

**SPECIAL USE APPROVAL  
OCONEE COUNTY, GEORGIA**

**TITLE**

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

**ENACTMENT CLAUSE**

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for special use approval submitted by Jim Warnes, on October 17, 2022 requesting Special Use Approval on a ±114acre tract of land located at 4080 Barnett Shoals Rd in Oconee County, Georgia, tax parcel no. D-02-012, on property owned by Athens College of Ministry, LLC, the Board of Commissioners of Oconee County does hereby grant following:

SECTION 1. A Resolution granting Special Use Approval for the property described above and on the attached Exhibit A is hereby granted for changing the conditions to Special Use Approval No.7034.

Said Special Use Approval is subject to the following conditions as set forth in "Exhibit A" attached hereto.

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

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Resolution shall take effect this date.

Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on December 12, 2022, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on January 3, 2023.

ADOPTED AND APPROVED, this 3rd day of January, 2023.

**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

**ACTION DENYING SPECIAL USE APPROVAL REQUEST**



# EXHIBIT "A" TO SPECIAL USE APPROVAL #P22-0260

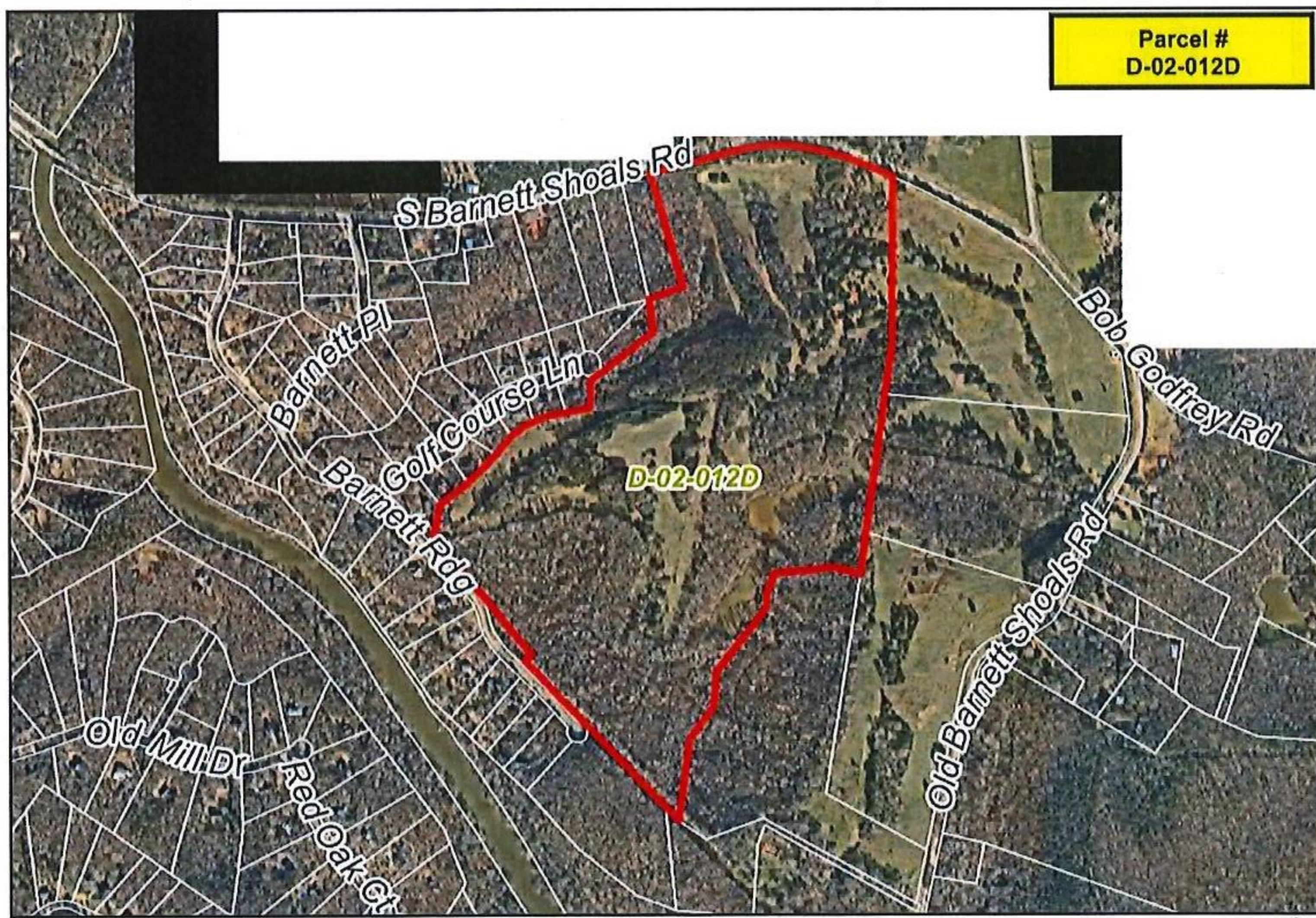
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## CONDITIONS

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. At such time as Conditions #2 and #3 of Special Use approval #7034 are implemented, 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 the 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, the 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 the 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 the Owner has agreed to such improvements and dedication.
4. Condition #15 of 2019 Special Use Approval No. 7034 shall be amended to read as follows: No temporary housing shall be allowed except for sites for parking of Recreational Vehicles (RV), not to exceed six in number, to be used by (1) RVs owned by volunteer skilled workers assisting in construction and maintenance of improvements to the property, and (2) RVs owned by persons visiting the college, at the invitation of the college, participating in college sponsored activities on the campus. No RV shall be permitted to remain on site for more than 60 continuous days. No students shall be housed in any RV. The RV parking sites shall be constructed as set forth in Exhibit A submitted by applicant.

