

**AMENDMENT  
TO THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA  
AND THE ZONING MAPS OF OCONEE COUNTY, GEORGIA**

**TITLE**

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classification AG (Agricultural District) to OBP (Office Business Park) pursuant to an application for rezoning of property owned by Lela Mae Moore Slaton submitted on May 23, 2022.

**ENACTMENT CLAUSE**

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for zoning change submitted by SRE Consulting on May 2, 2022, requesting a rezone of a  $\pm 2.51$ -acre tract of land located at 1050 Jimmy Daniel Road, Oconee County, Georgia, (tax parcel no. C-01-026), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

**SECTION 1.** An Ordinance known as the “Unified Development Code of Oconee County, Georgia” as enacted and amended by the Board of Commissioners of Oconee County and the Zoning Maps described therein are hereby amended as follows:

The zoning classification for the property described on the attached “Exhibit A” is hereby changed from classification AG (Agricultural District) to OBP (Office Business Park) for the purpose as set forth in “Exhibit A” attached hereto.

Said rezone is subject to the following conditions: as set forth in “Exhibit A” attached hereto.

**SECTION 2.** Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

**SECTION 3.** Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

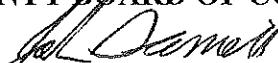
**SECTION 4.** Effective Date. This Ordinance shall take effect this date.

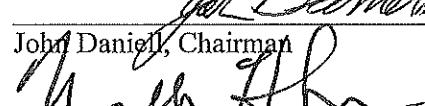
Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on September 19, 2022, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on October 4, 2022.

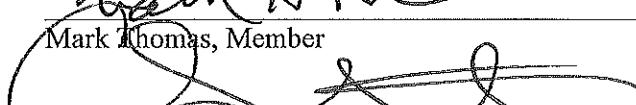
ADOPTED AND APPROVED, this 4<sup>th</sup> day of October, 2022.

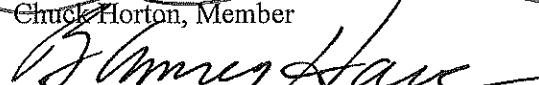
**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY:

  
John Daniel, Chairman

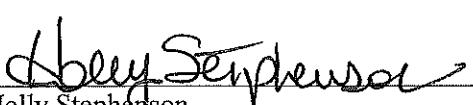
  
Mark Thomas, Member

  
Chuck Horton, Member

  
Amrey Harden, Member

  
Mark Saxon, Member

ATTEST:

  
Holly Stephenson  
Clerk, Board of Commissioners

**EXHIBIT "A" TO REZONE NO P22-0133**  
**Page 1 of 10**

**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. 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. Unless a special exception variance is approved by the Board of Commissioners, the minimum number of parking spaces allowed by the Unified Development Code shall be installed.
5. Unless an administrative variance is approved, a 50-foot wide incompatible use buffer shall be installed along the eastern property line adjacent to residential use.
6. Unless a special use is approved by the Board of Commissioners, outdoor store shall be prohibited on the subject property per UDC Section 362.01.b.

**EXHIBIT "A" TO REZONE NO P22-0133**  
Page 2 of 10

**Tax Map**



**EXHIBIT "A" TO REZONE NO P22-0133**  
**Page 3 of 10**

**LEGAL DESCRIPTION**

All that tract of land, together with improvements thereon, situate, lying and being in the 1331<sup>st</sup> Georgia Militia District, Oconee County, Georgia and being more particularly described as follows:

Commencing at the centerline intersection of Luxury Drive and Jimmy Daniell Road;

Thence N 83°36'51" E 38.92' to an iron pin on the northeasterly right of way of Jimmy Daniell Road, said pin being the point of beginning;

thence leaving said right of way N 39°40'40" E a distance of 237.70' to an ipf;  
thence S 46°47'30" E a distance of 344.31' to an ipf;

thence S 47°07'32" E a distance of 61.38' to an ipf;

thence S 36°44'12" W a distance of 279.07' to an ipf on the right of way of Jimmy Daniell Road;

thence following along said right of way with a curve turning to the left with an arc length of 244.55', with a radius of 1155.19', with a chord bearing of N 43°55'35" W, with a chord length of 244.10', to an ipf;

thence continuing along said right of way N 38°02'52" W a distance of 180.81' to an ipf;  
said point being the TRUE point of beginning,

having an area of 2.51 acres more or less and being particularly described on a plat of survey by Baseline Surveying and Engineering, INC. dated March 13, 2022.

**EXHIBIT "A" TO REZONE NO P22-0133**  
**Page 4 of 10**

**NARRATIVE**

**Narrative**

The purpose of this application is to request a zoning modification for 1050 Jimmy Daniel Road, a proposed 2.51-acre commercial development. The existing zoning is AG for Agricultural use.

The proposed development is for a multifunctional big box building that will be used for office-warehouse, sports training, construction contractor storage or any uses deemed appropriate under B-2 zoning.

The development will consist of a 36,400 sf building footprint, stormwater management facility and outdoor storage area. All drives will be privately owned and necessary easements will be provided for access and utilities.

Lela Mae Moore Slaton is currently the property owner, however, SRE Consulting will be the owner and developer of this project following the closing on the property. Dovetail Civil Design, Inc. has been engaged to provide site engineering design and rezoning assistance for this project.

**The Site**

The property is 2.51 acres with overall dimensions of approximately 410'x265'. The property has a rectangular shape with road frontage along Jimmy Daniel Road. The partially wooded site consists of a 1,240 sf home with relatively flat topography. There are no wetlands or buffered state waters onsite.

The northern property line is shared with two developments zoned B-2. One being the Oconee County fire station on Virgil Langford Road and the other being the Mercedes-Benz dealership whose private drive runs along the western side of this site. Recently, the property on the opposite side of the private drive was rezoned from AG to OBP per case number P21-0108. The remaining properties to the east and across Jimmy Daniel Road are zoned AG and R-1 and are used primarily for single-family residences.

**The Development**

The proposed development will be designed in accordance with the Oconee County Unified Development Code for B-2 zoning. It is specifically intended that the landscaping, buildings, signage and uses are regulated in a manner to cooperate harmoniously and minimize adverse impacts to the surrounding areas.

**EXHIBIT "A" TO REZONE NO P22-0133**  
**Page 5 of 10**

The conceptual site layout used as the accompanying rezoning exhibit with this application shows a two-story building with a 36,400 sf footprint along with 47 proposed parking spaces. This gives a ratio of 1 space per 774 sf of the building footprint.

The primary drive and parking areas will be paved asphalt with 24" concrete curb and gutter. A 5' pedestrian sidewalk shall be constructed in compliance with ADA standards to provide access to the building. The site will consist of extensive landscaping throughout the incompatible use buffer adjacent to the AG zoning on the East side of the property, and will continue around the perimeter.

This development is expected to begin in January 2023 following a tentative 12-month construction schedule. The total development cost is approximately \$3,500,000.

**Buildings and Structures**

The building will be comprised of brick and stone veneer. Other material accents may be used up to 20% and the height will not exceed the maximum 55 feet.

**Utilities**

Proposed utilities include power, water, sanitary sewer, telephone and internet access. All utilities shall be underground and within utility easements as appropriate unless otherwise directed by the appropriate utility company.

Water and sanitary sewer are available on or near the site and are provided by Oconee County. Domestic and fire protection water service will be tapped from the existing main running along Jimmy Daniel Road. An 8" sanitary sewer gravity line extension is proposed to flow from the property down to an existing manhole on Virgil Langford Rd. This extension is approximately 600 LF.

