

**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-1 (General Business District) to B-1 (General Business District) with modifications to rezone #4432 pursuant to an application for rezoning of property owned by Buffa Ericksen, LLC submitted on December 19, 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 December 19, 2021, requesting a rezone of a ±2.7-acre tract of land located northwest of the intersection of Hog Mountain Road and Mars Hill Road in the 221st G.M.D., Oconee County, Georgia, (tax parcel no. C-02-053), 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-1 (General Business District) to B-1 (General Business District) with modifications to rezone #4432 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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.

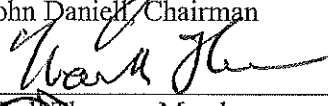
Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on February 21, 2022, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on March 1, 2022.

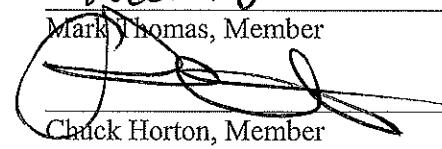
ADOPTED AND APPROVED, this 1st day of March, 2022.

OCONEE COUNTY BOARD OF COMMISSIONERS

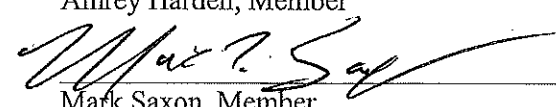
BY:


John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member

Absent
Amrey Harden, Member


Mark Saxon, Member

ATTEST:

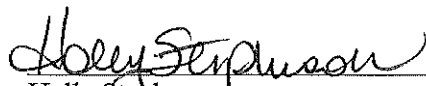

Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P21-0266

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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. In addition to the 10 foot landscape buffer required by rezone case #4432, a six foot high imitation wood vinyl fence shall be installed along the property line of parcel C 02 046.

TAX MAP

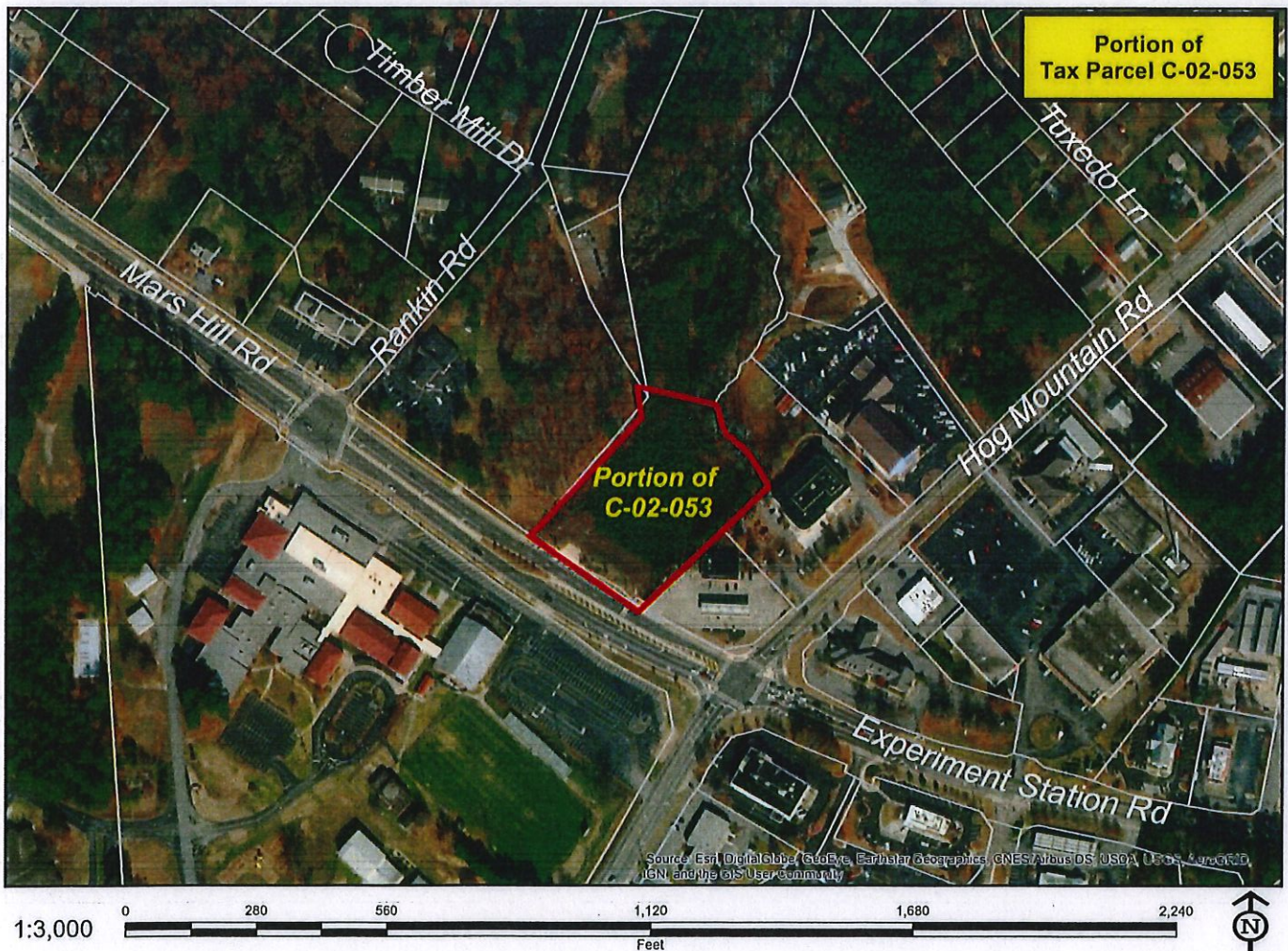


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LEGAL DESCRIPTION

All that tract or parcel of land, together with all improvements thereon, containing 2.7303 acres, more or less, lying and being in the 221th District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Beginning at an iron pin along the northerly margin of right-of-way of Mars Hill Road, said pin being the TRUE POINT OF BEGINNING; thence continuing along the right-of-way of Mars Hill Road North 55 degrees 02 minutes 55 seconds West, 279.33 feet to an iron pin; thence leaving said right-of-way North 43 degrees 21 minutes 53 seconds East, 343.25 feet to an iron pin; thence North 77 degrees 14 minutes 54 seconds East, 160.27 feet to a point; thence South 18 degrees 53 minutes 50 seconds East, 74.93 feet to a point; thence South 50 degrees 59 minutes 54 seconds East, 51.00 feet to a point; thence South 37 degrees 08 minutes 20 seconds East, 56.24 feet to a point; thence South 27 degrees 59 minutes 41 seconds East, 38.52 feet to a point; thence South 46 degrees 40 minutes 44 seconds West, 6.26 feet to an iron pin; thence South 46 degrees 40 minutes 44 seconds West, 377.23 feet to the TRUE POINT OF BEGINNING.

Said tract being the same as Lot 1 on a composite plat by Pittman Engineering, PC dated 12.16.2021.

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NARRATIVE

GENERAL DATA

Property Address: No address has been assigned to this property
Parcel: C-02-053
Owner: Buffa Erickson, LLC.
Existing Zoning: B1
Proposed Zoning: Modified B1
Existing Use: Undeveloped vacant tract
Proposed Use: Car Wash
Property Area: 2.7303 acres

ADJACENT LAND USES AND ZONING

Northwest – Shady Grove Baptist Church (Zoned AR)
Southeast – Golden Pantry (Zoned B1)
East- CVS (Zoned B1)
North – Lot 2 of this tract (Zoned OBP)
South – Mars Hill Road

OWNERSHIP TYPE

The development will be privately owned.

SITE NARRATIVE

The property is 2.7303 acres and is currently zoned B1 and undeveloped. The property owner is Buffa Erickson, LLC. The owner is seeking to modify the existing B1 rezone on the property to allow for a car wash.

SITE DESCRIPTION

The property is located northwest of the intersection of Hog Mountain Road and Mars Hill Road adjacent to the Golden Pantry. The Character Area for the property and its surrounding properties is identified as 'Civic Center' according to the Oconee Future Development Map.

