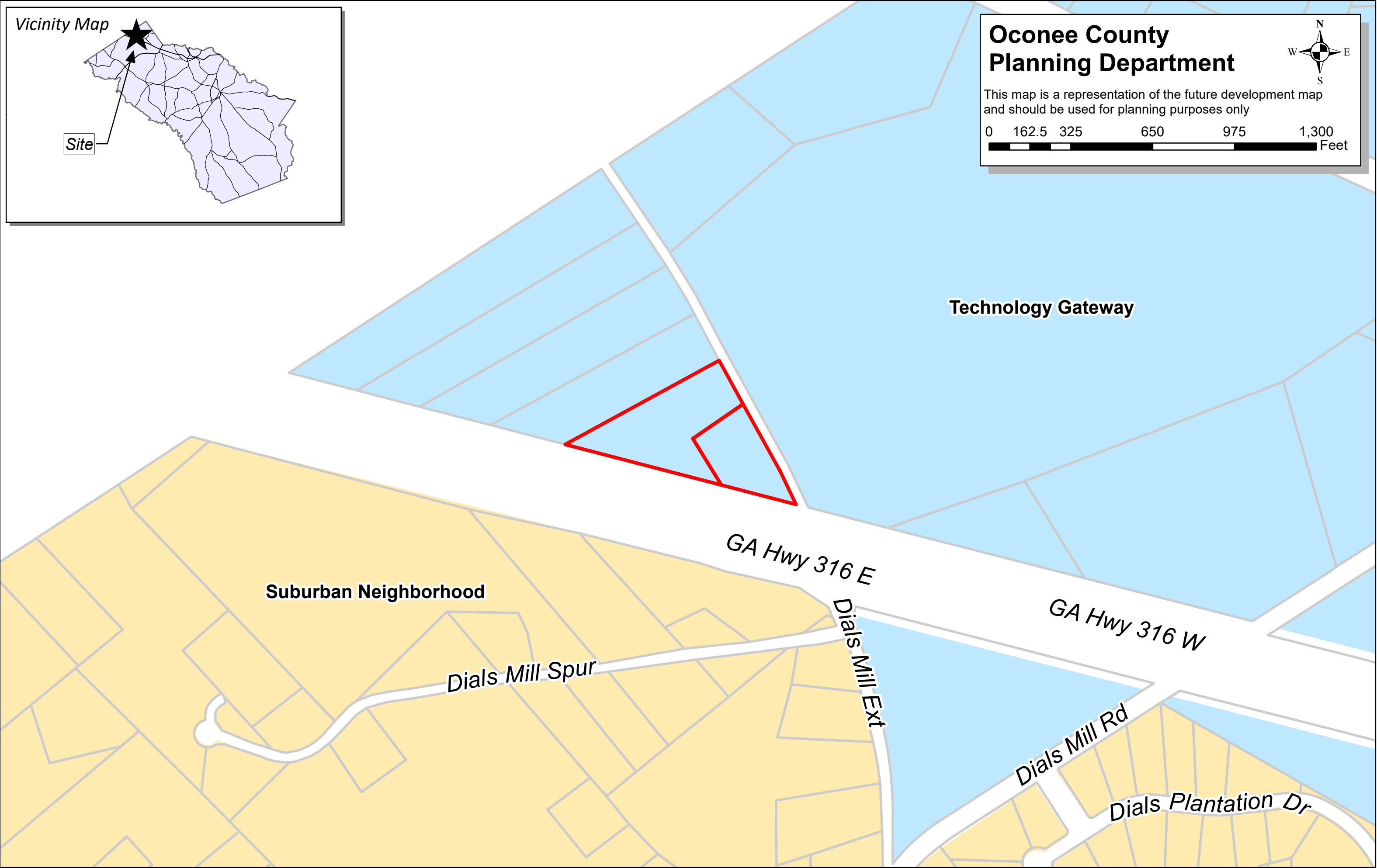


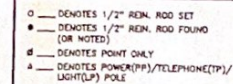
**Oconee County
Planning Department**

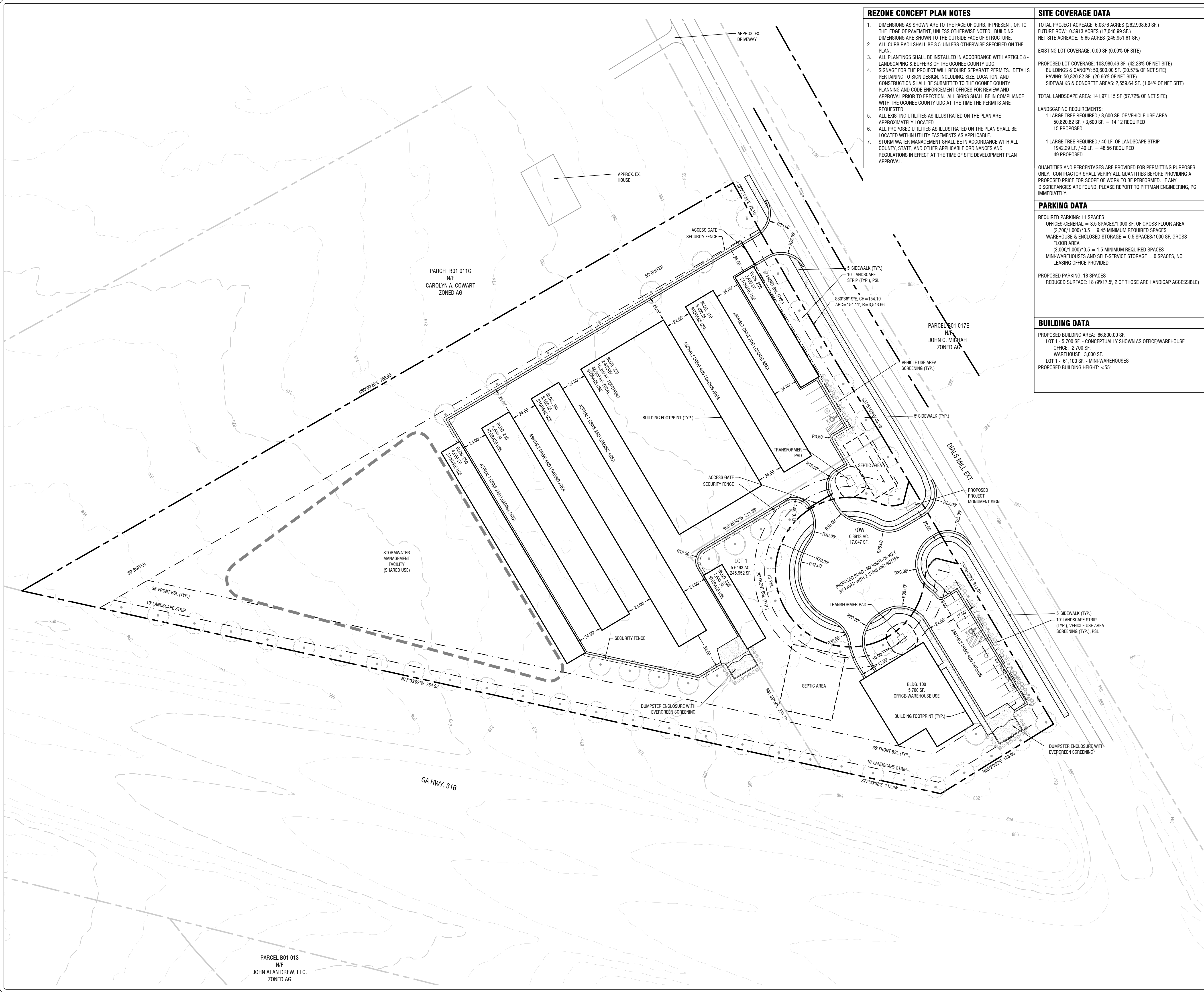
This map is a representation of the future development map and should be used for planning purposes only

0 162.5 325 650 975 1,300 Feet

A north arrow is located in the top right corner of the title block, pointing upwards with 'N' at the top, 'S' at the bottom, 'E' to the right, and 'W' to the left. Below the title block is a scale bar with markings at 0, 162.5, 325, 650, 975, and 1,300 feet.







REZONE CONCEPT PLAN NOTES

- DIMENSIONS AS SHOWN ARE TO THE FACE OF CURB, IF PRESENT, OR TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STRUCTURE.
- ALL CURB RADI SHALL BE 3.5' UNLESS OTHERWISE SPECIED ON THE PLAN.
- ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 8 - LANDSCAPING & BUFFERS OF THE OCOREE COUNTY UDC.
- SIGNAGE FOR THE PROJECT WILL REQUIRE SEPARATE PERMITS. DETAILS PERTAINING TO SIGN DESIGN, INCLUDING: SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE OCOREE COUNTY PLANNING AND CODE ENFORCEMENT OFFICES FOR REVIEW AND APPROVAL PRIOR TO ERECTION. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE OCOREE COUNTY UDC AT THE TIME THE PERMITS ARE REQUESTED.
- ALL EXISTING UTILITIES AS ILLUSTRATED ON THE PLAN ARE APPROXIMATELY LOCATED.
- ALL PROPOSED UTILITIES AS ILLUSTRATED ON THE PLAN SHALL BE LOCATED WITHIN UTILITY EASEMENTS AS APPLICABLE.
- STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY, STATE, AND OTHER APPLICABLE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL.

