

**SPECIAL USE APPROVAL
OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting Special Use Approval, as provided by the Unified Development Code of Oconee County, Georgia, pursuant to Article 12, Division I et seq.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for a change in conditions of approval for Special Use no. P21-0267, submitted by Pittman Engineering, PC on December 19, 2021 requesting Special Use Approval on 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, on property owned by Buffa Ericksen, LLC, the Board of Commissioners of Oconee County does hereby grant following:

SECTION 1. A Resolution granting Special Use Approval for the property described above and on the attached Exhibit A is hereby granted for a car wash in the Mars Hill Overlay.

Said Special Use Approval 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 Resolution be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Resolution.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 Resolution shall take effect this date.

Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by 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.

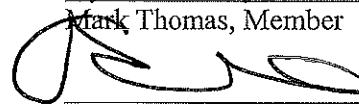
ADOPTED AND APPROVED, this 1st day of March, 2022.

OCONEE COUNTY BOARD OF COMMISSIONERS

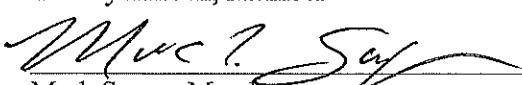
BY:


John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member

Absent
Amrey Harden, Member


Mark Saxon, Member

ATTEST:

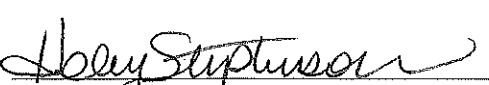

Holly Stephenson
Clerk, Board of Commissioners

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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