The property is primarily wooded and slopes from the southwest to the northeast to a drainage swale and creek.

PROPOSED USE

The proposed use of the property is a car wash. The carwash will be an automatic tunnel carwash with building materials consistent with other similar carwash buildings built in Oconee County over the last few years such as brick and/or stone along with the potential for some metal/stucco accents (see representative architecture). This will provide a solution for this portion of the county that is needed as recent carwashes have been built in the Epps Bridge Road Corridor and the Hwy 441 Corridors but have left this portion of the county in need. The maximum size of the carwash structure will be 10,000 sf.

ACCESS

Access will be via a single driveway from Mars Hill Road and will utilize an existing concrete apron that was installed as part of the improvements to Mars Hill Road. The driveway will be designed as a private access drive to provide access to Lot 1 and the future Lot 2.

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.

Trip Generation is as follows:

Automatic Carwash (Land Use Code 948)

ADT = 494 daily trips

Peak Hour Morning = 40 trips

Peak Hour Evening = 78 trips

WATER SUPPLY

Water will be provided by Oconee County Water Resources Department. A water capacity letter has been obtained by OCWR. The estimated required water demand is 10,000 GPD. The existing 12" watermain is in the right-of-way of Mars Hill Road along the property frontage.

SEWAGE DISPOSAL

Sewage disposal will be provided by Oconee County Water Resources Department. Sewer will go into an existing manhole on the corner of Golden Pantry along Mars Hill Road. The primary goal would be to gravity flow sewer into this manhole. If elevations do not allow for this, an onsite private pump could be used to pump into the existing sewer manhole. In future phase Lot 2 (not part of this rezone), a private pumpstation would be needed to pump sewer to the existing sewer along Mars Hill Road. A sewer capacity letter has been obtained by OCWR. The estimated sewer demand is 10,000 GPD.

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 Facility 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 March 2022, then site development plans will be created and permitted to begin construction in mid 2022. It is anticipated that the project will be built in a single phase.

BUFFERS

A 10' buffer is shown along the adjacent property line to the north. This 10' buffer was approved under rezone #4432. 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 a car wash in the Mars Hill Overlay District.

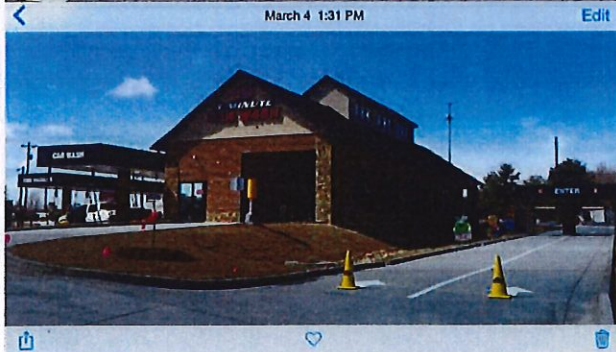
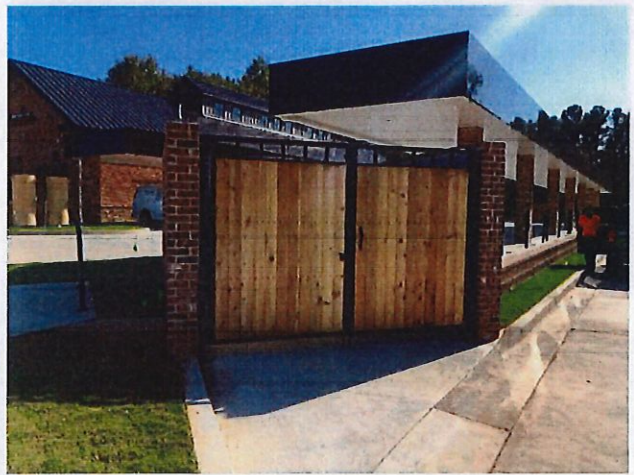
ESTIMATED VALUE OF PROJECT

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

EXHIBIT "A" TO REZONE NO P21-0266

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ARCHITECTURAL IMAGES



CONCEPT PLAN

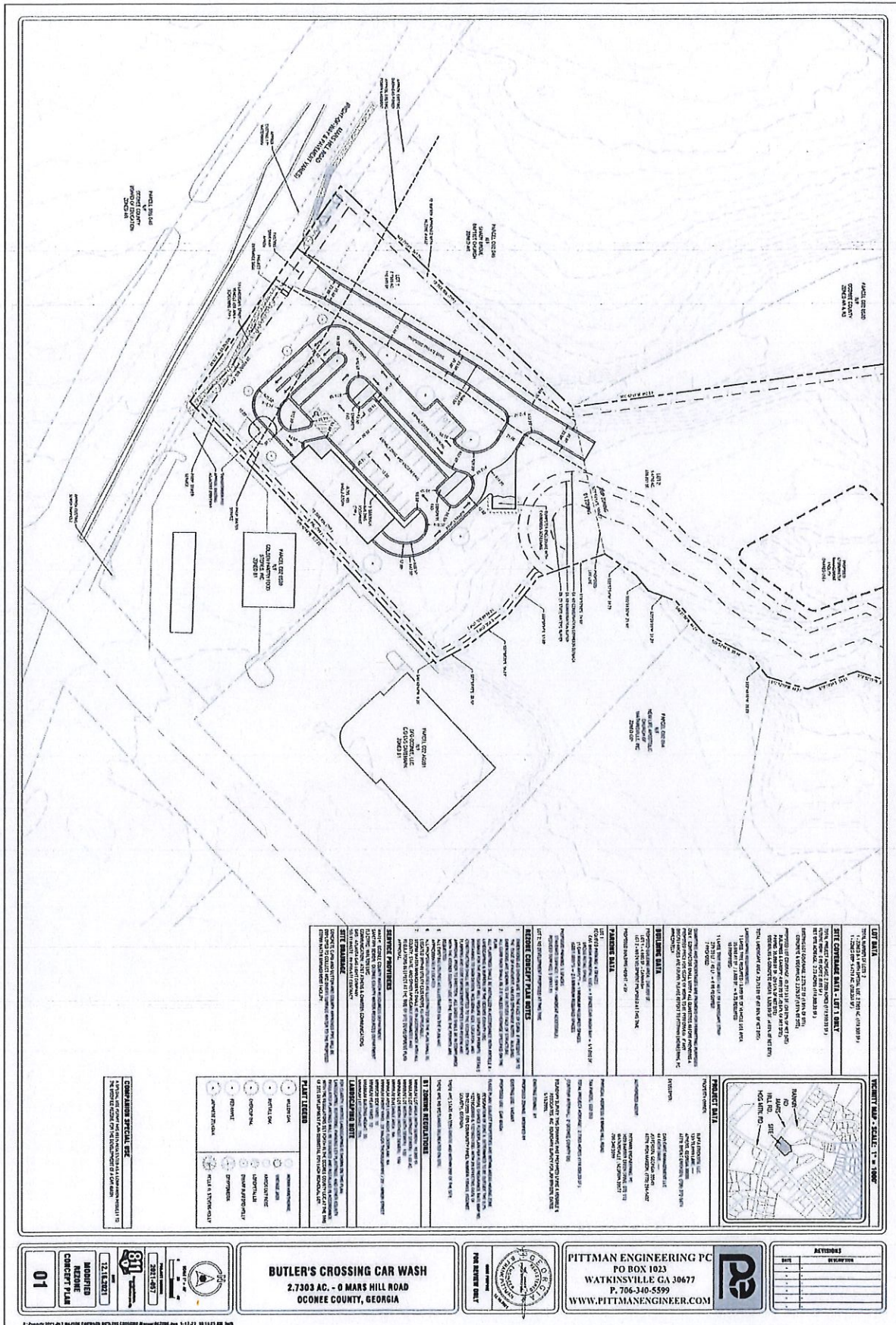
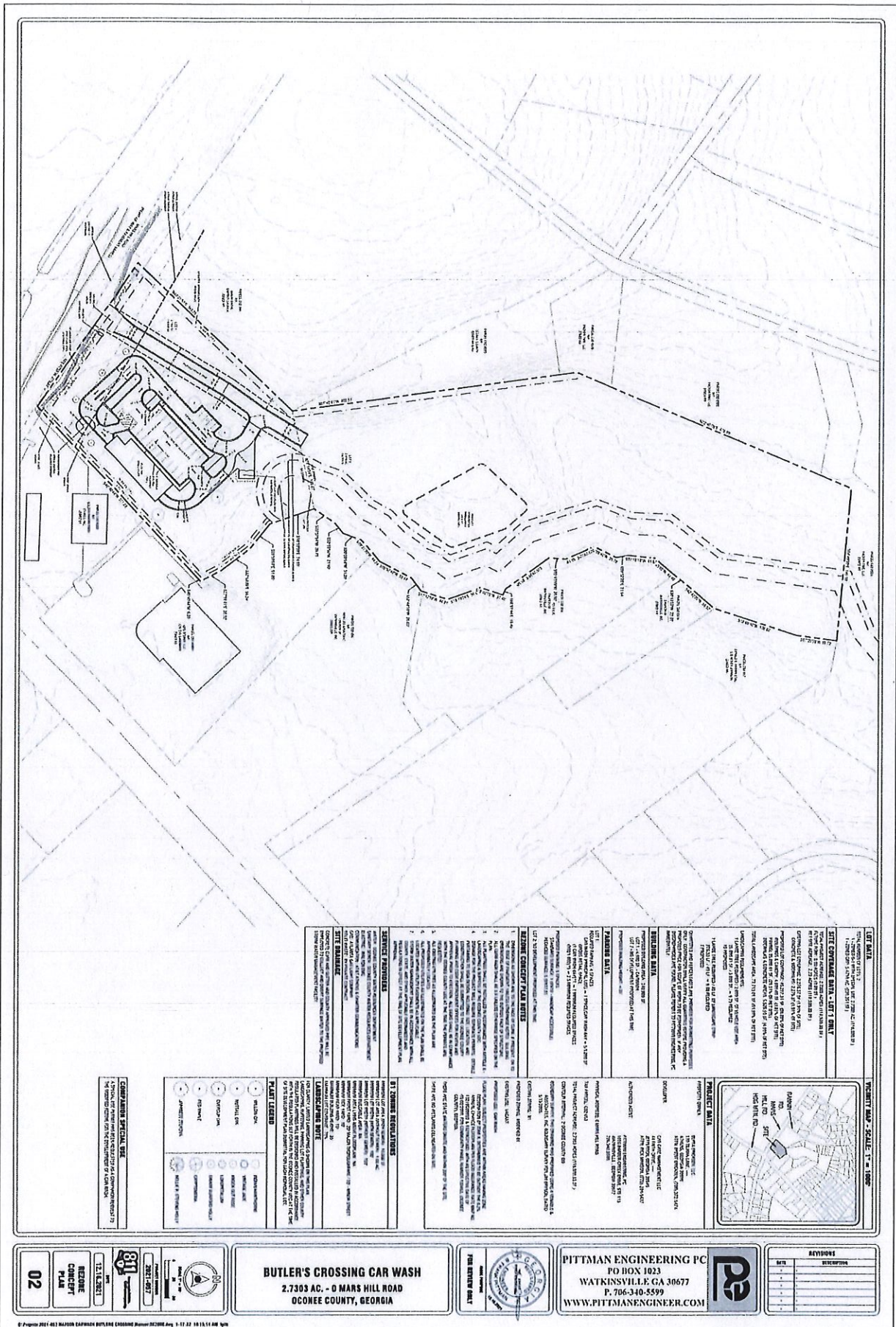


