



Oconee County Board of Commissioners Holly Stephenson, County Clerk

BOARD OF COMMISSIONERS
JOHN DANIELL, CHAIRMAN
MARK THOMAS, POST 1
CHUCK HORTON, POST 2
AMREY HARDEN, POST 3
MARK SAXON, POST 4

October 10, 2022

Carter Engineering Consultants Inc.
3651 Mars Hill Road
Suite 2000
Watkinsville, GA 30677

RE: Rezone P22-0061

Dear Jeff:

This is official notification that the Oconee County Board of Commissioners denied Rezone No. P22-0061 at the October 4, 2022 meeting. A copy of the signed document is enclosed for your records.

If you have any questions, please contact Guy Herring, Director of Planning and Code Enforcement.

Sincerely,

A handwritten signature in blue ink that reads "Holly Stephenson".

Holly Stephenson

HS/tyb

Enclosure

CC: Oconee County Board of Commissioners
Justin Kirouac, County Administrator
Daniel Haygood, County Attorney
Guy Herring, Director, Planning & Code Enforcement

ACTION DENYING REZONE REQUEST

APPLICATION SUBMITTED BY: Carter Engineering Consultants, Inc.

APPLICATION SUBMISSION DATE: March 21, 2022

RE: Request for rezoning of a ±42.76-acre tract of land located along SR 53 and US Hwy 78 in the 224th G.M.D., Oconee County, Georgia, (tax parcel no. A-02-025HA) from B-1 (General Business District) to B-1 and B-2 (Highway Business District).

After consideration and a motion and second, the Oconee County Board of Commissioners does hereby deny the above-referenced request for rezoning.

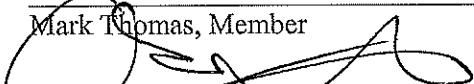
This 13th day of September, 2022.

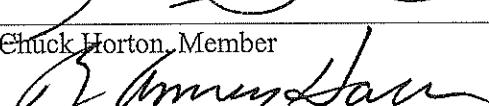
OCONEE COUNTY BOARD OF COMMISSIONERS

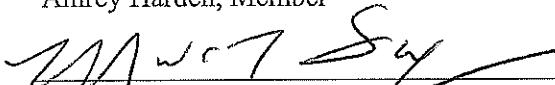
BY:


John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member


Amrey Harden, Member


Mark Saxon, Member

ATTEST:


Holly Stephenson
Clerk, Board of Commissioners



Planning Department
Oconee County, Georgia
STAFF REPORT

REZONE CASE #: P22-0061

DATE: July 8, 2022

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

APPLICANT NAME: Carter Engineering Consultants, Inc.

PROPERTY OWNER: Donald Hammett

LOCATION: Along State Route 53 and US Highway 78

PARCEL SIZE: ±42.76 acres

EXISTING ZONING: B-1 (General Business District)

EXISTING LAND USE: Undeveloped

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Civic Center

ACTION REQUESTED: Rezone the property from B-1 (General Business District) to B-1 and B-2 (Highway Business District) for a mixed-use commercial development.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request

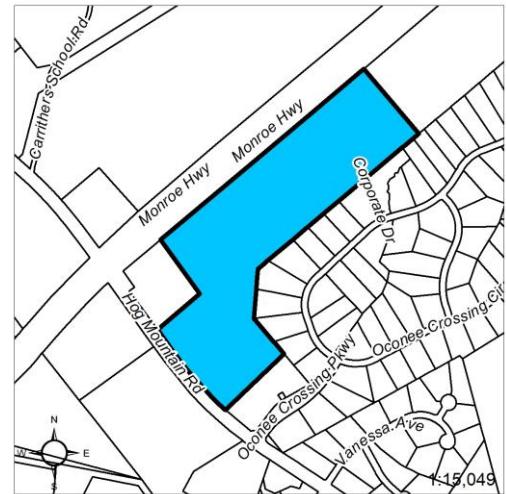
DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: July 18, 2022

BOARD OF COMMISSIONERS: August 2, 2022

ATTACHMENTS:

- Application
- Narrative
- Architectural Renderings
- Zoning Impact Analysis
- Aerial Imagery
- Zoning Map
- Future Development Map
- Developments of Regional Impact Report
- TranSystems Report
- Plat of Survey
- Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property was rezoned from AG to B-1 on 09/04/1990 for a commercial/residential planned-unit development.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Gas station/Stripling's General Store Undeveloped	B-2 (Highway Business District) AG (Agricultural District)
SOUTH	Single-family residential (Oconee Crossing subdivision)	AR (Agricultural Residential District)
EAST	Undeveloped	AG
WEST	Gas station/Stripling's General Store Undeveloped	B-1 (General Business District) AG

PROPOSED DEVELOPMENT

- The applicant proposes to develop an approximately 266,400-square-foot mixed-use commercial development called the Shops of Oconee Crossing, which would consist of 13 lots as follows:
 - **Proposed B-2 zoning**
 - 9 lots with approximately 195,400 total square feet of buildable area
 - Mixed-use development of retail, grocery store, car wash, and drive-through restaurants
 - **Proposed B-1 zoning**
 - 4 lots with approximately 71,000 total square feet of buildable area
 - Mixed-use development of retail and office space
- The applicant proposes to use similar materials, colors, textures, and aesthetics throughout the development including gable roof lines, neutral textures, and colors and limited use of parapet walls and flat rooflines. The facades would be made up of numerous materials and textures consisting of stone, brick, cementitious siding, and limited use of stucco (see architectural images).
- Construction would be completed in phases, with phase 1 (lot 3, supermarket and retail) expected to begin near the end of 2022.
- The total estimated value of the project is \$48,600,000.

PROPOSED TRAFFIC PROJECTIONS

- A traffic study prepared by A & R Engineering on 05/18/2022 found that a total of 25,775 average daily trips, including 1,426 AM peak hour and 2,076 PM peak hour trips, were projected for the project at full buildout (Trip Generation Manual, 11th Edition):

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hr	
		Enter	Exit	Total	Enter	Exit	Total		
ITE 710 – General Office Building	20,000 sf	37	5	42	7	37	44	286	
		Mixed-Use Reduction	-11	-1	-12	-2	-9	-11	-52
ITE 820 – Shopping Center (>150k)	172,000 sf	146	89	235	400	434	834	10,355	
		Mixed-Use Reduction	0	-5	-5	-4	-1	-5	-22
		Pass-by Trips (0%) 29%	0	0	0	-115	-126	-241	-2,410
ITE 850 – Supermarket	48,500 sf	82	57	139	215	215	430	4,584	
		Mixed-Use Reduction	0	-2	-2	-2	0	-2	-10
		Pass-by Trips (0%) 24%	0	0	0	-51	-52	-103	-1,030
ITE 934 – Fast-Food Restaurant with Drive-Through Window	20,900 sf	475	457	932	359	331	690	9,770	
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ITE 948 – Automated Car Wash	1 Wash Tunnel	39	39	78	39	39	78	780	
		Total Trips (without Reductions)	779	647	1,426	1,020	1,056	2,076	25,775
		New External Trips (with Reductions)	530	408	938	647	685	1,332	18,451

* Daily pass-by reduction estimated to be ten times the PM pass-by volume

PUBLIC FACILITIES

Water:

- The property is proposed to utilize County water services
- The Water Resources Department has indicated in a letter dated 09/22/2021 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 09/22/2021 that sewer capacity is available at the Calls Creek Facility

Roads:

- The applicant proposes the following access points as shown on the concept plan:
 - One full access driveway along HWY 78 with potential traffic signal if warrants are met
 - One full access driveway along SR 53 with potential traffic signal if warrants are met
 - Two right-in/right-out driveways along HWY 78 with dedicated ingress and egress lanes
 - Two shared driveways with Stripling's General Store, one right-in/right-out on HWY 78 and one full access on SR 53
 - Location and design of all access points would require GDOT approval



Source: Traffic Impact Analysis, A & R Engineering, 05/18/2022

ENVIRONMENTAL

- No 100-year flood plan, jurisdictional wetlands, or state waters are known to exist on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Shared access easement to be obtained from adjoining property owner to share existing driveways (Striplings). Shared driveways may need to be reconfigured/restriped to meet Oconee County requirements.
- All proposed driveways onto SR 53 and SR 78 must meet GDOT standards and be approved by GDOT. Full access driveways must also meet Oconee County standards for a left-turn lane.
- All proposed stormwater management improvements must meet Oconee County requirements for minimizing impacts to downstream properties and adjacent residential development.

OCONEE COUNTY FIRE DEPARTMENT

- No comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

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

GEORGIA DEPARTMENT OF TRANSPORTATION

- There are restrictions on some parts of US 78

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 tracts are predominantly zoned B-1, B-2, AR, and AG and are commercial, single-family residential, or undeveloped. Staff holds that the proposed commercial development is suitable in view of the variety of existing nearby development and zoning for both commercial and residential purposes.

B. Whether the property to be rezoned has a reasonable economic use as currently zoned.

The property has a reasonable economic use for commercial 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;

At full buildout the project would significantly impact water/sewer demand and add significant traffic to the surrounding street network. Staff notes that the site is already zoned for 252,000 square feet of mixed commercial development, and the present request would increase the approved square footage to 266,400 square feet with no significant changes to the proposed land uses. Schools are likely to be positively impacted by the creation of additional tax base without any additional students. Staff also notes that a Developments of Regional Impact (DRI) review analyzing broader regional impacts of the proposal was conducted and the final DRI report is attached hereto.

ii. Environmental impact;

No environmentally sensitive areas are known to exist on the site.

iii. Effect on the existing use, usability and/or value of adjoining property.

The property was previously rezoned for a planned unit development encompassing Oconee Crossing subdivision; the approved design intentionally placed commercial amenities within proximity of adjacent residential neighborhoods. Nevertheless, the proposed commercial development will require significant buffering and conscientious design to protect adjacent residential properties from any potential negative impacts. All relevant UDC requirements would be enforced at the time of development. The 50-foot incompatible use buffer would include both evergreen and deciduous vegetation to create an opaque six foot tall screen within two growing seasons ([UDC Sec. 806](#)). No light pollution would be permitted at the property line adjacent to residential use, all light fixtures would be full cut off luminaires directed away from residential areas ([UDC Sec. 306.04](#)) and all dumpster areas would require enclosures and vegetative screening per UDC Sec. 306.01.

Regarding the B-1 portion of the development, all architectural and operational requirements of the B-1 zoning district would be enforced, such as no dumpster pickup between 11pm and 7am ([UDC Sec. 205.09.c](#)). Staff holds that, with UDC-required screening in addition to supplemental buffering and other protections conditioned below, the proposed development should not negatively impact the existing use, usability, and/or value of adjoining property.

D. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.

The subject property has been vacant since the previous rezone was approved in 1990. The residential portion of the planned unit development (Oconee Crossing subdivision) was constructed in 1996 and the adjacent gas station and

Stripling's General Store were developed in 2012. The surrounding area has otherwise remained undeveloped since 1990.

E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.

The B-1 zoning district is intended “for those business activities providing goods and services for local citizens of Oconee County and surrounding areas” ([UDC Sec. 205.09](#)). The B-2 zoning district is “intended to serve those business activities generally oriented to the highways” ([UDC 205.10](#)). The project would include offices and smaller retail spaces on the B-1 portion of the property and more intense retail, grocery, and drive through uses on the B-2 portion of the property to serve individuals traveling along Highway 78. Staff holds that the proposed development is consistent with the stated purpose of the proposed zoning districts.

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.

B-2 is an appropriate zoning district along major thoroughfares such as Highway 78; the property's location at the intersection of a principal arterial (Highway 78) and a major collector road (SR 53) also gives supporting grounds for approval of the zoning 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 both B-1 and B-2 zoning in this area and states that the Civic Center Character Area also contains “an established residential component” that “adds people to the area and creates a 24-hour Character Area” and creates “a vibrant place where people can live, work, recreate and shop” ([Comprehensive Plan p. 58](#)). The proposed project design is in alignment with the Character Area’s development strategies including:

- A shopping plaza anchored by a major grocery store, or a stand-alone drug store or medical/dental clinic, are examples of appropriate uses
- Buildings within a planned project or shopping center should share similar design characteristics and design elements. Precise replication is not desirable; instead, a development should utilize similar colors, materials, textures, repeating patterns, massing, articulation, and/or architectural and stylistic features to achieve unity.
- Promote walkability within each community through path systems or sidewalks, particularly connecting to such focal points as schools, parks, community centers or commercial activity centers within walking distance of residences.
- Commercial retail and service development areas may contain multitenant buildings of no greater than 125,000 square feet in total, with no individual or stand-alone business greater than 70,000 square feet unless specifically approved by the governing body. “Big box” retail uses are not compatible with this Character Area.

Though parking areas are shown along rights of way rather than behind buildings (as suggested by the Comprehensive Plan), the proposed design better serves the goal of “protect existing neighborhoods from negative impacts” by placing parking areas further from residential areas. ([Comprehensive Plan p. 58](#)). While staff has recommended conditions below to improve pedestrian/bike connectivity as called for by the Comprehensive Plan, the proposed development is otherwise compatible with the desired development pattern and is in proximity/walkable from existing residential development in the Character Area. Staff holds that the proposed development is in conformity with the Future Development Map and the goals and objectives of the Oconee County Comprehensive Plan.

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

It is likely that other B-1- and B-2-zoned properties exist in the county that would permit the requested commercial uses. However, due to the prevalence of conditional zoning, it is unlikely that other sites exist that would allow the proposed development as submitted without requiring a rezone modification.

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. All at the owner's expense, the owner shall construct the improvements required by the County for public water and public wastewater services for the subject property and convey the same to the County, free of all liens. Said improvements shall include all on-site improvements and off-site improvements as required by the County to provide service to the 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. At its expense, Owner shall construct all transportation improvements recommended by the Traffic Study completed by A & R Engineering, dated 05/18/2022, or as otherwise approved by the Oconee County Public Works Director.
5. A six-foot-tall imitation wood vinyl fence shall be installed within the buffer along all property lines adjacent to Oconee Crossing subdivision.
6. A multi-use path with gated access to Oconee Crossing subdivision shall be constructed at Corporate Drive in lieu of the proposed pedestrian connection.
7. Bicycle racks shall be installed on lots 3 and 12.
8. An internal sidewalk network shall connect all uses within the development to sidewalks along rights of way. Pedestrian connectivity shall be provided throughout the development, including raised decorative crosswalks. Final design of the sidewalk network shall be subject to the approval of the Planning Director and shall be shown on the preliminary plat and site development plans for each phase of the development.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

Rezoning from: B-1 to B-1 / B-2 Change in Conditions of Approval for Case #: _____

Special Use Approval for: _____ in the _____ Zoning District

Applicant

Name: **Carter Engineering Consultants, Inc**

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

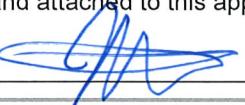
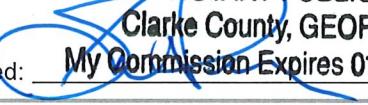
Watkinsville, Ga 30677

Telephone: **7707251200**

Email: **jeff@carterengineering.net**

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: 3/18/22 Notarized: 

Property Owner

Name: **Donald Hammett**

Address: **2175 Tayside Crossing NW**
(No P.O. Boxes)
Kennesaw, Georgia 30152

Telephone: **6784632948**

Seven Perry
NOTARY PUBLIC
Clarke County, GEORGIA

My Commission Expires 01/01/2024

Property

Location: **northeast intersection of SR 53 and US Hwy 78**
(Physical Description)

Tax Parcel Number: **A02025HA**

Size (Acres): **42.76** Current Zoning: **B1**

Future Development Map—Character Area Designation: **Civic Center**

Use

Current Use: **undeveloped (part of Oconee Crossing PUD)**

Proposed Use: **commercial use with a mixture
of B1 and B2 zoning**

Attachments (check all that apply)

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

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

SHOPS OF OCONEE CROSSING

4501 Monroe Highway - Oconee County, Georgia

Project Narrative

March 21, 2022 (Revised May 26, 2022)

GENERAL DATA

Existing Zoning
Proposed Zoning

B-1 (General Business District)
B-1/B-2 (Highway and General Business District)

Adjacent Zoning:

North: AG (Agricultural) and B-2 (Highway Business)
South: AR (Agricultural) Residential Use – Oconee Crossing Subdivision
East: AG (Agricultural) Undeveloped
West: AG (Agricultural) Undeveloped

Existing Use:

Undeveloped

Proposed Use:

Mixed Commercial/Retail

Total Project Area

42.76 Acres

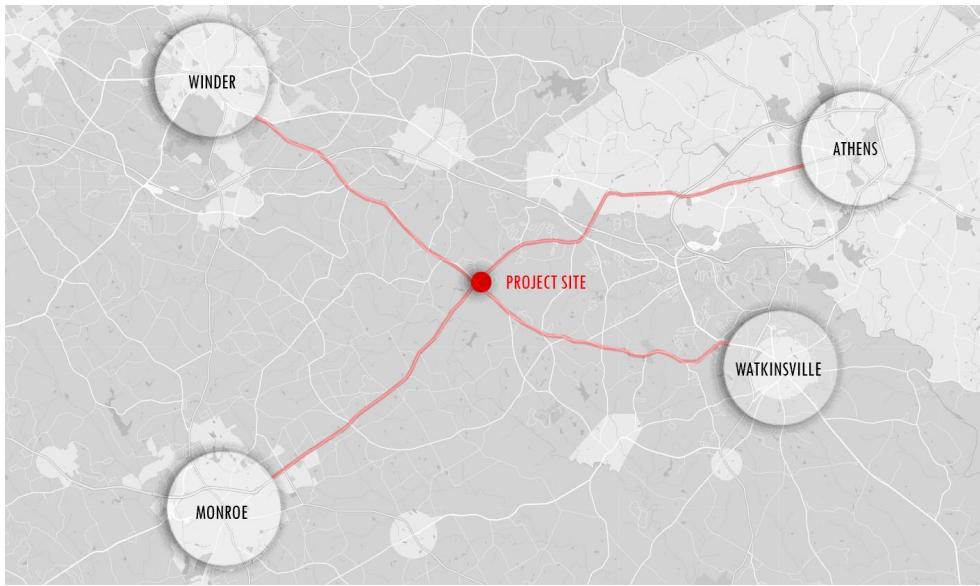
SITE NARRATIVE

Oconee Crossing is a mixed-use commercial development that aims at becoming a commercial crossroads for Oconee County and the surrounding counties and communities. The development consists of approximately 192,000 sf of Office/Retail Space, 48,500 sf Grocery Store, 20,900 sf Restaurant Space, and a 5,000 sf Carwash. The project will be divided into two or more phases where the first phase will focus on developing the main shopping center (lot 3) and the overall development infrastructure as warranted by the site development construction plans.

A rezone is requested to convert the portion of the property facing Monroe Highway (Highway 78) from B-1 to B-2. The request will be to subdivide the property into multiple parcels (no split-zoning is requested). It is our request to convert this portion of the property to B-2 in efforts to allow buildings over 20,000 square feet and to allow drive-thru restaurants along Highway 78. The vision of the development is to provide a commercial staple for transient travelers and local commuters; to make this vision a reality, a rezone of the property will be needed.

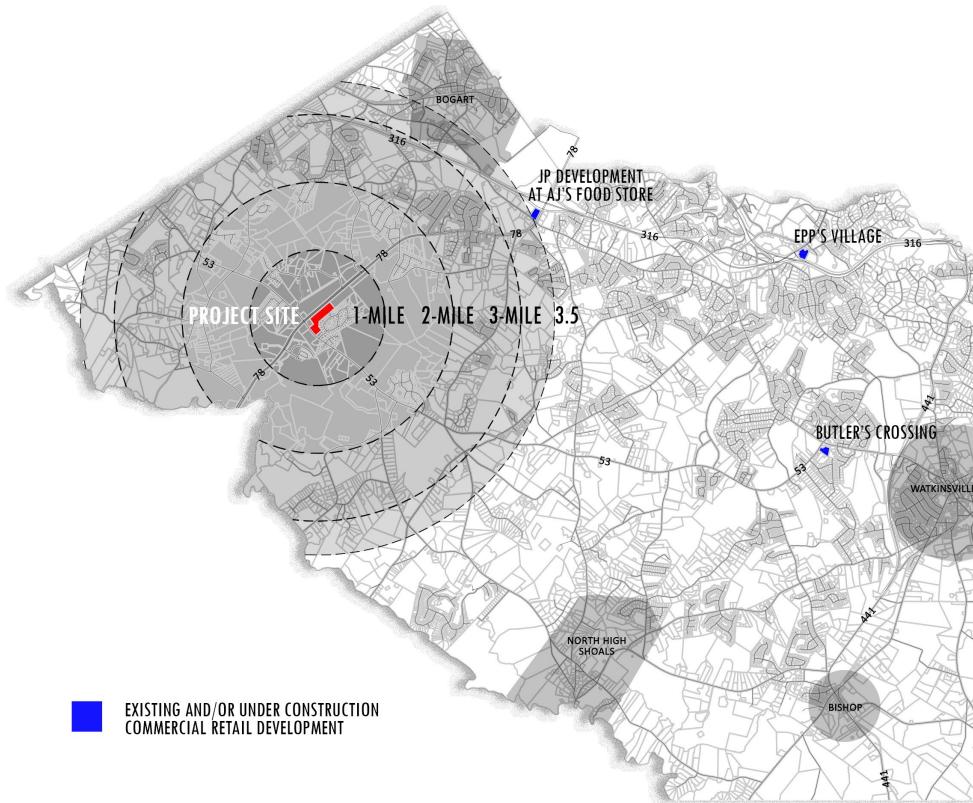
SITE DESCRIPTION

The site is located at the intersection of Hog Mountain Road (Highway 53) and Monroe Highway (Highway 78). The 42.76-acre property sits adjacent to the Striplings General Store and the Oconee Crossing residential subdivision. The topography of the site is relatively gentle sloping and is made up of almost entirely undeveloped pine, hickory, and oak woodlands.



