

**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 special use approval submitted by Carter Engineering, Inc. on May 23, 2022 requesting Special Use Approval on a ±74.53 acre tract of land located on Monroe Highway in the 240th G.M.D., Oconee County, Georgia, tax parcel no. B-02-012BB and B-02-012BC, on property owned by Prince Avenue Baptist Church, 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 expansion of a community-scale church.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 August 15, 2022, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on September 13, 2022.

ADOPTED AND APPROVED, this 13th day of September, 2022.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

Amrey Harden, Member

Mark Saxon, Member

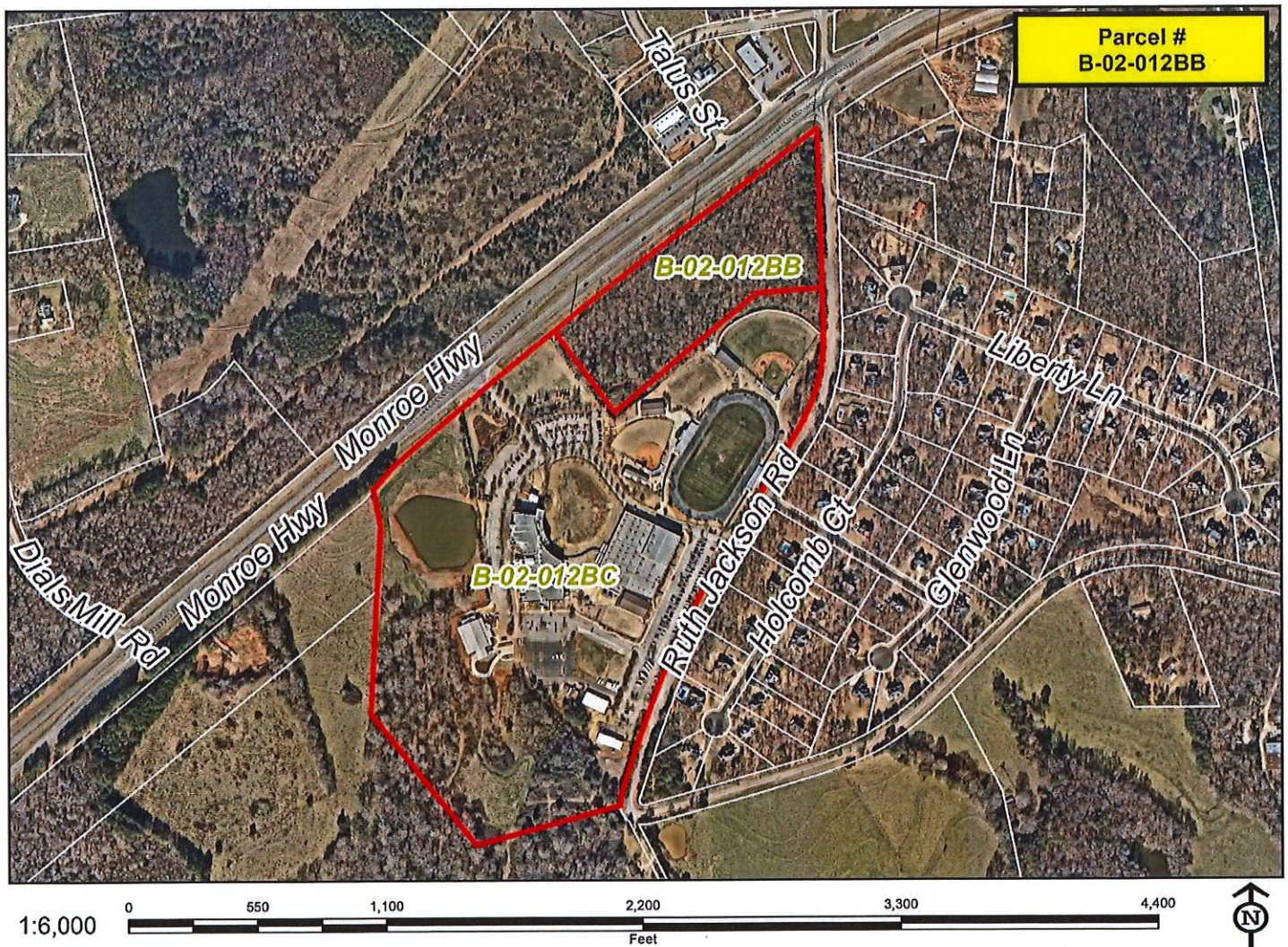
ATTEST:

Holly Stephenson
Holly Stephenson
Clerk, Board of Commissioners

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, 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.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.

TAX MAP



LEGAL DESCRIPTION

Commencing at the found ½" reinforcing rod at the U.S. Highway 78 intersection with right of way of Ruth Jackson Road;

Thence S 01°16'06" E, a distance of 755.65' to a found ½" reinforcing rod;

Thence S 01°16'06" E, a distance of 103.74' to a found ½" reinforcing rod;

Thence S 15°18'26" W, a distance of 463.01' along an arc having a radius of 811.50' and length of 469.53' to a found ½" reinforcing rod;

Thence S 31°52'59" W, a distance of 536.99' to a found ½" reinforcing rod;

Thence S 25°11'22" W, a distance of 948.08' along an arc having a radius of 4,067.00' and length of 950.24' to a found ½" reinforcing rod;

Thence S 18°29'46" W, a distance of 213.86' to a found ½" reinforcing rod;

Thence S 04°02'31" W, a distance of 49.92' along an arc having a radius of 100.00' and length of 50.45' to a found ½" reinforcing rod;

Thence S 74°48'49" W, a distance of 640.22' to a set ½" iron rebar with cap;

Thence N 39°04'28" W, a distance of 718.08' to a set ½" iron rebar with cap;

Thence N 03°08'40" E, a distance of 800.48' to a set ½" reinforcing rod;

Thence N 10°22'37" W, a distance of 155.28' to a set ½" reinforcing rod;

Thence N 41°38'09" E, a distance of 140.01' to a found right of way post;

Thence N 50°10'24" E, a distance of 359.99' to a found ½" reinforcing rod;

Thence N 50°10'24" E, a distance of 7.42' to a found right of way post;

Thence N 50°47'32" E, a distance of 492.47' along an arc having a radius of 22,798.30' and length of 492.47' to a found ½" reinforcing rod;

Thence N 52°51'07" E, a distance of 1445.89' to a found right of way post; said rod being the POINT OF BEGINNING.

NARRATIVE

Prince Avenue Christian School

Special Use Permit
2331 Ruth Jackson Road
Oconee County, Georgia

Project Narrative
June 21, 2022
Revised July 1, 2022

GENERAL DATA

Existing Zoning: AG (Agricultural District)
Proposed Zoning: AG (Agricultural District) with Special Use Approval
A General Zoning: North, B-2 (Business District)
South, AG (Agricultural District)
East, AG-1 (Agricultural Residential District)
West, AG (Agricultural District)
Existing Use: Christian Church and School
Proposed Use: Christian Church and School
Total Project Area: 11.78 Acres
Total Impervious: 6.67 Acres
Total Parking: 158 Parking Spaces (1050 sq ft per stall)
Total Building: 0.75 Acres

SITE NARRATIVE

Prince Avenue Baptist Church, located at 2331 Ruth Jackson Road, seeks special use approval for the development and expansion of their campus. The Church was granted Conditional Use Approval in 2011 to develop a new facility to serve the congregation. Over the years, the Church has acquired additional parcels of land for a new school and a new parking lot. The Church now seeks Special Use Approval for the recently acquired property located at the intersection of US Hwy 78 and Ruth Jackson Road.

The proposed development includes the construction of three facilities including tennis courts, a football field, a playground, a new church building, and a new school building. The proposed facilities will be constructed on the site of the existing church and school campus.

Construction of the project is expected to take place at a time as available.

Carter Engineering Consultants, Inc. has been engaged by the owner to act as their agent in the preparation and presentation of the project documents and to the request of this Special Use Permit.

PROJECT DESCRIPTION

The Special Use Concept Plan that accompanies this narrative helps to illustrate the special characteristics of the site and help to distinguish existing elements from proposed elements. The proposed building and athletic fields are planned on the site of the existing church and school campus. The proposed facilities will be constructed on the site of the existing church and school campus.

Vehicle access will be provided through the existing School and Church Campuses as well as the addition of an entrance off of Ruth Jackson Road and a right-of-way entrance off of US Highway 78.



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SITE

The topography of the slopes from the East to the West with its receiving water at an unnamed tributary to Bishop Creek. There are no wet areas within the site that would cause any environmental concern.

ZONING

The current zoning is AG (Agricultural District) with Special Use Approval.
The proposed zoning is AG (Agricultural District) with Special Use Approval.

Properties adjacent to the site are zoned as follows:
North: B-2 (Business District)
South: AG (Agricultural District)
East: AG-1 (Agricultural Residential District)
West: AG (Agricultural District)

PROPOSED USE

The proposed use of the expanded campus will remain the same. It will be used as a Christian Church and School as a Community Center. Prince Avenue Baptist Church proposes an expanded athletic facility, a new multi-purpose space for programming and events.