SITE COVERAGE DATA

TOTAL PROJECT ACREAGE: 6.0376 ACRES (262,988.60 SF.)
FUTURE ROW: 0.3913 ACRES (17,046.99 SF.)
NET SITE ACREAGE: 5.65 ACRES (245,941.61 SF.)
EXISTING LOT COVERAGE: 0.00 SF (0.00% OF SITE)
PROPOSED LOT COVERAGE: 103,980.46 SF. (42.28% OF NET SITE)
BUILDINGS & CANOPY: 50,600.00 SF. (20.57% OF NET SITE)
PAVING: 50,820.82 SF. (20.66% OF NET SITE)
SIDEWALKS & CONCRETE AREAS: 2,559.64 SF. (1.04% OF NET SITE)
TOTAL LANDSCAPE AREA: 141,971.15 SF (57.72% OF NET SITE)
LANDSCAPING REQUIREMENTS:
1 LARGE TREE REQUIRED / 3,600 SF. OF VEHICLE USE AREA
50,820.82 SF. / 3,600 SF. = 14.12 REQUIRED
15 PROPOSED
1 LARGE TREE REQUIRED / 40 LF. OF LANDSCAPE STRIP
1942.29 LF. / 40 LF. = 48.56 REQUIRED
49 PROPOSED

QUANTITIES AND PERCENTAGES ARE PROVIDED FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE PROVIDING A PROPOSED PRICE FOR SCOPE OF WORK TO BE PERFORMED. IF ANY DISCREPANCIES ARE FOUND, PLEASE REPORT TO PITTMAN ENGINEERING, PC IMMEDIATELY.

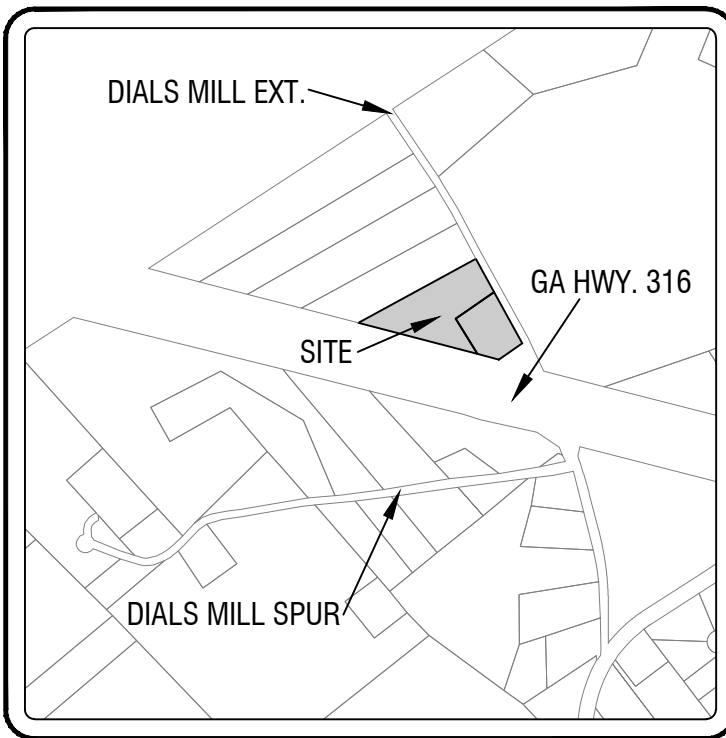
PARKING DATA

REQUIRED PARKING: 11 SPACES
OFFICES-GENERAL = 3.5 SPACES/1,000 SF. OF GROSS FLOOR AREA
(2,700/1,000)*3.5 = 9.45 MINIMUM REQUIRED SPACES
WAREHOUSE & ENCLOSED STORAGE = 0.5 SPACES/1,000 SF. GROSS FLOOR AREA
(3,000/1,000)*0.5 = 1.5 MINIMUM REQUIRED SPACES
MINI-WAREHOUSES AND SELF-SERVICE STORAGE = 0 SPACES, NO LEASING OFFICE PROVIDED
PROPOSED PARKING: 18 SPACES
REDUCED SURFACE: 18 (8*17.5; 2 OF THOSE ARE HANDICAP ACCESSIBLE)

BUILDING DATA

PROPOSED BUILDING AREA: 66,800.00 SF.
LOT 1 - 5,700 SF. - CONCEPTUALLY SHOWN AS OFFICE/WAREHOUSE
OFFICE: 2,700 SF.
WAREHOUSE: 3,000 SF.
LOT 1 - 61,100 SF. - MINI-WAREHOUSES
PROPOSED BUILDING HEIGHT: <35'

VICINITY MAP - SCALE: 1" = 1000'