The property is in close proximity to numerous schools and subdivisions providing a much-needed commercial service to the community and the surrounding area. The development sits approximately 2.33 miles from Dove Creek Elementary School, 1.37 miles from Prince Avenue Christian School, and 3.20 miles from North Oconee High School.

Furthermore, the property sits in an advantageous crossroads between Winder, Monroe, Athens, and Watkinsville (see image to the left). By being located at this crossroads, the development will be able to serve and provide for both the local citizens of Oconee County and the neighboring counties and those travelling between them. In addition to being at a crucial



crossroads for travel, the project site also sits in an advantageous position in relation to existing and under-construction developments of similar use and scale (see image to the left).

The properties that are located around the subject property are predominately zoned AG with multiple parcels zoned B-1 and B-2 located directly adjacent to the property (T's Corner and Striplings General Store). Just southwest of the subject property is the 440+ acre mixed-use development, Westland. There are also several commercial/retail developments along Highway 78 that have previously been approved which include the Meadowlands Village and Market and Aberdeen Manor which are both along the west-bound side of Highway 78 (opposite of the subject property).

There are no areas on or within the site that would cause environmental concern.

ZONING

The property is zoned B-1 and is currently undeveloped. The property was rezoned B-1 in 1990 as part of Planned Unit Development with 'The Crossing' subdivision. The original design anticipated that the commercial portion of the property would be developed between 1993 and 1999 and has since been paused due in part to the limited scope of uses allowed in the B-1 zoning. Rezoning a portion of the property to B-2 would allow for the project to be developed as it was intended to 30 years ago. It will provide ample services and provisions for the local community and surrounding area while also sharing a sensitivity to transient travelers and local commuters.

PROPOSED USE

The proposed use of the property is a mixed commercial development. The use of the property is not being changed from what was previously approved in 1990. The property will be home to approximately 172,000 sf of Retail Space, 20,000 sf of Office Space, 48,500 sf Grocery Store, 20,900 sf Restaurant Space, and a 5,000 sf Carwash. As shown on the conceptual site plan, the project includes uses typically found in mixed use shopping centers. The building sizes and lot areas shown on the site plan are estimates and are subject to modification. This site plan and proposed uses, building location/sizes, property lines and number of lots are conceptual only and as such are not site plan specific and subject to change at the discretion of the Applicant or Land Owner so long as site plans, proposed uses, building locations/sizes and property lines and number of lots conform to the applicable Oconee County Zoning and Development Code with the exception of Section 1206.05D which will not apply in this case.

ACCESS

A traffic Impact Study has been provided as part of the rezone application. There are three (3) proposed access points along U.S. Highway 78; one (1) full-access entrance and two (2) right-in, right-out only entrances. There is one (1) full access point along Highway 53 (Hog Mountain Road). All access points will be designed and coordinated with GDOT and county codes and regulations. The AM and PM peak hours were analyzed in the traffic impact study. In addition to the site access points, the study included the evaluation of traffic operations at the intersection of SR 10/US 78 (Monroe Highway) and SR 53 (Hog Mountain Road). All traffic improvement recommendations can be found on page 24 and 25 in the report. In summary, there is a potential for two new signalized intersections, two new right and right out intersections, and shared access with Stripling's General Store. Please refer to the traffic impact study for more details.

TRAFFIC IMPACT

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 11th Edition. The following trip generation were generated from the Traffic Impact Study.

Trip Generation Calculations

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hr
		Enter	Exit	Total	Enter	Exit	Total	
ITE 710 – General Office Building	20,000 sf	37	5	42	7	37	44	286
Mixed-Use Reduction		-11	-1	-12	-2	-9	-11	-52
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Total Trips (without Reductions)		779	647	1,426	1,020	1,056	2,076	25,775
New External Trips (with Reductions)		530	408	938	647	685	1,332	18,451

* Daily pass-by reduction estimated to be ten times the PM pass-by volume

WATER SUPPLY

Water supply will be served by the Oconee County Public Utilities Department. Water service to the site will be delivered by an existing 12-inch diameter water line that lies within the Right-of-way of Monroe Highway (Highway 78). A main water line also runs along the right-of-way of Hog Mountain Road. Water mains will be extended from these existing lines to supply water to the properties throughout the development.

SEWAGE DISPOSAL

Sewage disposal will be served by the Oconee County Public Utilities Department. Property will be serviced by a proposed sanitary sewer connection that traverses Monroe Highway (Highway 78) and extends down to Garret Road connecting to an existing wet well. Another connection is available whereas an extension to the Westland development located down Monroe Highway may be made via a force main.

The projected demand for sanitary sewer per day is 45,650 GPD.

*A water and sewer availability request letter has been submitted to Oconee County and availability and capacity to accommodate has been confirmed pending extensions to existing facilities.

GARBAGE COLLECTION

A private contract service will handle garbage collection.

UTILITIES

The proposed development will require domestic water, fire protection, and sanitary sewer services. Dry utilities such as electricity, cable, and internet will be coordinated with the individual service providers as need and as warranted in accordance with the Oconee County Unified Development Code. All utilities will be underground.

LIGHTING

Proposed lighting will be oriented towards the interior of the site to not impose any sort of glare or obstructive light on neighboring residential properties. Light levels shall be zero-foot candles along all property lines of any adjoining residential property.

STORMWATER CONTROLS

The development has two (2) proposed stormwater management facilities; one at either end of the development. The proposed stormwater management system will be designed to meet local, state, and federal regulations and requirements. Throughout the site, stormwater is collected and traversed through pipes and swales and directed to the proposed stormwater detention areas as shown on the plan. Post development run-off will be maintained in accordance with Oconee County and State of Georgia standards.

IMPACT TO SCHOOL SYSTEM

There are no reasons to assume that this rezone would negatively impact the school system as this request and development is commercial in nature. The development itself will aid in generating an increase in the net tax base for the county and will do so without generating more students. This will be a favorable impact to the school system and to the county economic base.

SCHEDULE

The petitioners plan to complete the zoning efforts for the subject property by July of 2022. Once plans are approved and permits issued, construction efforts will begin on the site grading and infrastructure. Approval of these plans and construction efforts are expected to occur near the end of 2022. Outparcel development and construction will occur as tenants and construction drawings are established and completed.

BUFFERS

Street trees will be proposed and planted along all proposed private and public streets at a rate of one tree for every forty (40) linear feet of roadway. All natural, landscaped, and structural buffers as required by the Oconee County Unified Development Code shall be proposed and planted in accordance with local code and regulations. The proposed buffers will only be disturbed as necessary for the installation and construction of the roads, pedestrian corridors, utilities, and stormwater management facilities perpendicular to the buffers.

A 50-foot landscape buffer along residential uses and a 15-foot landscape buffer along agricultural uses will be designed and installed in accordance with the Oconee County Unified Development Code. Site utilities and stormwater management facilities will not encroach into landscape buffer areas. Buffers shall be maintained in accordance with County code and regulations.

PROJECT IDENTITY

There is no project signage proposed for the project at this time. Any future proposed signage will be in accordance with county codes and regulations as described in the Oconee County Unified Development Code.

COMMON AREAS

With the exception of Common Driveways and Utilities, 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

Any access and drainage easements required will be dedicated to Oconee County. Additional easements for power, gas, telephone, cable TV and internet access will be dedicated as required by the specific utility construction.

SIDEWALKS

A 5-foot concrete pedestrian sidewalk is proposed along the perimeter of the project that faces Hog Mountain Road. The connection sidewalk will connect with the internal network of sidewalks. A pedestrian connection will be made available through a pedestrian connection between the Oconee Crossing Subdivision (via Corporate Drive) and the proposed development. The pedestrian circulation within the development will be designed to focus on a balanced relationship between vehicular and pedestrian traffic. The network of connections promotes walkability and allows for a subtle transition between shops and businesses.

RANGE/AVERAGE SQUARE FOOTAGE FOR DEVELOPMENT

The proposed commercial development contains multiple office/retail areas, a shopping center, and a grocery store. The development will contain approximately 192,000 sf of Office/Retail Space, 48,500 sf Grocery Store, 20,900 sf Restaurant Space, and 5,000 sf Carwash. The projected values of the buildings and outparcels are estimated below.

ESTIMATED VALUE OF PROJECT	\$48,600,000		
LOT 1 – RETAIL	3.40 Acres	23,500 SF	\$3,000,000.00
LOT 2 – DT RESTAURANT	1.33 Acres	6,900 SF	\$2,700,000.00
LOT 3 – SUPERMARKET	7.92 Acres	48,500 SF	\$7,500,000.00
RETAIL SHOPPING	---	13,000 SF	\$2,150,000.00
LOT 4 – DT RESTAURANT	1.36 Acres	4,000 SF	\$2,700,000.00
LOT 5 – DT RESTAURANT	1.32 Acres	5,000 SF	\$2,700,000.00
LOT 6 – DT RESTAURANT	1.30 Acres	5,000 SF	\$2,700,000.00
LOT 7 – CARWASH	1.28 Acres	5,000 SF	\$1,500,000.00
LOT 8 – RETAIL SHOPPING	5.55 Acres	8,000 SF	\$1,200,000.00
OFFICE	---	10,000 SF	\$1,500,000.00
OFFICE	---	10,000 SF	\$1,500,000.00
LOT 9 – RETAIL SHOPPING	1.33 Acres	8,000 SF	\$1,200,000.00
LOT 10 – RETAIL SHOPPING	1.43 Acres	15,000 SF	\$2,250,000.00
LOT 11 – RETAIL SHOPPING	2.36 Acres	20,000 SF	\$3,000,000.00
LOT 12 --RETAIL SHOPPING	10.89 Acres	84,500 SF	\$13,000,000.00

CONSTRUCTION/FAÇADE MATERIALS & REPRESENTATIVE ARCHITECTURE IMAGES

The building exterior will predominately be brick with stone, brick, and cementitious siding accents (see representative architecture images). Each building and its respective architectural style will complement one another to create a single holistic and cohesive architectural theme.