ACCESS

Vehicle access will be provided through the existing School and Church Campuses as well as the addition of an entrance off of Ruth Jackson Road and a right-of-way entrance off of US Highway 78.

TRAFFIC IMPACT

As a result of this development, there will be no increase in traffic on the adjoining roadways. The subject property is currently utilized as an area for use by Church and School members and staff. The proposed facilities will not bring in more people but, rather help to mitigate current events and programs that the Church and School currently handles.

WATER SUPPLY

Oconee County currently serves the subject property. Existing water lines and water taps will be utilized to serve these proposed facilities. There is no increase in water and sewer demands. The proposed buildings will be fully reliant on the church and school water lines within the existing building.

SEWAGE DISPOSAL

Sewage disposal is currently served by the Oconee County Public Utilities Department.

GARBAGE COLLECTION

Garbage collection is currently handled by a private contract service.

UTILITIES

No utility relocations are anticipated at this time. Any connections made to the proposed buildings will be done as time and if possible, utilities will be located underground.

STORMWATER CONTROLS

The development has an existing stormwater management system that meets local, state, and federal regulations and requirements. Throughout the site, stormwater is collected and traversed through pipes and basins and directed to the existing stormwater detention areas shown on the concept plan. Post development the site will be maintained in accordance with Oconee County and State of Georgia standards.



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IMPACT TO SCHOOL SYSTEM

There will be no adverse effects to the school system.

BUFFERS

There are no environmental areas or corridors located on this site, therefore there are no environment buffers required and/or needed.

PROJECT IDENTITY

Project signage, if any, will be provided and applied for under a separate permit. All signs will be installed according to the Oconee County UDC.

COMMON AREAS

There are no common areas proposed for this site.

AMENITIES/RECREATIONAL AREAS

There are no recreational areas proposed for this site.

PUBLIC & SEMI-PUBLIC AREAS

No additional easements, Rights-of-Way, or other public and/or semi public areas are proposed.

OWNERSHIP

The project is privately owned.

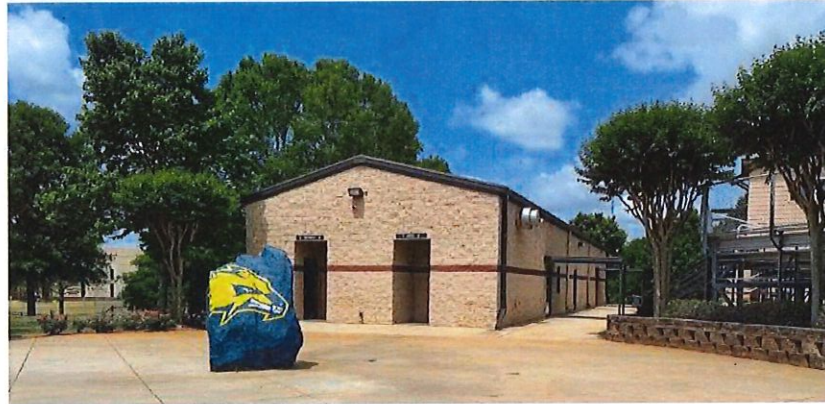
ESTIMATED VALUE

The estimated value of the proposed building addition is approximately \$2,000,000.