PROJECT DATA

PROPERTY OWNER:
MIKE POWER
PO BOX 326
BOGART, GEORGIA 30622
ATTN: MIKE POWER
AND
JERRY R. HUFF ESTATE
6054 CHRISTINA COURT
BETHLEHEM, GEORGIA 30620
ATTN: JERRY R. HUFF
DEVELOPER:
JODY WATSON
285 GEAR ROAD
BOGART, GEORGIA 30622
ATTN: JODY WATSON, 706.255.7873
AUTHORIZED AGENT:
PITTMAN ENGINEERING, PC
1020 BARBER CREEK DRIVE, STE. 113
WATKINSVILLE, GEORGIA 30677
706.340.5599
PHYSICAL ADDRESS: 1181 & 1211 DIALS MILL EXT.
TAX PARCEL: B01 013B & B01 013D
TOTAL PROJECT ACREAGE: 6.0376 ACRES (262,988.60 SF.)
CONTOUR INTERVAL: 2' OCOREE COUNTY GIS TOPO
BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A BEN MCLEROY & ASSOCIATES, INC. SURVEY FOR BILL HUFF, DATED 9/30/92.
EXISTING ZONING: AG & OBP
PROPOSED ZONING: OBP
EXISTING USE: FORMER RESIDENTIAL & VACANT
PROPOSED USE: MIXED USE DEVELOPMENT, SEE BREAKDOWN
FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13218C0050D, WITH AN EFFECTIVE DATE OF 09/02/2009, FOR COMMUNITY PANEL NUMBER 130453, (OCOREE COUNTY), GEORGIA.
THERE ARE NO STATE WATERS ONSITE, NOR WITHIN 200' OF THE SITE.
THERE ARE NO WETLANDS DELINEATED ON SITE.
THERE ARE NO WATERCOURSES (PER THE UDC DEFINITION OF WATERCOURSE) ENTERING THE SITE NOR LEAVING THE SITE. THEREFORE, NO WATERCOURSES ARE DELINEATED ONSITE.

OBP ZONING REGULATIONS

MINIMUM LOT AREA (WITH SEWER): 40,000 SF.
MINIMUM LOT AREA (WITHOUT SEWER): 1.00 AC.
MINIMUM LOT WIDTH (WITH SEWER): 100'
MINIMUM LOT WIDTH (WITHOUT SEWER): 150'
MINIMUM BUILDABLE AREA: NA
MINIMUM AREA LYING ABOVE FLOODPLAIN: NA
MINIMUM FRONT YARD: 35' MAJOR THOROUGHFARE / 20' - MINOR STREET
MINIMUM SIDE YARD: 25'
MINIMUM REAR YARD: 40'
MAXIMUM BUILDING HEIGHT: 55'
MAXIMUM LOT COVERAGE: 80%

SERVICE PROVIDERS

WATER: PRIVATE WELL
SEWAGE DISPOSAL: INDIVIDUAL SEPTIC TANK AND DRAINFIELD
ELECTRIC: WALTON EMC
COMMUNICATION: AT&T ATHENS & CHARTER COMMUNICATIONS
GAS: ATLANTA GAS LIGHT COMPANY
SOLID WASTE: BY PRIVATE CONTRACT

SITE DRAINAGE

CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.

LANDSCAPING NOTE

FOR CLARITY, LIMITED LANDSCAPING IS SHOWN ON THIS PLAN. LANDSCAPING, BUFFERING, PARKING LOT PLANTINGS, AND OTHER COUNTY REGULATED PLANTINGS WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE REGULATIONS SET FORTH IN THE OCOREE COUNTY UDC AT THE TIME OF SITE DEVELOPMENT PLAN SUBMITTAL FOR EACH INDIVIDUAL LOT.

COMPANION SPECIAL USE

A SPECIAL USE PERMIT HAS BEEN REQUESTED AS A COMPANION REQUEST ON LOT 1 OF THIS REZONE FOR THE DEVELOPMENT OF SELF-STORAGE FACILITY.

PLANT LEGEND

WILLOW OAK	INDIAN HAWTHORNE
NUTTALL OAK	VINTAGE JADE
OVERCUP OAK	KNOCK OUT ROSE
RED MAPLE	LOROPETALUM
JAPANESE ZELKOVA	DWARF BURFORD HOLLY
	CRYPTOMERIA
	NELLIE R. STEVENS HOLLY

REVISIONS	DESCRIPTION
DATE	

PITTMAN ENGINEERING PC
PO BOX 1023
WATKINSVILLE GA 30677
P. 706-340-5599
WWW.PITTMANENGINEER.COM

REGISTERED PROFESSIONAL ENGINEER
NO. 29629
FRANK PITTMAN
10.06.2021
ISSUE PURPOSE
FOR REVIEW ONLY

WATSON MIXED USE
6.0376 AC. - 1181 & 1211 DIALS MILL EXT.
OCOREE COUNTY, GEORGIA

SCALE 1" = 40'
PROJECT NUMBER
08.09.2021
REZONE AND SPECIAL USE CONCEPT PLAN
01