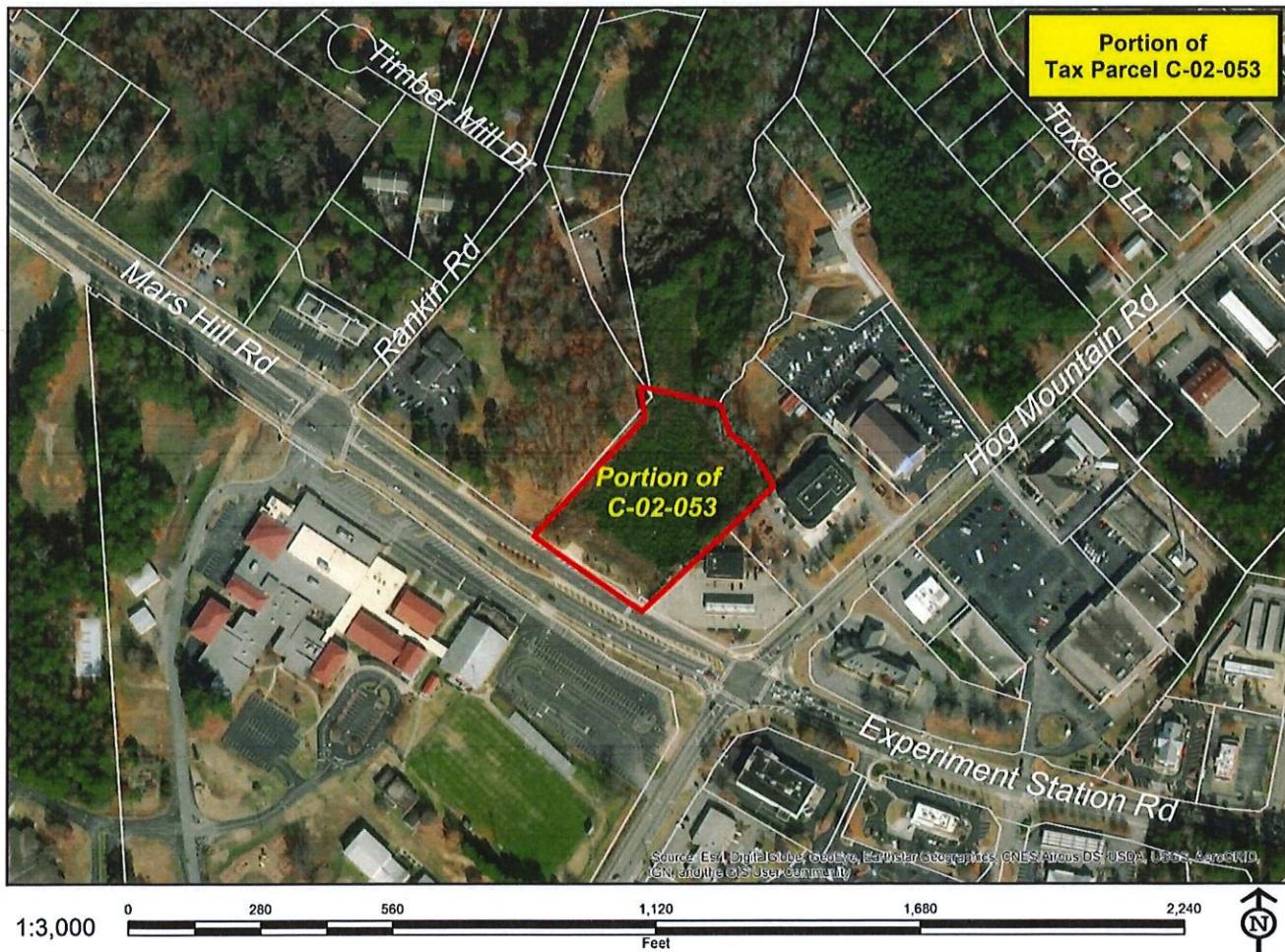


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LEGAL DESCRIPTION

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

Requested Special Use: Carwash in Mars Hill Overlay

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 a Special Use Permit to allow for a car wash in the Mars Hill Overlay.

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 411 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 940)

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, CHP, or HOPC 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 with 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 REZONE MODIFICATION REQUEST

A Rezone Modification request has been made to allow for a carwash as an allowed use in the existing B1 zoning. The original B1 zoning was for a strip shopping center.