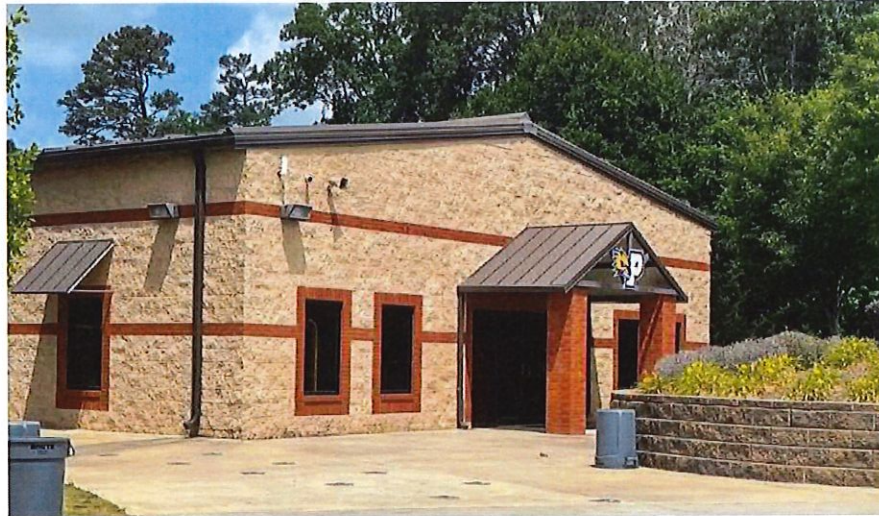
ARCHITECTURAL RENDERINGS



Existing School Exterior

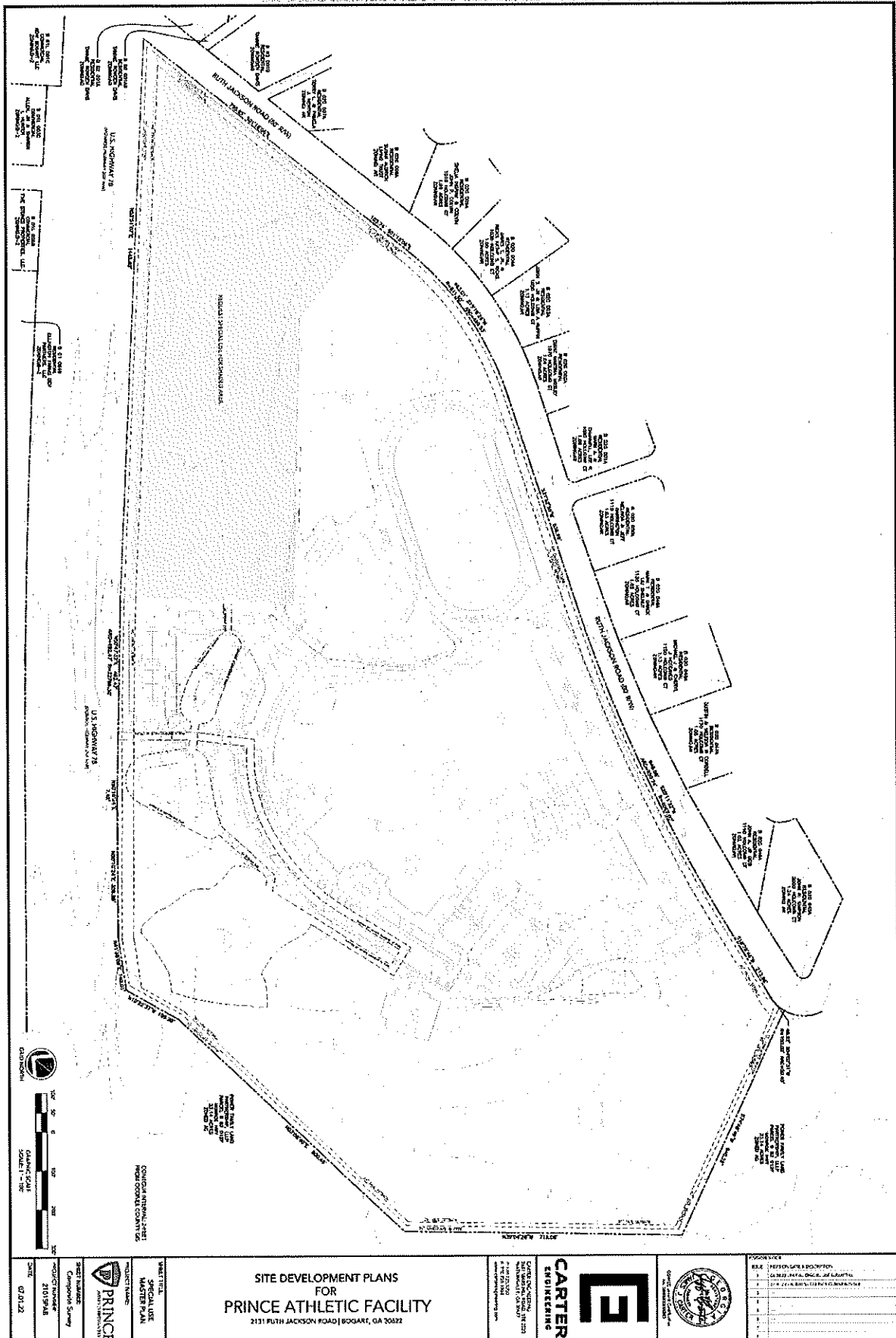


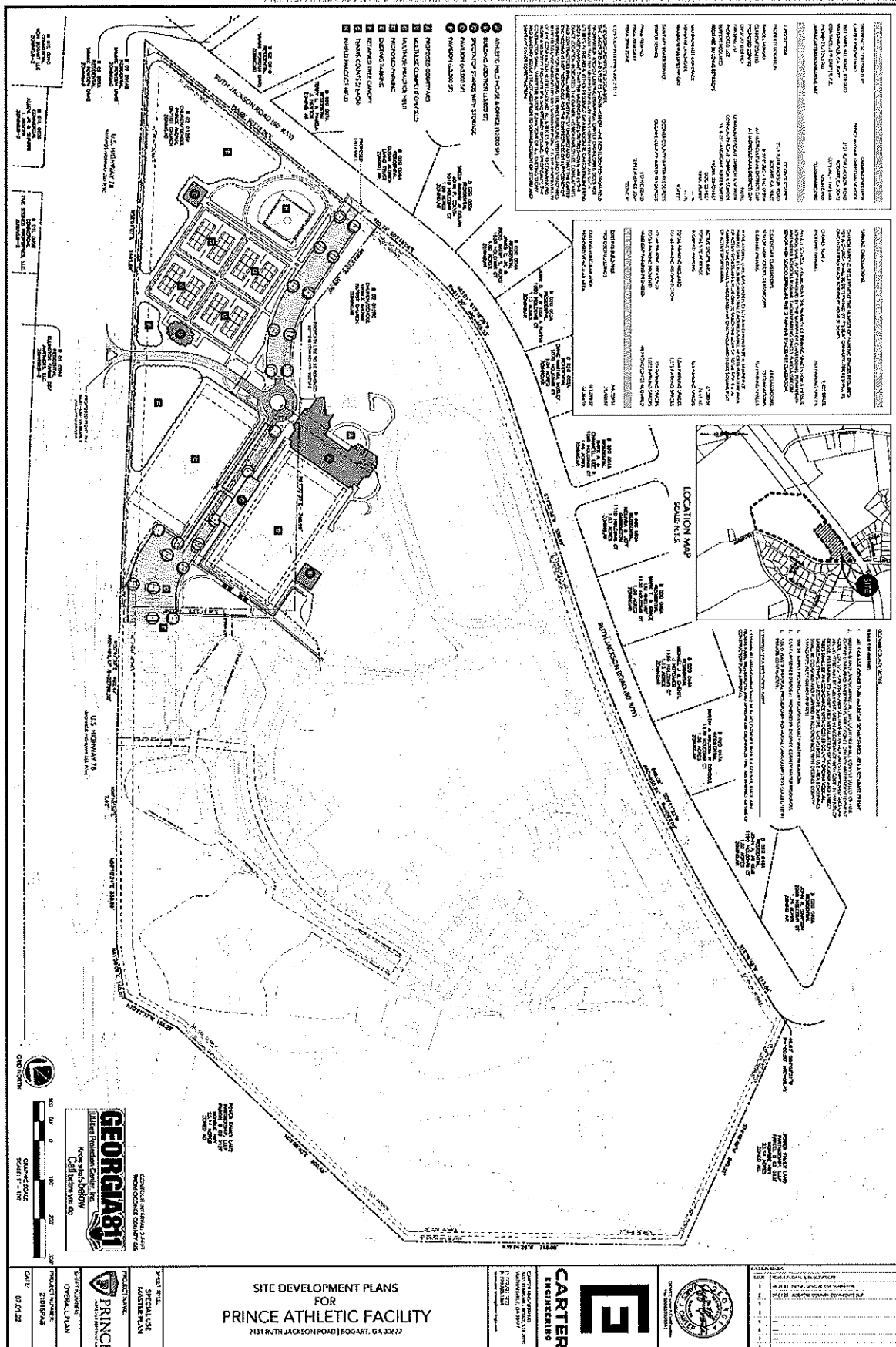
Existing Field House Exterior



Existing Field House Exterior

PLAT







**Planning and Code Enforcement Department
Oconee County, Georgia
STAFF REPORT**

SPECIAL USE CASE NO. P22-0132

DATE: August 5, 2022

STAFF REPORT BY: Grace Tuschak, Senior Planner

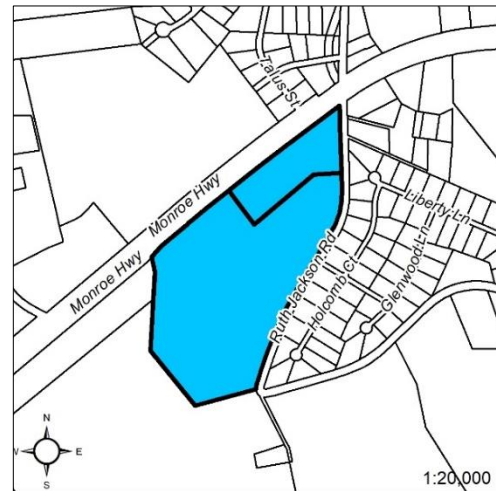
APPLICANT NAME: Carter Engineering Consultants, Inc.

PROPERTY OWNER: Prince Avenue Baptist Church

LOCATION: Along US Highway 78 and Ruth Jackson Road

PARCEL SIZE: ±74.53 acres

EXISTING ZONING: AG (Agricultural)



2040 CHARACTER AREAS MAP: Community Village, Suburban Neighborhood

EXISTING LAND USE: Community-scale church, private school

SPECIAL USE REQUESTED: Expansion of community-scale church and private school campus

REQUEST SUMMARY: The applicant is requesting an expansion of existing special use permit no. 7787 to include newly acquired acreage to be used for expanded athletic facilities.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: August 15, 2022

BOARD OF COMMISSIONERS: September 13, 2022

ATTACHMENTS:

- Application
- Narrative
- Special Use Impact Analysis
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plats of Survey
- Concept Plan

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- Conditional Use Permit no. 1180 was approved on 08/04/1998 to allow for the construction of a community scale church campus, including a school, church, athletic facilities, and radio station on Tract B-02-12BC (then ±40 acres).
- Condition Use Permit no. 3945 was approved on 09/07/2004, modifying CUP no. 1180 to amend previously approved architectural requirements for the school
- Special Use Permit 7787 was approved on 07/02/2019 to expand the acreage of the community scale church and construct a fellowship hall, maintenance building, and pavilion

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Undeveloped/wooded, US Highway 78 ROW	AG (Agricultural) B-2 (Highway Business)
SOUTH	Single-family residential, pastureland	AG (Agricultural)
EAST	Single-family residential (Power Ridge Subdivision)	AR (Agricultural Residential, formerly AR-1)
WEST	Undeveloped/wooded, US Highway 78 ROW	AG (Agricultural) B-2 (Highway Business)

PROPOSED PROJECT DESCRIPTION

- The applicant is requesting a modification of the existing special use permit to expand the existing church campus as follows:
 - Multiple athletic fields and tennis courts (see concept plan)
 - New athletic field house and office (10,000 SF)
 - Expansion of the existing field house (3,000 SF)
 - Two pavilions (6,500 SF total)
- The estimated value of the proposed improvements is \$2,000,000.

PUBLIC FACILITIES

Water:

- County water currently serves the subject property and no increase in water demand is projected.

Sewer:

- County sewer currently serves the subject property and no increase in sewage treatment demand is projected.

Roads:

- Four access points currently exist on the subject property, including three access points on Ruth Jackson Road and one access point on US Highway 78. No additional access points or road improvements are proposed.

TRAFFIC PROJECTIONS

- No additional traffic is projected as part of this Special Use permit request; the proposed facilities are intended to serve the existing congregation and accommodate events that are held regularly at the existing facilities.

ENVIRONMENTAL

- No 100-Year Flood Plain is located on the site.
- No Jurisdictional Wetlands areas are located on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

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.

Public Works Department:

- No comments

Fire Department:

- No comments

Georgia Department of Transportation

- No comments
-

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 AG zoning district is intended to preserve rural landscapes, discourage the subdivision of prime agricultural lands, and minimize requirements for public services such as schools, fire protection, transportation improvements, and waste disposal. The proposed special use will not create any additional lots, nor will it necessitate additional County services or interfere with the rural character of the area. Staff holds that the proposed special use is consistent with the stated purpose of the AG zoning district.

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

The subject portion of the property lies within with the character area of Community Village and Suburban Neighborhood, as shown on the 2040 Future Development Map. The Community Village character area is intended for mixed-use development that allows for commercial, residential, and recreational uses. The 2018 Comprehensive Plan Update lists semi-public and institutional uses as compatible secondary land uses in both the Suburban Neighborhood and Community Village character areas. Staff holds that the proposed special use modification is compatible with the goals, objectives, purpose, and intent of the 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?

Predominant uses in the immediate vicinity of the subject property are open space/pastureland and single-family residential. The proposed expansion of the church campus should not impede the normal and orderly development of surrounding property.

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

Based on the Character Area designation of Community Village (see above), a desirable pattern of development for the area would be a mixed use environment that allows the local community to live, work, and play in the nearby vicinity. Furthermore, the subject property's location along US Highway 78 is suitable for commercial and institutional uses. Expansion of the church campus would maintain consistency with this vision of development for the general area.