The proposed development will be designed to have an aesthetic and appealing appearance that will meet county requirements and will incorporate features of exceptional architectural design. Proposed archetypes below are for reference and shall correlate to the overall architectural theme of the development. All proposed architectural elements shall adhere to the Oconee County Unified Development Code.

B-1 ARCHITECTURAL STYLE AND THEME:

In keeping with the residential theme of the surrounding area, architectural elements and aesthetics will focus on providing a subtle commercial atmosphere by promoting gable roof lines and emphasizing the use of neutral textures and colors. Gable/hip roof lines will be emphasized, and the development shall limit the use of parapet walls and flat roof lines as noted and outlined in the Oconee County Unified Development Code, Section 205.09.c.



B-2 ARCHITECTURAL STYLE AND THEME:

The B-2 theme will use similar materials, colors, textures and aesthetics represented in the B-1 zoned properties to produce one cohesive development. The facades will be made up of numerous materials and textures consisting of stone, brick, cementitious siding, and limited use of stucco. Architectural theme and development will comply with all regulations and requirements set forth in the Oconee County Unified Development Code.



SUPERMARKET (FOOD STORE) ARCHETYPE



SHOPPING RETAIL ARCHETYPE A



SHOPPING RETAIL ARCHETYPE B



DRIVE-THRU RESTAURANT ARCHETYPE A



DRIVE-THRU RESTAURANT ARCHETYPE B



CARWASH ARCHETYPE A



CARWASH ARCHETYPE B

OCONEE CROSSING

4501 Monroe Highway - Oconee County, Georgia

Zoning Impact Analysis

March 21, 2022

A. WILL THE ZONING PROPOSAL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE EXISTING USES, DEVELOPMENT, AND ZONING OF NEARBY PROPERTY?

The existing use and zoning of nearby properties include the following:

North Zoned AG and B-2 (T's Corner)

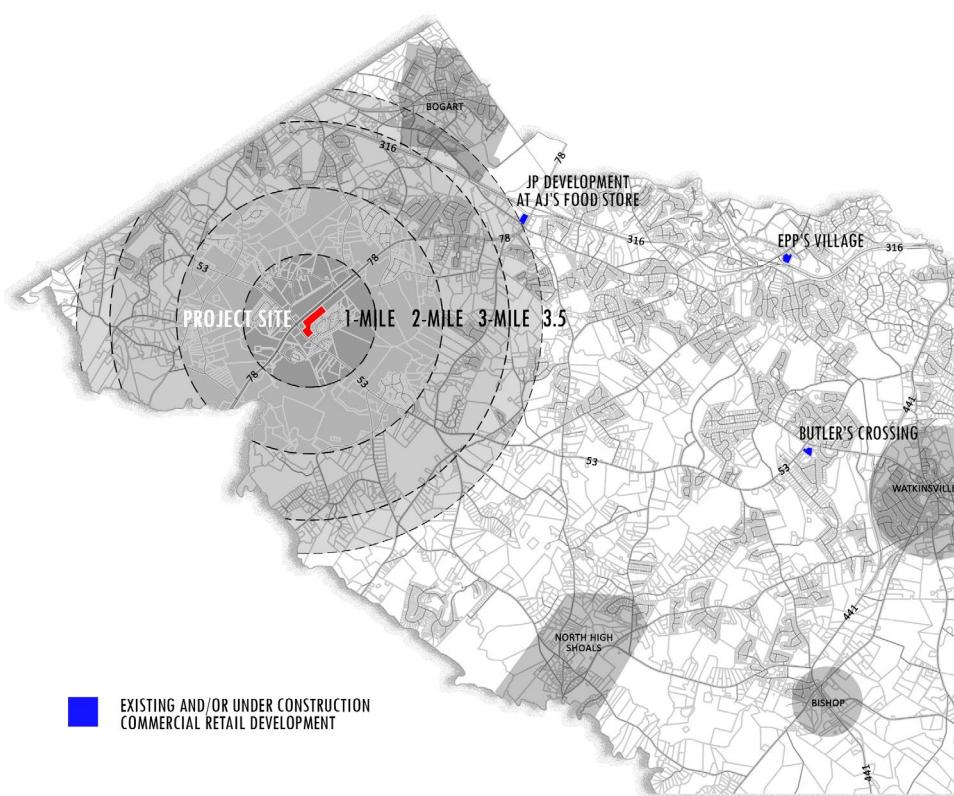
East Zoned AG (Undeveloped)

South Zoned AR (Oconee Crossing – Phase I & II)

West Zoned AG (Undeveloped)

The properties that are located around the subject property are predominately zoned AG with multiple parcels zoned B-1 and B-2 located directly adjacent to the property (T's Corner and Striplings General Store). Just southwest of the subject property is the 440+ acre mixed-use development, Westland. There are also several commercial/retail developments along Highway 78 that have previously been approved which include the Meadowlands Village and Market and Aberdeen Manor which are both along the west-bound side of Highway 78 (opposite of the subject property).

The surrounding properties and land uses do reflect a suitable atmosphere for the zoning change as converting from a B-1 property to a B-1/B-2 property would be in accord with the previously approved properties along Highway 78. Furthermore, location of the property lends itself to be a reasonable and strategic development node since it's located at an intersection with great provision for adequate egress and access. With respect to its location and to the existing zoning, we propose that the Highway 53 portion of the property remain B-1 while the portion along the busier, Highway 78, be changed to B-2.



The 'Proximity Exhibit' (pictured to the left) gives a visual understanding of the area and how a development such as this is warranted for the surrounding communities and residents.

Below is a summary of nearby developments that offer and provide similar services:

- Monroe Pavilion Center (11 Miles West)
- Barrow Crossing Center (11 Miles North)
- Winder Corners Center (10 Miles North)
- Epps Village (7.5 Miles East)
- Butler's Crossing (8 Miles East)
- Development at AJ's (3.5 Miles East)

B. DOES THE SUBJECT PROPERTY HAVE A REASONABLE ECONOMIC USE AS CURRENTLY ZONED?

The subject property is currently zoned B-1 which is typically reserved for properties that generally provide services and establishments solely for local citizens. These properties are generally centrally located with the city/county and are not typically found along bustling highways. Being at the intersection of two highly travelled highways, it is reasonable to assume that a 'Highway Business' (B-2) Zoned property would be more appropriate than a 'General Business' (B-1) Zoned property; with respect to existing zoning, we request to only change the Highway 78 portion of the property to B-2.

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; (2) ENVIRONMENTAL IMPACT; (3) EFFECT ON EXISTING USE, USABILITY, AND/OR VALUE OF ADJOINING PROPERTY.

The extent can be summarized as follows:

1. There will be no negative effect on community facilities as a result of this zoning condition change. Numerous entrances along the project perimeter will aid in creating safe access and egress throughout the site. Approval of this rezone will have no bearing effect on the school system as this project is strictly commercial in nature. Approving this rezone will not adversely affect the well being of the water and sewer infrastructure of the county and community as the project is already zoned B-1 which would allow for similar usage and treatment of said infrastructure.
2. There will be no environmental impact due to the zoning change of the subject property. There are no known wetlands, floodplains, jurisdictional waters, or any other protected buffers and/or environmental restrictions or regulations on the subject site. All requirements and regulations set forth by state and county code regarding storm water retention and runoff, erosion control, and landscaping will be adhered to as construction plans are developed.
3. There will be no negative effect on adjoining property values.

CONSIDER THE RELATIVE GAIN TO THE PUBLIC, AS COMPARED TO THE HARSHIMPOSED UPON THE INDIVIDUAL PROPERTY OWNER.

There will be no gain to the public for the entire subject property to remain zoned B-1 (General Business). The property would eventually be developed in similar size and nature but with less appeal and provision for highway travelers and less options for local jobs, businesses, and residents. There is no benefit for the property to remain under its' current zoning. It serves the community and the owner best to allow the rezone and provide the community and its visitors with a development that they need.

D. CONSIDER THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS CURRENTLY ZONED, CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE PROPERTY.

The property is zoned B-1 and is currently undeveloped. The property was rezoned B-1 in 1990 as part of Planned Unit Development with 'The Crossing' subdivision. The original design anticipated that the commercial portion of the property would be developed between 1993 and 1999 and has since been paused due in part to the limited scope of uses allowed in the B-1 zoning. Rezoning a portion of the property to B-2 would allow for the project to be developed as it was intended to 30 years ago. It will provide ample services and provisions for the local community and surrounding area while also sharing a sensitivity to transient travelers and local commuters.

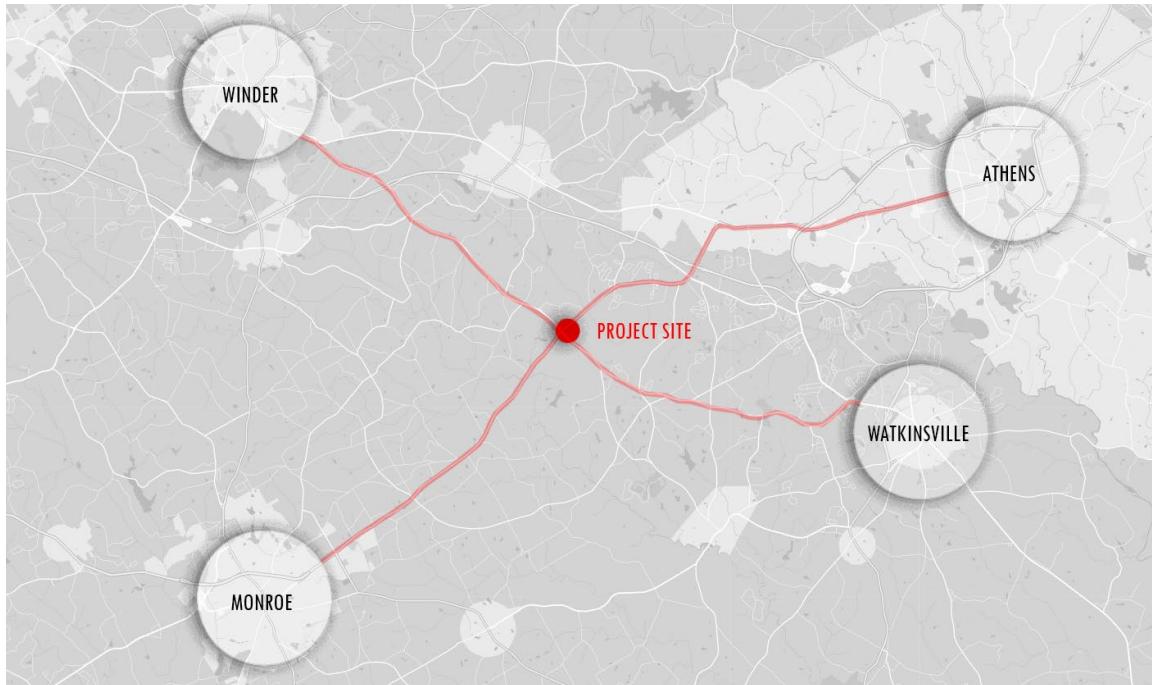
E. CONSIDER THE CONSISTENCY OF THE PROPOSED USE WITH THE STATED PURPOSE OF THE ZONING DISTRICT THAT IS BEING REQUESTED.

