

**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) and R1 (Single Family Residential District) to AG (Agricultural District) pursuant to an application for rezoning of property owned by Westminster Christian Academy submitted on July 26, 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 Smith Planning Group on July 26, 2022, requesting a rezone of a ±37.8-acre tract of land located at 1640 New High Shoals Road and 1590 New High Shoals Road, Oconee County, Georgia, (tax parcel no. B-06-040C, B-06-040A), 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) and R1 (Single Family Residential District) to AG (Agricultural District) 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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.

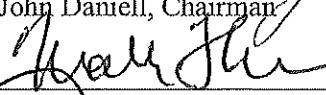
Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on October 17, 2022, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on November 1, 2022.

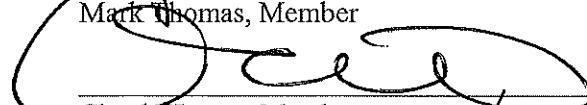
ADOPTED AND APPROVED, this 1st day of November, 2022.

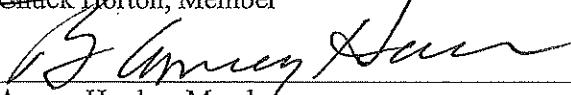
OCONEE COUNTY BOARD OF COMMISSIONERS

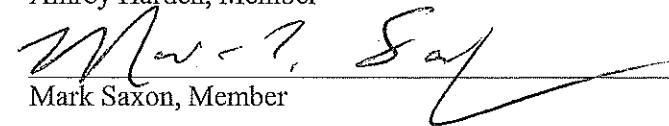
BY:


John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member


Amrey Harden, Member


Mark Saxon, Member

ATTEST:


Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P22-0185

Page 1 of 21

CONDITIONS

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property and shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.
4. Site lighting shall be fully oriented towards the interior of the site so as not to impose glare or objectionable light levels onto adjacent public roads and the neighboring residential properties. Light levels shall be less than one foot candles at all property lines.
5. The use of central loudspeakers and public address systems shall be prohibited outside of normal daytime hours of operation of the school.
6. No outdoor recreation or entertainment operation shall be allowed between the hours of 11:00 PM and 8:00 AM.
7. No dumpster or trash receptacle shall be emptied between 7:00 PM and 7:00 AM. Dumpsters and trash receptacles shall be located where they are not visible from adjacent properties and shall be adequately screened from view from all streets.
8. A 25 foot wide screening buffer shall be constructed between any proposed parking area or athletic field which adjoins a residential use. Said buffer shall be a mix of evergreen trees and shrubs with a minimum height of 6 feet at the time of planting.
9. A school zone shall be established on New High Shoals Road using flashing school beacons. The flashing school beacons shall be installed in accordance with Oconee County standards at the owner's expense. Ownership and maintenance responsibility of the school beacons shall be conveyed to Oconee County along with any other improvements within the right-of-way.

EXHIBIT "A" TO REZONE NO P22-0185

Page 2 of 21

TAX MAP

Rezone P22-0185 - Westminster Christian Academy, Inc.