Assuming full buildout of 10% office and 90% warehouse with 250 sf of office space per person and 0 additional employees for the warehouse space, the probable water and sewer loading is:

$$(36,400 \text{ sf} * 10\%) (1 \text{ employee}/250 \text{ sf}) = 14.56 \text{ employees}$$

$$(15 \text{ employees}) (25 \text{ gpd}/1 \text{ employee}) = 375 \text{ gpd}$$

The peak water demand is:

$$375 \text{ gpd} (\text{peaking factor of } 3.25) = 1218.75 \text{ gpd peak}$$

**EXHIBIT "A" TO REZONE NO P22-0133**  
**Page 6 of 10**

The peak sewer demand is:

$$375 \text{ gpd} \text{ (peaking factor of 2.5)} = 937.5 \text{ gpd peak}$$

A letter of availability dated May 17, 2022 states capacity in the estimated amount of 375 PGD is available at the Calls Creek Wastewater Treatment Facility.

**Solid Waste**

Garbage collection will be handled by private sanitation services. Enclosed dumpsters will be provided onsite as necessary. It is intended that the dumpsters are located conveniently for tenants, but with minimal adverse effects to the aesthetics.

**Stormwater Drainage**

The existing topography slopes gently towards the Northwest corner of the property. The proposed development will use an underground stormwater facility to provide water quality, channel protection and peak flow detention per the local and state requirements and discharge in a similar pattern to the predeveloped conditions.

**Traffic Impact**

Based on the calculations shown below, it is assumed that traffic from this proposed development does not warrant a traffic study and signal analysis. It is understood that traffic signal, center turn lanes, deceleration lanes and other road improvements may be deemed necessary and required by Oconee County upon, or prior to, full development.

According to the *Trip Generation, 8<sup>th</sup> Edition* manual published by the Institute of Transportation Engineers, for Warehousing (ITE Land Use #150) the average trip generation rate is 3.56 trips per 1,000 sf leasable space per weekday. The morning and evening hourly rates are 0.30 and 0.32 trips per peak hour of adjacent street traffic, respectively.

Assuming full build-out of 32,760 sf, the proposed traffic impact will be:

$$(32,760 \text{ sf}) (3.56 \text{ daily trips/1000 sf}) = 117 \text{ trips per day}$$

$$(32,760 \text{ sf}) (0.30 \text{ AM trips/1000 sf}) = 10 \text{ trips per morning peak hour}$$

$$(32,760 \text{ sf}) (0.32 \text{ PM trips/1000 sf}) = 11 \text{ trips per evening peak hour}$$

According to the *Trip Generation, 8<sup>th</sup> Edition* manual published by the Institute of Transportation Engineers, for General Office Building (ITE Land Use #710) the average trip generation rate is 11.01 trips per 1,000 sf leasable space per weekday. The morning and evening hourly rates are 1.55 and 1.49 trips per peak hour, respectively.

**EXHIBIT "A" TO REZONE NO P22-0133**  
**Page 7 of 10**

Assuming full build-out of 3,640 sf, the proposed traffic impact will be:  
 $(3,640 \text{ sf}) (11.01 \text{ daily trips/1000 sf}) = 40 \text{ trips per day}$

**Stormwater Drainage**

$(3,640 \text{ sf}) (1.55 \text{ AM trips/1000 sf}) = 6 \text{ trips per morning peak hour}$   
 $(3,640 \text{ sf}) (1.49 \text{ PM trips/1000 sf}) = 6 \text{ trips per evening peak hour}$

The proposed development will have a full access drive at the main entrance on Jimmy Daniel Road.

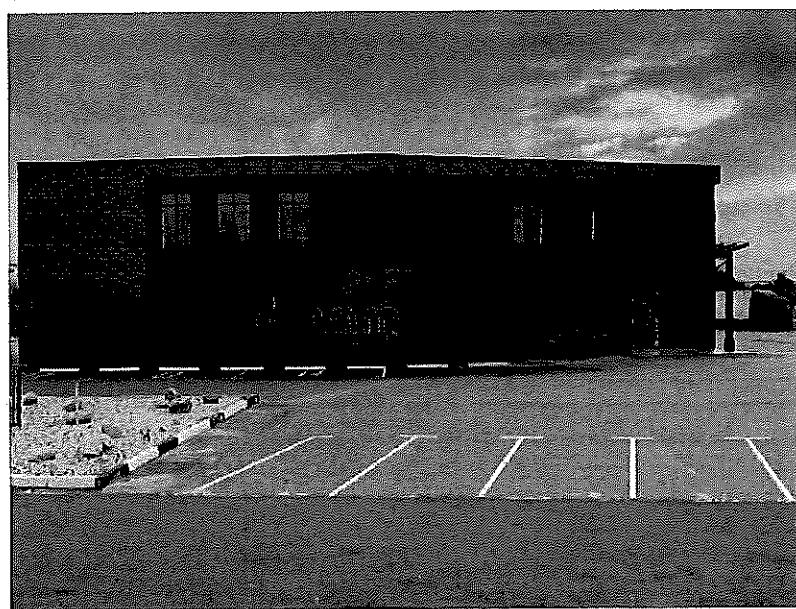
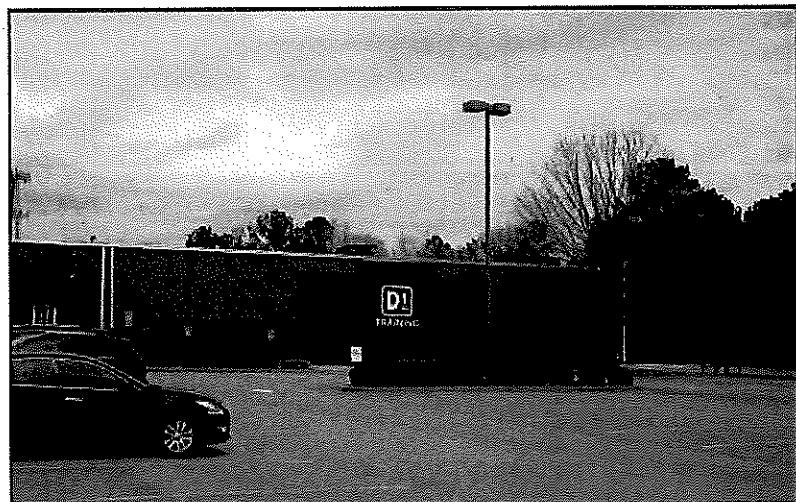
**Impact to Schools**

The proposed development is not expected to significantly affect the local school population. However, there may be some additional traffic added to the morning and afternoon peak hour school traffic.