It is the opinion of the applicant that the proposed use and rezoning of the subject property is in conformance with and consistent with the intent of the B-2 zoning district as it is defined in the Unified Development Code of Oconee County. The B-2 Zoning District is 'intended to serve those business activities generally oriented to the highways'. The subject property in question fulfills this purpose.

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 of the area and specifically around the Highway 78 corridor reflect the use and provision of commercial properties with a wide range of use, services, and sizes. Specifically, along the west-bound lane of Highway 78 (opposite of the subject property), there stands three previously approved commercial developments that make use of B-2

properties. Such developments include the Aberdeen Manor, an event venue and small-scale commercial development; Meadowlands, a retirement village and commercial center; and the new commercial-retail development at the corner of Mars Hill and 78 (AJ's Convenience Store). All these developments are proposed on the west-bound side of Highway 78 with only one being proposed at an intersection. Furthermore, the trend of development along Highway 78 is reaching Monroe as well as the Monroe Pavilion is currently under development (11 miles down Highway 78). A development is warranted at this intersection as it stands as a crossroad between Winder and Watkinsville, and Monroe and Athens.



The rezone of this property from B-1 to B-1/B-2 is in conformity to the existing surrounding land use patterns and further affirms the approval of this rezone.

G. CONSIDER THE CONFORMITY WITH OR DIVERGENCE FROM THE FUTURE DEVELOPMENT MAP OR THE GOALS AND OBJECTIVES OF THE OCONEE COUNTY COMPREHENSIVE PLAN.

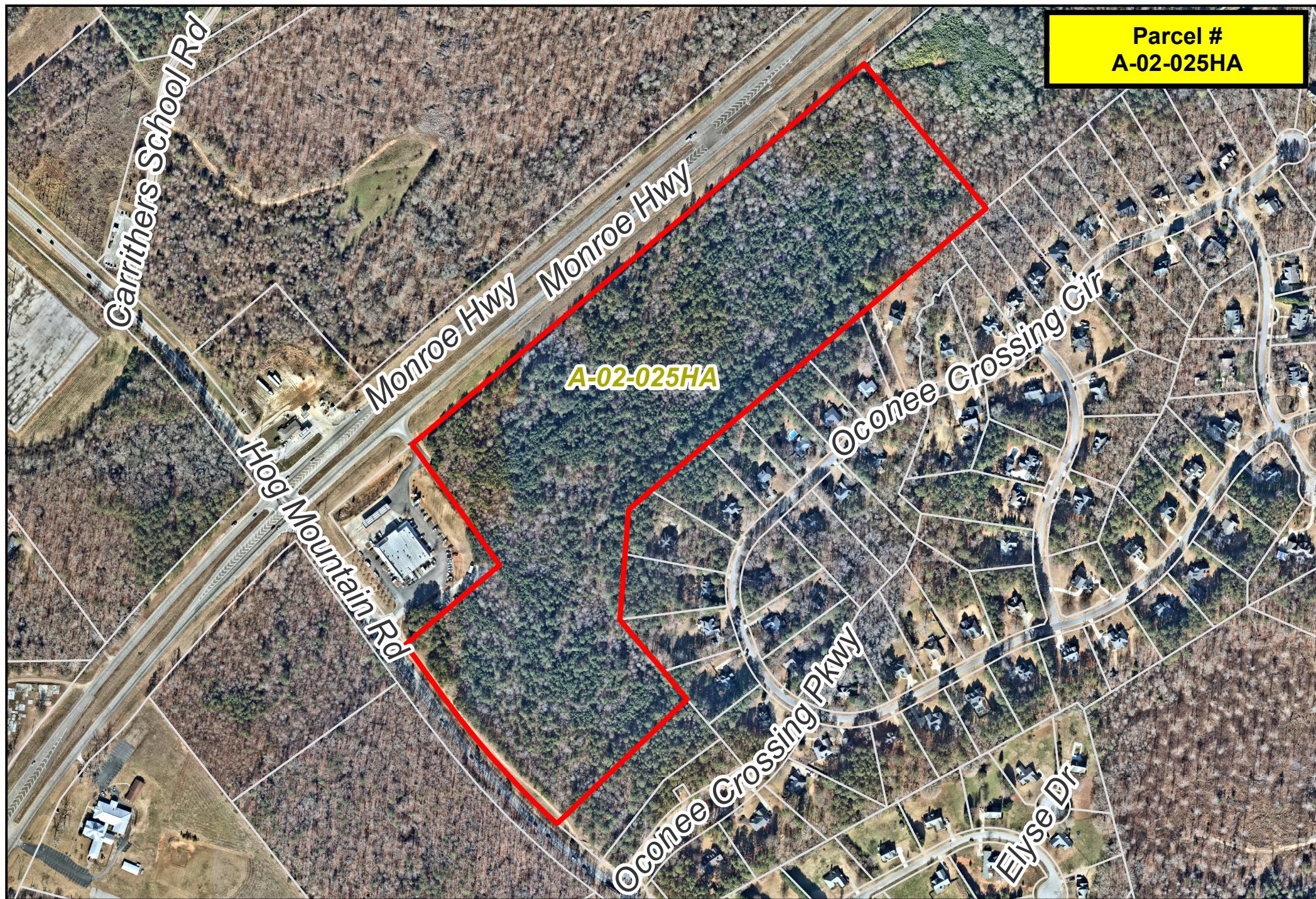
It is the opinion of the property owner that the subject use is entirely within conformity of the future development map and the goals and objectives of the Oconee County Community Agenda. The subject property falls within the 'Civic Center' character on the Future Development Map. According to the Community Agenda, Civic Center is characterized by 'a relatively high intensity mixes 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...This character area is a vibrant place where people can live, work, recreate, and shop. Typical non-residential uses include: a shopping center anchored with a large grocery or drug store, small office complexes such as "office condominiums," financial institutions, full-service restaurants and medical/dental clinics and gas stations'. The proposed rezone and use of the subject property falls within the defining principles of the Civic Center Character.

H. CONSIDER THE AVAILABILITY OF ADEQUATE SITES FOR THE PROPOSED USE IN DISTRICTS THAT PERMIT SUCH USE.

There are no known properties of this size and character for sale and/or available in the immediate area that suits the applicant's needs. As noted previously, the subject property is in a unique position to stand as a crossroad between four major cities.