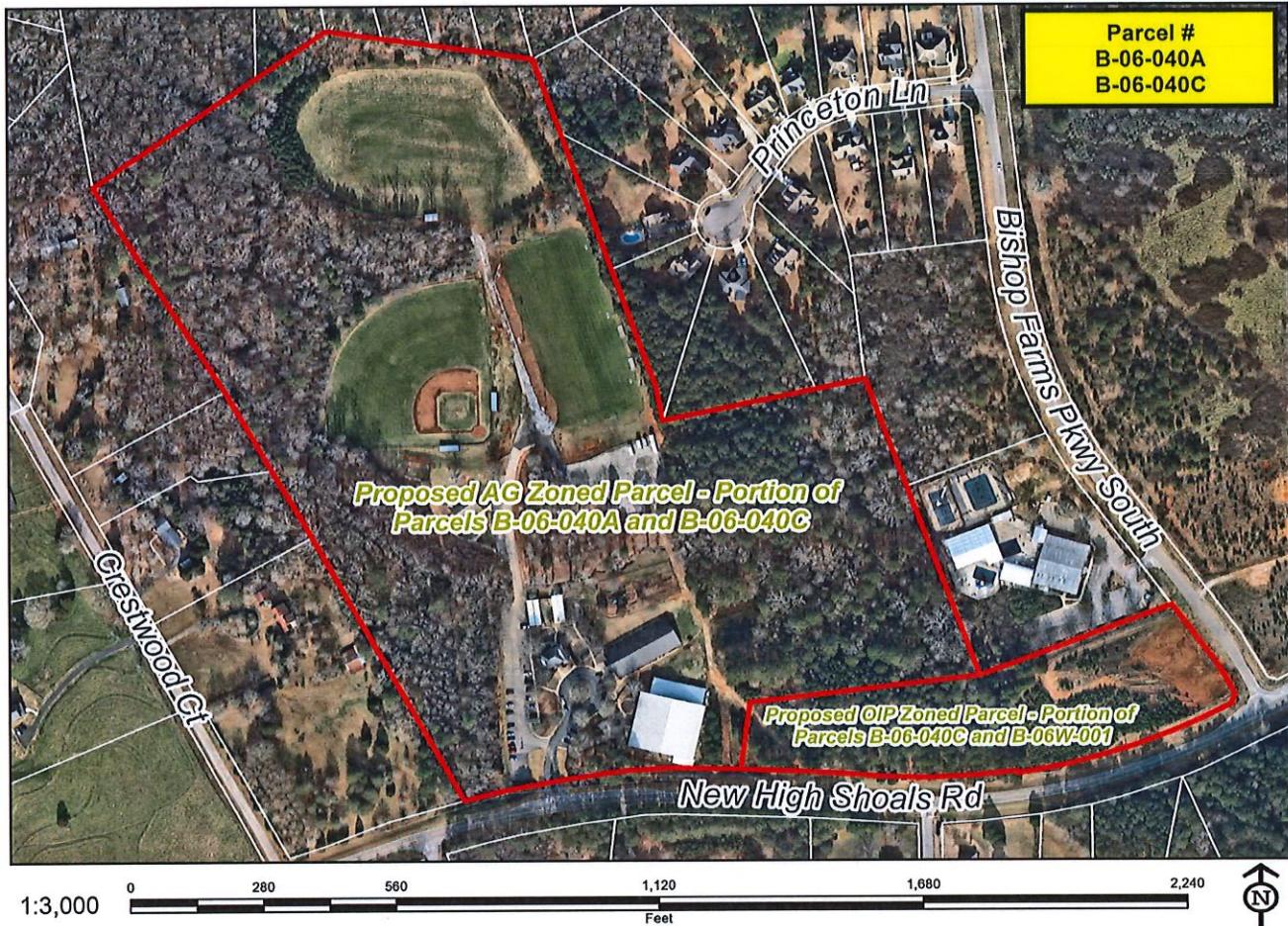


EXHIBIT "A" TO REZONE NO P22-0185
Page 3 of 21

LEGAL DESCRIPTION

WESTMINSTER CHRISTIAN ACADEMY

PROPOSED AG-ZONED PARCEL LEGAL DESCRIPTION

BEGINNING (1) at the right-of-way marker on the northern side of North High Shoals Road, approximately 455-ft west of Melrose Drive;

THENCE (2) westerly along a non-tangent curve concave southerly, said curve has a radius of 1,850.00 feet, to which a radial line bears North $1^{\circ}56'20''$ East, through a central angle of $16^{\circ}55'59''$ an arc distance of 546.75 feet to a point of non-tangency;

THENCE (3) North $29^{\circ}55'54''$ West, 633.89 feet to a point at an IPF 0.5-in rebar;

THENCE (4) North $29^{\circ}55'54''$ West, 365.23 feet to a point at an IPF #4 rebar;

THENCE (5) North $29^{\circ}55'54''$ West, 524.96 feet to a point of non-tangency at an IPF #5 rebar;

THENCE (6) North $9^{\circ}57'29''$ West, 18.32 feet to a point of non-tangency;

THENCE (7) North $55^{\circ}48'17''$ East, 418.22 feet to a point of non-tangency at an IPF #4 rebar;

THENCE (8) North $55^{\circ}43'59''$ East, 179.83 feet to a point of non-tangency at an IPF #4 rebar;

THENCE (9) South $82^{\circ}16'58''$ East, 119.59 feet to a point at an IPF #4 rebar;

THENCE (10) South $82^{\circ}16'57''$ East, 107.58 feet to a point at an IPF #4 rebar;

THENCE (11) South $82^{\circ}17'11''$ East, 107.56 feet to a point at an IPF #4 rebar;

THENCE (12) South $82^{\circ}19'29''$ East, 108.28 feet to a point of non-tangency at an IPF #4 rebar;

THENCE (13) South $20^{\circ}06'10''$ East, 755.43 feet to a point of non-tangency at an IPF #4 rebar;

THENCE (14) South $10^{\circ}28'22''$ East, 77.97 feet to a point of non-tangency at an IPF #4 rebar;

THENCE (15) North $78^{\circ}03'57''$ East, 438.62 feet to a point of non-tangency at an IPF #4 rebar;

THENCE (16) South $20^{\circ}30'03''$ East, 248.97 feet to a point of non-tangency at an IPF #4 rebar;

THENCE (17) South $20^{\circ}29'59''$ East, 439.27 feet to a point of non-tangency;

THENCE (18) South $87^{\circ}20'44''$ West, 537.44 feet to a point of non-tangency;

THENCE (19) South $10^{\circ}44'09''$ West, 192.25 feet to the POINT OF BEGINNING

EXHIBIT "A" TO REZONE NO P22-0185
Page 4 of 21

NARRATIVE

INTRODUCTION

Westminster Christian Academy (WCA), a Christian college-preparatory institution, partners with Christian families in the spiritual nurture and academic training of students. WCA strives to develop students who are Christian thinkers, hold a biblical worldview, have acquired the knowledge and skills to master advanced studies, possess the tools necessary to become lifelong learners, and ultimately, use their gifts in service to God as they participate in the restoration of society and culture.

In 1989, WCA held its first class in a rented space at Faith Presbyterian Church in Watkinsville, GA. That class consisted of one teacher and a combined student body of 12 first-, second-, and third-grade students. A new grade level was added each subsequent year until the school had a complete PK-12 program.

In the fall of 1998, the school purchased 30 acres of land in Oconee County and completed the first phase of development at its present New High Shoals Road location. In 2012, WCA purchased an additional 10 acres of land to further develop for its expanding student body. After an approved SUP plan in 2017 to incorporate the added 10 acres and develop a new master plan, WCA has been working to raise funds for the proposed campus expansion and infrastructure. In 2020 - 2021, plans were prepared and sent to bid, but due to rapid inflation, costs were over 50% the estimated fee.

The immediate need is classroom space. During COVID, the student population was growing while social distancing was challenging. WCA has added modular classrooms to help, but that is unsustainable. After evaluation, it became evident that to grow sustainably and excellently, the master plan needed to be revisited to minimize initial infrastructure costs and maximize solving the immediate need for classrooms as well as peak hour traffic and internal circulation.

The proposed solution was found in the purchase of the vacant adjacent lot at the northwest corner of S Bishop Farms Parkway and New High Shoals Road. The result was the flexibility to add buildings along New High Shoals Road that gravity sewer into the existing lift station, tie in to the existing 10" water line on along the southern boundary of the campus, minimize the road improvement costs while providing enhanced circulation, delay the need for installing a private lift station, preserve more existing tree canopy, and greatly reduce utility and stormwater management costs.