## TAX MAP

### Rezone # P22-0260 - ACPIN, LLC





LEGAL DESCRIPTION

LEGAL DESCRIPTION

Property of Athens College of Ministry  
4080 Barnett Shoals Rd  
Oconee County, Georgia

All the tracts or parcels of land containing 100.18 acres lying in Oconee County, Georgia, and located on the south side of Barnett Shoals Road approximately 1400.99 feet North 79 degrees 24 minutes 32 seconds East from the intersection of Barnett Shoals Road and Greyfriars Road to an iron pin along the right-of-way of Barnett Shoals Road, which is the Point of Beginning, thence

North 75 degrees 37 minutes 34 seconds East along the right-of-way of Barnett Shoals Road 490.61 feet to an iron pin,

Thence, at the beginning of a curve along the right-of-way of Barnett Shoals Road, said curve having radius 896.29 feet, chord bearing North 87 degrees 46 minutes 16 Seconds East, chord distance 379.23 feet to an iron pin,

Thence, at the beginning of a curve along the right-of-way of Barnett Shoals Road, said curve having radius 1777.60 feet, chord bearing South 74 degrees 55 minutes 44 Seconds East, chord distance 315.20 feet to an iron pin,

Thence South 69 degrees 24 minutes 50 seconds East along the right-of-way of Barnett Shoals Road 30.00 feet to an iron pin,

Thence, at the beginning of a curve along the right-of-way of Barnett Shoals Road, said curve having radius 4523.04 feet, chord bearing South 63 degrees 04 minutes 31 Seconds East, chord distance 240.35 feet to a point,

Thence running through this parcel, dividing the parcel between lot owned by Athens College of Ministry and Green Hills Farms, LLC, South 07 degrees 00 minutes 27 seconds West 2156.68 feet to an iron pin,

Thence North 74 degrees 03 minutes 59 seconds West 142.13 feet to an iron pin,

Thence South 84 degrees 22 minutes 41 seconds West 338.15 feet to an iron pin,

Thence South 21 degrees 22 minutes 48 seconds West 119.78 feet to an iron pin,

Thence South 00 degrees 17 minutes 41 seconds West 70.50 feet to an iron pin,

Thence South 38 degrees 18 minutes 43 seconds West 452.37 feet to an iron pin,

Thence South 04 degrees 52 minutes 45 seconds West 187.93 feet to an iron pin,

Thence South 36 degrees 38 minutes 06 seconds West 220.88 feet to an iron pin,

Thence South 08 degrees 07 minutes 09 seconds West 134.66 feet to a point,

Thence North 44 degrees 25 minutes 46 seconds West 413.25 feet to a point,

Thence North 39 degrees 41 minutes 10 seconds West 1538.13 feet to a point,

Thence North 52 degrees 21 minutes 11 seconds East 80.62 feet to an iron pin,

Thence North 47 degrees 43 minutes 13 seconds East 136.57 feet to an iron pin,

Thence North 41 degrees 35 minutes 30 seconds East 217.27 feet to an iron pin,

Thence North 53 degrees 25 minutes 16 seconds East 104.74 feet to an iron pin,

Thence North 68 degrees 34 minutes 19 seconds East 121.61 feet to an iron pin,

Thence North 80 degrees 10 minutes 26 seconds East 237.24 feet to an iron pin,

Thence North 80 degrees 10 minutes 26 seconds East 153.62 feet to a point,

Thence North 00 degrees 50 minutes 37 seconds West 336.61 feet to an iron pin,

Thence North 00 degrees 50 minutes 37 seconds West 196.90 feet to an iron pin,

Thence North 70 degrees 57 minutes 27 seconds East 199.37 feet to an iron pin,

Thence North 15 degrees 00 minutes 50 seconds West 654.11 feet to an iron pin, which is the Point of Beginning.

## **ATHENS COLLEGE OF MINISTRY**

Oconee County, Georgia

### **Narrative Statement**

October 31, 2016

Revised November 5, 2019

Revised October 17, 2022

#### **INTRODUCTION**

On December 3, 2019, the subject property was granted Special Use Approval No. 7034 for a private college. Sixteen conditions are an integral part of such approval. Condition No. 15 states: "No temporary housing shall be allowed." This application seeks a revision of Condition No. 15 to allow for no more than six sites for the temporary parking and use of recreational vehicles. Such sites shall be constructed according to the specifications attached hereto as Exhibit "A". The recreational vehicle sites shall be used to (1) house volunteer professional workers, e.g., carpenters, electricians, plumbers, who are assisting in the construction of improvements to the site; (2) housing for visitors participating in college-sponsored activities; and (3) persons attending retreats on the college campus.

The Athens College of Ministry is an interdenominational Christian college seeking to equip faithful men and women for ministry and Christian leadership. ACMin programs are designed and integrated with building students' relationships at the core; relationships with God, with the school community, and within the context of Christian servant leadership opportunities. By offering both undergraduate and graduate college credit programs in Christian Ministry, ACMin appeals to lay ministry leaders, marketplace ministers as well as future pastors and church leaders.

Founded in 2009, the Athens School of Ministry & Worship Arts first opened its doors to students in 2012. In August 2015, the college accomplished Full Authorization status from the Georgia Nonpublic Postsecondary Education Commission and formally changed its name to Athens College of Ministry. Athens College of Ministry qualified for accreditation by the Transnational Association of Christian Colleges and Schools (TRACS) in January 2017 with the formal accreditation status issued in April 2017. TRACS is approved by the Council for Higher Education Accreditation (CHEA) and the U.S. Department of Education as a legally recognized accrediting agency. The college is currently meeting at Watkinsville First United Methodist Church.