Rezone # P22-0061 - Donald D. Hammett

Parcel #
A-02-025HA



1:5,000

0

470

940

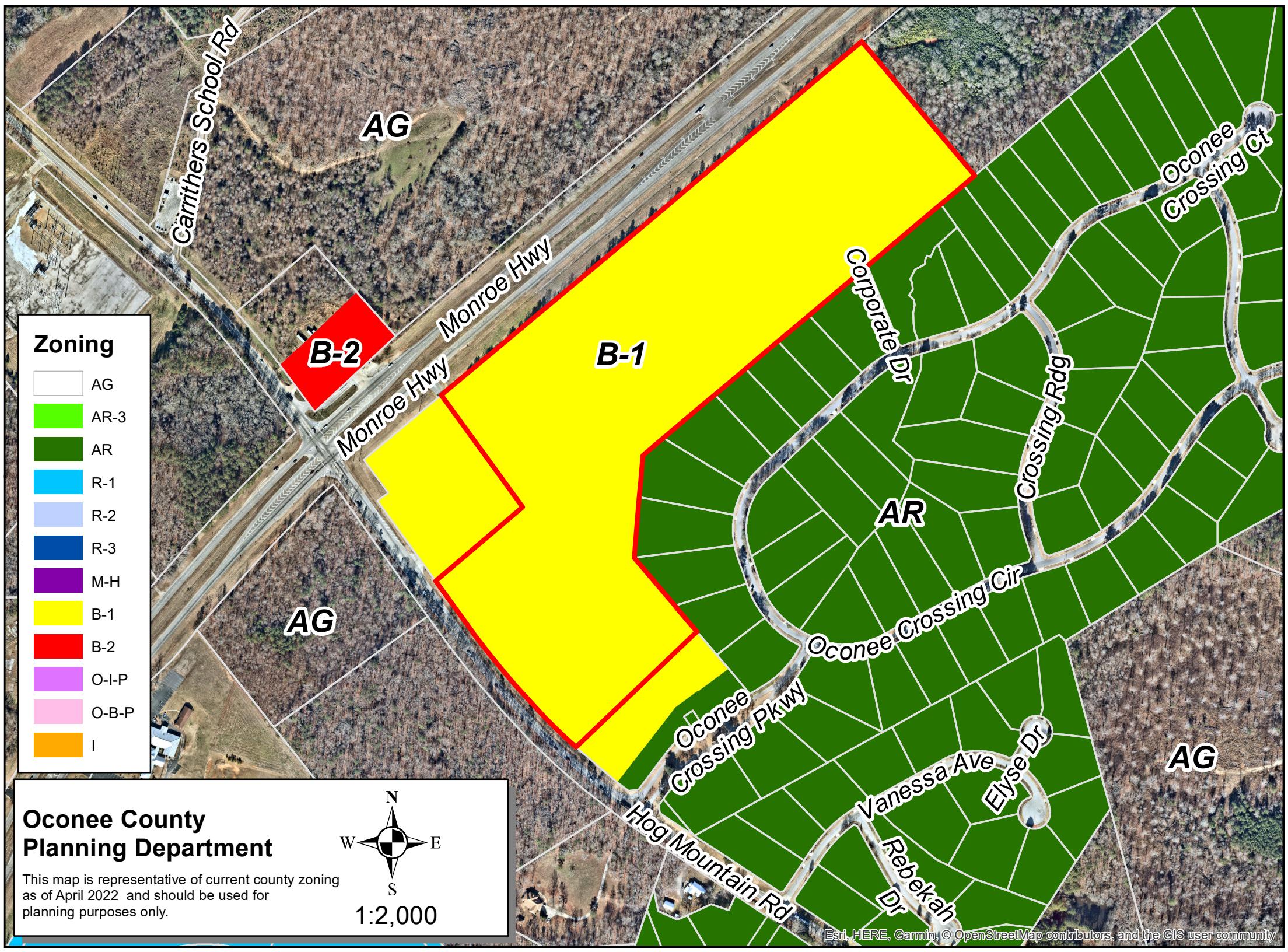
1,880

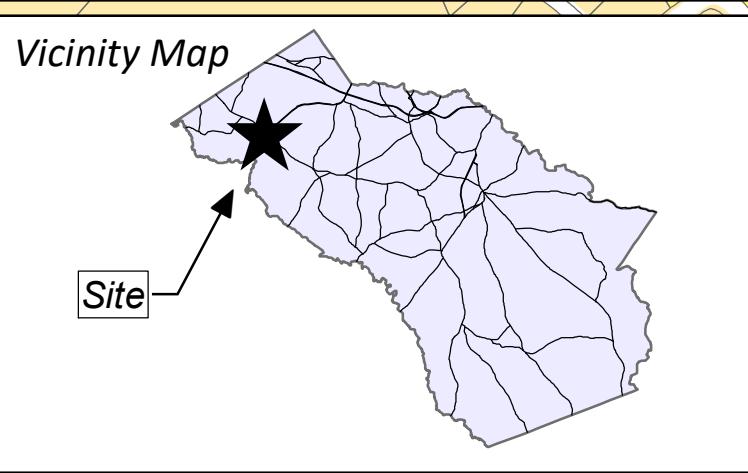
2,820

3,760

Feet







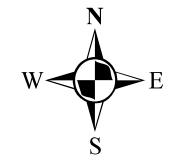
Country Estates

Garrett Rd

Oconee County Planning Department

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

0 325 650 1,300 1,950 2,600
Feet



Hog Mountain Rd
Ashland Dr

Carithers School Rd

Monroe Hwy

Monroe Hwy

Oconee Crossing Cir
Carrie Lee's Pl

Suburban Neighborhood

Civic Center

Vanessa Ave

Brookstone Xing

Goat Farm Rd

Legend

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

Final Report

Northeast Georgia Regional Commission • 305 Research Drive, Athens, Georgia • www.negrc.org

The Northeast Georgia Regional Commission (NEGRC) has completed its review of the following Development of Regional Impact (DRI). This report contains the NEGRC's assessment of how the proposed project relates to the policies, programs, and projects articulated in the Regional Plan and Regional Resource Plan. Also included is an assessment of likely interjurisdictional impacts resulting from the proposed development, as well as all comments received from identified affected parties and others during the fifteen-day comment period.

The materials presented in this report are purely advisory and under no circumstances should be considered as binding or infringing upon the host jurisdiction's right to determine for itself the appropriateness of development within its boundaries.

Transmittal of this DRI report officially completes the DRI process. The submitting local government may proceed with whatever final official actions it deems appropriate regarding the proposed project, but it is encouraged to take the materials presented in the DRI report into consideration when rendering its decision.

Project I.D.: DRI #3657

Name of Project: Shops of Oconee Crossing

Name of Host Jurisdiction: Oconee County

Background

DRI review was initiated following the developer's rezoning request to Oconee County. Potentially affected parties were asked to submit comments on the proposal during the 15-day period of 4/25/22–5/10/22.

Proposed Development

Donald Hammett is proposing construction of a mixed-use commercial development on a 43-acre site at 4501 Monroe Highway (US 78) and Hog Mountain Road (SR 53) in unincorporated Oconee County (parcel number A 02 025HA). The proposed development includes a 48,500 square-foot grocery store, four fast food restaurants, a car wash, two office buildings totaling 20,000 square feet, 152,000 square feet of retail, and one 20,000 square-foot office/retail building. Together, the proposed buildings would total 265,500 square feet. Additionally, the site plan proposes two stormwater management facilities, a pump station, 1,505 new parking spaces, and pedestrian access from the adjoining neighborhood to the grocery store. The developer's request to Oconee County for rezoning initiated the review. The parcel is currently zoned as "General Business District" (B-1). The developer has requested to rezone the parcel to B-1 and "Highway Business District" (B-2). It is unclear from the submitted site plan which portions of the site would be B-1 and which would be B-2. The project would be completed in one phase with an estimated completion date in July 2024. Currently, the site is undeveloped woodland.

Compatibility with Existing Plans

The site is identified "Civic Center" on the Oconee County Character Areas Map (dated 4/25/2018). Two of the primary land uses identified for this character area include "consumer-based commercial establishments that offer goods and services" and "employment-based business offices." Grocery stores, restaurants, retail

shopping, and offices are all listed as examples of typical uses for this area. While the proposed land uses and mixed-use nature of this project are consistent with the Civic Center character area, some details of the site plan do not reflect the Comprehensive Plan's Development Strategies for commercial and service development within this character area. The Comprehensive Plan states that "design for each center should be very pedestrian-oriented, with strong, walkable connections between different uses and shared parking areas," but it does not appear that any sidewalks are proposed on the site plan except the one connecting the Oconee Crossing neighborhood with the grocery store. The Comprehensive Plan also states that, for this character area, "large parking areas should be located behind buildings and not along right-of-ways, where possible," but the current proposal shows large parking areas in front of the retail and office facilities instead of behind it. Finally, the Comprehensive Plan states that "Bike-friendly design, including bike lanes, bike racks, and repair stations should be applied, where appropriate, particularly when a residential component is present in or adjacent to the development." Because this development site is adjacent to the Oconee Crossing residential neighborhood, it would be appropriate include some bike-friendly design elements. Rearranging the site to cluster buildings and create a walkable boulevard and adding shaded sidewalks would better provide the pedestrian-friendly design called for by the Comprehensive Plan. In addition, moving large parking areas behind buildings where possible, optimizing shared parking arrangements to minimize surface lot areas, and including bike-friendly amenities are all changes that would help bring the proposed development more in line with the Comprehensive Plan's description of this character area.

The site is identified as "Developing" on the Northeast Georgia Regional Plan's Regional Land Use Map (dated 6/7/2018). The Regional Plan recommends development that matches the region's workforce, prices in the lifecycle cost of infrastructure, creates a sense of place, builds a compact development pattern on existing infrastructure, creates diverse and affordable housing, and compliments existing and planned transportation options—especially non-automobile transportation modes. The applicant states that the project can be staffed with the region's existing workforce, but it is unclear whether the lifecycle costs to the public infrastructure and services have been calculated. The project somewhat builds on existing infrastructure, as it uses existing water and gas lines; however, it would require a short sewer line extension. The site plan proposes far more parking than required for every land use except the supermarket, which goes against the Regional Plan's recommendation to build a compact development pattern. The proposed project only somewhat complements existing and planned transportation options, for two reasons. First, as described in the previous paragraph, the proposed project lacks connected pedestrian and bike access. Second, the site plan includes only a sidewalk to connect the grocery store location with the stub of the Oconee Crossing neighborhood's existing road, Corporate Drive. Modifying this proposed connection to also include vehicular access via extension of Corporate Drive would have many benefits. It would better fulfill the Regional Plan's recommendation to complement existing transportation options, it would provide Oconee Crossing residents direct vehicular access to the grocery store and other facilities, and it would produce less potential traffic congestion on Hog Mountain Road/SR 53 by providing Oconee County residents with an alternate vehicular route. Reducing the number of parking spaces, adding bicycle and pedestrian facilities, and extending Corporate Drive to connect the neighborhood with the grocery store are all potential modifications that would bring the site plan more in line with the Regional Plan's recommendations.

Potential Interjurisdictional Impacts

The applicant states that the project is unlikely to affect any of the environmental quality factors identified on the DRI Additional Form, including water supply watersheds, groundwater recharge areas, wetlands, protected mountain and river corridors, floodplains, historic resources, and other environmentally sensitive resources. An estimated 62% of the site would be covered in impervious surfaces, and two stormwater ponds are planned to manage stormwater runoff. The National Wetland Inventory (NWI) identifies zero wetlands

onsite and 166 wetland areas are located within one mile of the site. The Northeast Georgia Regional Plan's Conservation and Development Map (dated 7/19/2018) identifies zero acres of "Conservation" land onsite and 608 acres of "Conservation" land within one mile of the site. This "Conservation" land includes zero acres of Regionally Important Resource land onsite and 506 acres of RIR land within one mile of the site. This acreage is part of the Northeast Georgia Green Infrastructure Network as identified in the Northeast Georgia Resource Management Plan for Regionally Important Resources (dated 8/7/2018). No specific Regionally Important Resource sites are identified within one mile of the proposed site. The proposal should be designed to minimize disruption to the existing streams, associated wetlands, and floodplains to avoid future erosion, flooding, and degraded water quality onsite and downstream from the site. Low impact design measures, like bioswales, rain gardens, and other green infrastructure should be incorporated into the project design. At minimum, the project should be in accordance with the latest edition of the Georgia Stormwater Management Manual (Blue Book) and meet all relevant EPD requirements.

The applicant indicated that the project would generate 1,038 new peak hour trips. The development proposes access at six locations: two new full-access driveways on US 78 and SR 53, two new right-in and right-out accesses on US 78, and two existing accesses on US 78 and US 53 that would be shared with an existing restaurant. Traffic infrastructure improvements are proposed at the locations of the two new full-access driveways. For the full-access driveway on US 78, a traffic signal warrant analysis is proposed, with the traffic signal being installed at the developer's expense, if needed. The full-access driveway on US 53 is proposed to include turning lanes and a curb cut. To minimize potential new traffic congestion from the proposed development, it is essential to include multiple access points and infrastructure improvements like those proposed in the traffic study. Other recommendations that would help to minimize potential traffic congestion are described above, including adding sidewalks and bike amenities and extending Corporate Drive to provide vehicular access from the Oconee Crossing neighborhood.

The project would be served by the Oconee County water and sewer systems with an estimated daily demand of 0.045 MGD for each system. The applicant states that these demands can be covered by existing capacity. No water line extension is anticipated. The applicant states that a sewer line extension of 0.71 miles would be required to serve this project.