A Special Use Permit Master Plan was approved in 2017. To update the WCA master plan with Oconee County, a Special Use Permit (SUP) for the AG property and 2 rezone applications are being submitted concurrently. The SUP would allow private school in the reconfigured AG zoning and rezoning portions of the AG, R-1, and B-1 parcels to O-I-P (with a future replat) would assure the 5-acre minimum parcel size for private school is met.

EXHIBIT "A" TO REZONE NO P22-0185
Page 5 of 21

NARRATIVE

SITE DESCRIPTION

The existing 43.42-acre campus (with the recently acquired 2.68-acre tract at the corner of Bishop Farms Parkway and New High Shoals Road), has approximately 1,650 linear feet of street frontage along New High Shoals Road, less than a half-mile west of the New High Shoals Road and US-441 / Veterans Memorial Parkway intersection. The existing campus consists of an arrangement of three (3) buildings (administrative, classroom, and a combined gymnasium / classroom) oriented around the student loading and unloading zone roundabout. One additional building, an athletic field house / classroom, exists towards the back of the site, adjacent to the baseball, soccer, and practice fields. The total building area is approximately 35,000 sf. with 23 classrooms.

The existing access to WCA's campus is from New High Shoals Road, leading to the student loading / unloading zone roundabout as well as access to a +/- 100 space parking lot. Vehicular circulation continues through the site, crossing a stream and terminating at a gravel parking lot that functions as overflow parking for athletic events.



Approximately 12 acres (40%) of the site has remained undisturbed. The vegetation of the undisturbed open space is composed of large, mature hardwoods and pines. The area contains a stream that bisects the 42.43-acre site before merging with a creek that meanders along the western property line. Another perennial stream with a narrow channel runs approximately 300 linear feet along the northern half of the site, between the existing baseball field and practice field, before feeding the larger creek on the western property line.

EXHIBIT "A" TO REZONE NO P22-0185
Page 6 of 21

NARRATIVE

ZONING

To meet future growth needs, Westminster Christian Academy plans to utilize and expand across their three contiguous properties, including a recently purchased 2.68-acre parcel (#B06W001) at the northwest corner of S Bishop Farms Pkwy and New High Shoals Road.

The existing zoning classifications for the three contiguous parcels are AG (Special Use), R-1, and B-1. To better align with the goals of the campus and the adjacent property zoning, as well as simplify the campus zoning, companion rezone applications and an SUP application are being submitted concurrently. The first of the rezone applications requests to rezone the entirety of the B-1 parcel and portions of the R-1 and AG (Special Use) parcels to O-I-P. This better aligns with the zoning of the surrounding property and associated land uses.

The second rezone application requests to rezone the remaining portion of the R-1 parcel to AG (Special Use), as this is majority of the existing campus and is generally adjacent to residential properties. Only the AG (Special Use)-zoned land will be included with the Special Use Plan application, as private school is a use-by-right in O-I-P zoning. The three parcels will ultimately be replatted and reduced to two total parcels, to align with the new boundaries of the rezone applications.

The proposed zoning boundary areas are as follows:

- O-I-P: +/-5.6 acres
- AG: +/-37.8 acres (**Special Use Permit Application**)

The total area included in the proposed zoning is 43.42 acres.

Properties adjacent to the site are zoned as follows:

North: R-1

West: AG

South: R-1, AG (across New High Shoals Road)

East: R-1, B-1 and O-I-P

EXHIBIT "A" TO REZONE NO P22-0185

Page 7 of 21

NARRATIVE



DETAILS OF PROPOSED USE

Westminster Christian Academy, as illustrated on the accompanying Special Use Concept Plan and described in other supporting documents, proposes to expand their campus in the newly acquired 2.68-acre site and revise the Special Use Permit on the existing 40-acre campus to combine the layout and circulation of the existing and proposed campus. The proposed campus expansion will bring with it a new campus center, a secondary entrance off Bishop Farms Parkway, and a new centrally located drop-off and pick-up location. The proposed plan includes a variety of structures and common uses for an academic campus, such as multi-purpose administration/classroom buildings, parking, a student activity center, a 6-lane track and sports field, and open spaces for recreational and social opportunities. The entirety of the proposed development (including all structures) will be owned, operated, and maintained by WCA.

EXHIBIT "A" TO REZONE NO P22-0185
Page 8 of 21

NARRATIVE

BUILDING PROGRAM, COST DATA, AND SEQUENCE OF CONSTRUCTION

The new buildings are proposed to be constructed over time per school growth needs and as funding becomes available. Initial construction is expected to begin in the next 12-18 months. The following is a brief description of the various buildings and uses proposed:

- New Lower School: +/- 20,000 sf
- Student Activity Center (administration, library, cafeteria, assembly hall): +/-30,000 sf
- Future Gymnasium: +/-20,000 sf
- Additional Flex Classroom Space: +/- 5,000 sf
- Concession / restroom buildings to support the recreation facilities: +/-3,000 sf

ESTIMATED VALUE OF THE PROJECT AT COMPLETION

\$20,000,000.00

ARCHITECTURE / THEME OF PROJECT

The existing campus architecture is a traditional style with red brick walls, highlighted with white column porches at building entries. The administrative and classroom buildings are ranch-style with pitched shingled roofs, overhanging eaves, and equally spaced multi-paned windows and doors. The largest building, the gymnasium and classroom building, is a two-story structure with a brick and metal exterior and gable roof.

Existing Buildings:



The proposed architecture for the campus expansion matches the traditional style, incorporating architectural elements of the existing buildings. The proposed architecture style will incorporate brick and siding detailing, tapered columns, single dormers, low-pitched gabled metal roofs, and earth-tone colors.