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**EXHIBIT "A" TO REZONE NO P22-0133**  
Page 8 of 10

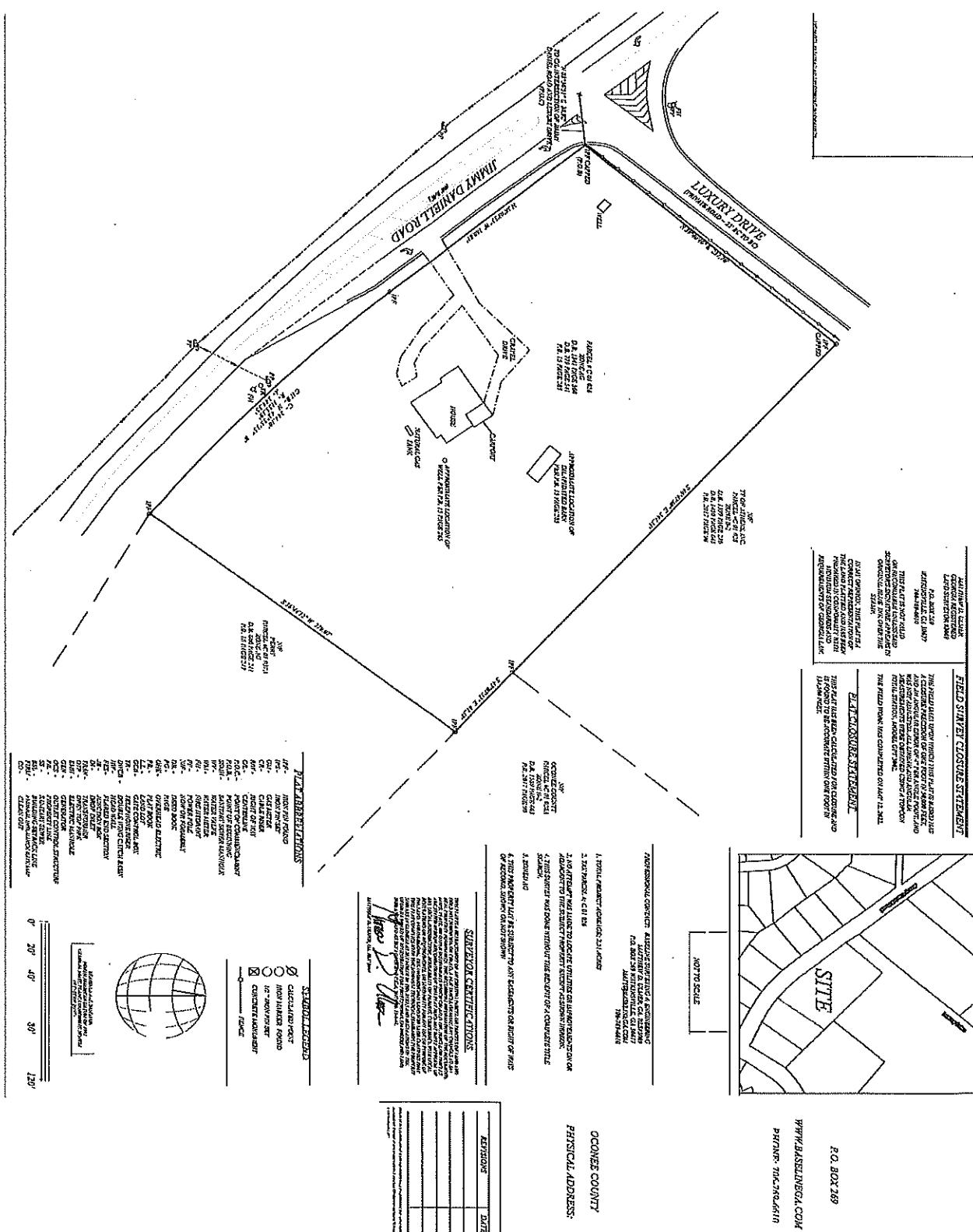
**ARCHITECTURAL IMAGES**



**EXHIBIT "A" TO REZONE NO P22-0133**

Page 9 of 10

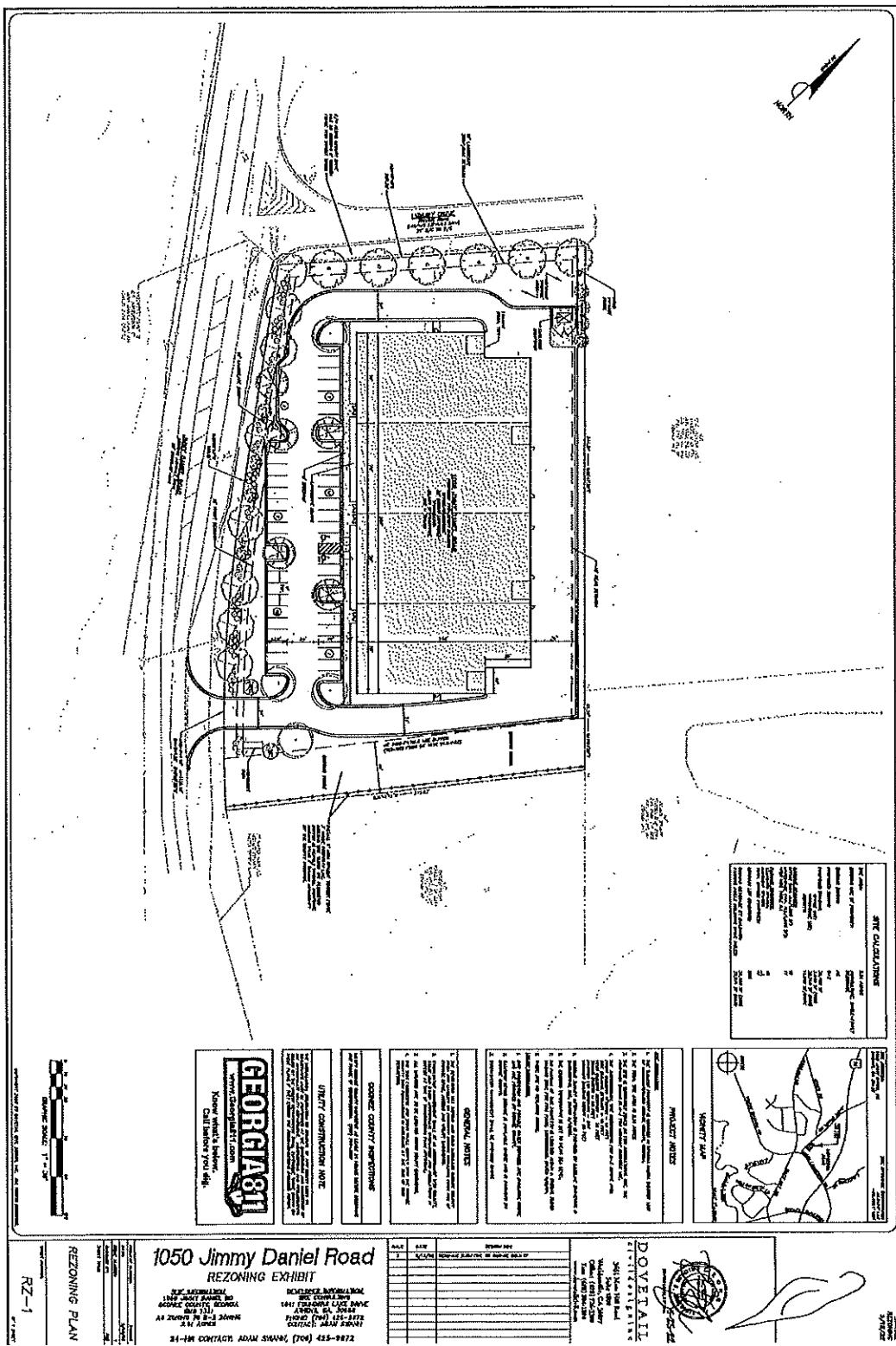
PLAT



**EXHIBIT "A" TO REZONE NO P22-0133**

Page 10 of 10

## CONCEPT PLAN





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

**REZONE CASE #:** P22-0133

**DATE:** September 9, 2022

**STAFF REPORT BY:** Grace Tuschak, Senior Planner

**APPLICANT NAME:** Dovetail Civil Design, Inc.

**PROPERTY OWNER:** Lela Mae Moore Slaton

**LOCATION:** 1050 Jimmy Daniel Road

**PARCEL SIZE:** ±2.51 acres

**EXISTING ZONING:** AG (Agricultural District)

**EXISTING LAND USE:** Undeveloped

**FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION:** Regional Center

**ACTION REQUESTED:** Rezone the property from AG to B-2 to allow for a commercial development consisting of office, warehouse, and recreational uses. A companion special exception variance (#P22-0190) has been requested in order to reduce the width of the required incompatible use buffer.