ESTIMATED VALUE OF PROJECT

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

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ARCHITECTURAL RENDERINGS



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PLAT

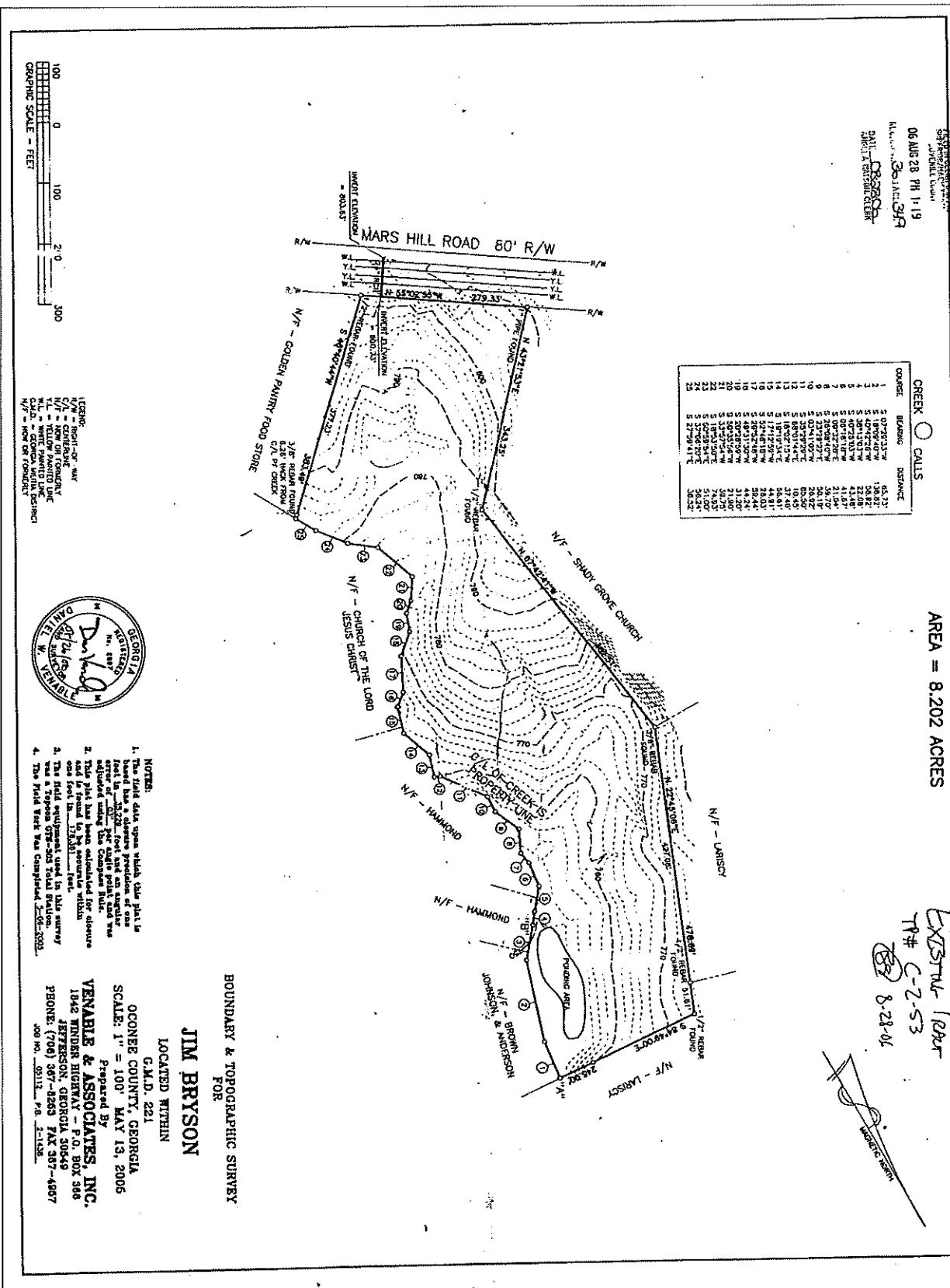
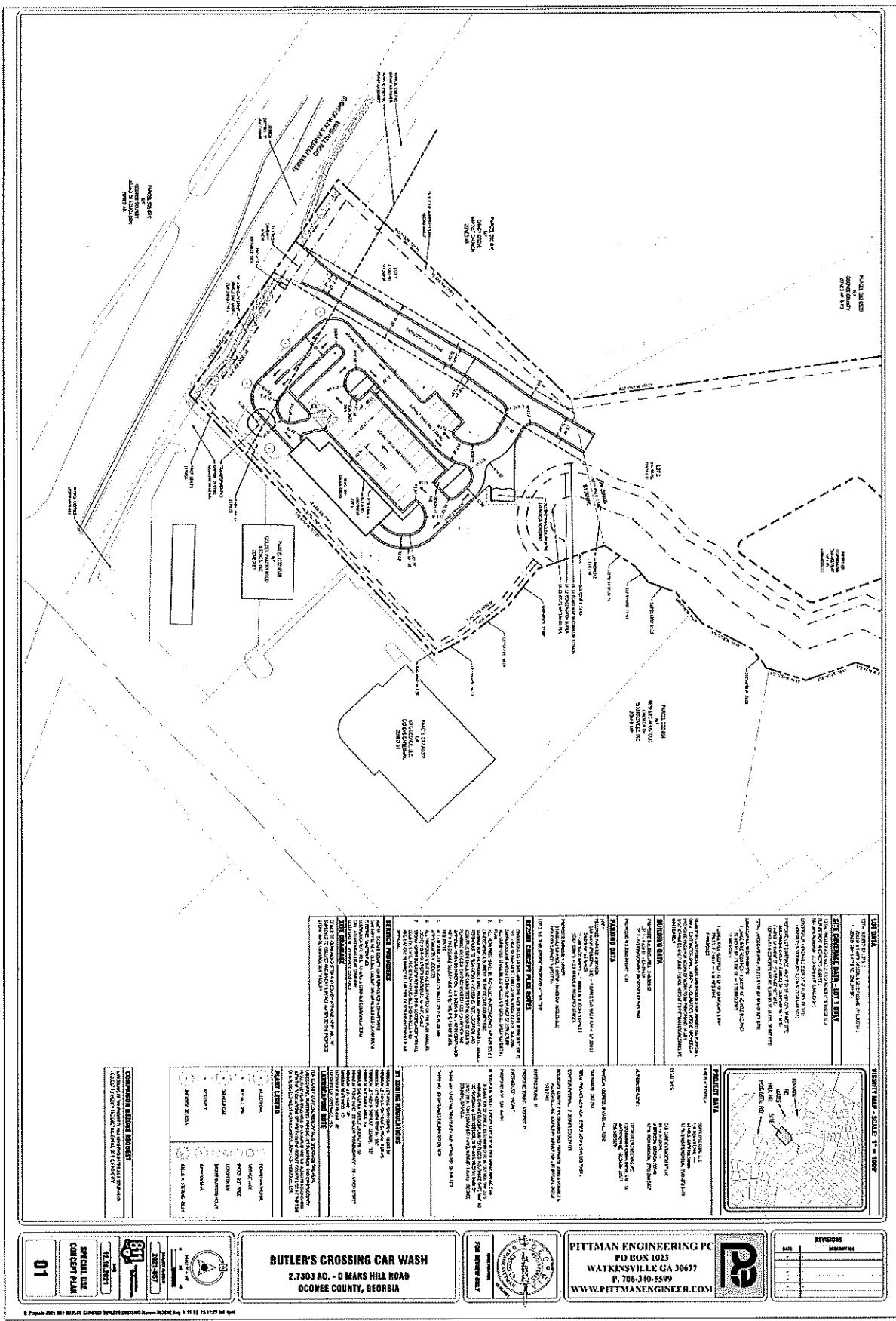