A portion of the former Green Hills Country Club and Golf Course site has been selected by the Athens College of Ministry to develop a campus with a working farm and an agricultural basing as a method of teaching, a platform for service, and place for inspiration. The rural, agricultural setting of the property allows ACMin an integrated approach to ministry training offering academic teaching in addition to hands on, practical learning by serving. The campus will also be used to host multi-church gatherings, conferences, children's summer music camps, and provide the community with a place of natural retreat.



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### NARRATIVE

There are no other accredited Christian ministry preparation colleges in the Athens-Oconee Area. In addition to preparing full-time and lifelong ministry students, ACMin is in a unique position to allow UGA students an opportunity to earn elective transfer credits to help equip them for ministry no matter what their career area.

The campus is designed in the fashion of rural colleges the likes of Covenant College in Lookout Mountain, GA, Bennington College in Bennington, VT, and Montreat College in Montreat, NC.; characterized by a small walkable campus, distinctive architecture, and opportunities for reflective, peaceful solitude.



Bennington College

### SITE DESCRIPTION

The proposed site consists of a total of 114 acres and is a portion of the former Green Hills Golf Course. The site has not been used as a golf course for many years and has not been maintained, except for the occasional clipping of the former fairways and production of hay. The site is currently secured by a locked gate in order to prevent vehicular traffic from entering the site.

The site has approximately 1,500 linear feet of street frontage along Barnett Shoals Road. The site's terrain consists of gentling rolling hills falling generally to the South and West toward the Middle Oconee River. Vegetation is composed of large mature hardwoods, pines, and some open areas of field grasses. Sensitive environmental areas include a small branch in the north-western portion of the site, and two ponds located near the eastern boundary.

### ZONING

The current zoning for the site is AG (Special Use). Properties adjacent to the site are zoned as follows:  
North: AR (Athens-Clarke County, across Barnett Shoals Road)



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West: AG and R-1  
South: AG and R-1  
East: AG

The subject property is bordered on the north by Barnett Shoals Road (the Oconee/Athens-Clarke county line), and on the west and southwest by the existing single-family residential subdivision, Barnett Bluff. The property is bordered on the east and south east by four parcels of 25+ acres each, all of which front on Old Barnett Shoals Road.

The proposed zoning for the site is AG Special-Use for the purposes of developing an academic campus.

Although the total area of the tract is 114 acres, 13.82 acres are being excluded from the Special-Use request. This area is made up of two parcels which are adjacent to lands in close proximity to the Barnett's Bluff subdivision. The total area included in the Special-Use is 100.18 acres.

Designating a tract of 100.18 acres for a college campus satisfies the stated purpose in the UDC for AG zones that the regulations in this district are to discourage the subdivision of land into urban type development. The amount of land set aside in this project as Existing Natural Area keeps this property predominately rural in character. Additionally, the plan includes a vegetable garden and an area for raising and care of small animals. For the reasons stated herein, this college campus does not require increased public services.

The Comprehensive Plan locates this property in its Country Estates designation which states "semi-public and institutional uses" are compatible in this character area.

The 2018 Comprehensive Plan places an emphasis on Parks and Greenspace as being extremely desirable to the future development of Oconee County. The submitted plan with its inclusion of significant Existing Natural Areas, Multi Use Trail, prayer garden and preservation of existing ponds furthers this goal for the county.

### DETAILS OF PROPOSED USE

Athens College of Ministry proposes to develop a rural academic campus as illustrated on the accompanying Special Use Concept Plan and other supporting documents. The proposed use will include a variety of structures and uses common for an academic campus such as multi-purpose administration/classroom buildings, living accommodations, recreational opportunities and social opportunities within the campus. The entirety of the proposed development (including all structures) will be owned, operated, and maintained by Athens College of Ministry.

### BUILDING PROGRAM, COST DATA AND SEQUENCE OF CONSTRUCTION

The buildings are proposed to be constructed over time as growth of the college dictates. The following is a brief description of the various buildings and uses proposed:

Description	Purpose	Timeline	Projected Enrollment*
Administration Building (A) 20,600 SF 2 Large Classrooms	ACMin's first building will serve as its base of operations for all functions (teaching, faculty offices,	2020-21	30 FTEs