EXHIBIT "A" TO REZONE NO P21-0266

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

REZONE CASE #: P21-0266

DATE: February 4, 2022

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

APPLICANT NAME: Pittman Engineering, PC

PROPERTY OWNER: Buffa Ericksen, LLC

LOCATION: Intersection of Hog Mountain Road and Mars Hill Road; portion of tax parcel C-02-053

PARCEL SIZE: ±2.7 acres

EXISTING ZONING: B-1 (General Business District)

EXISTING LAND USE: Undeveloped

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Civic Center

ACTION REQUESTED: Rezone a portion of tax parcel C-02-053 from B-1 (General Business District) to B-1 (General Business District) with modifications to rezone #4432. This rezone is accompanied by special use #P21-0267 to allow for development of a carwash within the Mars Hill Overlay.

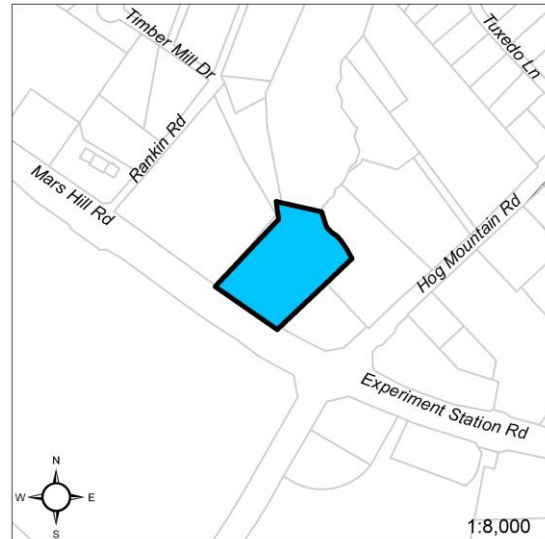
STAFF RECOMMENDATION: Staff recommends conditional approval of this request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: February 21, 2022

BOARD OF COMMISSIONERS: March 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

- A portion (±2.7 acres) of parcel C-02-053 was rezoned from AR (Agricultural Residential) and B-1 to B-1 on 5/3/2005 for a mixed retail development consisting of one building with 7 units.
- The remaining portion of the parcel (±5.5 acres) was rezoned under rezone #4433 on 05/03/2005 from AR to OBP (Office Business Park District) for a proposed office park consisting of four two-story buildings with 6 units in each building.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Undeveloped	OBP (Office Business Park District) and AR (Agricultural Residential District)
SOUTH	High School	AR (Agricultural Residential District)
EAST	Gas Station and Pharmacy	B-1 (General Business District)
WEST	Church	AR (Agricultural Residential District)

PROPOSED DEVELOPMENT

- The applicant proposes to modify rezone #4432 in order to allow a carwash use instead of the previously approved retail use.
- The proposed car wash would be a 10,000 square-foot automatic tunnel. The building material would consist of brick and/or stone façades along with some metal/stucco accents (see representative architectural images).
- The 10-foot vegetated buffer approved in rezone #4432 would be installed along the northwestern property line.
- The estimated value of the entire project is \$3 million.
- Construction is estimated to begin mid-2022 and the project would be built in a single phase.

PROPOSED TRAFFIC PROJECTIONS

- A total of 494 average daily trips, including 40 AM peak hour and 78 PM peak hour trips are projected (10th Edition ITE Trip Generation Manual).

PUBLIC FACILITIES

Water:

- The property is proposed to utilize County water services.
- The Water Resources Department has indicated in a letter dated 12/20/2021 that potable water is available at this location.

Sewer:

- The property is proposed to utilize County sewer services.
- The Water Resources Department has indicated in a letter dated 12/20/2021 that sewer collection is available at the Calls Creek Treatment Facility.

Roads:

- A driveway off of Mars Hill Road is proposed utilizing an existing concrete apron and existing deceleration lane. The proposed driveway would also serve as a private access drive for the future Lot 2.

ENVIRONMENTAL

- State waters are known to exist on the site and no development is proposed in this area.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- No comments.

OCONEE COUNTY FIRE DEPARTMENT

- No comments.

OCONEE COUNTY WATER RESOURCES DEPARTMENT

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

GEORGIA DEPARTMENT OF TRANSPORTATION

- Coordinate with the GDOT on the final plans if landscaping or other work is in the right-of-way.