EXHIBIT "A" TO REZONE NO P22-0185
Page 9 of 21

NARRATIVE

Outdoor recreational facilities to be provided on campus include but may not be limited to sidewalks and walking trails, pedestrian bridges, a track and field, outdoor amphitheater, and other outdoor education components. The site is proposed to be aesthetically landscaped with provisions for numerous sitting and gathering areas and a variety of both edible and ornamental gardens. The existing stream bisecting the campus will become a prominent landscape amenity that is preserved and enhanced with a proposed focal pedestrian bridge linking movement throughout campus.

TEMPORARY CLASSROOM BUILDINGS

To provide ample classroom space, three (3) temporary modular classroom units exist on site. The modular units are located near the existing administration building.

This Special Use Application requests two (2) additional temporary modular classroom units. These additional modulars will be placed within the existing campus, in a location with flat grades, proximity to existing pedestrian walkways, and that meet setback requirements. Approval of the additional units would allow for a total of five (5) temporary modular classrooms.

Upon obtaining a certificate of occupancy for a new classroom building, all modular classroom units will be removed from the WCA site.

ACCESS AND TRAFFIC

Currently WCA has one entrance accessed from New High Shoals Road. The driveway is equipped with a 215- foot deceleration lane with a 65-foot taper. Drop off and pickup occurs at an interior motor court 200-feet from the main entrance. While the stacking was adequate when constructed, specifically for pick-up, the school's growth has simply outgrown the existing stacking so that during the 2:15-2:45 pickup window, cars occasionally stack along the New High Shoals Road deceleration lane.

The proposed plan resolves this drop-off and pick-up issue, a common challenge for schools, with a few significant changes. First, the primary drop-off and pick-up location will be relocated central to the site with ample internal stacking and naturally adjacent to the proposed lower school building with whom it serves most. The existing drop-off and pick-up location will be secondary used mainly during and after school hours but limited during the peak times. Secondly, with the addition of the tract at the corner of New High and Bishop Farms Parkway, a second entrance will provide an additional ingress / egress option to disperse the traffic from stacking during peak hours. To mitigate peak time traffic from bottlenecking along S Bishop Farms Parkway, this intersection will be improved with a left turn lane on to New High Shoals Road as well as a left-turn lane into the WCA campus.

Illustrated below is the proposed circulation plan for peak pick-up time. Although the circulation may evolve over time to best manage traffic, all peak time stacking will be internal to the WCA campus. According to the South Carolina Department of Transportation recommendations for school on-site stacking, approximately 900-1200 linear feet of stacking should be provided on-site for schools with 200-600 students. Illustrated below is 1400 linear feet. The existing school drop off location has approximately 500 linear feet of stacking.

EXHIBIT "A" TO REZONE NO P22-0185
Page 10 of 21

NARRATIVE



In summary, the proposed plan provides much needed peak traffic improvements and eliminates the current stacking within the New High Shoals Road deceleration lane. In addition, with the build-out of Bishop Farms Parkway and the option to add a 3rd entrance via the access easement through 1971 Bishop Farms Parkway, future connectivity will further improve circulation.

Traffic generated by the proposed development is illustrated on the following Table. Note that, for the purposes of the Special-Use submittal, the table represents traffic generated at full build-out of the campus, which is anticipated to occur incrementally over the course of many years.

TRIP GENERATION (Based on ITE Trip Generator Manual, 10th Ed.)

Proposed Use: Private School K-12

Land Use Code: 536

Total Projected Student Body: 500

New High Shoals Road: 45 mph

New High Shoals Road (Two-Way 2016): 3,680

EXHIBIT "A" TO REZONE NO P22-0185

Page 11 of 21

NARRATIVE**EXISTING TRIP GENERATION BASED ON CURRENT ENROLLMENT**

Description/ITE Code	Units Type	Units	ADT 2-WAY	PEAK AM			PEAK PM		
				AM Hour	AM In	AM Out	PM Hour	PM In	PM Out
Private School K-12 (536)	Students	350.0	868	284	173	111	60	26	34
TOTAL TRIPS:			868	284			60		

PROJECTED TRIP GENERATION BASED ON ANTICIPATED FUTURE ENROLLMENT

Description/ITE Code	Units Type	Units	ADT 2-WAY	PEAK AM			PEAK PM		
				AM Hour	AM In	AM Out	PM Hour	PM In	PM Out
Private School K-12 (536)	Students	500.0	1,240	405	247	158	85	37	48
TOTAL TRIPS:			1,240	405			85		

Note: Current student enrollment size is approximately 375 students. The projected total student body is 500 students.

PARKING

All streets within the development will remain private, with WCA responsible for maintenance, up-keep, and repairs. Parking will be provided in various lots throughout the campus, and adjacent to primary and ancillary buildings. Parking spaces beyond the minimum requirement are anticipated to accommodate special occasions like graduation and sporting events.

UTILITY SERVICES

The subject site is currently served by OCPUD water service and septic drain field systems for sewer. The proposed expansion will require domestic water, fire protection, and sanitary sewer. There is an existing 10" water main in New High Shoals Road and an 8" water main in S Bishop Farms Parkway that is available for water service.

The estimated water and sewer demand for the full build-out of the campus is shown below:

Water = 11,600 GPD

Water Maximum Day Demand = 12.1 GPM

Water Peak Hour Demand = 30.2 GPM

Existing Septic = 4,640 GPD

Sewer = 6,960 GPD

Sewer Peak Hour Flow = 19.3 GPM

EXHIBIT "A" TO REZONE NO P22-0185
Page 12 of 21

NARRATIVE

The existing buildings are served by on-site septic. The proposed lower school classroom buildings, future gymnasium and student activity center will be connected to Oconee sanitary sewer service via a new pump station or new gravity system. A Water and Sewer Availability Letter has been submitted to OCPUD for review.

Solid Waste will be collected onsite and disposed of by a private licensed contract service provider. Dry utility services will continue to be coordinated with the individual service providers.