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CONCEPT PLAN





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

SPECIAL USE CASE #: P21-0267

DATE: February 4, 2022

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

APPLICANT NAME: Pittman Engineering, PC

PROPERTY OWNER: Buffa Erickson, 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: The applicant is requesting special use approval for a carwash within the Mars Hill Overlay. This request is accompanied by rezone case #P21-0266 to rezone a portion of the property from B-1 (General Business District) to B-1 (General Business District) with modifications to rezone #4432.

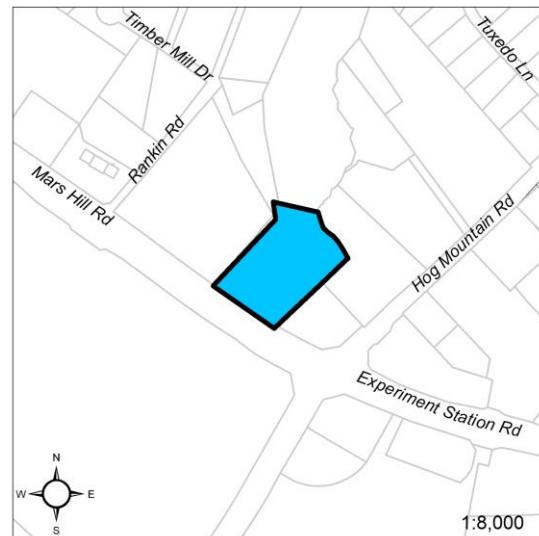
STAFF RECOMMENDATION: Staff recommends conditional approval of this request

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 is requesting special use approval for a carwash within the Mars Hill Overlay. The special use is accompanied by rezone P21-0266 to rezone a portion of the property (± 2.7 acres) from B-1 to B-1 with modifications to rezone #4432.
- 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 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

- An additional 494 ADT (average daily trips) are projected, including 40 AM peak hour and 78 PM peak hour trips (10th Ed. 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 SPECIAL USE CONSIDERATION" AS SET FORTH IN SECTION 1207.02 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE.

A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?

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.

B. Is the proposed special use compatible with the goals, objectives, purpose, and intent of the 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.

C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?

Nearby properties are primarily commercial or institutional with AR, B-1 or OBP zoning. Staff holds that the proposed special use should not impede the normal and orderly development of surrounding properties.

D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?

The surrounding area is a commercial node at the intersection of two major county thoroughfares, Hog Mountain Road and Mars Hill Road. Further commercial development within this area is considered appropriate and staff holds that the location and character of the proposed special use is consistent with a desirable pattern of development for the locality.

E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?

Mars Hill Road is considered a minor arterial street and should be adequate to serve the proposed special use.

F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?

An existing deceleration lane is shown on the concept plan and should provide adequate access for traffic flow and emergency vehicles. Existing sidewalks along Mars Hill Road are also shown on the concept plan and should provide for pedestrian safety.

G. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?

The proposed special use should positively impact schools by increasing tax revenue without adding additional students to the school system. Nearby roads would be moderately impacted by the projected 494 average daily trips to be generated by the project. Water and sewer services would be proportionately impacted, with an estimated 10,000 gallons per day required for the carwash. Police and fire protection are anticipated to be minimally impacted by the proposal.

H. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, and odor?

Adjacent properties are nonresidential and should not be adversely impacted by the proposed development. Staff notes that the UDC requires screening of all dumpsters with an enclosure and evergreen vegetation and that all site lighting be “full cutoff” to avoid excessive light pollution. The Mars Hill Overlay also prohibits neon lighting of any kind. The proposed carwash would also be screened by a 10-foot vegetated buffer along the northern property line. Staff holds that the proposed development should not adversely impact nearby properties.