**STAFF RECOMMENDATION:** Staff recommends conditional approval of this request

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** September 19, 2022

**BOARD OF COMMISSIONERS:** October 4, 2022

**ATTACHMENTS:**

- Application
- Narrative
- Architectural Images
- Zoning Impact Analysis
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat of Survey
- Concept Plan



## **BACKGROUND INFORMATION & FINDINGS OF FACT**

### **HISTORY**

- The property has been zoned AG since the original adoption of the zoning map in 1969

### **SURROUNDING LAND USE AND ZONING**

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Car Dealership	B-2 (Highway Business District)
<b>SOUTH</b>	Single-family residential (Fieldstone subdivision)	R-1 (Single Family Residential District)
<b>EAST</b>	Single-family residential	AG (Agricultural)
<b>WEST</b>	Single-family residential (Fieldstone subdivision)	R-1

### **PROPOSED DEVELOPMENT**

- The applicant proposes to develop a single 44,800-square foot commercial building to house office, warehouse, and recreational uses as follows:
  - General office use: 4,480 SF
  - Warehouse Use: 22,400 SF
  - Health/Fitness Use: 17,920 SF
- Architectural style would include brick and stone veneer with up to 20% accent materials (see architectural images)
- The project would be developed in one phase beginning in January 2023

### **PROPOSED TRAFFIC PROJECTIONS**

- The following average daily trips (ADT) are projected for the development. Staff notes that limited traffic data is available in the ITE Trip Generation Manual and the calculations below are based on a very small number of traffic studies:

	ADT	AM Peak Hour	PM Peak Hour
Office	49	7	7
Warehouse	80	9	10
Recreation	600	26	74
Total	729	42	91

Source: ITE Trip Generation Manual, 8<sup>th</sup> Edition

### **PUBLIC FACILITIES**

#### **Water:**

- The property is proposed to utilize County water services
- The Water Resources Department has indicated in a letter dated 05/17/2021 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 05/17/2021 that sewer capacity is available at the Calls Creek Facility

#### **Roads:**

- The applicant proposes a single project entrance along Jimmy Daniell Road as shown on the concept plan

## ENVIRONMENTAL

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

## **COMMENTS FROM OTHER DEPARTMENTS & AGENCIES**

### OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- No comments

### OCONEE COUNTY FIRE DEPARTMENT

- No comments

### OCONEE COUNTY WATER RESOURCES DEPARTMENT

- 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.

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## **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-2, R-1, OIP (Office Institutional Professional) and OBP (Office Business Park) 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.

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

The property has a reasonable economic use for residential and agricultural purposes as currently zoned.

**C. The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:**

**i. Population density and effect on community facilities such as streets, schools, water, and sewer;**

The project would impact water/sewer demand and add traffic to the surrounding street network. Additional data may be required at the time of development in order to determine potential traffic impacts and any required transportation improvements. Schools are likely to be positively impacted by the creation of additional tax base without any additional students.

**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.**

Adjoining property is primarily commercial and residential; a 40-foot landscape buffer with opaque wooden fence is proposed adjacent to existing residential property to the east of the subject property. Staff holds that 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 used for residential purposes and it is unknown how long the residence has been vacant. Some adjacent properties have been developed for commercial or governmental use, including the Mercedes Benz dealership (2018) and Fire Station #8 (2018).

**E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**  
The B-2 zoning district is “intended to serve those business activities generally oriented to the highways” ([UDC 205.10](#)). 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.**  
Staff finds no other grounds for either approval or disapproval 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 Regional Center Character Area as shown on the [2040 Character Areas Map](#). The 2018 Comprehensive Plan describes this “multi-use” Character Area as containing “regional-serving retail and commercial services, office complexes for medical and corporate offices, hotels, restaurants and entertainment facilities, higher-density residential planned developments, and single-family detached subdivisions” ([2018 Comprehensive Plan p. 63](#)). The Comprehensive Plan supports “small office complexes” as primary land uses and recreational use as a compatible secondary land use in this Character Area ([2018 Comprehensive Plan p. 63](#)). Staff holds that the proposed multi-use 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-2-zoned properties exist in the county that would permit the requested 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. Unless a special exception variance is approved by the Board of Commissioners, the minimum number of parking spaces allowed by the Unified Development Code shall be installed.
5. Unless an administrative variance is approved, a 50-foot wide incompatible use buffer shall be installed along the eastern property line adjacent to residential use.
6. Unless a special use is approved by the Board of Commissioners, outdoor store shall be prohibited on the subject property per UDC Section 362.01.b.



# OCONEE COUNTY ZONING CHANGE APPLICATION

**Requested Action:**

Rezoning from: AG to B-2  Change in Conditions of Approval for Case # \_\_\_\_\_

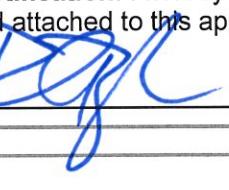
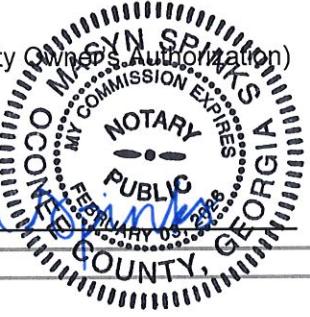
Special Use Approval for: \_\_\_\_\_ in the \_\_\_\_\_ Zoning District

**Applicant**

Name: **Dovetail Civil Design, Inc.**  
 Address: **3651 Mars Hill Rd**  
**Suite 1800** (No P.O. Boxes)  
**Watkinsville, GA 30677**  
 Telephone: **(678) 726-3300**  
 Email: **richard@dovetailcivil.com**

**Applicant is** (check one):  the Property Owner  Not the Property Owner (attach Property Owner's Authorization)

**Applicant's Certification:** I hereby certify that the information contained in and attached to this application is true and correct.

Signature:  Date: 6-29-22 Notarized: 

**Property Owner**

Name: **Lela Mae Moore Slaton**  
 Address: **1891 Dry Pond Road**  
**Monroe, GA 30656** (No P.O. Boxes)  
 Telephone: **(678) 770-7623**

**Property**

Location: **1050 Jimmy Daniel Rd**  
(Physical Description)  
**Bogart, GA 30622**

Tax Parcel Number: **C-01-026**  
 Size (Acres): **2.51** Current Zoning: **AG**

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

**Use**

Current Use: **Agricultural**

Proposed Use: **Commercial**

**Office/Warehouse**

**Regional Center**

**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: \_\_\_\_\_

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

**1050 Jimmy Daniel Road**  
An Office, Health/Fitness and Warehouse Development  
Oconee County, Georgia  
Tax Parcel C-01-026  
2.51 Acres

**Request to Rezone AG to B-2**

**Narrative**

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The proposed development is for a multifunctional big box building that will be used for sports training, office-warehouse and construction contractor storage.

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impacts to the surrounding areas. The conceptual site layout used as the accompanying rezoning exhibit with this application shows a 44,800 sf building along with 58 proposed parking spaces. This gives a ratio of 1 space per 772 sf of the building.

The primary drive and parking areas will be paved asphalt with 24" concrete curb and gutter. A 5' pedestrian sidewalk shall be provided with ADA ramps and crosswalks as necessary. The proposed sidewalk along Jimmy Daniel Road encroaches the southwest corner of the subject property and will require a private easement to be dedicated to Oconee County.