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

Given that no traffic increases are projected for the proposed special use modification, both Ruth Jackson Road and US Highway 78 should be adequate to serve the proposed new development.

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?

No traffic increases are projected as a result of the proposed special use modification. Existing access points to the church campus should be adequate to provide for traffic/pedestrian safety, the anticipated volume of traffic, and access by emergency vehicles.

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 special use request does not require additional County water or sewer services; impact to police and fire protection services should be minimal. Staff holds that public facilities should be adequate to serve this special use.

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?

Yes, the newly acquired acreage will be subject to Article 8 requirements for landscape strips along the property's new road frontage; this should provide adequate screening to protect adjacent properties in the area from any adverse impacts.

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 of the proposed special use modification should not be significantly different from the hours and manner of operation for the existing church and should not adversely impact nearby properties.

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?

Yes, the dimensions of the proposed buildings are similar to the existing church buildings and should not be detrimental to adjacent single-family residential development.

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 approval of the present special use request. Staff recommends it be subject to the following conditions to be fulfilled by the developer/owner at his/her 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, 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.
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 #: **3945**
- ☒ Special Use Approval for: **community-scale church** in the **AG** Zoning District

Applicant

Name: **Carter Engineering Consultants, Inc**

Address: **3651 Mars Hill Road, Suite 2000**
Watkinsville, GA 30677 (No P.O. Boxes)

Telephone: **770-725-1200**

Property Owner

Name: **Prince Avenue Baptist Church, Inc**

Address: **2131 Ruth Jackson Road**
Bogart, GA 30622 (No P.O. Boxes)

Telephone: **678-753-3100**

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: **5/10/2022** Notarized: **Seven Perry**
NOTARY PUBLIC
Clarke County, GEORGIA
My Commission Expires 01/01/2024

Property

Location: **Monroe Highway**
(Physical Description)

Use

Current Use: **Community-scale church**

Tax Parcel Number: **B 02 012BC B 02 012BB**

Size (Acres): **74.53 acres** Current Zoning: **AG**

Proposed Use: **Expansion of community-scale church**

Future Development Map—Character Area Designation: **Suburban Neighborhood, Community Village, and Conservation Corridor**

Attachments (check all that apply)

- | | |
|---|---|
| ☒ Property Owner's Authorization (if applicable) | ☒ Narrative (Detailed Description of the Request) |
| ☒ Application Fee | ☒ Concept Plan |
| ☒ Warranty Deed | ☒ Attachments to the Concept Plan: |
| ☒ Typed Legal Description | N/A Water and/or Sewer Capacity Letter from OCUD |
| ☒ Plat of Survey | ☒ Representative Architecture/Photographs |
| ☒ Disclosures (Interest & Campaign Contributions) | N/A Proof all property taxes paid in full |
| N/A Zoning Impact Analysis | N/A 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

Prince Avenue Christian School

Special Use Permit
2131 Ruth Jackson Road
Oconee County, Georgia

Project Narrative

June 21, 2022
(Revised July 1, 2022)

GENERAL DATA

Existing Zoning	AG (Agricultural District)
Proposed Zoning	AG (Agricultural District) with Special Use
Adjacent Zoning:	North: B-2 (Business District) South: AG (Agricultural District) East: AR-1 (Agricultural Residential District) West: AG (Agricultural District)
Existing Use:	Christian Church and School
Proposed Use:	Christian Church and School
Total Project Area	13.78 Acres
Total Impervious	6.89 Acres
Total Parking	158 Parking Spaces (1,065 Campus wide)
Total Building	0.70 Acres

SITE NARRATIVE

Prince Avenue Baptist Church, located at 2131 Ruth Jackson Road, seeks special use approval for the development and expansion of their campus. The Church was granted Conditional Use Approval in 2004 to develop the original 40-acre campus in to what it is now. Over the years, the Church has acquired additional parcels of land to have a combined acreage of 60.75 acres. The Church now seeks Special Use Approval for the recently acquired property located at the intersection of U.S. Hwy 78 and Ruth Jackson Road.

The proposed development involves the construction of athletic facilities including tennis courts, in field baseball practice facility, relocating the current baseball outfield fence, practice multi-use field, competition multi-use field, additional parking spaces, and various buildings to support athletics.

Construction of the project is intended to take place as funds are available.

Carter Engineering Consultants, Inc. has been engaged by the owner to act as their agent in the preparation and provision of any necessary documents associated with the request of this Special Use Permit.

PROJECT DESCRIPTION

The Special Use Concept Plan that accompanies this narrative helps to illustrate the spatial relationships of the site and helps to distinguish existing elements from proposed elements. The proposed building and athletic fields are placed in strategic locations to better serve the Church and School members. The pavilions shown on the site plan will be flex space and it is thought will include storage, concessions, restrooms, etc.

Vehicular access will be provided through the existing School and Church Campus as well as the addition of an entrance off of Ruth Jackson Road and a right in and right out entrance off of U.S Highway 78.

SITE

The topography of site slopes from the East to the West with its receiving waters at an unnamed tributary to Barber Creek. There are no areas on or within the site that would cause environmental concern.

ZONING

The current zoning is AG (Agricultural District)

The proposed zoning is AG (Agricultural District) with Special Use Approval

Properties adjacent to the site are zoned as follows:

North: B-2 (Business District)

South: AG (Agricultural District)

East: AR-1 (Agricultural Residential District)

West: AG (Agricultural District)

PROPOSED USE

The proposed use of the expanded campus will remain the same. It will be used as a Christian Church and School at a Community Scale. Prince Avenue Baptist Church proposes an expanded athletic facility with much-needed space for programming and event use.

ACCESS

Vehicular access will be provided through the existing School and Church Campus as well as the addition of an entrance off of Ruth Jackson Road and a right in and right out entrance off of U.S Highway 78.

TRAFFIC IMPACT

As a result of this development, there will be no increase in traffic on the adjoining roadways. The subject property is currently utilized as an area for use by Church and School members and staff. The proposed facilities will not bring in more people but rather help to mitigate certain events and programs that the Church and School currently handles.

WATER SUPPLY

Oconee County currently serves the subject property.

Existing water lines and water taps will be utilized to serve these proposed facilities. There is no increase in water and sewer demands. The proposed buildings will simply relocate specific church and school uses from within the existing buildings.

SEWAGE DISPOSAL

Sewage disposal is currently served by the Oconee County Public Utilities Department.

GARBAGE COLLECTION

Garbage collection is currently handled by a private contract service.

UTILITIES

No utility relocations are anticipated at this time. Any connections made to the proposed buildings will be done on site, and if possible, utilities will be located underground.

STORMWATER CONTROLS

The development has an existing stormwater management system that meets local, state, and federal regulations and requirements. Throughout the site, stormwater is collected and traversed through pipes and swales and directed to the existing stormwater detention areas shown on the concept plan. Post development run-off will be maintained in accordance with Oconee County and State of Georgia standards.

IMPACT TO SCHOOL SYSTEM

There will be no adverse effects to the school system.

BUFFERS

There are no environmental areas or corridors located on this site, therefore there are no environment buffers required and/or needed.

PROJECT IDENTITY

Project signage, if any, will be provided and applied for under a separate permit. All signs will be installed according to the Oconee County UDC.

COMMON AREAS

There are no common areas proposed for this site.

AMENITIES/RECREATIONAL AREAS

There are no recreational areas proposed for this site.

PUBLIC & SEMI-PUBLIC AREAS

No additional easements, Rights-of-Way, or other public and/or semi-public areas are proposed.

OWNERSHIP

The project is privately owned.

ESTIMATED VALUE

The estimated value of the proposed building addition is approximately \$2,000,000.

CONSTRUCTION/FAÇADE MATERIALS & REPRESENTATIVE ARCHITECTURE IMAGES

The building exteriors shown below are representative only. The exterior of all new structures will be in substantial conformance with the existing church and school campus. The exteriors will primarily be masonry exterior composed of brick, architectural block, and EFIS to mimic the look of the rest of the campus for the proposed buildings. The other exterior elements of the project will include a multi-use athletic field, tennis courts, in-field baseball practice diamond, pavilions to provide shelter outdoor gathering spaces, and parking spaces to accommodate the use of the new facilities by the church and school. The additions to the Prince Avenue Christian school property will be buffered by existing tree canopy to promote privacy, natural beauty, and screening from adjacent roadways.