I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?

The hours and manner of operation should have no adverse effects on other properties in the area.

J. Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?

The proposed buildings as described in the application materials should be compatible with other nearby structures in terms of height, size, and location. Staff notes that the development would be required to comply with architectural requirements of the B-1 zoning district, including roof pitch and building façade requirements as well as building height and lighting restrictions of UDC Sec. 205.09.c.3.

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 the present special use request subject to the following conditions to be fulfilled at the owner/developer's expense:

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:

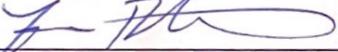
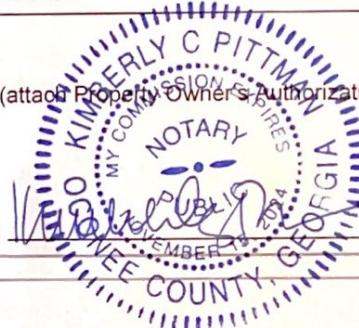
Rezoning from: _____ to _____ Change in Conditions of Approval for Case #: _____
 Special Use Approval for: a Car Wash in the B1 Zoning District

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:  Date: 12/17/2021 Notarized: 

Property

Location: Northwest of the intersection of Hog Mountain Rd.
 (Physical Description)
 and Mars Hill Road

Tax Parcel Number: C-02-053
 Size (Acres): 2.7303 Current Zoning: B1

Future Development Map—Character Area Designation: Civic Center

Property Owner

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

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: _____

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

BUTLER'S CROSSING CAR WASH

SPECIAL USE 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

Requested Special Use: Carwash in Mars Hill Overlay

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 a Special Use Permit to allow for a car wash in the Mars Hill Overlay.

SITE DESCRIPTION

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

PROPOSED USE

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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

Peak Hour Morning = 40 trips

Peak Hour Evening = 78 trips

WATER SUPPLY

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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.

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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 with 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 REZONE MODIFICATION REQUEST

A Rezone Modification request has been made to allow for a carwash as an allowed use in the existing B1 zoning. The original B1 zoning was for a strip shopping center.

ESTIMATED VALUE OF PROJECT

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

REPRESENTATIVE ARCHITECTURE





March 4 1:31 PM

Edit







SPECIAL USE PERMIT IMPACT ANALYSIS

Special use Permit Consideration Standards

Butler's Crossing Car Wash

A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?

The B1 District is established to provide a location for commercial developments, especially small service type commercial developments. The proposed special use for the property as a carwash is consistent with the purpose of the B1 zoning.

B. Is the proposed special use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?

The Character Areas Map illustrates the property as Civic Center. The Civic Center Character Area is defined by retail and other commercial developments, such as carwashes.

Recognizing the Character Areas Map as a guide, and that the Civic Center Character Area development guidelines allow for carwashes, then the Special Use request for carwash is consistent with the Character Areas Map and is in keeping with the goals and objectives of the Oconee County Comprehensive Plan.

C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?

The establishment of the special use will not impede the normal and orderly development of surrounding property for uses predominate in the area. Development trends along the Mars Hill and Hog Mountain corridors have been predominantly retail, office, and commercial service-oriented uses.

D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?

The location and character of the proposed special use is consistent with a desirable pattern of development for the locality in general and is in keeping with the objectives of the OC Comprehensive plan. The special use will serve those residents living in the general vicinity.

E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?

The street providing access to the site is adequate to serve the proposed special use.

F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?

Access into and out of the property is adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles. 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.

G. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?

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 an

unreasonable thought. Water and sewer will be served by Oconee County but the usage volumes are low and will not a drain on the utility services of the county.

H. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?

Refuse, service, parking and loading areas on the property have been located and/or screened to protect other properties in the area from adverse effects such as noise, light, glare or odor.

I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?

It is anticipated that the hours and manner of operation of the special use will have no adverse effects on other properties in the area.

J. Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?

The height, size and location of the buildings on the property are compatible with the height, size and location of buildings and other structures on other commercial properties that front along Mars Hill Road. The height, size and location of the buildings on the property are also compatible with the approved structures as approved in the original B1 zoning for the property.

Special Use # P21-0267 - Buffa Erickson, LLC



1:3,000

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

Feet