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 commercial or institutional with AR, B-1 or OBP zoning. Staff holds that the proposed carwash is suitable in view of the existing mixed uses, development, and zoning of nearby property.
- B. Whether the property to be rezoned has a reasonable economic use as currently zoned.**
The property has a reasonable economic use for retail purposes 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;**
The overall project should positively impact schools by increasing tax revenue without adding additional students to the school system. Nearby roads would be moderately impacted by the 494 average daily trips anticipated to be generated by the project. Water and sewer services would also be proportionately impacted, with an estimated 10,000 gallons per day required for the carwash.
 - ii. Environmental impact;**
State waters are known to exist on the site, primarily on the OBP-zoned portion as shown on the concept plan. No development is proposed within this area and all required buffers would be protected during the development process.
 - iii. Effect on the existing use, usability and/or value of adjoining property.**
The proposed carwash use is in keeping with surrounding properties and is not anticipated to affect the existing use, usability, and/or value of adjoining property. A 10-foot planted buffer will also be planted adjacent to Shady Grove Baptist Church as shown on the concept plan.
- 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 has been vacant since the previous rezone was approved in 2005. With the exception of the adjacent pharmacy (developed in 2008), the majority of development in the vicinity had already taken place prior to 2005.

- E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**
The B-1 zoning district is to “intended for those business activities providing goods and services for local citizens of Oconee County and surrounding areas.” ([Unified Development Code Sec. 205.09](#)). Staff holds that the proposed carwash use is consistent with the stated purpose of the existing zoning district.
- F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
Staff finds no other existing or changing conditions that gie supporting grounds for either approval or disapproval of the proposal.
- G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.**
The subject property lies within the Civic Center Character Area as shown on the [2040 Character Areas Map](#). The 2018 Comprehensive Plan describes this Character Area as “a relatively high-intensity mix of businesses, retail shopping, offices, sports and recreational complexes, public schools, a college campus, and other public and semi-public uses...that create a multi-dimensional environment” ([2018 Comprehensive Plan p. 58](#)). The Comprehensive Plan supports B-1 zoning and “consumer-based commercial establishments that offer goods and services to the residents of central Oconee in this Character Area” as a primary land use in the Civic Center Character Area ([2018 Comprehensive Plan p. 58](#)). Staff holds that the proposed carwash 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.**
Due to the prevalence of conditional zoning, it is unlikely that other sites exist in the county that would permit the request 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.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- ☐ Rezoning from: _____ to _____ ☒ Change in Conditions of Approval for Case #: 4432
- ☐ Special Use Approval for: _____ 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

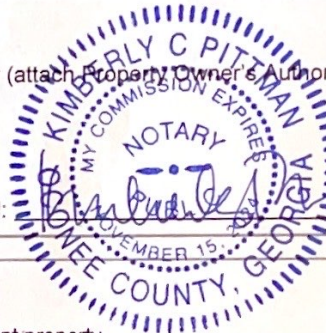
Property Owner

Name: Buffa Ericksen, LLC.
Address: 130 Tilman Lane
Athens GA 30606 (No P.O. Boxes)
Telephone: (706) 372-5464

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: 12/17/2021 Notarized: [Signature]



Property

Location: Northwest of the intersection of Hog Mountain Rd.
and Mars Hill Road (Physical Description)
Tax Parcel Number: C-02-053
Size (Acres): 2.7303 Current Zoning: B1
Future Development Map—Character Area Designation: Civic Center

Use

Current Use: Vacant property
Proposed Use: Car Wash

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: _____

Action **APPLICATION NUMBER** _____
Planning Commission Date: _____
☐ Approval ☐ With Conditions ☐ Denial
Board of Commissioners Date: _____
☐ Approved ☐ With Conditions ☐ Denied

BUTLER'S CROSSING CAR WASH

REZONE SUBMITTED 12/20/2021 revised 1/13/2021

GENERAL DATA

Property Address: No address has been assigned to this property

Parcel: C-02-053

Owner: Buffa Ericksen, LLC.

Existing Zoning: B1

Proposed Zoning: Modified B1

Existing Use: Undeveloped vacant tract

Proposed Use: Car Wash

Property Area: 2.7303 acres

ADJACENT LAND USES AND ZONING

Northwest – Shady Grove Baptist Church (Zoned AR)

Southeast – Golden Pantry (Zoned B1)

East- CVS (Zoned B1)

North – Lot 2 of this tract (Zoned OBP)

South – Mars Hill Road

OWNERSHIP TYPE

The development will be privately owned.

SITE NARRATIVE

The property is 2.7303 acres and is currently zoned B1 and undeveloped. The property owner is Buffa Ericksen, LLC. The owner is seeking to modify the existing B1 rezone on the property to allow for a car wash.

SITE DESCRIPTION

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This will provide a solution for this portion of the county that is needed as recent carwashes have been built in the Epps Bridge Road Corridor and the Hwy 441 Corridors but have left this portion of the county in need. The maximum size of the carwash structure will be 10,000 sf.

ACCESS

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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.

Trip Generation is as follows:

Automatic Carwash (Land Use Code 948)

ADT = 494 daily trips

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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 Facility 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 March 2022, then site development plans will be created and permitted to begin construction in mid 2022. It is anticipated that the project will be built in a single phase.

BUFFERS

A 10' buffer is shown along the adjacent property line to the north. This 10' buffer was approved under rezone #4432. 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 a car wash in the Mars Hill Overlay District.

ESTIMATED VALUE OF PROJECT

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

REPRESENTATIVE ARCHITECTURE





March 4 1:31 PM

Edit







ZONING IMPACT ANALYSIS

Rezone Consideration Standards

Butler's Crossing Car Wash

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 Mars Hill Road near the intersection of Mars Hill Road and Hog Mountain Road 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 B1 zoning classification with a strip shopping center use approved, the property has a negligible value as retail strip centers are not in high demand due to online purchasing.

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. There will be very little use of sewer as well. 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 is not a reasonable assumption.

(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 church, 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 been vacant as zoned for 16 years. No new strip centers are being constructed but standalone commercial businesses are being developed. 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 B1 zoning modification 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 construction of a new bank and Burger King just west of this site.

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

The Character Areas Map illustrates the property as Civic Center. “The Civic Center Character Area is 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 Civic Center Character Area development guidelines allow for commercial services developments, then the B1 zoning modification and carwash use is consistent with the Character Areas Map and is in keeping with the goals and objectives of the Oconee County Comprehensive Plan.

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

There are no B1 zoned districts approved for a carwash and undeveloped in this area of Oconee County. Most B1 zoned parcels are already developed. There are no sites available with the unique character and location of the subject property in the vicinity.