Existing School Exterior



Existing Field House Exterior



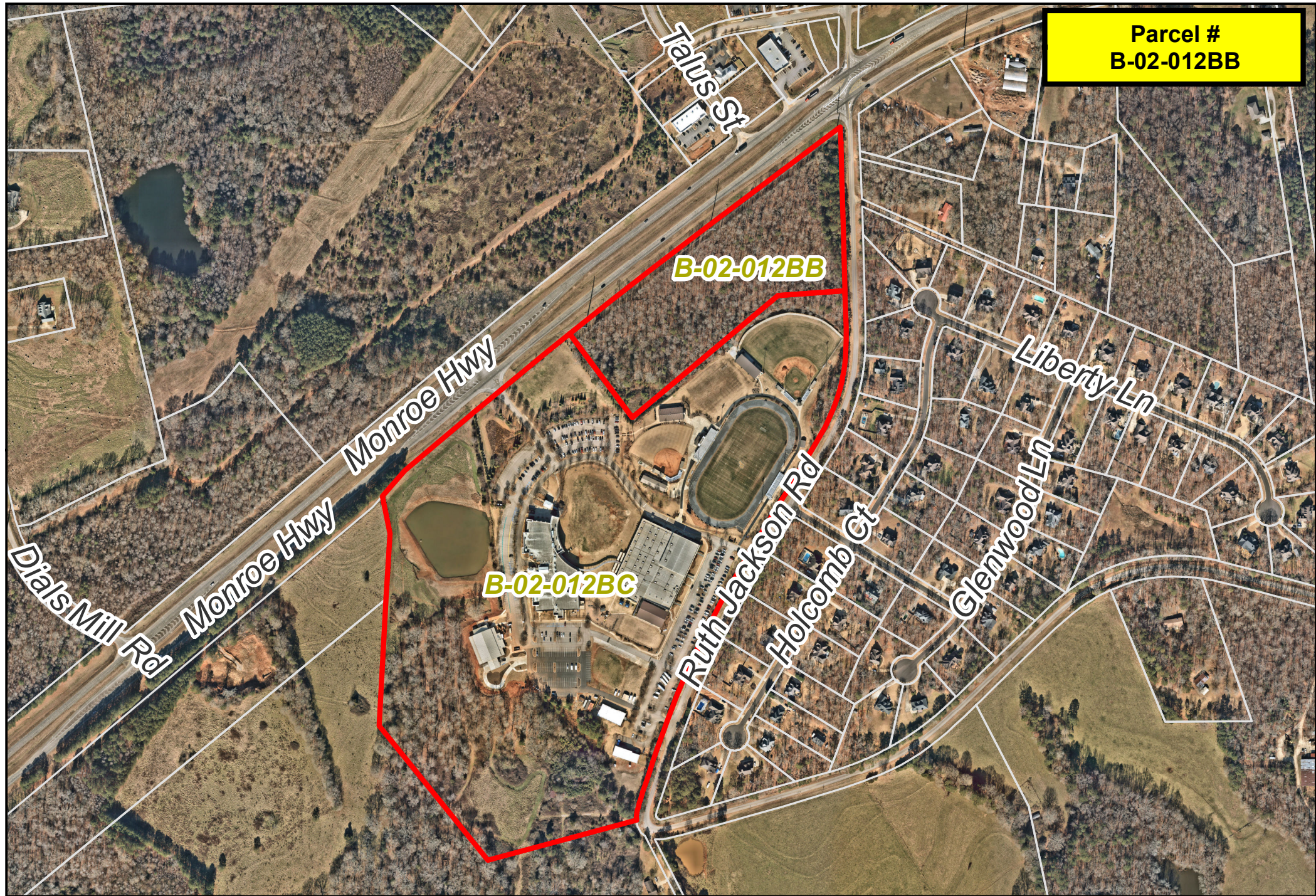
Existing Field House Exterior

ZONING IMPACT ANALYSIS

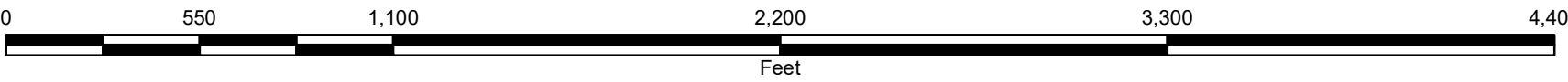
- A. **Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?**
Yes. The property is currently zoned AG. The surrounding property was approved for use as a community-scale church. The use is not changing.
- B. **Is the proposed special use compatible with the goals, objectives, purpose, and intent of the Community Agenda?**
Yes. The proposed special use request is for the expansion of a local church and school that serves the surrounding community. The expansion will allow the church and school to serve the community better which is compatible with the Future Land Use Plan designation of 'Suburban Neighborhood'.
- C. **Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?**
No. Development of this project is for an already existing church and school property. There is no expectation of this development impeding the normal and orderly development of the surrounding properties which are predominately agricultural and residential.
- D. **Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?**
Yes. Prince Avenue Baptist Church has been a local church for the surrounding area for many years.
- E. **Is or will the type of street providing access to the use be adequate to serve the proposed special use?**
Yes. Access to the project site is within the Church's property. The project is not anticipated to increase traffic volume.
- 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?**
Yes, access into and out of the property will meet or exceed County, State and Federal Requirements.
- 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?**
Yes. Existing utilities are adequate to support the proposed Special Use and the school system will not be impacted negatively by this request. Demand for fire/police protection will not be altered from the current use of the property.
- 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?**
Yes. All areas will be screened and hidden from view of pedestrians by means of landscaping in accordance with the latest Oconee County Development Code at the time of site development submittals. Parking areas shall be screened from view per the UDC requirements.
- I. **Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?**
Yes. The hours of operation for the Church and School will remain unchanged and will have no adverse effect 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?**
Yes. The height, size, and location of all improvements will be relatively similar to the height, size, and location of other buildings in the area.

Special Use # P22-0132 - Prince Avenue Baptist Church, Inc.

Parcel #
B-02-012BB



1:6,000

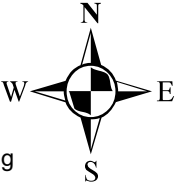


Zoning

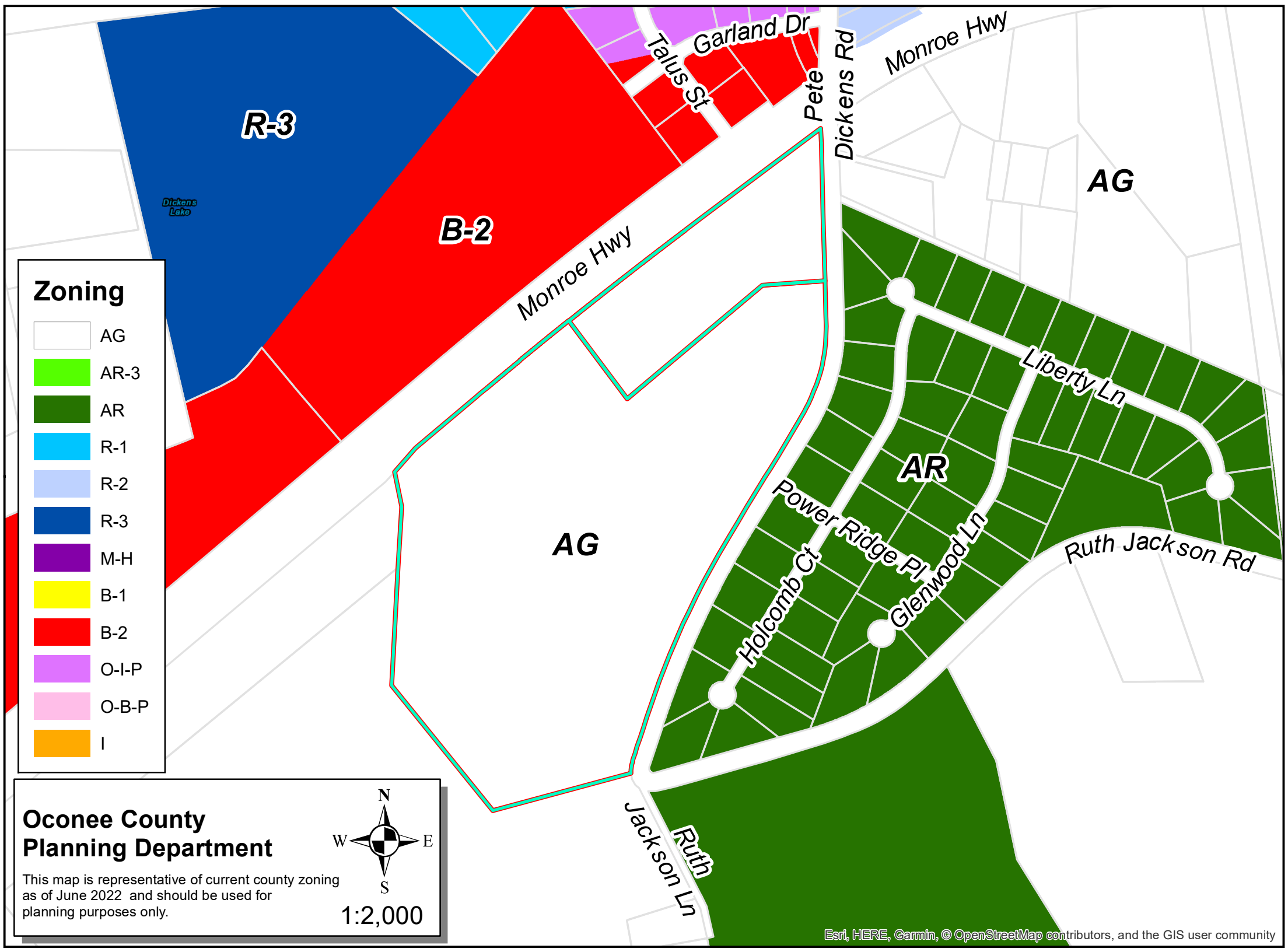
	AG
	AR-3
	AR
	R-1
	R-2
	R-3
	M-H
	B-1
	B-2
	O-I-P
	O-B-P
	I