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Library with student lounge Conference Room Faculty Offices Prayer Ministry Rooms & Office Small Kitchen Equipment Storage Reception area	Transformational Prayer Ministry Center, Library, etc.)		
<b>Prayer Cabins</b> 12 Small Cabins overlooking southern pond. Each cabin will have kitchenette, full bath, small living area and sleep 4. (Note 4 cabins will be built per year over a 3-year period.)	Cabins will serve first as student housing. Later will serve as part of the retreat center.	2021-22	45 FTEs
<b>House of Hope (K)</b> 5,800 SF 10 bedrooms with private baths Large gathering room for teaching, meals, and relaxation, kitchen, separate living quarters for live-in ministry leaders/house managers	As part of the Retreat Center, the House of Hope will be used for overnight, weekend, week-long, and multi-week ministry training. Trainings will be audience-specific: pastors and their wives, marriage retreats, college-age Christians seeing their calling, etc. Inner healing and equipping in wholeness will be the ministry focus in the House of Hope. The House of Hope may also be scheduled for holding staff leadership retreats, team building, etc.		
<b>Prayer Garden</b> Multi-acre space with a large cross as the focal point and several paved walking paths. Each path will have a "theme" and teaching plaques with scriptures and pictures. The Garden will have benches and small covered spaces for quiet retreat. The garden will be landscaped with ornamental as well as edible plants. Near the cross there will be benches for holding small outdoor worship services or weddings.	The Prayer Garden will provide: a quiet place to meet with God for our students and Retreat Center guests; an outdoor worship space for area churches; a place to visit for church groups, Sunday School classes, etc.; and biblical teaching for everyone who visits it. We are a college—this will be a "teaching garden." Each walking path will have a teaching "theme" as follows: + <i>The Way of Salvation</i> (walkway up to the cross teaching about how to surrender one's life to Christ and repent of sin) + <i>Discipleship Way</i> (teaching about how to live as a Disciple of Christ) + <i>Turn-around Lane</i> (teaching about our most commonly believed lies and what God's Word says about those lies) + <i>A Walk Through His-Story</i> (Overview of the world, Genesis through Revelation with a correlation to the Jewish Feasts) + <i>Pathway to Healing</i> (places to pray for physical and inner healing for self and others, place to forgive and be forgiven) + <i>Plants of the Bible</i> (samples of every plant mentioned in Scripture ..those that will grow in our climate...with how they were used in biblical times)	2021-2025 (Prayer Garden to be built out over a 5-7 year period.)	
<b>Farm (L)</b> 10,000 SF Small barn for animals	Students will learn to grow food and care for small animals as a form of missionary work as well as a means to help provide food for those in need.	2021-2027	

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<p>Small pasture Equipment Shed 2 Cold Frames 1 Climate-controlled Greenhouse Multi-acre garden Orchard Small acreage sample of row crops 2 Classrooms (kitchen/food processing) Mini-gardens (growing food) will be integrated all around campus, apart from the central farm.</p>	<p>Students will also learn hands-on ways to teach others about God's Word and His Creation. Each student will be responsible for cultivating and caring for one or two small garden areas around campus and for using those areas to teach about a biblical principle, parable, or Bible story. Community gardening will be encouraged as a way to build greater unity among area churches and to feed those in need. The classrooms will be used for community and continuing education to teach people how to process freshly grown food as well as how to prepare healthy meals with home-grown food. Retreat Center guests may spend time tending the gardens as part of their inner healing.</p>	(Farm components will be built out over a 5-7 year period.)	
<p><b>Recreation Area</b> Baseball Field with backstop Walking Trails Canoe &amp; Fishing (on ponds) Picnic Pavilion with restroom facilities and Game Shed (storage shed for outdoor games) Outdoor Amphitheater</p>	<p>Getting outdoors is an ideal way to connect with God. Students, Retreat Center guests, youth groups and college-age ministries may use the Recreation Area for any ministry gatherings, picnics, etc. when an outdoor space is optimal. The Recreation Area will provide a means of fellowship for those participating in outdoor activities.</p>	<p>2021-2028 (Recreation Area components will be built out over a 5-7 year period.)</p>	
<p><b>Assembly Hall (G)</b> 15,000 SF Fashioned as a large "barn" with: Open gathering space Stage &amp; Dressing Rooms (M/F) Restrooms Kitchen 2-4 small classrooms 2-4 offices</p>	<p>The Assembly Hall will serve as a gathering place for Christian Conferences, Guest Lecturers, indoor worship gatherings, weekly chapel services, etc.</p>	2022-23	60 FTEs
<p><b>House of Joy (J)</b> 6,300 SF Same specifications as the House of Hope</p>	<p>The House of Joy will serve to double the amount of useable space for our Retreat Center and can be used for the same ministry purposes as the House of Hope. The House of Joy may be used at first for additional student housing as needed.</p>	2023-24	75 FTEs
<p><b>Library (C)</b> 8,500 SF Repository for ACMin books, reference materials, and computers, study areas</p>	<p>The Library will be a primary gathering place for students where they can work in groups, study quietly, and research available resources for their course work.</p>	2024-25	100 FTEs
<p><b>Café (B)</b> 5,000 SF Small kitchen, seating area, tables &amp; chairs</p>	<p>The café will provide an optional space for students to gather where they can study, enjoy coffee or a sandwich, and visit with their campus guests.</p>		



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<b>Chapel (D)</b> <b>6,600 SF</b> Small Sanctuary (75-100 seats) Small rooms for Transformational Prayer Ministry Transformational Prayer Ministry Center Office	The Chapel will be situated near the Prayer Garden and will serve as a quiet stop for guests visiting the Prayer Garden or Retreat Center. It will be open for students for prayer and will host small on-campus times of prayer. It may be for Sunday morning services and/or for small weddings. The Prayer Ministry Center will move its operations to the Chapel.	2025-26	125 FTEs
<b>Student Housing A (H)</b> <b>38,400 SF, 2-Story</b> Multi-level building with living space for 250 students; 4 to a pod Reception Area & Office	Student living space will include "pods" for 4 students each. Each pod will include a common living/study area, kitchenette, 2 bedrooms, shared bath. The building will include a reception area, Office, and a common area as a student lounge and study space.	2026-27	150 FTEs
<b>Classroom Building A (E)</b> <b>9,800 SF</b> Multi-classroom building with Faculty Offices (Specific building size may vary depending on need)	As our student enrollment increases, the need for additional classrooms will also increase.		
<b>Student Housing B (I)</b> <b>38,000 SF, 2-Story</b> <b>Classroom Building B (F)</b> <b>8,000 SF</b> See above.	As student enrollment grows, a second classroom building and second student housing building will be constructed.	TBD	300 FTEs

(A) Reference to building location on the Special Use Concept Plan

\*Full Time Equivalent (may be a combination of full-time and part-time students).