Rezone # P21-0266 - Buffa Ericksen, LLC

Portion of
Tax Parcel C-02-053

Portion of
C-02-053

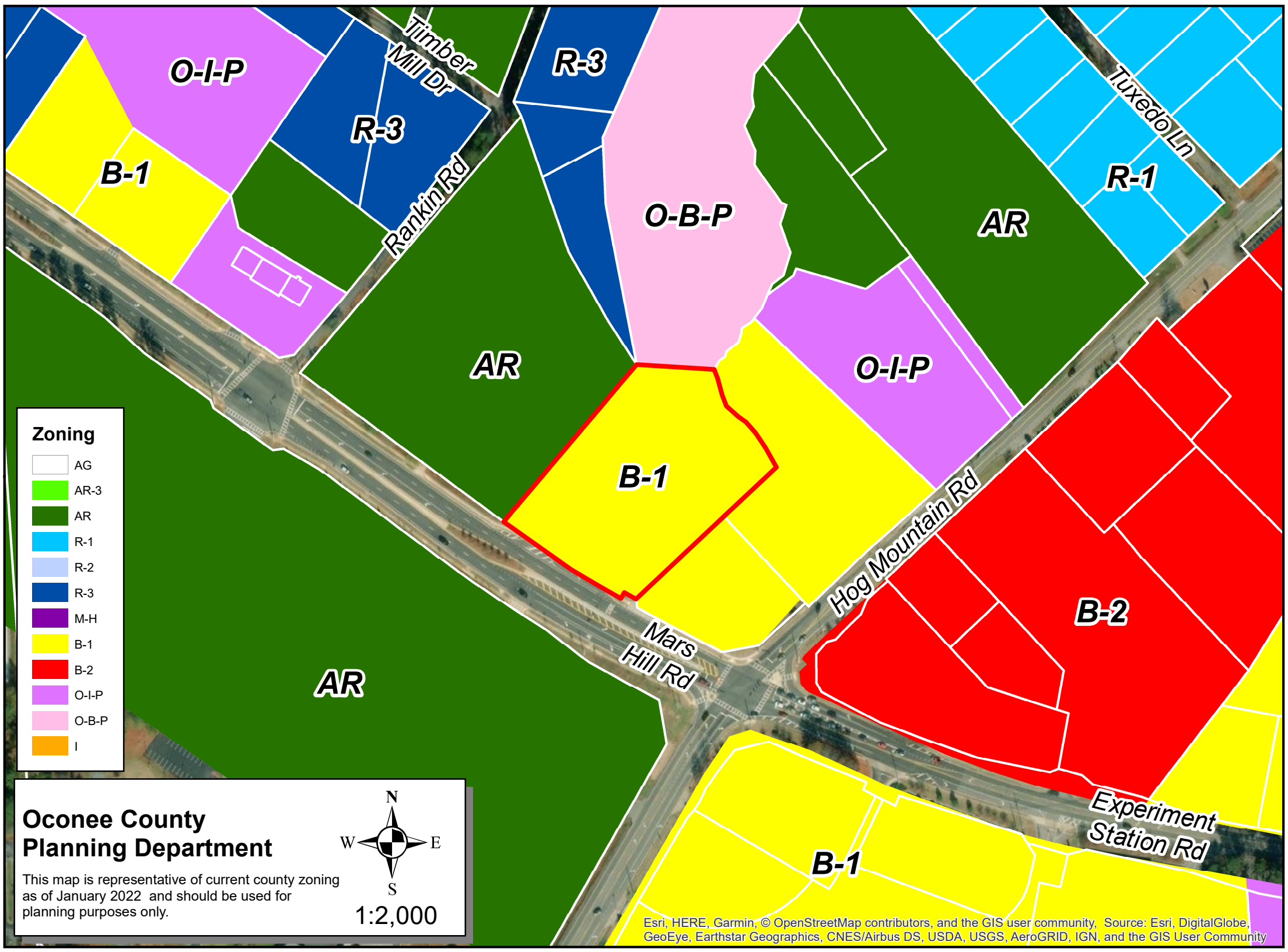
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:3,000

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

Feet



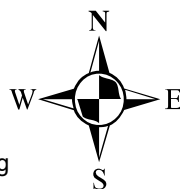


Zoning

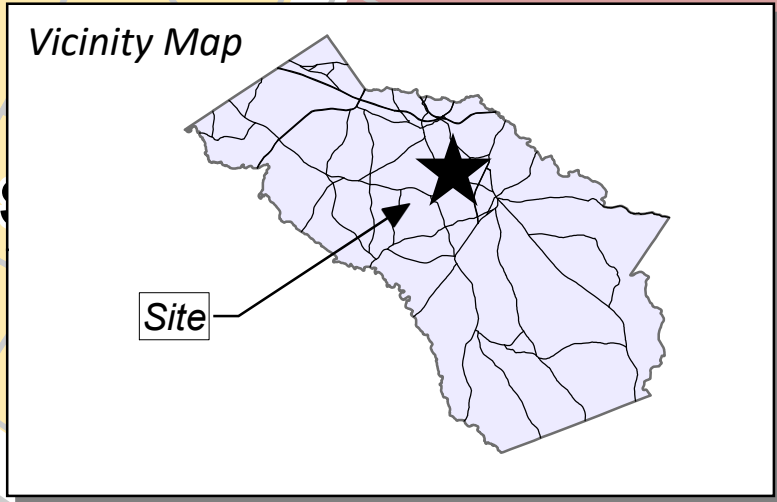
- AG
- AR-3
- AR
- R-1
- R-2
- R-3
- M-H
- B-1
- B-2
- O-I-P
- O-B-P
- I

**Oconee County
Planning Department**

This map is representative of current county zoning as of January 2022 and should be used for planning purposes only.



1:2,000



**Oconee County
Planning Department**

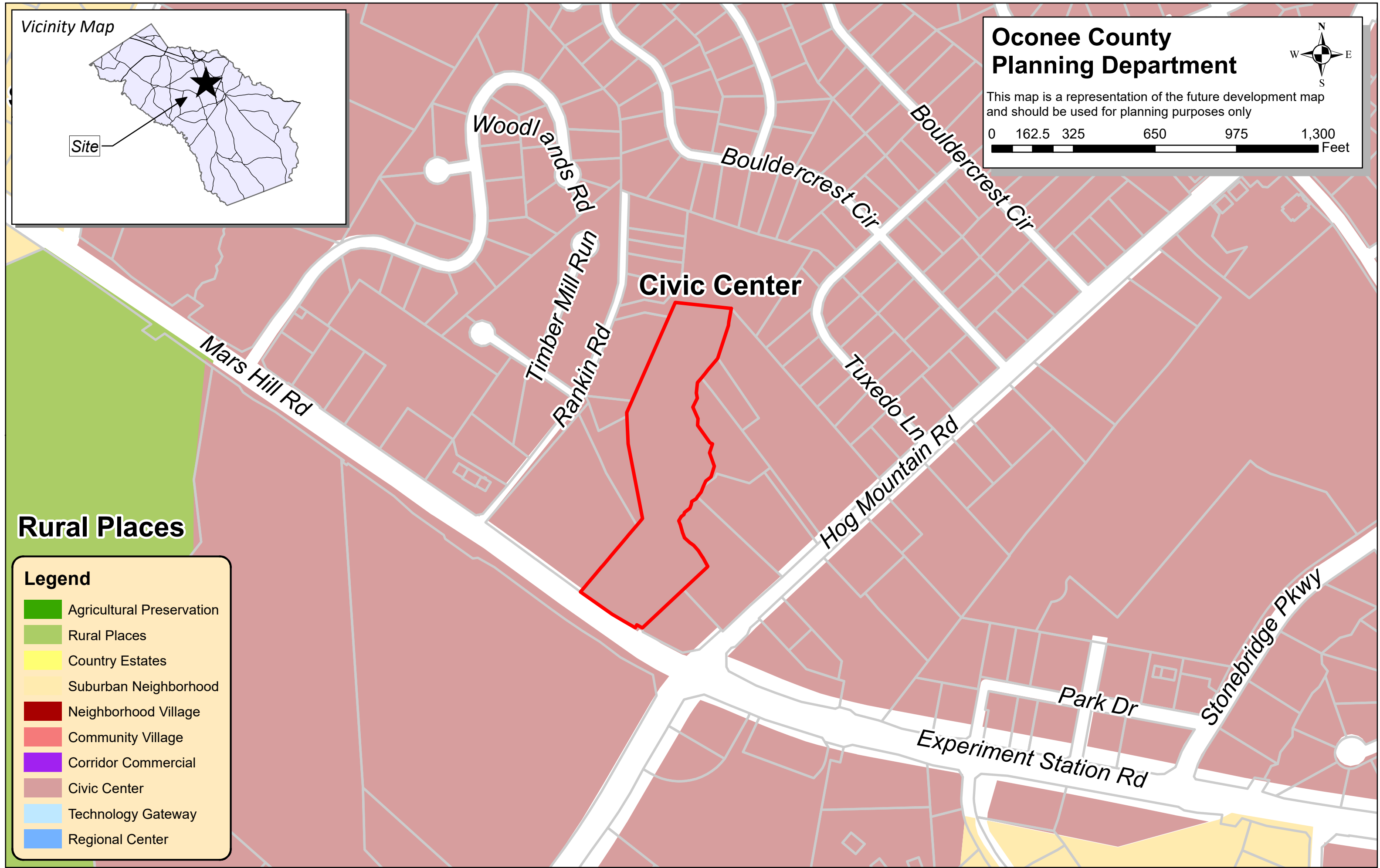
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0 162.5 325 650 975 1,300 Feet

Rural Places

Legend

- Agricultural Preservation
- Rural Places
- Country Estates
- Suburban Neighborhood
- Neighborhood Village
- Community Village
- Corridor Commercial
- Civic Center
- Technology Gateway
- Regional Center