STORMWATER DRAINAGE

There is an existing 30' drainage easement and storm sewer line along portions of the western of the southern boundary lines of parcel B06W001. The storm sewer line originates at an existing stormwater management easement and facility, located in the southwest corner of parcel B06W002. The storm sewer line then crosses New High Shoals Road and empties from a culvert on the south side of the road. Survey work is currently being conducted to verify the location. Linework will be shown as part of the Phase 1 civil construction documents package.

Stormwater management shall comply with all local, state, and federal regulations in effect at time of construction plan approval. Throughout the site, stormwater shall be collected in swales or in drains and pipes and directed to proposed stormwater detention and water quality treatment basins. The site topography directs runoff into one primary basin. Stormwater management facilities are proposed in this basin to treat water quality and mitigate increased runoff peak flows prior to releasing to downstream properties. All maintenance shall be the responsibility of the owner, Westminster Christian Academy.

IMPACT TO SCHOOL SYSTEM

Expansion of Westminster Christian Academy will enhance the school system, providing more choices for citizens of Oconee County and surrounding counties.

BUFFERS

Buffers will be installed around the exterior boundary of the project and will be, at a minimum, in accordance with *Section 808* of the Oconee County Unified Development Code. As much as practical, existing vegetation shall remain within these buffers. Evergreen plant material and/or a combination of fencing and berthing shall be installed, up to a 6' height, to provide adequate screening from adjacent residential properties.

State Waters and Conservation Corridor Buffers will be preserved and will only be penetrated as required for access, utility construction, and stormwater management. See the Rezone and Special Use Concept Plan for specific information concerning buffer types and locations.

EXHIBIT "A" TO REZONE NO P22-0185
Page 13 of 21

NARRATIVE

CONDITIONS

The concurrent rezone and Special Use Plan applications do not propose amendments to the Conditions of the past Special Use Approvals #7300 & #7351, except for a revision to the condition associated with Road Improvements. The 2017 SUP plan proposed a second entrance along New High Shoals Road. A second entrance along New High Shoals Road is no longer proposed therefore the condition is no longer applicable. A new condition is being presented to address the proposed S Bishop Farms Parkway Improvements:

- 1. The developer shall construct improvements at the project entrance including a left turn lane along S Bishop Farms Parkway and New High Shoals Road as depicted on the concept plan, in accordance with the Unified development Code, and as required by the Public Works Department.*

#7300

- 1. The development shall be connected to the Oconee County water and sewer systems at the developer's expense in a manner approved by the Oconee County Utility Department and the Oconee County Public Works Department. No building permits shall be issued for any proposed buildings without approvals from the Oconee County Utility Department.*
- 2. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative architectural sketches and other documents submitted with the zoning application and attached hereto, paying special attention to the materials and design elements shown in the representative photos.*
- 3. Site lighting shall be fully oriented towards the interior of the site so as not to impose glare or objectionable light levels onto adjacent public roads and the neighboring residential properties. Light levels shall be zero foot-candles at all property lines adjacent to residential uses. This shall be shown conclusively at the construction plan approval stage.*
- 4. The developer shall construct improvements at the project entrance including a left turn lane with a taper and a deceleration lane along New High Shoals Road as depicted on the concept plan, in accordance with the Unified development Code, and as required by the Public Works Department.*
- 5. At a minimum, developer shall comply with storm water management regulations in effect at the time of construction plan approval.*
- 6. The conservation corridors shown on the 2030 Future Development Map shall be shown on all plans and plats in accordance with UDC Section 908.*
- 7. The total building square footage shall not exceed 125,774 sq. ft.*
- 8. No outdoor recreation or entertainment operation shall be allowed between the hours of 11:00 PM and 8:00 AM.*
- 9. No dumpster or trash receptacle shall be emptied between 7:00 PM and 7:00 AM. Dumpsters and trash receptacles shall be located where they are not visible from adjacent properties and shall be adequately screened from view from all streets.*
- 10. All proposed new planted buffer material shall be planted before any new buildings or facilities are constructed on the site.*

EXHIBIT "A" TO REZONE NO P22-0185

Page 14 of 21

NARRATIVE

- 11. A buffer shall be constructed between any proposed parking area or athletic field which adjoins a residential use, to a height of at least six (6) feet total, that is capable of reaching 80 feet in height. Said buffer shall be constructed at least one year prior to the lighting of athletic facilities and parking areas. Additionally, said buffer shall be exclusive of and in addition to the 50 ft. access and utility easement present on the recorded plat for parcel no. B 06 040C (Plat Book 34, Page 61).*
- 12. A school zone shall be established on New High Shoals Road using flashing school beacons. The flashing school beacons shall be solar powered and installed in accordance Oconee County standards at the owner's expense. Ownership and maintenance responsibility of the school beacons shall be conveyed to Oconee County along with any other improvements within the right-of-way.*

#7351

- 1. Prior to issuance of a certificate of occupancy for any proposed permanent classroom building, the temporary modular classroom units shall be removed from the subject property.*

EXHIBIT "A" TO REZONE NO P22-0185
Page 15 of 21

ARCHITECTURAL IMAGES

Existing Buildings:



Existing Elementary School Classroom Building



Existing Gymnasium and Classroom Building

EXHIBIT "A" TO REZONE NO P22-0185

Page 16 of 21

PLAT

EXHIBIT "A" TO REZONE NO P22-0185

Page 18 of 21

PLAT

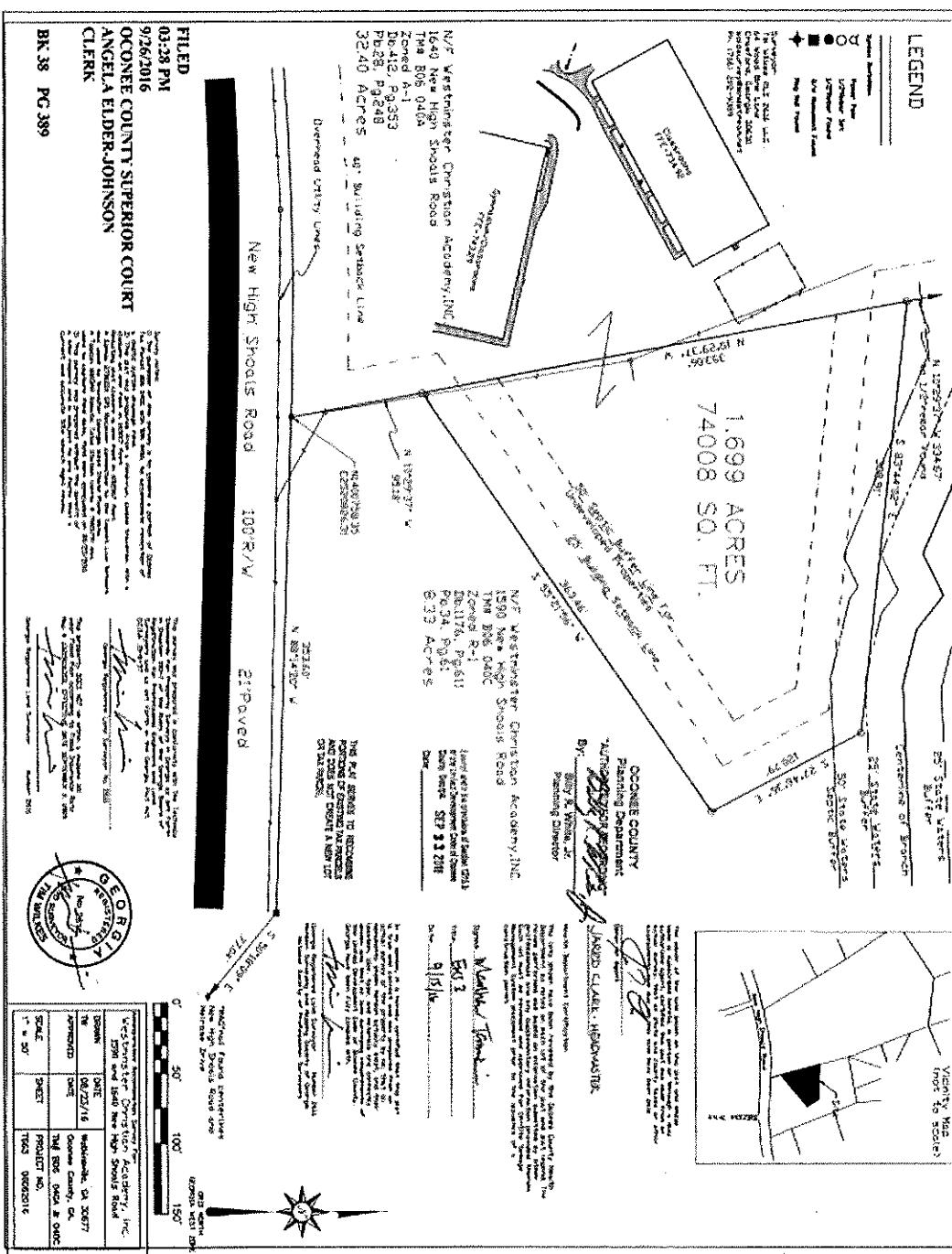


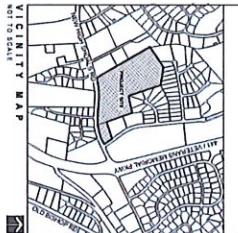
EXHIBIT "A" TO REZONE NO P22-0185
Page 19 of 21

PLAT

EXHIBIT "A" TO REZONE NO P22-0185
Page 20 of 21

CONCEPT PLAN

REZONE AND SPECIAL USE CONCEPT PLAN FOR
WESTMINSTER CHRISTIAN ACADEMY
1590 AND 1640 NEW HIGH SHOALS ROAD, 1185 S BISHOP FARMS PKWY
OCONEE COUNTY



WESTMINSTER CHRISTIAN ACADEMY

SMITH
PLANNING
GROUP
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
1007 THOMAS GATE PARK, STE
WATKINSVILLE, GA 30677
(706) 542-1171