The site will consist of extensive landscaping throughout the incompatible use buffer adjacent to the AG zoning on the East side of the property, and will continue around the perimeter. Subject to approval by the Planning Director, a buffer reduction will be used in accordance with Oconee County UDC Sec. 808.04.c to reduce the incompatible use buffer adjacent to a single-family residence from 50' to 40'.

This development is expected to begin in January 2023 following a tentative 12-month construction schedule. The total development cost is approximately \$3,500,000.

### **Buildings and Structures**

The building will be comprised of brick and stone veneer. Other material accents may be used up to 20% and the height will not exceed the maximum 55 feet.

### **Utilities**

Proposed utilities include power, water, sanitary sewer, telephone and internet access. All utilities shall be underground and within utility easements as appropriate unless otherwise directed by the appropriate utility company.

Water and sanitary sewer are available on or near the site and are provided by Oconee County. Domestic and fire protection water service will be tapped from the existing main running along Jimmy Daniel Road. Public sewer is available near this site and may require an outfall gravity line with easements from neighboring property owners.

Assuming full buildout of 10% office and 90% warehouse with 250 sf of office space per person and 0 additional employees for the warehouse space, the probable water and sewer loading is:

$$\begin{aligned}(36,400 \text{ sf} * 10\%) (1 \text{ employee}/250 \text{ sf}) &= 14.56 \text{ employees} \\ (15 \text{ employees}) (25 \text{ gpd}/1 \text{ employee}) &= 375 \text{ gpd}\end{aligned}$$

The peak water demand is:

$$375 \text{ gpd} (\text{peaking factor of } 3.25) = 1218.75 \text{ gpd peak}$$

The peak sewer demand is:

$$375 \text{ gpd} (\text{peaking factor of } 2.5) = 937.5 \text{ gpd peak}$$

A letter of availability dated May 17, 2022 states capacity in the estimated amount of 375 GPD is available at the Calls Creek Wastewater Treatment Facility.

### **Solid Waste**

Garbage collection will be handled by private sanitation services. Enclosed dumpsters will be provided onsite as necessary. It is intended that the dumpsters are located conveniently for tenants, but with minimal adverse effects to the aesthetics.

### **Stormwater Drainage**

The existing topography slopes gently towards the Northwest corner of the property. The proposed development will use an underground stormwater facility to provide water quality, channel protection and peak flow detention per the local and state requirements and discharge in a similar pattern to the predeveloped conditions.

### **Traffic Impact**

Based on the calculations shown below, it is assumed that traffic from this proposed development does not warrant a traffic study and signal analysis. It is understood that traffic signal, center turn lanes, deceleration lanes and other road improvements may be deemed necessary and required by Oconee County upon, or prior to, full development.

According to the *Trip Generation, 8<sup>th</sup> Edition* manual published by the Institute of Transportation Engineers, for General Office Building (ITE Land Use #710) the average trip generation rate is 11.01 trips per 1,000 sf leasable space per weekday. The morning and evening hourly rates are 1.55 and 1.49 trips per peak hour, respectively.

Assuming full build-out of 4,480 sf, the proposed traffic impact will be:

$$(4,480 \text{ sf}) (11.01 \text{ daily trips/1000 sf}) = 49 \text{ trips per day}$$

$$(4,480 \text{ sf}) (1.55 \text{ AM trips/1000 sf}) = 7 \text{ trips per morning peak hour}$$

$$(4,480 \text{ sf}) (1.49 \text{ PM trips/1000 sf}) = 7 \text{ trips per evening peak hour}$$

According to the *Trip Generation, 8<sup>th</sup> Edition* manual published by the Institute of Transportation Engineers, for Warehousing (ITE Land Use #150) the average trip generation rate is 3.56 trips per 1,000 sf leasable space per weekday. The morning and evening hourly rates are 0.42 and 0.45 trips per peak hour, respectively.

Assuming full build-out of 22,400 sf, the proposed traffic impact will be:

$$(22,400 \text{ sf}) (3.56 \text{ daily trips/1000 sf}) = 80 \text{ trips per day}$$

$$(22,400 \text{ sf}) (0.42 \text{ AM trips/1000 sf}) = 9 \text{ trips per morning peak hour}$$

$$(22,400 \text{ sf}) (0.45 \text{ PM trips/1000 sf}) = 10 \text{ trips per evening peak hour}$$

According to the *Trip Generation, 8<sup>th</sup> Edition* manual published by the Institute of Transportation Engineers, for Health/Fitness Club (ITE Land Use #492) the morning and evening hourly rates are 1.41 and 4.06 trips per peak hour, respectively.

Assuming full build-out of 18,200 sf, the proposed traffic impact will be:

$$(18,200 \text{ sf}) (32.93^* \text{ daily trips/1000 sf}) = 600 \text{ trips per day}$$

$$(18,200 \text{ sf}) (1.41 \text{ AM trips/1000 sf}) = 26 \text{ trips per morning peak hour}$$

$$(18,200 \text{ sf}) (4.06 \text{ PM trips/1000 sf}) = 74 \text{ trips per evening peak hour}$$

\*Daily trip multiplier shown is per ITE manual, but based only on one study.

The proposed development will have a full access drive at the main entrance on Jimmy Daniel Road.

### **Impact to Schools**

The proposed development is not expected to significantly affect the local school population. However, there may be some additional traffic added to the morning and afternoon peak hour school traffic.





## **1050 Jimmy Daniel Road**

An Office, Health/Fitness and Warehouse Development  
Oconee County, Georgia  
Tax Parcel C-01-026  
2.51 Acres

### **Zoning Impact Analysis**

- a. Whether the zoning proposal will permit a use that is suitable in the view of existing uses, development and zoning of nearby property.**

Along the rear property line, the subject parcel neighbors two commercial developments zoned B-2. The property west of Luxury Drive was recently rezoned to OBP from AG per case number P21-0108. The parcel southeast of the property is zoned AG and the properties across Jimmy Daniel Road are zoned R-1. Both of these zonings are used for single family dwellings.

- b. Whether the property to be rezoned has a reasonable economic use as currently zoned.**

The uses currently allowed under AG zoning along with current site conditions pose a challenge for a reasonable economic use. The zoning modification allows for land uses that meet the needs of the growing commercial development for that area.

- c. The extent to which the zoning 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.**

The development is not expected to significantly impact population density since no new residences are proposed. There will be additional traffic on the local roads, but no significantly adverse effects on the exiting peak conditions. The development will tap into the local water and sewer mains for service, but the new loads are acceptable per the Oconee County Water Resources Department.

- (2) Environmental impact.**

Stormwater runoff from this development will be mitigated and attenuated per local and state requirements prior to draining off this property. There are no buffered state waters or wetlands onsite. Therefore, environmental impacts are very minimal.

- (3) Effect on existing use, usability and/or value of adjoining property.**

Any change in neighboring property value is likely an increase due to development under the proposed zoning. This project will bring additional jobs, products and services to the local area.

- d. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.**

The two properties currently zoned B-2 were redeveloped from single-family residences to commercial developments within the past few years. In addition, the property across the

private drive was rezoned from single-family residences to Office Business Park. The property is vacant allowing for dense, overgrown vegetation.

**e. Consistency of the proposed use with the stated purposes of the zoning district that is being requested.**

The proposed development is consistent with the allowances of B-2 zoning. An administrative variance is requested to reduce the 50' incompatible use buffer by 20% to 40'. No additional uses or exceptions are requested.

**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.**

The proposed development conforms with the recent growth of commercial development near the highway. The goal of this development is to enhance local properties and provide positive resources for the community.

**g. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Community Agenda.**

This parcel is within the regional center character area of the future development map. This area corresponds with OIP, B-1 and B-2 zoning.