FILED IN CLERK'S OFFICE
SUPERIOR/MAGISTRATE
JUVENILE COURT

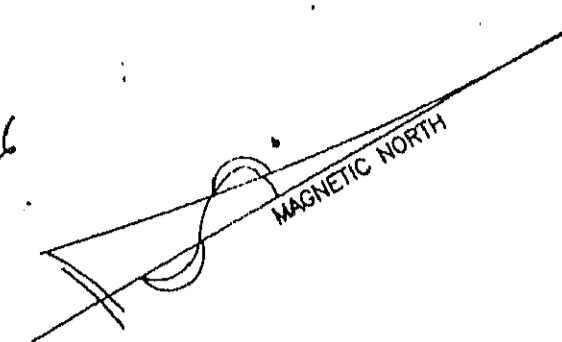
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REC'D 36 PAGE 349

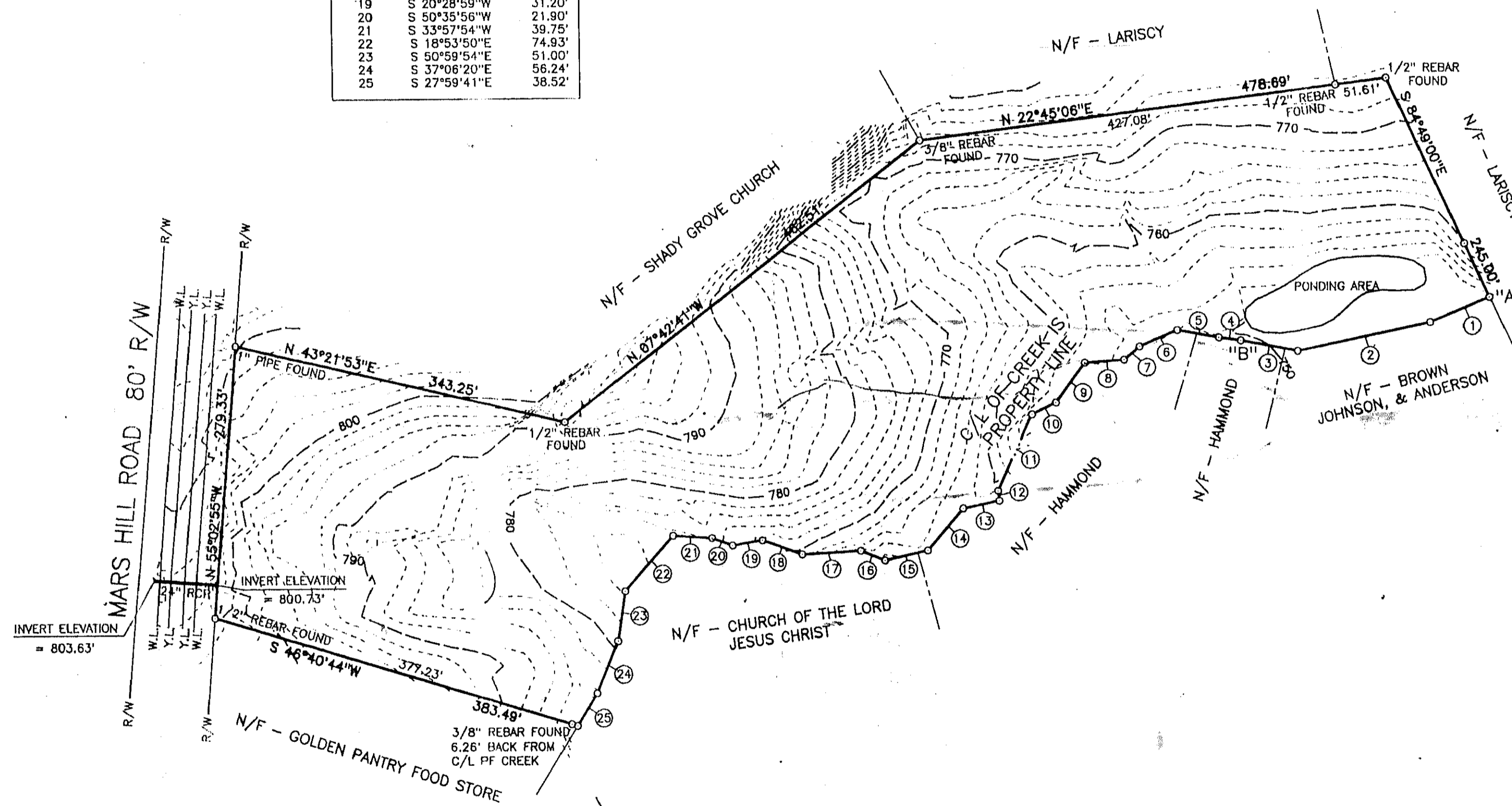
DATE 08-28-06
ANGELA WATSON, CLERK

AREA = 8.202 ACRES

EXISTING TRACT
TP# C-2-53
8-28-06



CREEK CALLS		
COURSE	BEARING	DISTANCE
1	S 07°29'33"W	65.73'
2	S 18°09'40"W	138.82'
3	S 40°42'26"W	58.92'
4	S 38°13'03"W	22.08'
5	S 40°25'03"W	43.48'
6	S 06°18'18"W	41.67'
7	S 09°32'28"E	21.04'
8	S 26°08'40"W	39.70'
9	S 23°29'22"E	50.19'
10	S 03°41'05"W	26.92'
11	S 35°29'29"E	85.50'
12	S 66°01'44"E	10.45'
13	S 18°02'15"W	37.46'
14	S 19°19'34"E	56.61'
15	S 17°12'59"W	44.91'
16	S 52°48'18"W	26.03'
17	S 26°52'48"W	59.44'
18	S 49°31'30"W	44.24'
19	S 20°28'59"W	31.20'
20	S 50°35'56"W	21.90'
21	S 33°57'54"W	39.75'
22	S 18°53'50"E	74.93'
23	S 50°59'54"E	51.00'
24	S 37°06'20"E	56.24'
25	S 27°59'41"E	38.52'



BOUNDARY & TOPOGRAPHIC SURVEY
FOR

JIM BRYSON

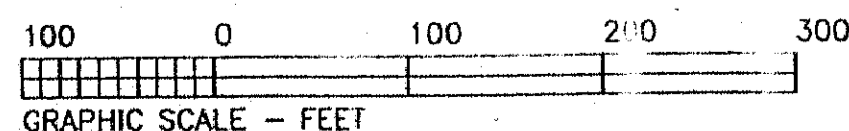
LOCATED WITHIN
G.M.D. 221

OCONEE COUNTY, GEORGIA
SCALE: 1" = 100' MAY 13, 2005

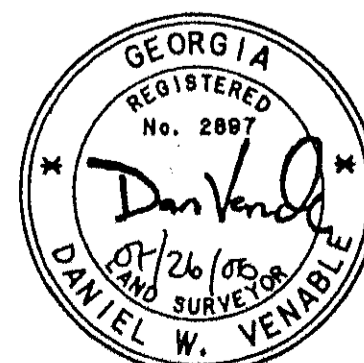
Prepared By
VENABLE & ASSOCIATES, INC.
1842 WINDER HIGHWAY - P.O. BOX 386
JEFFERSON, GEORGIA 30549
PHONE: (706) 367-8263 FAX 367-4957
JOB NO. 05112 P.B. 2-1438