Note: The timeline for building facilities is subject to change depending on rate of growth in student enrollment and private donations.

Estimated Site Development Cost: \$3,250,000.00

Estimated Value of the Project at Completion: \$24,300,000.00 (excludes land value, building furnishings, etc.)

## ARCHITECTURE / THEME OF PROJECT

The proposed architectural theme of the buildings on the campus will be based upon the local vernacular of the region, with several buildings throughout the campus, such as the chapel, administration building, and the assembly hall, chosen to have distinctive architectural styles appropriate to the function of the building. The architecture will feature pitched shingled roofs, shed dormers, wide overhanging eaves, tapered square wood or masonry columns, and divided light windows and doors. Predominant exterior materials will be a combination of stone and brick with cementitious plank and shingle siding accents, with low-maintenance composite trim and ornamentations.

Outdoor recreational facilities to be provided on campus include, but may not be limited to sidewalks and walking trails, a baseball field, canoeing, fishing, outdoor amphitheater, etc. The site is proposed to be attractively landscaped with provisions for numerous sitting and gathering areas with a variety of both edible and ornamental gardens.



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The buildings will be clustered in the center of the 100.18 acre tract way from the existing single-family subdivision.

### ACCESS, TRAFFIC, AND PARKING

The site is proposed to be accessed from Barnett Shoals Road at the location of the drive that served the former golf course. The existing paving will be demolished and constructed to conform with current County standards, including a 225-foot right turn deceleration lane with a 100-foot taper. Only one entrance is proposed for the site. All streets within the development will remain private, with Athens College of Ministry responsible for maintenance, up-keep and repairs. Parking is proposed to occur in various lots throughout the campus, and adjacent to primary and ancillary buildings.

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. Detailed construction documents shall be submitted for permitting for each building/phase of the overall plan, at which point a site-specific trip generation analysis will be produced for review by the Oconee County Public Works Department. Any phase of construction permitting that the OCPWD determines a Traffic Impact Analysis is required, one will be prepared and its recommendations will be implemented into the design:

### TRAFFIC IMPACT CALCULATIONS (Based on ITE Trip Generator Manual, 9<sup>th</sup> Ed.)

Proposed Use: Junior / Community College & Church (Chapel)

Land Use Code: 540,560

Total Projected Student Body: 750

Barnett Shoals Speed Limit: 50 mph

Barnett Shoals AADT (Two-Way 2015): 2,130

Land Use (ITE Code)	Intensity	Unit	Daily	Avg Vehicle Trip Ends		Entering	
			Trip Ends	Entering	Exiting	RTV	LTV
Junior/ Comm. College ( 540)	750.0	Students	923	461	461	231	231
Church ( 560)	2.0	KSF <sup>1</sup>	18	9	9	5	5
Total			941	470	470	235	235

Note: Current Student/Faculty size is approximately 40 persons. The projected total student body is based on maximum number of students the proposed master plan for the campus could potentially accommodate.

### UTILITY SERVICES

The proposed development will require domestic water, fire protection, and sanitary sewer services in addition to electricity, natural gas, television and internet service. The total estimated water demand for the full build-out of the campus is 56,550 gallons per day.

Currently, the closest Oconee County watermain is located approximately 1.25 miles West along Barnett Shoals Road. Therefore, water service is proposed via existing wells on the property, until an



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### **NARRATIVE**

indeterminate later date when the waterline from Oconee County is extended east along Barnett Shoals Road.

Short term plans include providing conventional septic systems for individual buildings proposed for the initial phases of build-out. As the campus and student body grows, more substantial sewer infrastructure will be necessary. Long term sanitary sewer service options to serve the campus are currently being explored. The options include gravity sewer and a lift station to an Oconee County sewer treatment facility, or a self-contained package plant located on-site.

Trash will be collected onsite and disposed of by a private licensed contract service provider.

Dry utility services (electric, cable, internet, etc.) will be coordinated with the individual service providers.

#### **STORMWATER DRAINAGE**

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 both the existing and proposed stormwater detention and water quality treatment basins. The site topography directs runoff into three primary basins. Stormwater management facilities are proposed in each basin to treat and mitigate increase runoff peak flows prior to releasing to downstream properties. In addition to three proposed stormwater facilities, the two existing wet ponds will also be utilized for stormwater detention. All stormwater management facilities shall be maintained according to local regulations. All maintenance shall be the responsibility of the owner, Athens College of Ministry.

#### **IMPACT TO SCHOOL SYSTEM**

No impact is anticipated to the school system since the project will serve college-aged students.

#### **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 fencing with berms will be installed as appropriate within the buffer.

There is an area along the southern property line that is not included in the special use. This area will provide additional privacy for the homeowners who reside along Barnett Ridge. A similar area adjacent to Golf Course Lane to the west of the property is not included in the special use.

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



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**PROJECT IDENTITY**

Signage will conform to Article 7 of the Oconee County Unified Development Code. The sign will be finished with stucco, brick, or stone veneer and will reflect the academic vernacular and architectural character of the structures within the campus.

**SPECIAL USE APPLICATION # 7034  
COMPLIANCE WITH U.D.C. § 337.02**

**a. Athens College of Ministry Accreditation.**

- 1. State Authorization.** All private colleges and schools in the State of Georgia are regulated by the Georgia Nonpublic Postsecondary Education Commission (GNPEC). Athens College of Ministry is fully authorized by GNPEC.
- 2. Accreditation.** Athens College of Ministry qualified for accreditation by the Transnational Association of Christian Colleges and Schools (TRACS) in January 2017 with the formal accreditation status issued in April 2017. TRACS is approved by the Council for Higher Education Accreditation (CHEA) and the U.S. Department of Education as a legally recognized accrediting agency.