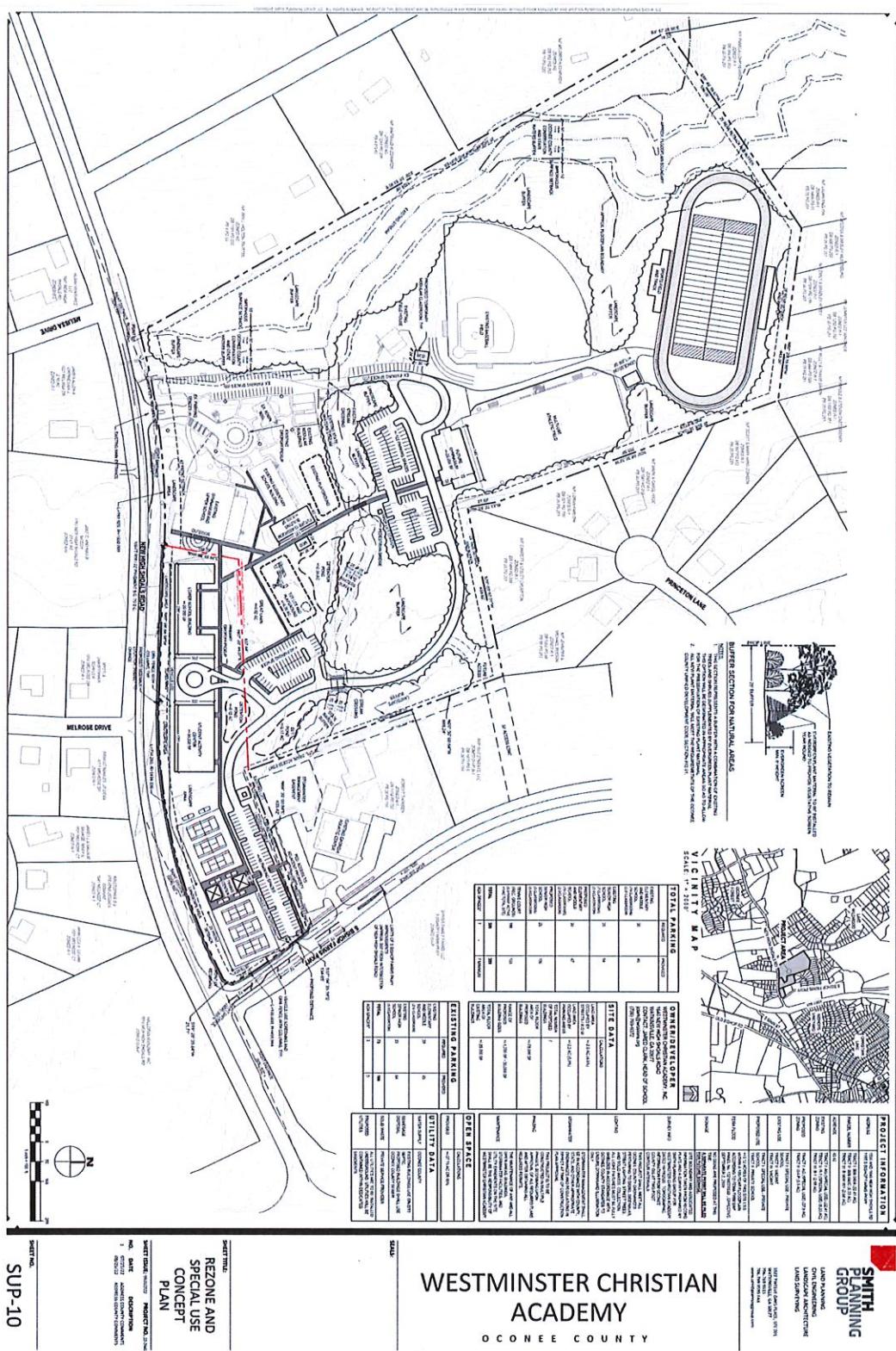
COVER SHEET	
SHEET NO. <u>1</u>	
SHEET TITLE: <u>SECRET</u>	
SHEET NUMBER: <u>1</u> PRODUCT NO. <u>2000</u>	
NO. <u>1</u>	DISCUSSION COMMENTS
NO. <u>2</u> <u>072422</u> <u>ARMED COMBAT</u>	
NO. <u>3</u> <u>080722</u> <u>ARMED COMBAT</u>	

SUP-00

EXHIBIT "A" TO REZONE NO P22-0185

Page 21 of 21

CONCEPT PLAN



SUP-10



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

REZONE CASE #: P22-0185

DATE: October 5, 2022

STAFF REPORT BY: Guy Herring (Director of Planning and Code Enforcement)

APPLICANT NAME: Smith Planning Group

PROPERTY OWNER: Westminster Christian Academy

LOCATION: 1640 New High Shoals Road, 1590 New High Shoals Road;
B-06-040C, B-06-040A

PARCEL SIZE: ±37.8 acres

EXISTING ZONING: AG (Agricultural District) and R-1
(Single Family Residential District)

EXISTING LAND USE: School campus

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Suburban Neighborhood /
Community Village

ACTION REQUESTED: Rezone the property from AG and R-1 to AG (Agricultural District) in order to expand the campus of the school including new buildings, a secondary entrance, and drop-off and pick-up location.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request

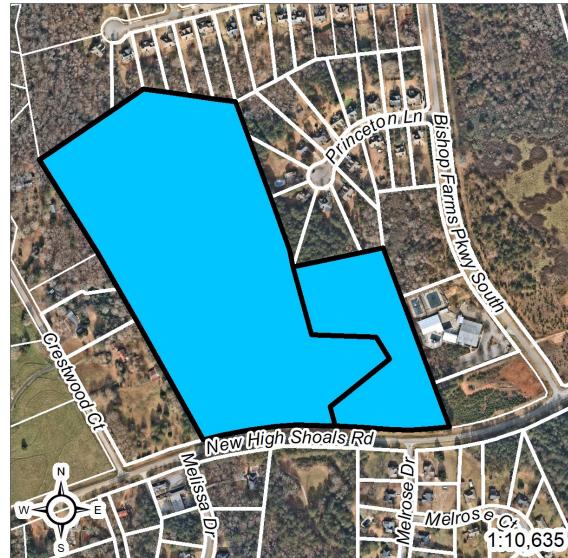
DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: October 17, 2022

BOARD OF COMMISSIONERS: November 1, 2022

ATTACHMENTS:

- Application
- Narrative
- Zoning Impact Analysis
- Plat of Survey
- Concept Plan
- Letter of Sewer & Water Availability
- Rezoning Exhibit
- Traffic Study



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The school buildings were constructed on parcel B-06-040A in 1988, 1990, 2019, and 2021.
- Parcel B-06-040C was purchased in 2013 for expansion area.
- In 2017, a SUP was approved to incorporate the B-06-040C parcel and develop a new master plan.
- A SUP for the AG property and 2 rezoning applications for the B-06-040C and B-06W-001 parcels are being submitted concurrently.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single-family residential	R-1 (Single-Family Residential District)
SOUTH	Single-family residential	R-1 (Single-Family Residential District) and AG (Agricultural District)
EAST	Single-family residential, commercial	R-1 (Single-Family Residential District), OIP (Office Institutional Professional District), and B-1 (General Business District)
WEST	Single-family residential	AG (Agricultural District)

PROPOSED DEVELOPMENT

- The proposed use includes expanding the campus in the new 2.68 acres of the site (B-06W-01) and revising the SUP on the existing campus to add a new campus center, secondary entrance off Bishop Farms Parkway, and a new centrally located drop-off and pick-up location.
 - The proposed plan includes many structures and uses for the academic campus including:
 - Multi-purpose administration/classroom buildings
 - Two temporary modular classroom buildings
 - Parking
 - Student activity center
 - 6-lane track and sports field
 - Recreational spaces for recreational and social opportunities
- Construction would occur over time per school growth needs and as funding is available. Construction is expected to begin within the next 12-18 months.
- The projected project valuation is \$20 million.