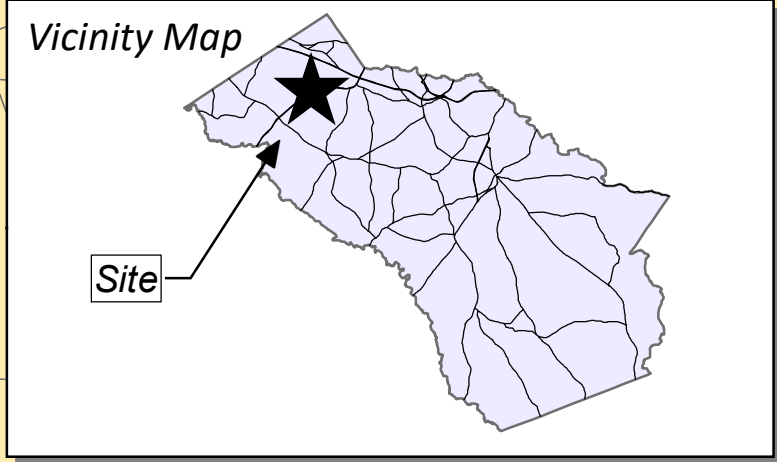
Oconee County Planning Department

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



1:2,000





**Oconee County
Planning Department**

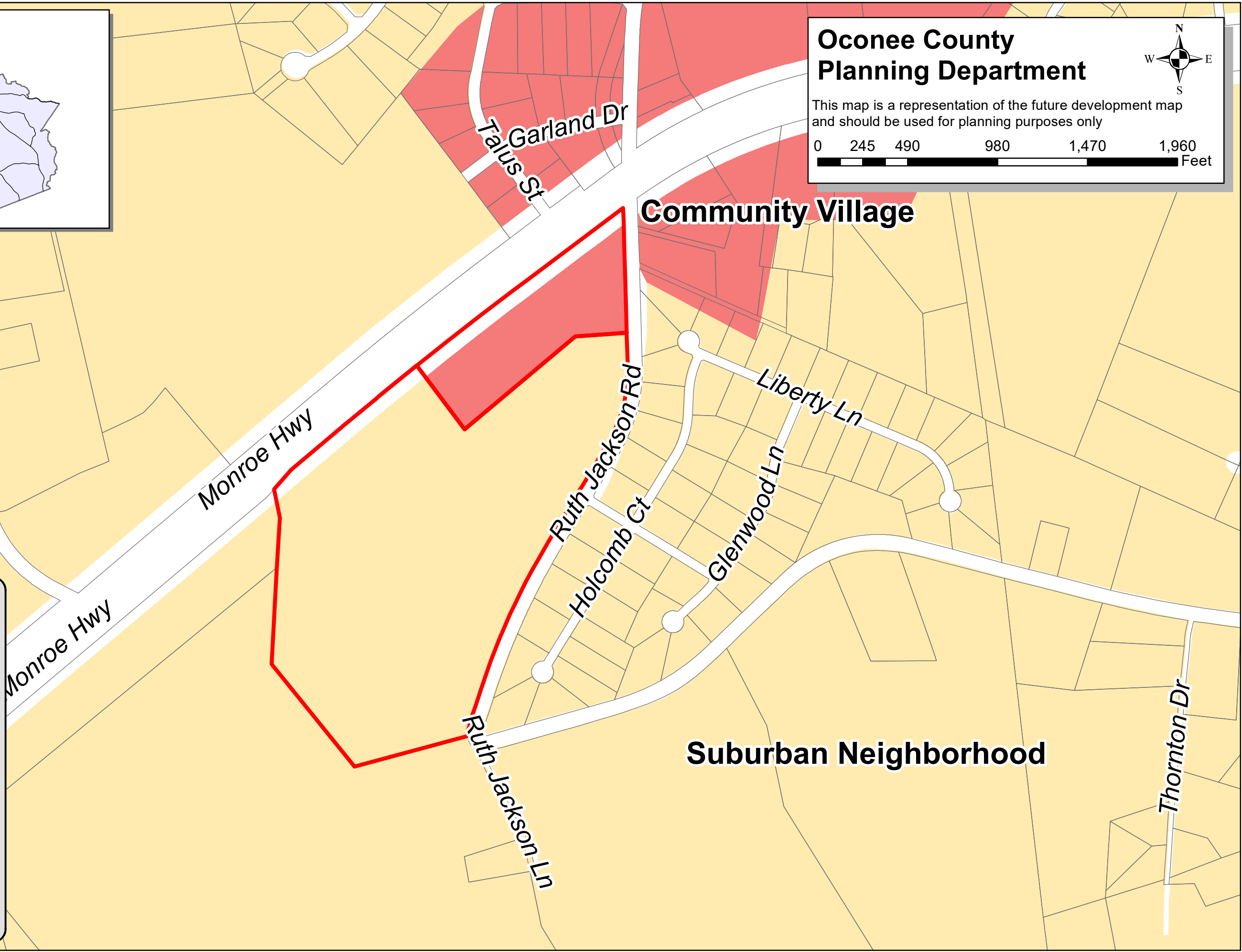
This map is a representation of the future development map and should be used for planning purposes only

0 245 490 980 1,470 1,960 Feet

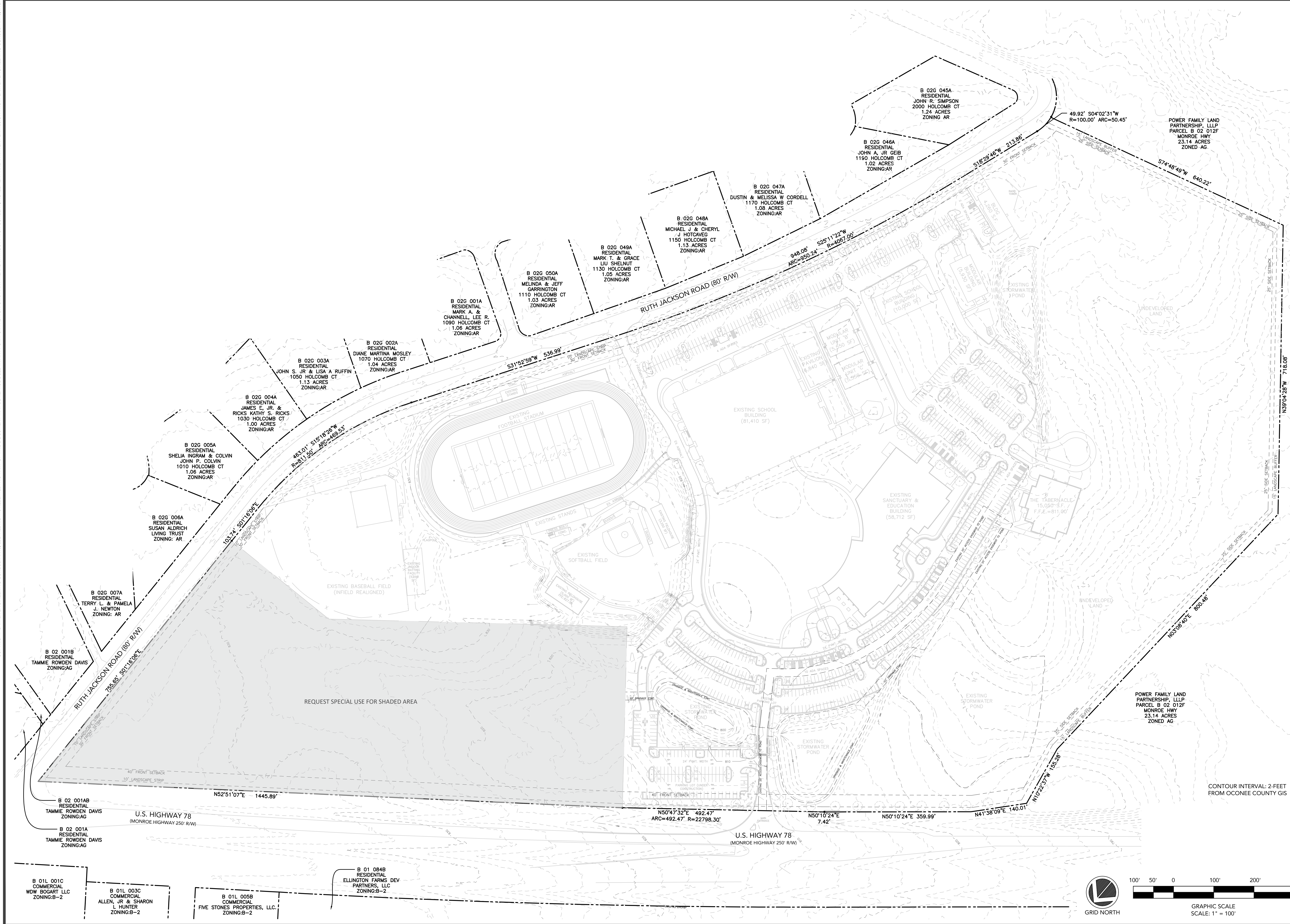
A north arrow pointing North (N), South (S), East (E), and West (W). Below it is a scale bar with markings for 0, 245, 490, 980, 1,470, and 1,960 feet.