**b. The curriculum and degrees offered by Athens College of Ministry are equivalent to those offered in similar but public schools operated by the State Board of Regents.**

**1. Degrees Offered:**

- i. Athens College of Ministry offers a 120 credit Bachelor of Arts degree and a 60 credit Master of Arts Degree in Christian Ministry.
- ii. The University of Georgia offers a 120 credit Bachelor of Arts degree in Religion.
- iii. Valdosta State University offers a 120 credit Bachelor of Arts degree in Philosophy and Religious Studies.
- iv. Georgia State University offers a 30 credit Master of Arts degree in Religious Studies.

**2. Curriculum**

- i. Athens College of Ministry requires a Core Curriculum of English Composition, Foreign Language, Mathematics, Science, and Literature, Psychology, Music, Art, or other Humanities;
- ii. Colleges and Universities governed by the State Board of Regents require a Core Curriculum of English, Mathematics, Science, Quantitative Reasoning, World Languages and Culture, Humanities and the Arts, and, Social Sciences.
- iii. Additionally, Athens College of Ministries offers elective classes in Psychology, Family Counseling, Administration and Finance, World Religions, Greek, Hebrew, and Cross-Cultural Communications which are comparable or equivalent to electives offered by various postsecondary



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- iv. schools governed by the State Board of Regents. The colleges and universities in the University System do not all offer the same elective courses
- c. The subject parcel contains 114 acres, 100.18 of which are requesting the Special Use designation.
- d. The subject parcel fronts 2057 feet on Barnett Shoals Road, which is classified as a Major Collector by the Oconee County Public Works Department.
- e. The submitted plan contains the buffers meeting the requirements of the UDC for an office/institutional use abutting a residential district.
- f. There are no temporary mobile classrooms in this project.



**NARRATIVE**

**Exhibit A**

**Specifications for Recreational Vehicle Sites**

1. The sites shall be located as shown on the site plan attached hereto.
2. Each site shall be not less than 60 feet in length and 25 feet in width. This will allow a 40-foot motor home or fifth wheel, with room to park a tow, or towed vehicle in front as a convenient location. The 25-foot width provides for clearance of 5 feet between units of 102-inch wide rigs with slides or awnings extended.
3. Sites shall be hard surfaced to a width of 12 feet, extending down the center of each site.
4. All sites shall be pull through.
5. Hookups for power and water shall be located at the rear of the site to avoid cross contamination with sewer. Separate utility hookups shall be provided at each site with 20-, 30- and 50-amp power receptacles.
6. The main sewer line shall be located so as not to be damaged by heavy wheel loads. Each site shall be served by a spur located on the left (driver's side) of the site, 15 to 20 feet from the rear of the site and 5 feet to the side of the paved parking pad. The sewer lines shall have RV connections as close to ground level as possible.
7. No RV shall be permitted to remain on site for more than 60 continuous days.