PROPOSED TRAFFIC PROJECTIONS

- At full build out, 1,240 ADT (average daily trips) are estimated with 405 AM peak hours and 85 PM peak hours (ITE Trip Generation Manual, 10th Edition). The new projected ADT is higher than the previous ADT estimated for the site, which was 868 ADT.

PUBLIC FACILITIES

Water:

- The project is proposed to utilize County water services.
- The Water Resources Department has indicated in a letter dated 07/21/2022 that potable water is available at this location.

Sewer:

- The project is proposed to utilize County sewer services.
- The Water Resources Department has indicated in a letter dated 07/21/2022 that wastewater treatment capacity in the requested 8,007 gpd amount is available for the project at the Calls Creek Treatment Facility.

Roads:

- The existing entrance on New High Shoals Road would continue to provide access to the campus.

- The proposed plan will move the drop-off and pick-up location further away from New High Shoals Road.
- A second entrance is proposed to S Bishop Farms Parkway to provide additional ingress/egress.

ENVIRONMENTAL

- There are existing state waters located along the western side of the site. The site plan shows the required buffers and impervious setbacks with no proposed development within the buffers. The narrative notes that existing vegetation will be maintained in the buffers.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- No comments

OCONEE COUNTY FIRE DEPARTMENT

- No comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- 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.

Transportation Consultant

- 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.

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 lots are predominantly zoned R-1 and AG, with a few B-1 and OIP lots. Primary land uses in the area are a mixture of residential and commercial uses. Staff holds that the proposed development is suitable in view of the 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 a school 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 current request proposes 5 buildings and new recreational spaces over the existing approved site and a proportionate increase in demand for water and wastewater treatment are anticipated. Increased traffic generation is also anticipated, with 372 additional ADT over the previously approved rezone.

ii. Environmental impact;

There are existing state waters located along the western side of the site. The site plan shows the required buffers and impervious setbacks with no proposed development within the buffers. The site plan proposes minimal environmental impact.

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

The proposed development is in keeping with surrounding uses and is not anticipated to affect the existing use, usability, and/or value of adjoining property. The expansion of the campus fits with the proposed zoning and allows for the continued growth of the school.

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 R-1 parcel was purchased by the applicant in 2013 in order to expand the campus in the future. The parcel has not been developed since the time of purchase as the applicant was waiting for demand and funding along with the approved site plan to expand the campus. Once the B-1 parcel was purchased in 2022, the applicant needed to revise the SUP to update the campus master plan.

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

The purpose of the AG zoning district is to “preserve prime agricultural areas, allow mini farm estates where appropriate, and discourage the subdivision of land into suburban development which requires significant increases in public services such as schools, fire protection, transportation improvements or waste disposal” (Unified Development Code Sec. 205.01). Staff holds that the requested expansion of the Westminster campus, while not directly consistent with the stated purpose of the proposed zoning district, is a use that is allowed in AG zoning with Special Use approval, as requested by the applicant.

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 use is already permitted by the existing zoning as an allowed special use in AG and R-1 and an principal use in B-1. The zoning request to rezone the subject parcel to AG is to combine the newly acquired expansion parcel with the existing parcel in order to support the campus master plan and assure that the new lot meets the minimum lot size of 5 acres for private elementary and secondary schools (Sec. 337.01). Additionally, the temporary classrooms require special use approval, which aligns with this application. Staff holds that these conditions give 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 Suburban Neighborhood / Community Village Character Area as shown on the [2040 Character Areas Map](#). The 2018 Comprehensive Plan describes this mixed-use Character Area as containing “Mixed-use developments that integrate and link together a compatible assortment of higher-intensity commercial (such as larger-scaled shopping centers, professional offices, and services), residential, and recreational uses through a comprehensive circulation system” (2018 Comprehensive Plan, p. 46). The Comprehensive Plan supports enhancing the community and services with higher density and institutional uses as a secondary land use in this Character Area (2018 Comprehensive Plan, p. 46). Staff holds that the proposed school expansion 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 AG-zoned properties exist in the county that would permit the school campus use. However, this rezoning is to support the existing school site and expansion onto the adjacent property that the school already owns to ensure campus continuity in a zoning district that allows for for private schools as a Special Use.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends approval of this request subject to the following conditions to be fulfilled at the expense of the owner/developer:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property and shall convey same to the County, free of all liens.

Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.

3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.
4. Site lighting shall be fully oriented towards the interior of the site so as not to impose glare or objectionable light levels onto adjacent public roads and the neighboring residential properties. Light levels shall be less than one foot candles at all property lines.
5. The use of central loudspeakers and public address systems shall be prohibited outside of normal daytime hours of operation of the school.
6. No outdoor recreation or entertainment operation shall be allowed between the hours of 11:00 PM and 8:00 AM.
7. No dumpster or trash receptacle shall be emptied between 7:00 PM and 7:00 AM. Dumpsters and trash receptacles shall be located where they are not visible from adjacent properties and shall be adequately screened from view from all streets.
8. A 25 foot wide screening buffer shall be constructed between any proposed parking area or athletic field which adjoins a residential use. Said buffer shall be a mix of evergreen trees and shrubs with a minimum height of 6 feet at the time of planting.
9. A school zone shall be established on New High Shoals Road using flashing school beacons. The flashing school beacons shall be installed in accordance with Oconee County standards at the owner's expense. Ownership and maintenance responsibility of the school beacons shall be conveyed to Oconee County along with any other improvements within the right-of-way.