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

There are limited available sites in the vicinity that allow for the proposed development without any major site constraints such as topography, lack of utility connections and buffers.

# Rezone # P22-0133 - Lela Mae Moore Slaton

Parcel #  
C-01-026



1:1,114

0

105

210

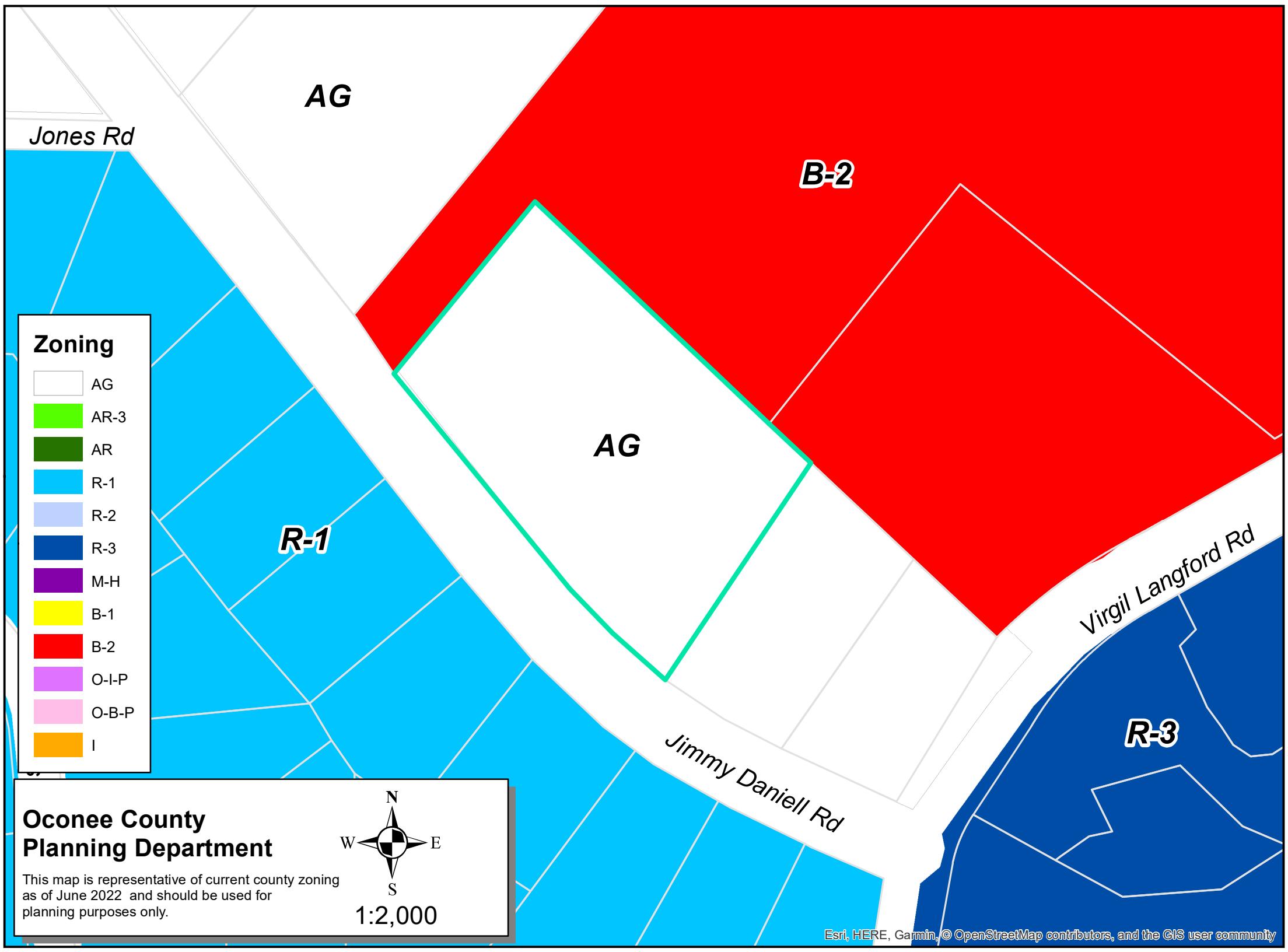
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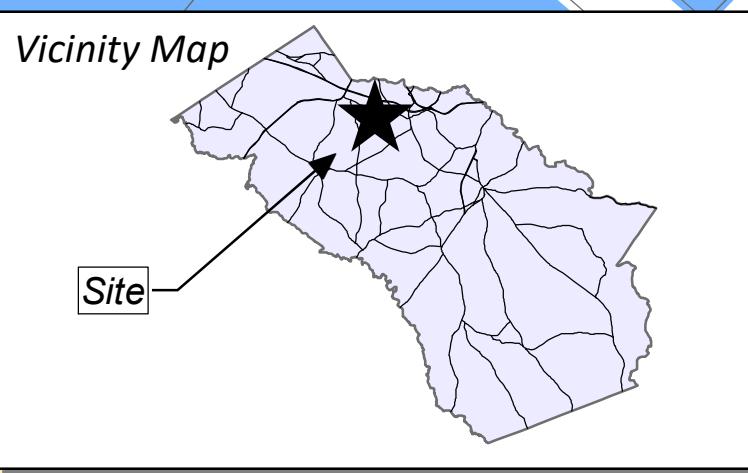
630

840

Feet







## Oconee County Planning Department



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

0 100 200 400 600 800 Feet

### Regional Center

### Suburban Neighborhood

#### Legend

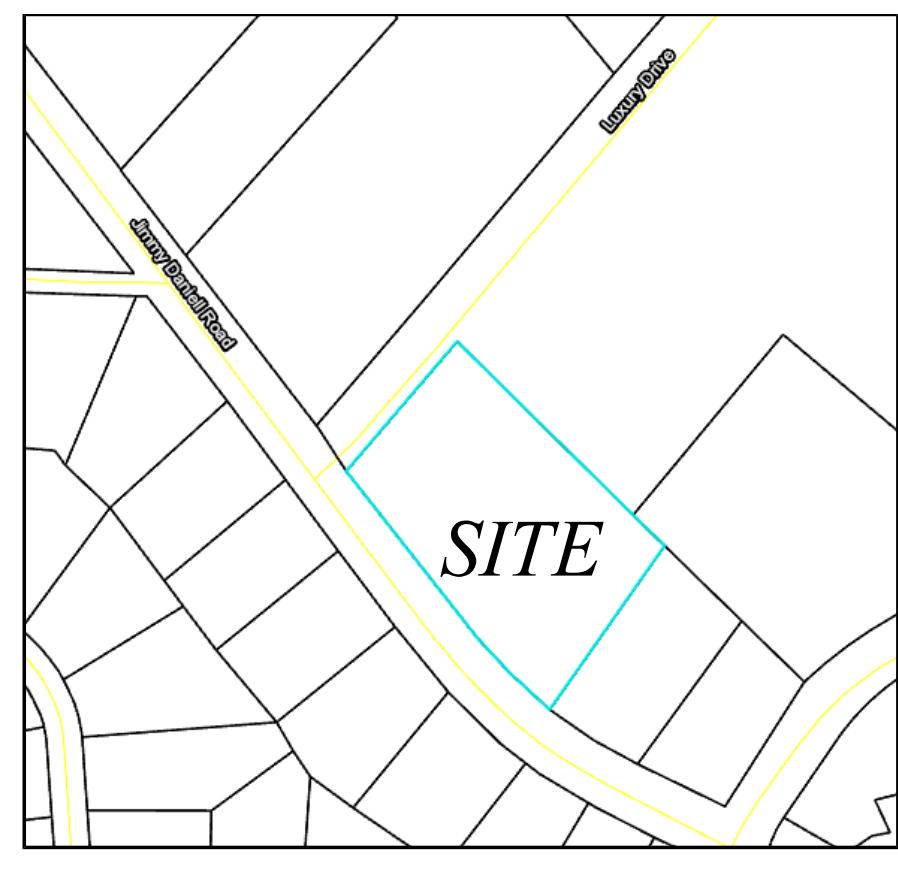
- Agricultural Preservation
- Rural Places
- Country Estates
- Suburban Neighborhood
- Neighborhood Village
- Community Village
- Corridor Commercial
- Civic Center
- Technology Gateway
- Regional Center