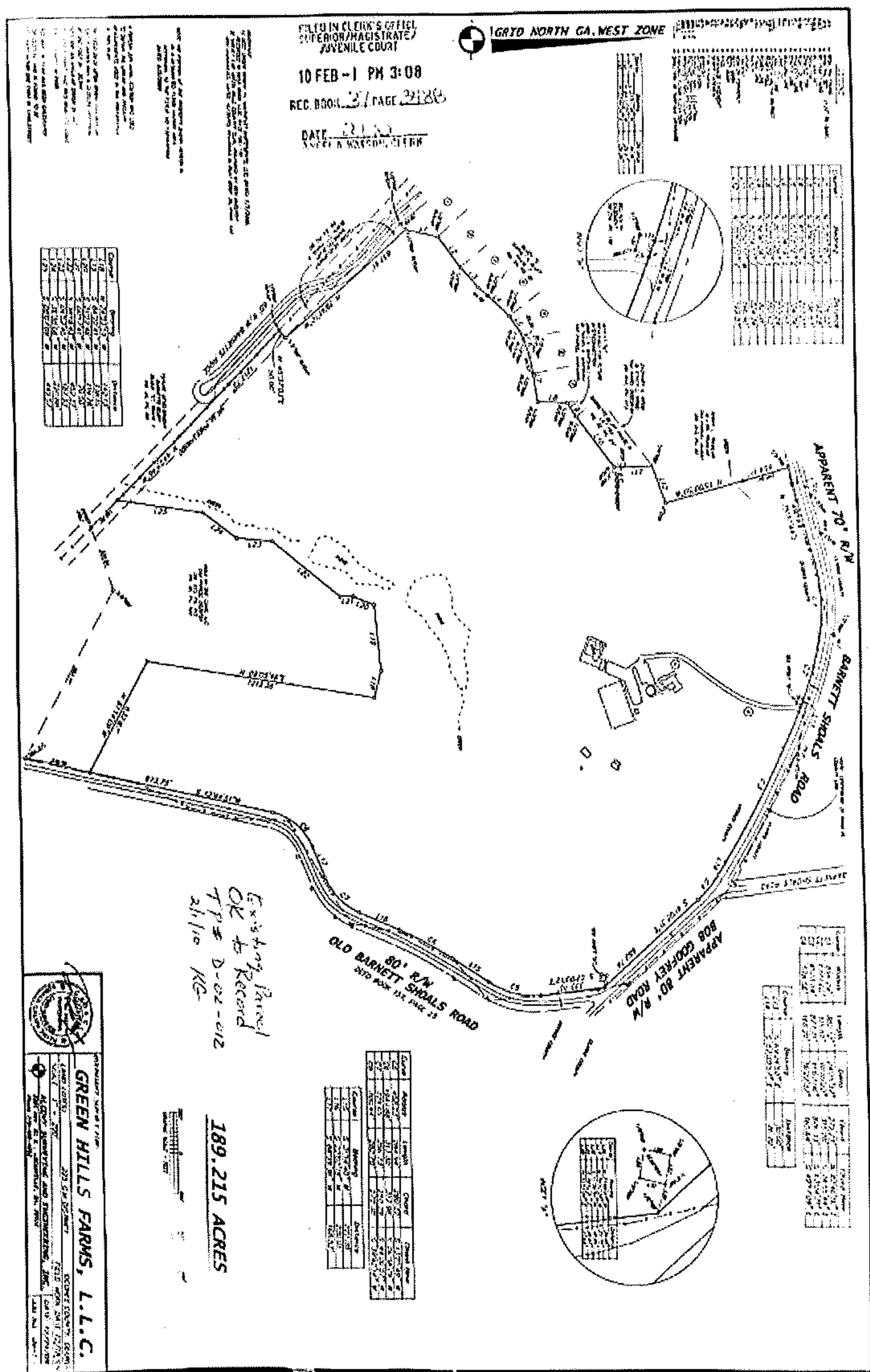
**ARCHITECTURAL RENDERINGS**





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# PLAT

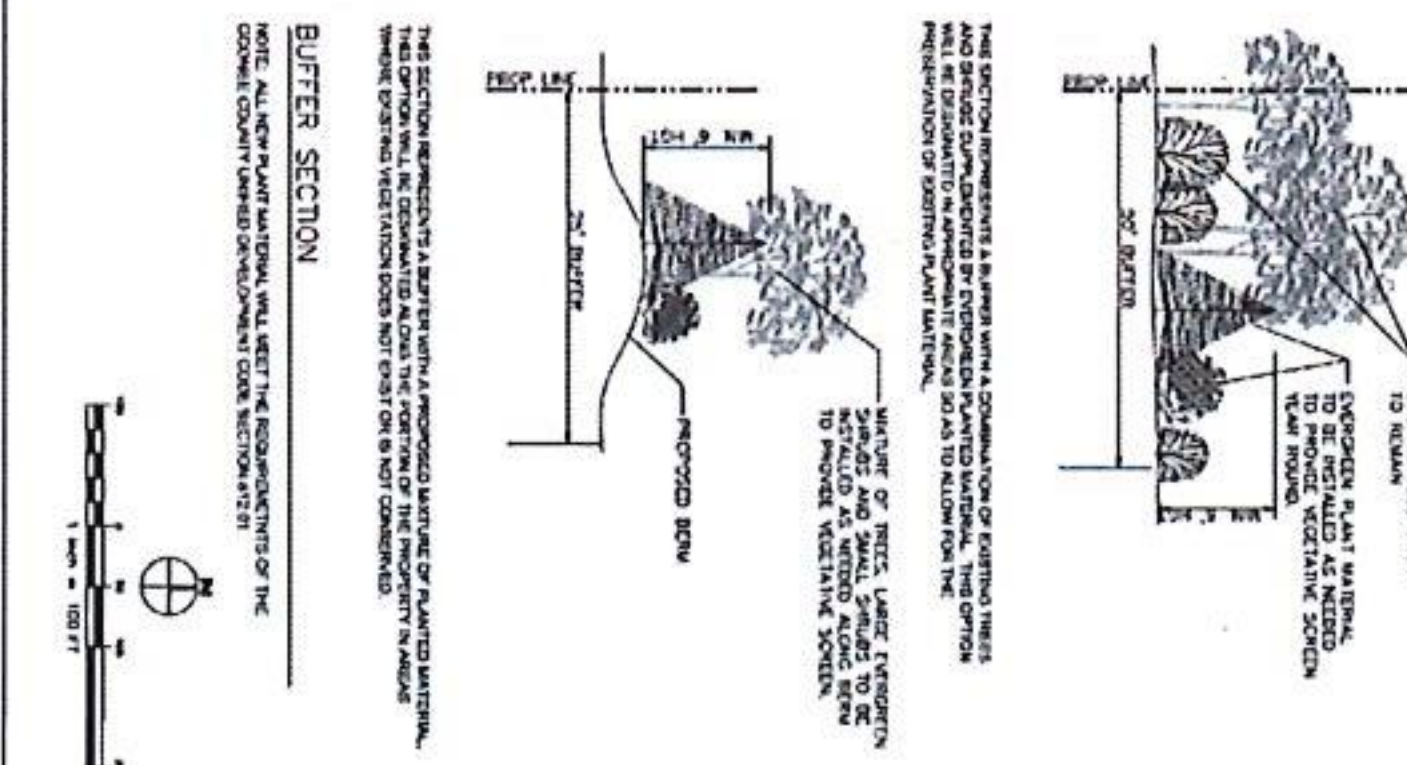
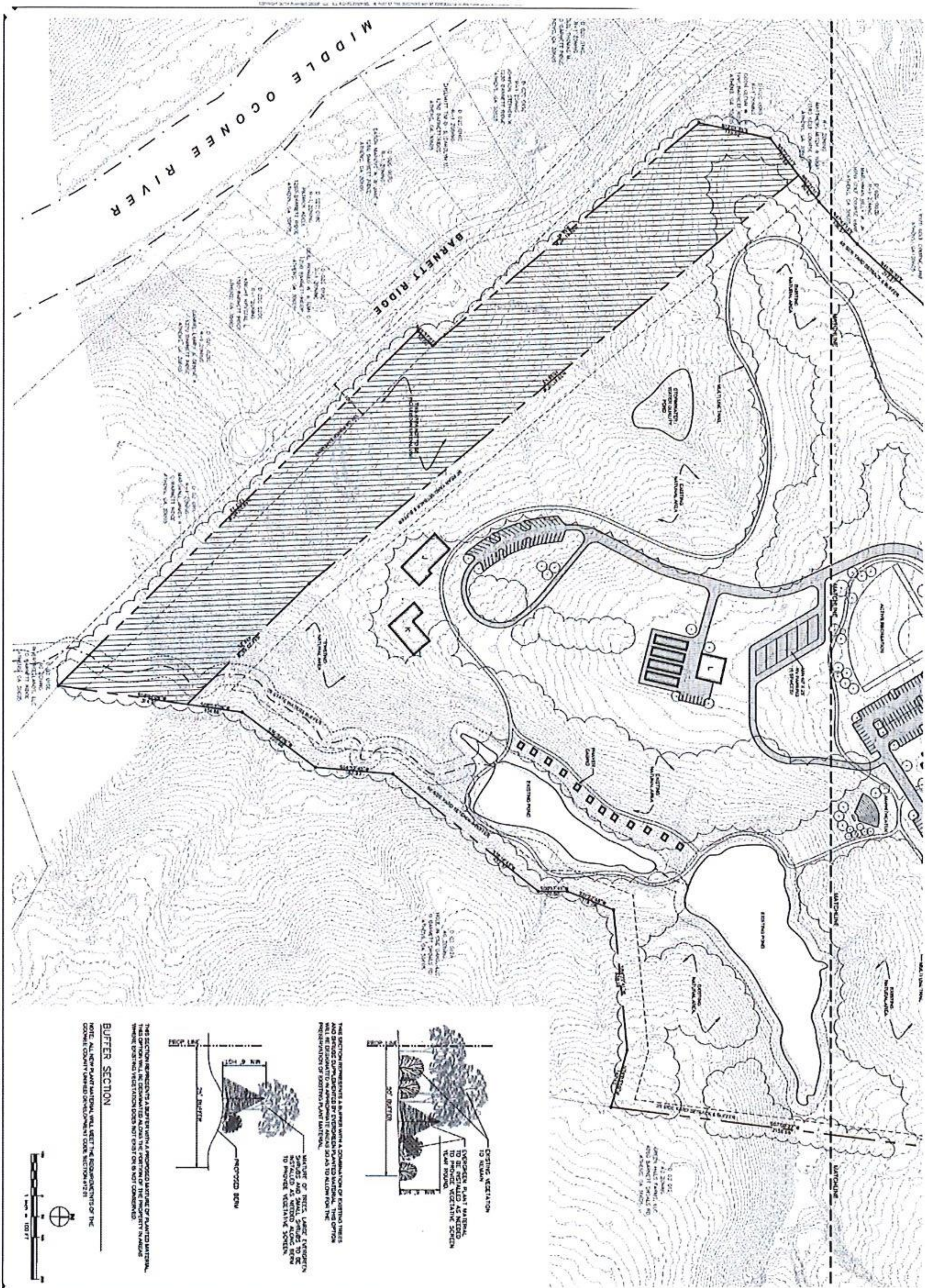