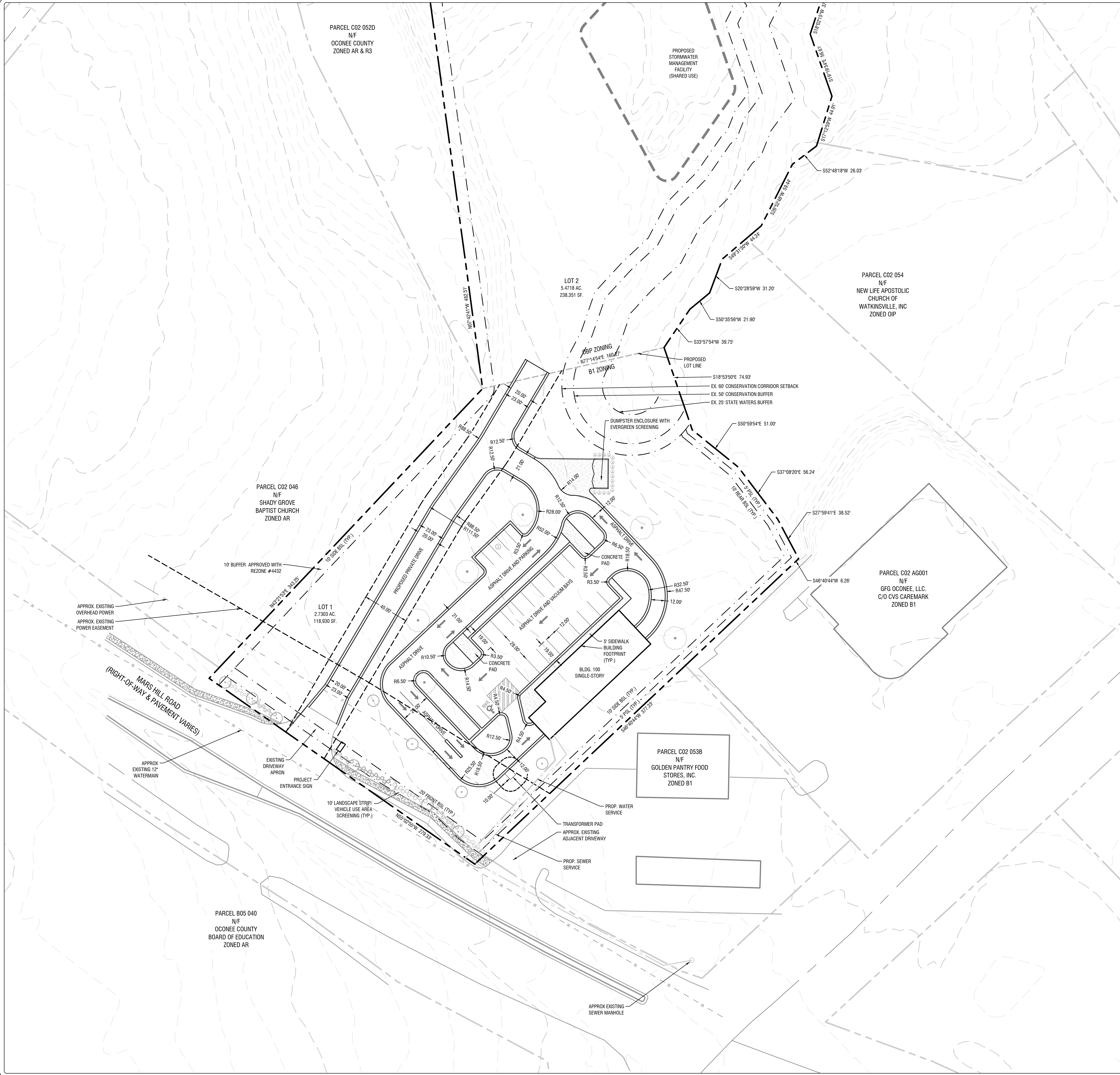
NOTES:

1. The field data upon which this plat is based has a closure precision of one foot in 35,229 feet and an angular error of .03" per angle point and was adjusted using the Compass Rule.
2. This plat has been calculated for closure and is found to be accurate within one foot in 176,381 feet.
3. The field equipment used in this survey was a Topcon GTS-303 Total Station.
4. The Field Work Was Completed 5-06-2005.



LEGEND:
R/W = RIGHT-OF-WAY
C/L = CENTERLINE
N/F = NOW OR FORMERLY
Y.L. = YELLOW PAINTED LINE
W.L. = WHITE PAINTED LINE
G.M.D. = GEORGIA MILITIA DISTRICT
N/F = NOW OR FORMERLY





LOT DATA

TOTAL NUMBER OF LOTS: 2
1 - ZONED B-1 WITH SPECIAL USE: 2.7303 AC. (118,930 SF.)
1 - ZONED OBP: 5.4718 AC. (238,351 SF.)

SITE COVERAGE DATA - LOT 1 ONLY

TOTAL PROJECT ACREAGE: 2.7303 ACRES (118,930.33 SF.)
FUTURE ROW: 0.00 ACRES (0.00 SF.)
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EXISTING LOT COVERAGE: 2,276.37 SF (1.91% OF SITE)
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BUILDINGS & CANOPY: 4,600.00 SF. (3.87% OF NET SITE)
PAVING: 35,090.81 SF. (29.51% OF NET SITE)
SIDEWALKS & CONCRETE AREAS: 5,526.50 SF. (4.65% OF NET SITE)

TOTAL LANDSCAPE AREA: 73,713.01 SF (61.98% OF NET SITE)

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1 LARGE TREE REQUIRED / 3,600 SF. OF VEHICLE USE AREA
35,090.81 SF. / 3,600 SF. = 9.75 REQUIRED
10 PROPOSED
1 LARGE TREE REQUIRED / 40 LF. OF LANDSCAPE STRIP
279.33 LF. / 40 LF. = 6.98 REQUIRED
7 PROPOSED

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BUILDING DATA

PROPOSED BUILDING AREA: 246,000 SF.
LOT 1 - 4,600 SF. - CARWASH
LOT 2 - NO DEVELOPMENT PROPOSED AT THIS TIME

PROPOSED BUILDING HEIGHT: <35'

PARKING DATA

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CAR WASH (PRINCIPAL USE) = 1 SPACE/CAR WASH BAY + 5/1,000 SF.
GROSS RETAIL SPACE
(1 CAR WASH BAY)*1 = 1 MINIMUM REQUIRED SPACES
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REDUCED SURFACE: 5 (8'X17'5')

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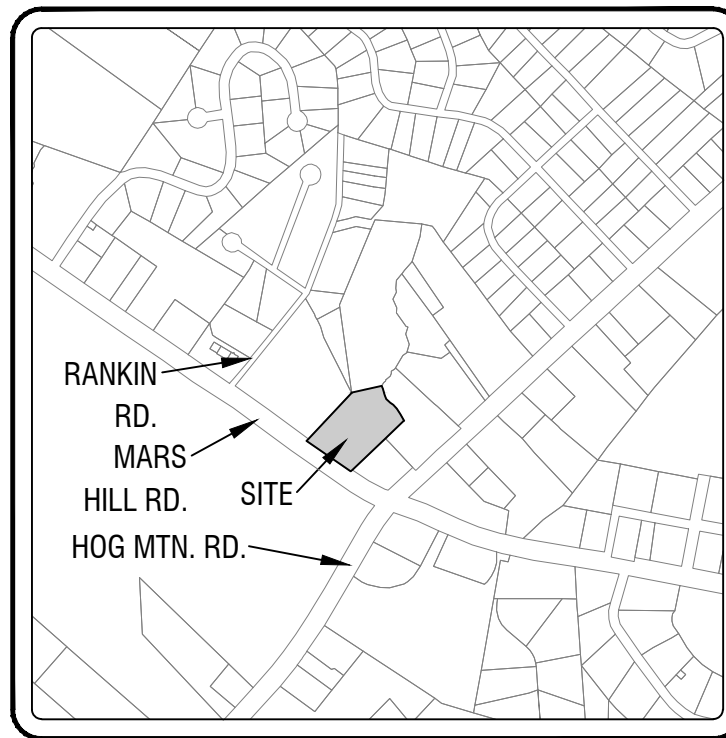
SERVICE PROVIDERS

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SOLID WASTE: BY PRIVATE CONTRACT

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

VICINITY MAP - SCALE: 1" = 1000'



PROJECT DATA

PROPERTY OWNER: BUFFA ERICKSEN, LLC.
130 TILMAN LANE, ----
ATHENS, GEORGIA 30606
ATTN: BRENT ERICKSEN, (770) 372-5474

DEVELOPER: CAR CARE MANAGEMENT LLC
44 FAITH DRIVE, ----
JEFFERSON, GEORGIA 30549
ATTN: RICK MAXSON, (770) 294-5437

AUTHORIZED AGENT: PITTMAN ENGINEERING, PC
1020 BARBER CREEK DRIVE, STE. 113
WATKINSVILLE, GEORGIA 30677
706.340.5599

PHYSICAL ADDRESS: 0 MARS HILL ROAD

TAX PARCEL: C02 053

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CONTOUR INTERVAL: 2' OCONEE COUNTY GIS

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EXISTING ZONING: B1

PROPOSED ZONING: MODIFIED B1

EXISTING USE: VACANT

PROPOSED USE: CAR WASH

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THERE ARE STATE WATERS ONSITE AND WITHIN 200' OF THE SITE.
THERE ARE NO WETLANDS DELINEATED ON SITE.