Jimmy Daniel Rd  
Jones Rd

Virgil Langford Rd

Fieldstone Rd

Paul Rdg



THIS BLOCK RESERVED FOR RECORDING INFORMATION

MATTHEW D. ULMER  
GEORGIA REGISTERED  
LAND SURVEYOR #3069

P.O. BOX 269  
WATKINSVILLE, GA 30677  
706-769-6610

THIS PLAT IS NOT VALID  
OR RECORDABLE UNLESS SAID  
SURVEYOR'S SIGNATURE APPEARS IN  
ORIGINAL BLUE INK OVER THE  
STAMP.

IN MY OPINION, THIS PLAT IS A  
CORRECT REPRESENTATION OF  
THE LAND PLATTED AND HAS BEEN  
PREPARED IN CONFORMITY WITH  
MINIMUM STANDARDS AND  
REQUIREMENTS OF GEORGIA LAW.

FIELD SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS  
A CLOSURE PRECISION OF ONE FOOT IN 50,000 FEET,  
AND AN ANGULAR ERROR OF 4" PER ANGLE POINT, AND  
WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR  
MEASUREMENTS WERE OBTAINED USING A TOPCON  
TOTAL STATION, MODEL GPT 3002.

THE FIELD WORK WAS COMPLETED ON MAY 12, 2022.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND  
IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN  
134,500 FEET.

**SITE**

**VICINITY MAP**

NOT TO SCALE

**PROJECT DATA**

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING  
MATTHEW D. ULMER, GA. RLS#3069  
P.O. BOX 269 WATKINSVILLE, GA 30677  
MATT@BASELINEGA.COM  
706-769-6610

1. TOTAL PROJECT ACREAGE: 2.51 ACRES

2. TAX PARCEL #: C 01 026

3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR  
ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.

4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE  
SEARCH.

5. ZONED AG

6. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS  
OF RECORD, SHOWN OR NOT SHOWN

**SURVEYOR CERTIFICATIONS**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND  
DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY  
REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS,  
MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS  
ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF  
ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL  
REGULATIONS OR REQUIREMENTS, OR THE EXISTENCE AND LOCATION OF THE  
PROPERTY IN QUESTION. THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT  
THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY  
SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE  
GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND  
SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Matthew D. Ulmer*  
MATTHEW D. ULMER, GA. RLS#3069

REVISIONS	DATE

THIS PLAN IS A COPYRIGHT OF BASELINE SURVEYING & ENGINEERING, INC. AND CANNOT BE  
ALTERED OR COPIED IN ANY FORM WITHOUT WRITTEN CONSENT OF BASELINE SURVEYING  
& ENGINEERING, INC.

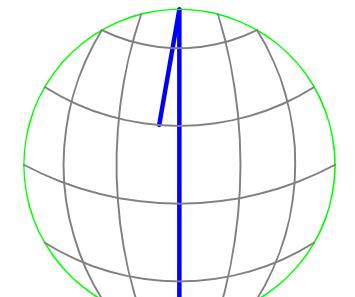
**DATE**

05/13/2022

**PROJECT**  
22-2809S

**RETRACEMENT  
BOUNDARY  
PLAT**

**SHEET**  
1 OF 1



**GRID NORTH**

BEARINGS ARE BASED ON  
NORTH AMERICAN DATUM 1983  
GEORGIA STATE PLANE COORDINATE SYSTEM  
(WESTERN ZONE)

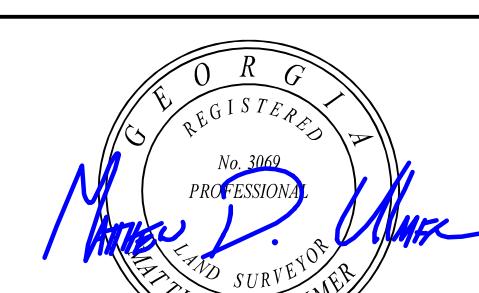
**GRAPHIC SCALE**

0' 20' 40' 80' 120'

1 INCH = 40 FEET

**PLAT ABBREVIATIONS**

IPF -	IRON PIN FOUND
IPS -	IRON PIN SET
GM -	GAS METER
CR -	CABLE RISER
R/W -	RIGHT OF WAY
C/L -	CENTERLINE
P.O.B. -	POINT OF COMMENCEMENT
P.O.B. -	POINT OF BEGINNING
SSMH -	SANITARY SEWER MANHOLE
WV -	WATER VALVE
WM -	WATER METER
FH -	FIRE HYDRANT
PP -	POWER POLE
N/F -	NOW OR FORMERLY
DB -	DEED BOOK
PG -	PAGE
OHE -	OVERHEAD ELECTRIC
PB -	PLAT BOOK
LL -	LAND LOT
GCB -	GATE CONTROL BOX
TR -	TELEPHONE RISER
DWCB -	DOUBLE WING CATCH BASIN
HW -	HEAD WALL
FES -	FLARED END SECTION
JB -	JUNCTION BOX
DI -	DROP INLET
TRAN -	TRANSFORMER
OTP -	OPEN TOP PIPE
EMH -	ELECTRIC MANHOLE
GEN -	GENERATOR
OCS -	OUTLET CONTROL STRUCTURE
P/L -	PROPERTY LINE
SS -	SANITARY SEWER
BSL -	BUILDING SETBACK LINE
FIRM -	FEDERAL INSURANCE RATE MAP
CO -	CLEAN OUT



LSF#001108  
EXPIRES 12-31-2022

8-8-22  
GSWCC L001 Z 81799

DOVETAIL  
civildesigninc

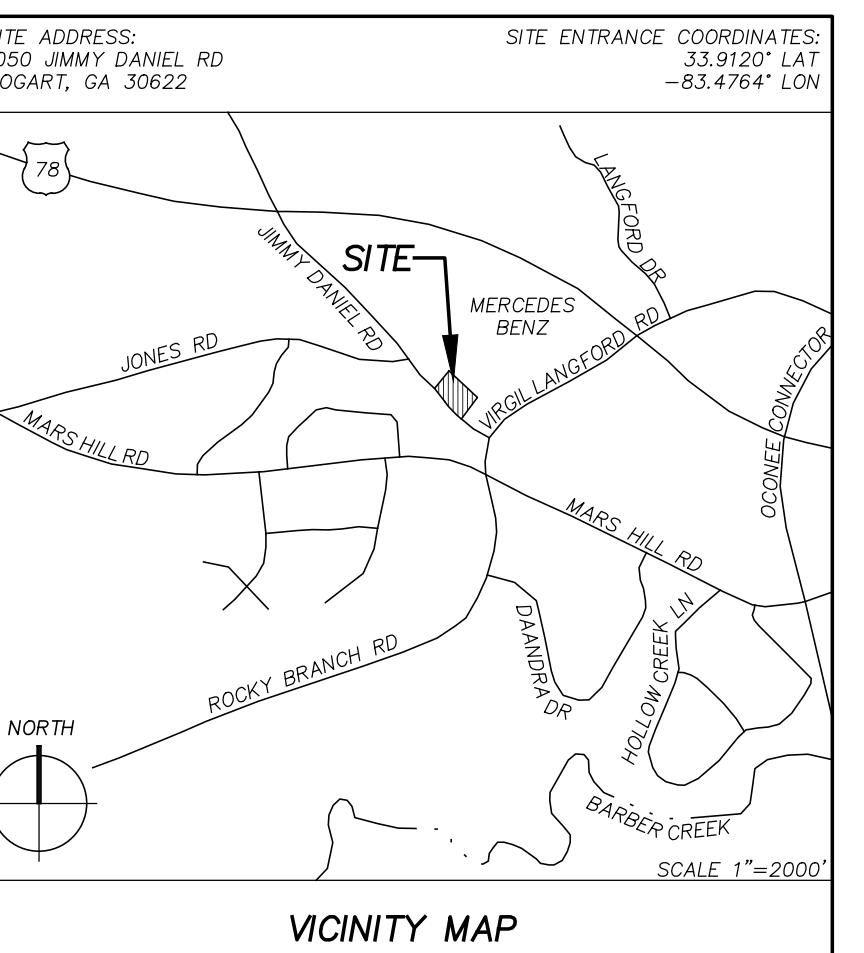
3651 Mars Hill Road  
Suite 1800  
Watkinsville, GA 30677  
Office: (678) 726-3300  
Fax: (678) 804-1874  
www.dovetailcivil.com