Legend

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



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REVISION BLOCK	
ISSUE	REVISION DATE & DESCRIPTION
1	06/24/22 INITIAL SPECIAL USE SUBMITTAL
2	07/01/22 ADDRESS COUNTY COMMENTS SUP
3	
4	
5	
6	
7	
8	

REGISTERED PROFESSIONAL ENGINEER
JAMES J. CARTER
GSW/VCC Level II Certification
No. 000000000083

CARTER
ENGINEERING

CARTER ENGINEERING
3651 MARS HILL ROAD, STE 2000
WATKINSVILLE, GA 30677
P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
PRINCE ATHLETIC FACILITY
2131 RUTH JACKSON ROAD | BOGART, GA 30622

SHEET TITLE:
SPECIAL USE
MASTER PLAN

PROJECT NAME:
PRINCE
AVENUE CHRISTIAN SCHOOL

SHEET NUMBER:
Composite Survey

PROJECT NUMBER:
21015PAB
DATE:
07.01.22

ENGINEER/DRAWN NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLANS SETS LABELED "ISSUE FOR CONSTRUCTION".

PROJECT INFORMATION

DRAWING SET PREPARED BY:
CARTER ENGINEERING
3651 MARS HILL ROAD, STE 2000
WATKINSVILLE, GA 30677
CONTACT: JEFF CARTER, P.E.
PHONE: 770.725.1200
JEFF@CARTERENGINEERING.NET

OWNER/DEVELOPER:
PRINCE AVENUE CHRISTIAN SCHOOL
2131 RUTH JACKSON ROAD
BOGART, GA 30622
CONTACT: TIM LUKE
678.618.4451
TLUKE@PABC.ORG

SITE INFORMATION

JURISDICTION: OCOREE COUNTY
PROPERTY LOCATION: 2131 RUTH JACKSON ROAD
BOGART, GA 30622
PARCEL NUMBER: B 02 012BC + B 02 012BB
CURRENT ZONING: A-1 (AGRICULTURAL DISTRICT) CUP
PROPOSED ZONING: A-1 (AGRICULTURAL DISTRICT) CUP
OVERLAY DISTRICT: NONE
EXISTING USE: COMMUNITY-SCALE CHURCH & SCHOOL
PROPOSED USE: COMMUNITY-SCALE CHURCH & SCHOOL
BUFFERS REQUIRED: 15' & 25' LANDSCAPE BUFFER (WEST)
REQUIRED BUILDING SETBACKS: FRONT: 30/40-FEET
SIDE: 25-FEET
REAR: 25-FEET
MAXIMUM LOT COVERAGE: ----%
MINIMUM LANDSCAPE: ----%
MAXIMUM BUILDING HEIGHT: 40-FEET
SANITARY SEWER SERVICE: OCOREE COUNTY WATER RESOURCES
WATER SERVICE: OCOREE COUNTY WATER RESOURCES
FEMA FIRM NO.: 13219C 0045D
FEMA FIRM DATE: SEPTEMBER 02, 2009
FEMA SFHA ZONE: "ZONE X"

CONTOUR INTERVALS ARE 2 FEET

UNDERGROUND UTILITY DISCLAIMER:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

- A ATHLETIC FIELD HOUSE & OFFICE (10,000 SF)
- B BUILDING ADDITION (±3,000 SF)
- C SPECTATOR STANDS WITH STORAGE
- D PAVILION (±3,000 SF)
- E PAVILION (±3,500 SF)

- A PROPOSED COURTYARD
- B MULTI-USE COMPETITION FIELD
- C MULTI-USE PRACTICE FIELD
- D PROPOSED PARKING
- E EXISTING PARKING
- F RETAINED TREE CANOPY
- G TENNIS COURTS (2 EACH)
- H INFIELD PRACTICE FIELD

B 02G 005A RESIDENTIAL
SHEILA INGRAM & COLVIN
JOHN P. COLVIN
1010 HOLCOMB CT
1.06 ACRES
ZONING: AR

B 02G 006A RESIDENTIAL
SUSAN ALDRICH
LIVING TRUST
ZONING: AR

B 02G 007A RESIDENTIAL
TERRY L. & PAMELA
J. NEWTON
ZONING: AR

B 02 001B RESIDENTIAL
TAMMIE ROWDEN DAVIS
ZONING: AG

B 02 012BB CHURCH/SCHOOL
PRINCE AVENUE
BAPTIST CHURCH
ZONING: AG

B 02 001AB RESIDENTIAL
TAMMIE ROWDEN DAVIS
ZONING: AG

B 02 001A RESIDENTIAL
TAMMIE ROWDEN DAVIS
ZONING: AG

U.S. HIGHWAY 78
(MONROE HIGHWAY 250' R/W)

B 01L 001C COMMERCIAL
WDW BOGART, LLC
ZONING: B-2

B 01L 003C COMMERCIAL
ALLEN, JR. & SHARON
L. HUNTER
ZONING: B-2

B 01L 005B COMMERCIAL
FIVE STONES PROPERTIES, LLC
ZONING: B-2

PARKING CALCULATIONS & SUMMARY

PARKING CALCULATIONS

CHURCH PARKING REQUIREMENT: THE NUMBER OF PARKING SPACES REQUIRED FOR A CHURCH SHALL BE DETERMINED BY ITS SEAT CAPACITY. THERE SHALL BE ONE (1) PARKING SPACE FOR EVERY FOUR (4) SEATS.

CHURCH SEATS: 1,400 SEATS
REQUIRED PARKING: 350 PARKING SPACES

ELEMENTARY CLASSROOMS: 41 CLASSROOMS
SENIOR HIGH SCHOOL CLASSROOMS: 15 CLASSROOMS
REQUIRED PARKING: 157 PARKING SPACES

RECREATIONAL GROUNDS (SPORTS CENTER) REQUIREMENT: THE NUMBER OF PARKING SPACES FOR RECREATIONAL GROUNDS SHALL BE DETERMINED BY AREA OF ACTIVE SPORTS AREA PLUS ONE (1) SPACE PER ACRE OF TOTAL SITE. SIX (6) PARKING SPACES SHALL BE REQUIRED PER ONE THOUSAND (1,000) SQUARE FEET OF ACTIVE SPORTS AREA.

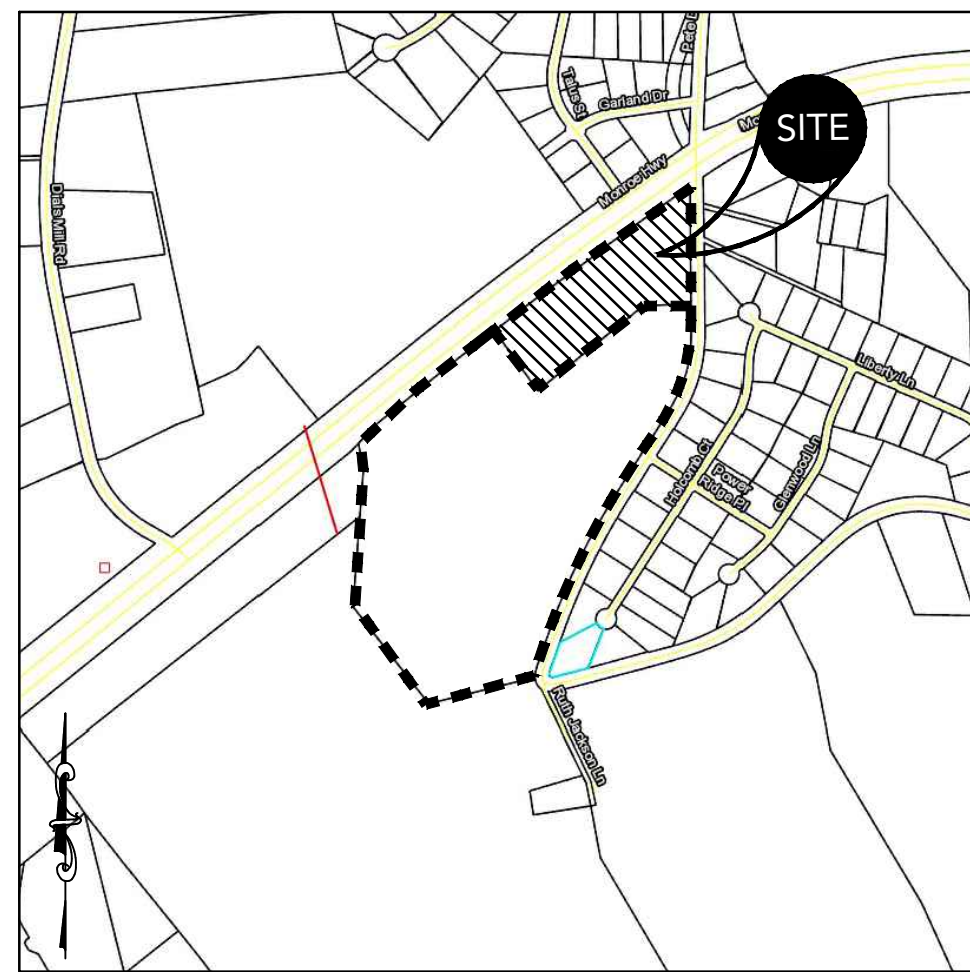
ACTIVE SPORTS AREA: 81,080 SF
TOTAL SITE ACREAGE: 74.61 AC
REQUIRED PARKING: 561 PARKING SPACES