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MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM LOT COVERAGE: 70%

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	NUTTALL OAK		VINTAGE JADE
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A SPECIAL USE PERMIT HAS BEEN REQUESTED AS A COMPANION REQUEST TO THE MODIFIED REZONE FOR THE DEVELOPMENT OF A CAR WASH.

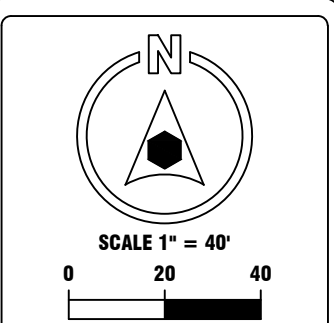
REVISIONS	DESCRIPTION
DATE	

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



ISSUE PURPOSE
FOR REVIEW ONLY

BUTLER'S CROSSING CAR WASH
2.7303 AC. - 0 MARS HILL ROAD
OCONEE COUNTY, GEORGIA



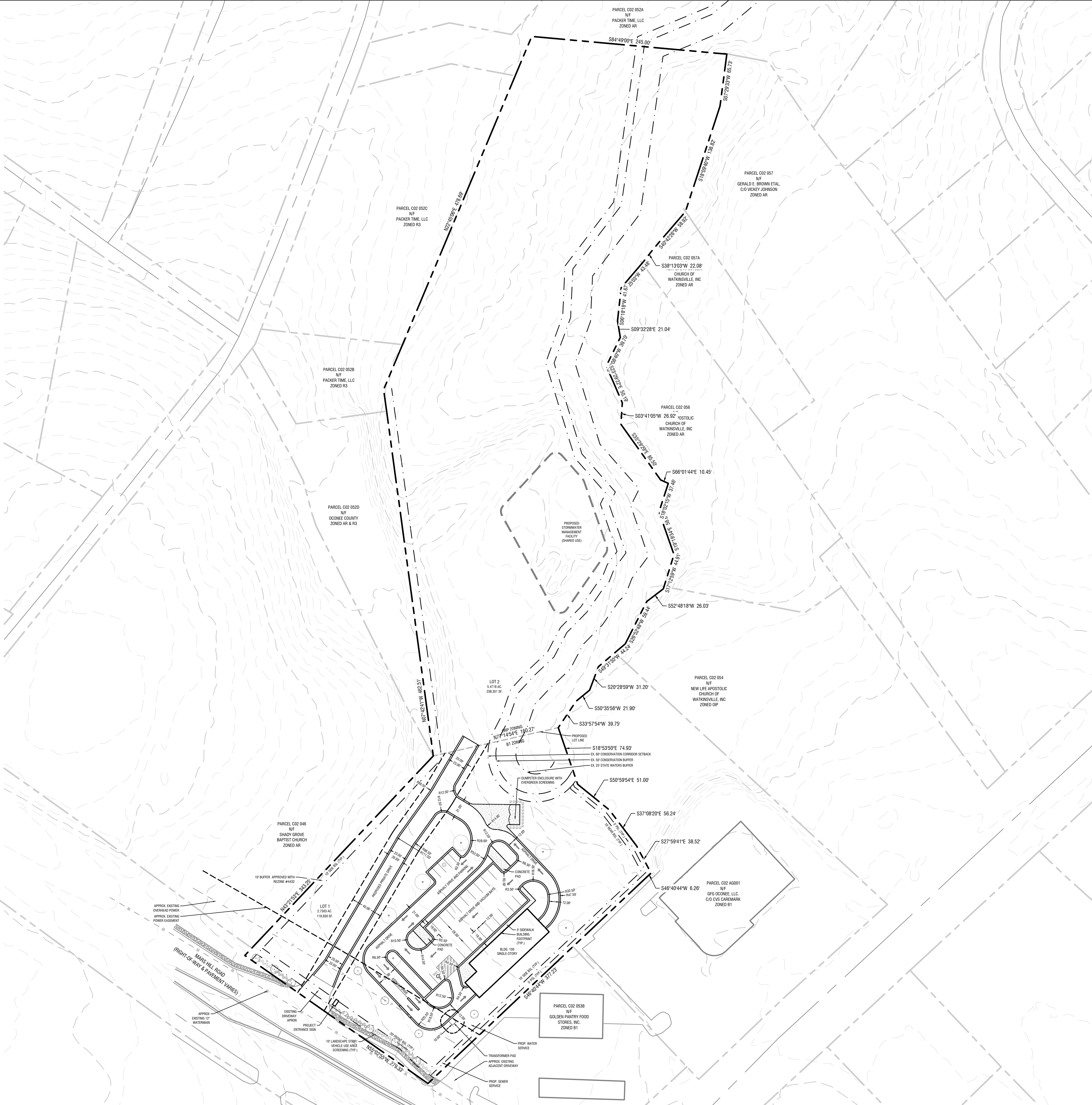
PROJECT NUMBER
2021-057

811 Know what's below. Call before you dig.

DATE
12.16.2021

MODIFIED REZONE CONCEPT PLAN

01



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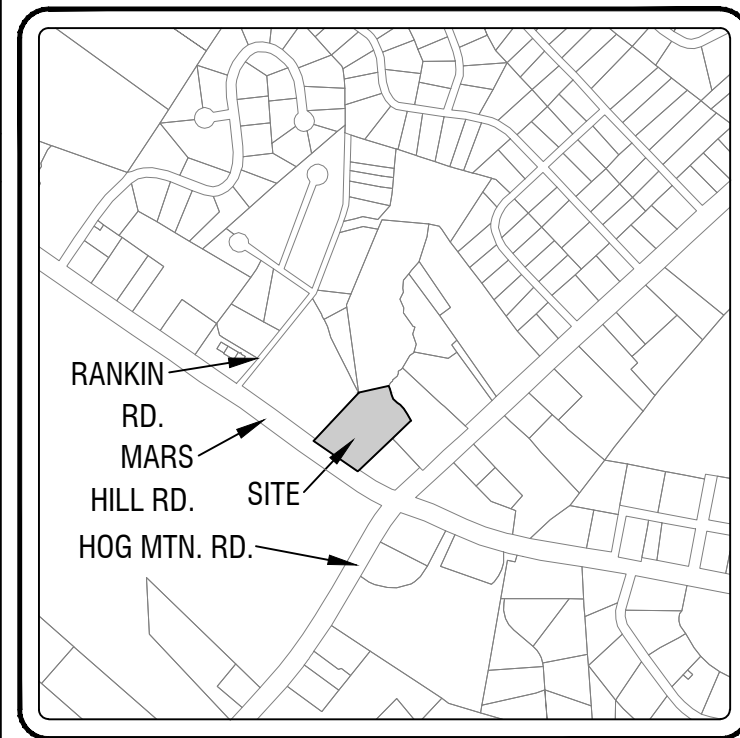
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REVISIONS	DESCRIPTION
DATE	

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

REGISTERED
PROFESSIONAL
ENGINEER
B. FRANK PITTMAN
12.6.2021
ISSUE PURPOSE
FOR REVIEW ONLY

BUTLER'S CROSSING CAR WASH
2.7303 AC. - 0 MARS HILL ROAD
OCONEE COUNTY, GEORGIA

SCALE 1" = 60'
0 30 60
PROJECT NUMBER
2021-057
811
DATE
12.16.2021
REZONE
CONCEPT
PLAN
02