1050 Jimmy Daniel Road  
REZONE CONCEPT PLAN  
SITE INFORMATION  
1050 JIMMY DANIEL RD  
OCONEE COUNTY, GEORGIA  
GMD 1331  
AG ZONING: B-2 ZONING  
2.51 ACRES  
24-HR CONTACT: ADAM SWANN, (706) 425-9872

PROJECT NUMBER: SWA002  
DATE: 8/8/22  
ISSUE NUMBER: 3  
CHECKED BY: RDB  
SHEET TITLE:

REZONE  
CONCEPT PLAN

RZ-1  
COPRIGHT 2022 BY DOVETAIL CIVIL DESIGN, INC. ALL RIGHTS RESERVED.  
OF 1 SHEET



SITE CALCULATIONS	
SITE AREA:	2.51 ACRES
EXISTING USE OF PROPERTY:	AGRICULTURE, SINGLE-FAMILY RESIDENCE
EXISTING ZONING:	AG
PROPOSED ZONING:	B-2
PROPOSED BUILDING:	44,800 SF TOTAL 4,480 SF (10%) 22,400 SF (50%) 17,820 SF (40%) 17,845 SF/ACRE
PARKING REQUIRED:	14 12 81
OFFICE (MIN. 3,000 SF)	
WAREHOUSE (MIN. 0.5/1,000 SF)	
SPORTS CLUB (MIN. 4.5/1,000 SF)	
DENSITY:	
*PER UDC TABLE 6.1	
PARKING PROPOSED:	55
STANDARD SPACES:	58
HANDICAP SPACES:	3 (1 VAN)
TOTAL SPACES PROPOSED:	58
MAXIMUM LOT COVERAGE:	80%
GROUND COVERAGE BY BUILDINGS:	36,400 SF (33%)
PARKING AREAS INCLUDING DRIVE AISLES:	39,516 SF (36%)
A SPECIAL EXCEPTION VARIANCE HAS BEEN SUBMITTED TO REDUCE THE MINIMUM NUMBER OF PARKING SPACES FROM 107 TO 58 SPACES.	

CONTACT INFORMATION	
DEVELOPER	
SRE CONSULTING 1041 FOUNDERS LAKE DRIVE ATHENS, GA 30606 PHONE: (706) 425-9872 EMAIL: ADAMSWANN@GMAIL.COM CONTACT PERSON: ADAM SWANN	
PROPERTY OWNER	
LELA MAE MOORE SLATON 1351 MARS HILL ROAD MONROE, GA 30655 PHONE: (678) 770-7623 CONTACT PERSON: LELA MAE MOORE SLATON	
CIVIL ENGINEER	
DOVETAIL CIVIL DESIGN, INC. 3651 MARS HILL ROAD SUITE 1800 WATKINSVILLE, GA 30677 PHONE: (678) 726-3300 FAX: (678) 804-1874 EMAIL: RICHARD@DOVETAILCIVIL.COM CONTACT PERSON: RICHARD BREEDLOVE	

PROJECT NOTES	
SITE INFORMATION	
1. THE SUBJECT PROPERTY IS TAX PARCEL C-01-026 LOCATED IN GEORGIA MILITIA DISTRICT 1331 OF UNINCORPORATED OCONEE COUNTY, GEORGIA.	
2. THE TOTAL SITE AREA IS 2.51 ACRES.	
3. THE SITE IS CURRENTLY ZONED AG FOR AGRICULTURAL USE. THE PROPOSED ZONING IS B-2 FOR HIGHWAY BUSINESS USE (REZONING PROCESS# P22-0133).	
4. THE JURISDICTIONAL SITE RESTRICTIONS FOR B-2 ZONING ARE: FRONT BUILDING SETBACK = 20 FEET SIDE BUILDING SETBACK = 10 FEET REAR BUILDING SETBACK = 10 FEET ZONE BUILDING HEIGHT = 55 FEET MAXIMUM LOT COVERAGE = 80% MAXIMUM BUILDING HEIGHT = 55 FEET	
5. EXISTING SURVEY INFORMATION IS PROVIDED BY BASELINE SURVEYING & ENGINEERING, INC., DATED 5/13/22.	
6. THE EXISTING TOPOGRAPHY IS SET TO MEAN SEA LEVEL.	
7. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FIRM PANEL 13219C00050, DATED 9/2/09.	
8. THERE ARE NO WETLANDS ON SITE.	
UTILITY INFORMATION	
1. FIRE PROTECTION AND POTABLE WATER SERVICES ARE AVAILABLE ON SITE AND ARE PROVIDED BY OCONEE COUNTY.	
2. SANITARY SEWER SERVICE IS AVAILABLE NEAR THE SITE AND IS PROVIDED BY OCONEE COUNTY.	
3. STORMWATER MANAGEMENT SHALL BE PROVIDED ON SITE.	
GENERAL NOTES	
1. THE DEVELOPER WILL DEFEND AND HOLD HARMLESS OCONEE COUNTY FROM ANY LIABILITY OR PROPERTY DAMAGE RESULTING FROM USE OF PRIVATE DRIVE, ACCESS AND UTILITY EASEMENTS.	
2. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.	
3. ALL UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.	
4. THE SIGN EASEMENTS AND SIGNS SHALL COMPLY WITH THE OCONEE COUNTY SIGN REGULATIONS IN EXISTENCE AT THE TIME OF SIGN PERMITTING.	
OCONEE COUNTY INSPECTIONS	
NOTIFY OCONEE COUNTY INSPECTOR AT LEAST 24 HOURS BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. (706) 769-3907	
UTILITY CONSTRUCTION NOTE	
THE INSTALLATION, RELOCATION OR REMOVAL OF ANY UTILITY LINES OR STRUCTURES MUST BE PERFORMED AT THE SUPERVISION AND DISCRETION OF THE APPROPRIATE UTILITY DEPARTMENT. INSTRUCTIONS AND REQUIREMENTS ISSUED BY THE UTILITY DEPARTMENTS SHALL SUPERSEDE THOSE SHOWN ON THESE PLANS IF THEY EXCEED THE RECOMMENDATIONS INCLUDED HEREIN.	
GEORGIA811	
www.Georgia811.com	
Know what's below. Call before you dig.	