TOTAL PARKING REQUIRED: 1,048 PARKING SPACES
TOTAL PARKING ALLOWED (110%): 1,175 PARKING SPACES

TOTAL PARKING PROPOSED: 174 PARKING SPACES
TOTAL PARKING PROVIDED: 1,072 PARKING SPACES
HANDICAP PARKING PROVIDED: 48 PROVIDED / 21 REQUIRED

SITE CALCULATIONS & SUMMARY

EXISTING BUILDINGS: 200,122 SF
PROPOSED BUILDINGS: 29,500 SF
EXISTING VEHICULAR AREA: 881,098 SF
PROPOSED VEHICULAR AREA: 84,266 SF



LOCATION MAP
SCALE: N.T.S.

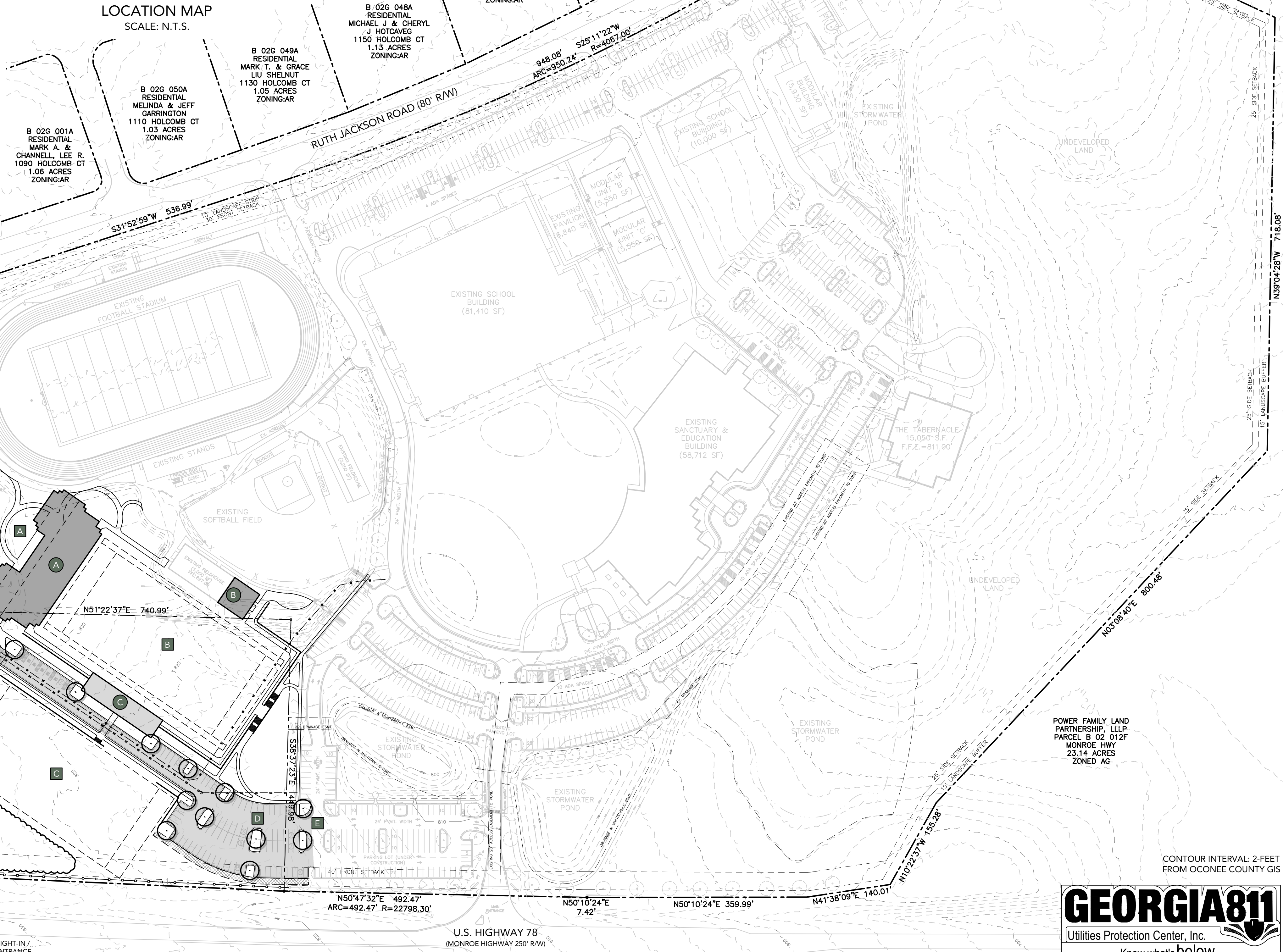
OCOREE COUNTY NOTES

GENERAL PERMITTING NOTES

- ALL SIGNAGE (OTHER THAN HANDICAP SIGNAGE) REQUIRES A SEPARATE PERMIT
- LIGHTING AND LANDSCAPING: ALL SITE LIGHTING SHALL CONSIST SOLELY OF FULL CUTOFF LUMINAIRES AS DEFINED IN THE OCOREE COUNTY UNIFIED DEVELOPMENT CODE (UDC) SECTION 308.04 AND SECTION 407.05 - OR LATEST APPROVED SECTION. ALL LIGHTING WILL BE FULLY SHIELDED IN ACCORDANCE WITH CODE. ELEMENTS OF DESIGN PERTAINING TO LAYOUT AND INSTALLATION OF SIDEWALK AND STREET TREES SHALL BE IN ACCORDANCE WITH OCOREE COUNTY ORDINANCES. ALL LANDSCAPE STRIPS, LANDSCAPE BUFFERS, AND VEHICLE-USE AREA SCREENINGS SHALL BE DESIGNED AND PLANTED IN ACCORDANCE WITH OCOREE COUNTY STANDARDS (SECTION 803 AND 805).
- WATER SUPPLY PROVIDED BY OCOREE COUNTY WATER RESOURCES.
- SANITARY SEWER DISPOSAL PROVIDED BY OCOREE COUNTY WATER RESOURCES.
- SOLID WASTE DISPOSAL PROVIDED BY INDIVIDUAL CANS/DUMPSTERS COLLECTED BY PRIVATE CONTRACTOR.

STORMWATER & DETENTION NOTE:

STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY, STATE, AND FEDERAL RULES, REGULATIONS, AND APPROPRIATE ORDINANCES THAT ARE IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.



CONTOUR INTERVAL: 2 FEET
FROM OCOREE COUNTY GIS

GEORGIA811
Utilities Protection Center, Inc.
Know what's below
Call before you dig



SCALE: 1" = 100'

REVISION BLOCK		REVISION DATE & DESCRIPTION
ISSUE	1	06/24/22 INITIAL SPECIAL USE SUBMITTAL
2	07/01/22	ADDRESS COUNTY COMMENTS SUP
3		
4		
5		
6		
7		
8		



GSWVCC Level II Certification
No. 000000000083

CARTER ENGINEERING

CARTER ENGINEERING
3651 MARS HILL ROAD, STE 2000
WATKINSVILLE, GA 30677
P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS FOR PRINCE ATHLETIC FACILITY 2131 RUTH JACKSON ROAD | BOGART, GA 30622

SHEET TITLE:
SPECIAL USE
MASTER PLAN

PROJECT NAME:
PRINCE
AVENUE CHRISTIAN SCHOOL

SHEET NUMBER:
OVERALL PLAN

PROJECT NUMBER:
21015PAB

DATE:
07.01.22

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U.S. HIGHWAY 78
(MONROE HIGHWAY 250' R/W)

GEORGIA811
 Utilities Protection Center, Inc.
 Know what's below
 Call before you dig



GRID NORTH

A graphic scale bar with alternating black and white segments. Above the bar, the distances 60', 30', 0, 60', 120', and 180' are marked. The bar is divided into segments of 30 feet each, with the first 30 feet being white, the next 30 feet being black, and so on.

GRAPHIC SCALE
SCALE: 1" = 60'