The applicant estimates that the project would be worth \$48.6 million at build-out in 2024 and generate \$3.5 million in annual local taxes. On a per-acre basis, the project would be worth approximately \$1.1 million and generate approximately \$82 thousand in tax revenue. Prior to approval, the County should measure the life cycle costs of the infrastructure needed to serve this project to ensure that they would not be committing to more maintenance expenses than the new tax revenue can cover.

Comments from Affected Parties

Christopher Hash, D1TO Traffic Operations Supervisor, Georgia Department of Transportation

Will require GDOT Coordination.

Unaware of any GDOT projects in the vicinity

Evaluate signal at SR 10 and SR 53

Perform intersection control evaluation (ICE) for proposed driveway at median break on US 78/SR 10. The right-out for this driveway is shown going to the shoulder?

First internal movement to be 150' minimum based on 750' lot depth

Driveway spacing is appropriate, but do we need three RIROs and a full access on SR 10?

DW #2 – Is this D/W necessary, will have safety issues with vehicles crossing 2 through lanes then gore into U-turn lane.

On SR 10 right out need to stripe to thru lane edge line not rtl which gives the impression of "keep moving". Proposed signal at D/W #1 will need to meet warrants. Is project being built out in stages? If so is the signal only warranted at the later stages?

Perform ICE for full proposed drive on SR 53

Recommend first internal movement for the proposed driveway on SR 53 be minimum 200'

Verify ISD for all driveways, especially proposed full access on SR 53 on inside of curve

Ensure left and right turn lanes have appropriate storage

Ensure widening transitions are smooth and of appropriate length

May 27, 2022

Guy Herring
Director - Oconee County Planning and Code Enforcement
1291 Greensboro Highway
Watkinsville, GA 30677

Re: Transportation Review: Oconee Crossing Transportation Review

Dear Mr. Herring:

As requested, we have conducted a review of the May 18, 2022 Traffic Impact Study (TIS) for the above referenced project. Based on this review, please find the following comments and recommendations.

TRAFFIC IMPACT STUDY

- The Traffic Impact Study appears to be comprehensive and accurate. Minor comments are as follows:
 - Section 6.5: First sentence. The sentence states that the site improvements were identified from the 'No-Build' condition analysis. It appears these improvements were identified from the 'Build' conditions analysis. Please update.
 - Please attach the signal warrant analyses to the Traffic Impact Study report.

GENERAL TRANSPORTATION COMMENTS

- **ICE Analysis for GDOT**
 - It is likely that GDOT will require ICE evaluations for all driveways. Please provide these to Oconee County upon transmittal to GDOT.
- **SR 10/US 78 @ Site Driveway at Median Opening: Geometric/Sight Distance Concerns**
 - In the location of this full access intersection, US 78 is a four-lane divided highway with a split profile. As such, the profile grade of the southbound lanes on US 78 is lower than the northbound lanes by 4-8 feet. As shown in the figure below, U-turning (existing) and left turning (future) traffic from this southbound turn bay have to traverse a significant grade up to the northbound lanes in order to U-turn (existing conditions) or make a left turn (proposed conditions).

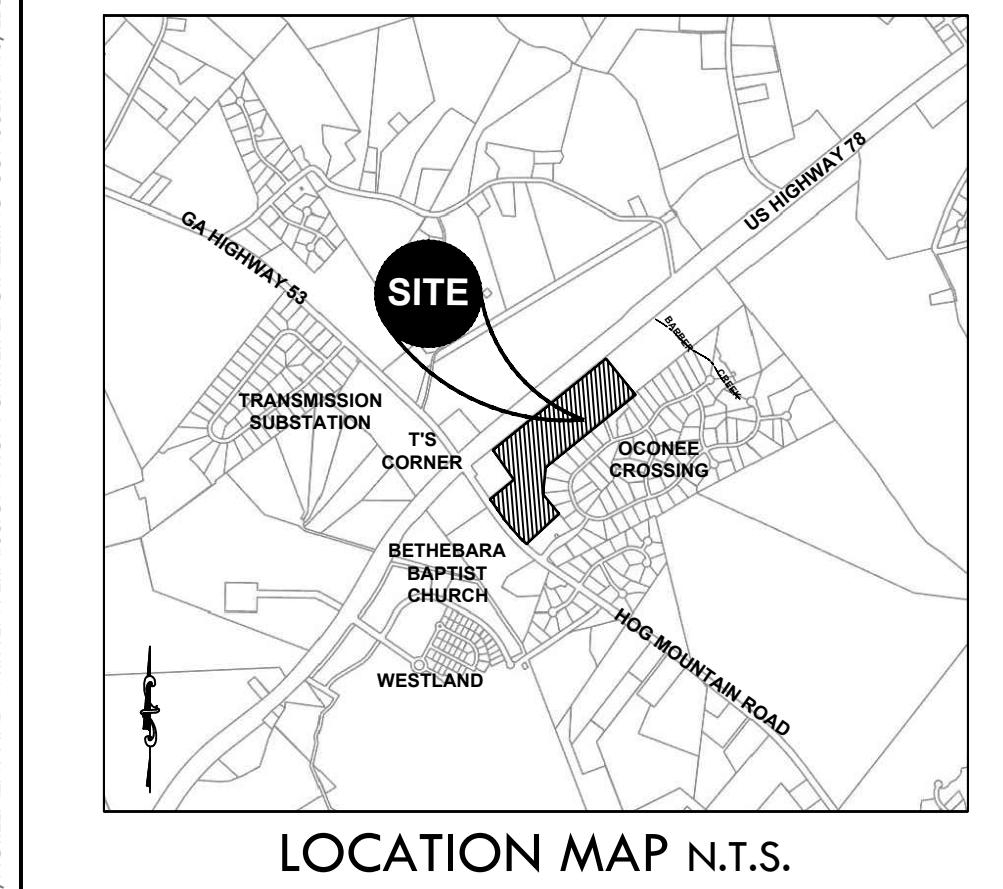
SR 10/US 78 @ Site Driveway at Median Opening – Grade Difference at Existing Median Break



- This grade difference is not a major concern under existing conditions because this is currently a low volume U-turn condition. However, upon completion of the proposed development, significantly more traffic will traverse this intersection. Even in a conservative estimate, several thousand vehicles will have to utilize this left turn lane. As shown in this figure, there may be a sight distance issue for left turning vehicles turning across the northbound lanes.
 - The TIS recommends that adequate sight distance per AASHTO be provided at this intersection. Therefore, we recommend performing sight distance calculations at this location to determine if the sight distance for left turning vehicles meets current standards. If not, recommend evaluating improvements that would reduce or mitigate this issue including:
 - Re-construction/re-grading of the intersection to reduce the elevation difference between the southbound left-turn lane and the northbound through lanes.
 - Relocating this median break further south where the elevation difference between the NB and SB lanes is less and closing this median break.
 - Other improvements as needed to provide adequate sight distance, per AASHTO.

I am happy to discuss my findings and recommendations with the applicant. Please let me know if you have any questions or need further clarifications regarding these findings.

Pat Smeeton
Asst. Vice President/SE Traffic Lead
TranSystems
5901-C Peachtree Dunwoody Road
Suite 350
Atlanta, GA 30328
Main: 770-931-8005
Direct: 678-244-9749
Cell: 678-205-6446



PROJECT INFORMATION

DRAWING SET PREPARED BY
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WATKINSVILLE, GA 30677
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CONTACT: JEFF PITMAN
678.453.2948
CCHAMMETT2@COMCAST.NET

SITE INFORMATION

JURISDICTION
PROPERTY LOCATION
OCONEE COUNTY
4501 MONROE HIGHWAY
OCONEE COUNTY, GA 30677
A 02 025HA
B-1 (GENERAL BUSINESS)
B-1 & B-2
UNDEVELOPED COMMERCIAL LOT
SHOPPING CENTER WITH ALL ASSOCIATED AND
WARANTEED UTILITIES
50' (RESIDENTIAL) & 15' (AGRICULTURE)

FRONT: 20-FEET
SIDE: 10-FEET
REAR: 10-FEET
70%
80%
35-FEET / 55-FEET

MAX. LOT COVERAGE (B-1)
MAX. LOT COVERAGE (B-2)
MAX. BUILDING HEIGHT (B-1, B-2)

SANITARY SEWER SERVICE
WATER SERVICE

SITE SURVEY PROVIDED BY:

BASELINE SURVEYING & ENGINEERING
MATTHEW D. ULMER, RLS #3069
706.611.1952

TOPOGRAPHIC INFORMATION
CONTOUR INTERVAL
LIDAR
2-FOOT
13219C 00-40D (COMMUNITY #130453)
SEPTEMBER 02, 2009

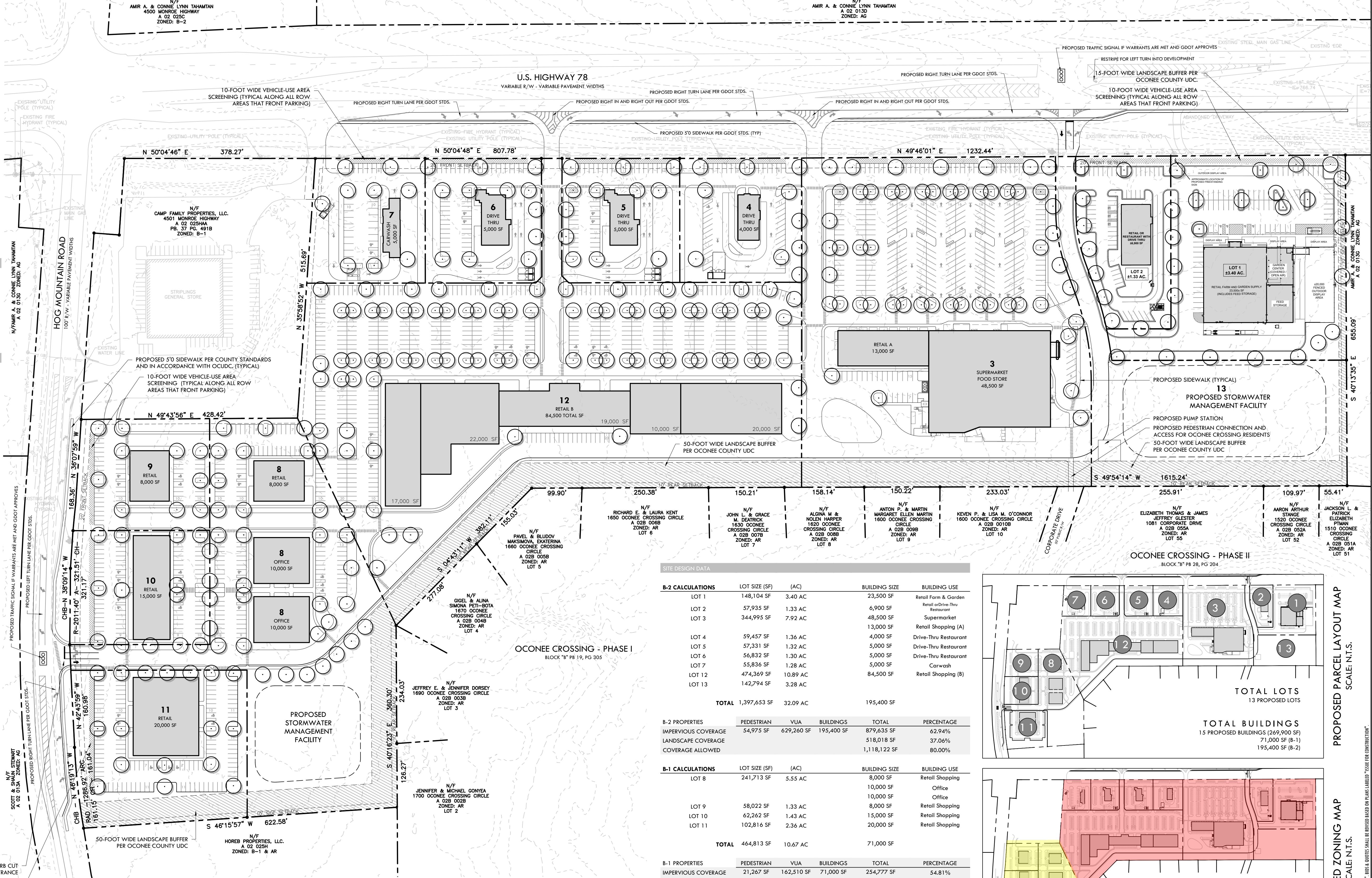
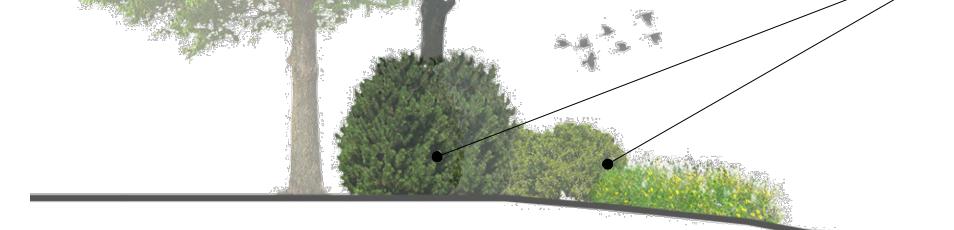
"ZONE X"

THE OWNER, AT OWNERS EXPENSE, SHALL CONSTRUCT THE IMPROVEMENTS REQUIRED
BY THE COUNTY FOR THE WATER AND SEWER, WASTE WATER, AND STORMWATER
PROPERTY AND SHALL CONVEY SAME TO THE COUNTY, FREE OF ALL LIENS, DAMAGES
IMPROVEMENTS SHALL INCLUDE ALL ON-SITE IMPROVEMENTS AND SUCH OFF-SITE
IMPROVEMENTS AS ARE REQUIRED BY THE COUNTY TO PROVIDE SERVICE TO SUBJECT
PROPERTY.

ALL PROPOSED DRIVEWAYS (SR 53 AND SR 78) MUST MEET GDOT STANDARDS AND BE
APPROVED BY GDOT. PUBLIC ACCESS DRIVEWAYS MUST ALSO MEET OCONEE COUNTY
STANDARDS FOR LEFT TURN LANE.

SHARED ACCESS EASEMENT TO BE OBTAINED FROM ADJOINING PROPERTY OWNER TO
SHARE DRIVEWAYS (STRIPINGS). SHARED DRIVEWAYS MAY NEED TO BE RECONFIGURED /
RESTRIKED TO MEET OCONEE COUNTY REQUIREMENTS.

THIS SITE PLAN, PROPOSED USES, BUILDING LOCATIONS/SIZES, PROPERTY LINES AND NUMBER OF
LOTS ARE NOT SITE PLAN SPECIFIC, ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE AT THE
DISCRETION OF THE APPLICANT OR LAND OWNER SO LONG AS SUCH SITE PLANS, PROPOSED USES,
BUILDING LOCATIONS, OR PROPOSED PLACEMENT AND NUMBER OF LOTS CONFORM TO THE
1206.05D OF THE CODE WHICH WILL NOT APPLY IN THIS CASE.



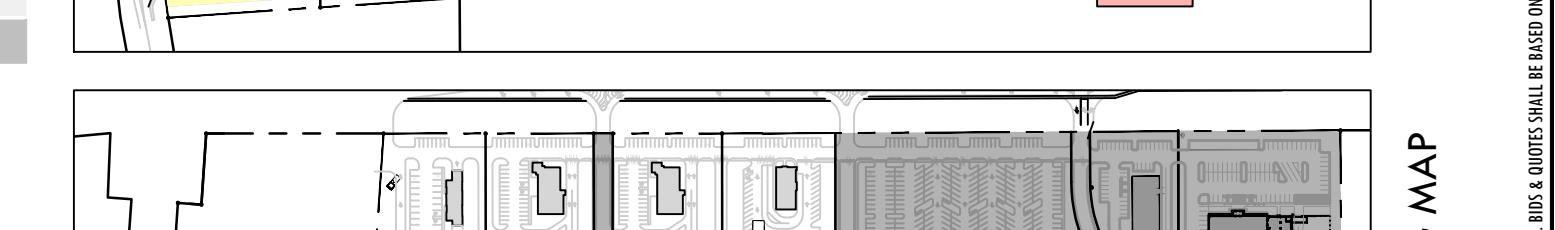
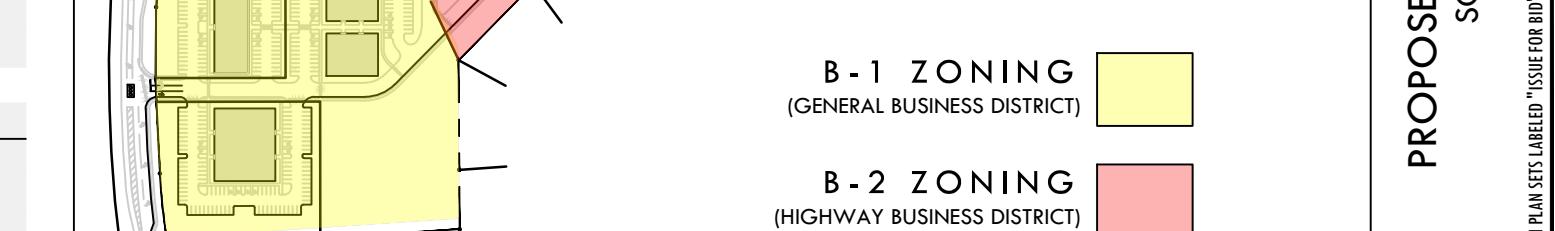
B-2 CALCULATIONS				
	LOT SIZE (SF)	(AC)	BUILDING SIZE	BUILDING USE
LOT 1	148,104 SF	3.40 AC	23,500 SF	Retail Farm & Garden
LOT 2	57,935 SF	1.33 AC	6,900 SF	Retail Drive-Thru Restaurant
LOT 3	344,995 SF	7.92 AC	48,500 SF	Supermarket
LOT 4	59,571 SF	1.36 AC	4,000 SF	Retail Shopping (A)
LOT 5	57,331 SF	1.32 AC	5,000 SF	Drive-Thru Restaurant
LOT 6	56,832 SF	1.30 AC	5,000 SF	Drive-Thru Restaurant
LOT 7	55,836 SF	1.28 AC	5,000 SF	Drive-Thru Restaurant
LOT 12	474,349 SF	10.89 AC	84,500 SF	Carwash
LOT 13	142,794 SF	3.28 AC	195,400 SF	Retail Shopping (B)
TOTAL	1,397,653 SF	32.09 AC	195,400 SF	

B-2 PROPERTIES				
PEDESTRIAN	VUA	BUILDINGS	TOTAL	PERCENTAGE
IMPERVIOUS COVERAGE	54,975 SF	629,260 SF	195,400 SF	879,635 SF
LANDSCAPE COVERAGE			518,018 SF	37.06%
COVERAGE ALLOWED			1,118,122 SF	80.00%

B-1 CALCULATIONS				
	LOT SIZE (SF)	(AC)	BUILDING SIZE	BUILDING USE
LOT 8	241,713 SF	5.55 AC	8,000 SF	Retail Shopping
LOT 9	58,022 SF	1.33 AC	10,000 SF	Office
LOT 10	62,242 SF	1.43 AC	10,000 SF	Office
LOT 11	102,816 SF	2.36 AC	15,000 SF	Retail Shopping
TOTAL	464,813 SF	10.67 AC	71,000 SF	

B-1 PROPERTIES				
PEDESTRIAN	VUA	BUILDINGS	TOTAL	PERCENTAGE
IMPERVIOUS COVERAGE	21,267 SF	162,510 SF	71,000 SF	254,777 SF
LANDSCAPE COVERAGE			210,036 SF	45.19%
COVERAGE ALLOWED			325,369 SF	70.00%

TOTAL PROPERTY				
PEDESTRIAN	VUA	BUILDINGS	TOTAL	PERCENTAGE
TOTAL PROPERTY	1862735 SF	0 SF	0 SF	100.00%
PROPOSED IMPERVIOUS	76,242 SF	791,770 SF	266,400 SF	60.90%
PROPOSED LANDSCAPE			1,134,412 SF	728,323 SF
				39.10%



SITE DEVELOPMENT PLANS FOR SHOPS OF OCONEE CROSSING
4501 MONROE HIGHWAY - OCONEE COUNTY, GA 30677

PROPOSED PARCEL LAYOUT MAP
SCALE: N.T.S.

PROPOSED ZONING MAP
SCALE: N.T.S.

SHOPS OF OCONEE CROSSING
PROJECT NUMBER 20001PREG

PROJEC
T TITLE REZONING CONCEPT PLAN

DATE 5/27/22

REVISION BLOCK

ISSUE REVISION DATE & DESCRIPTION
1 03/21/22 - OCONEE COUNTY ZONE
2 04/11/22 - ADDRESS COUNTY ZONE
3 COMMENTS
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