CONCEPT PLAN







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

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**SPECIAL USE CASE NO. P22-0260**

**DATE:** December 1, 2022

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

**APPLICANT NAME:** Jim Warnes

**PROPERTY OWNER:** Athens College of Ministry, LLC (ACMin)

**LOCATION:** 4080 Barnett Shoals Road (D-02-012)

**PARCEL SIZE:** ±114.0 acres

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

**2040 CHARACTER AREAS MAP:** Country Estates

**EXISTING LAND USE:** Undeveloped land



**SPECIAL USE REQUESTED:** Special use approval for a change in conditions to Special Use Approval No. 7034, which was granted in 2019.

**REQUEST SUMMARY:** The applicant is requesting a special use approval to revise one of the sixteen conditions in the 2019 Special Use Approval No. 7034, which was granted for a private college use on the property. This application seeks a revision of Condition No. 15 to allow for no more than six sites for the temporary parking and use of recreational vehicles. Such sites shall be constructed according to the specifications attached hereto as Exhibit "A". The recreational vehicle sites shall be used to (1) house volunteer professional workers, e.g., carpenters, electricians, plumbers, who are assisting in the construction of improvements to the site; (2) housing for visitors participating in college-sponsored activities; and (3) persons attending retreats on the college campus.

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

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** December 12, 2022

**BOARD OF COMMISSIONERS:** January 3, 2023

**ATTACHMENTS:**

- Application
- Narrative
- Special Use Impact Analysis
- Plats of Survey
- Concept Plan
- Water and Sewer Capacity Letter



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

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### **HISTORY**

- The subject property is zoned AG and has been owned by the current owner since 2017. The parcel consists of open land and woodlands.
- There is a previous special use permit for the subject site, No. 7034. The applicant is seeking a revision to condition #15 of the previous special use permit.

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

	EXISTING LAND USES	EXISTING ZONING
<b>NORTH</b>	County line	N/A
<b>SOUTH</b>	Residential and agricultural	R-1 (Single Family Residential District) and AG (Agricultural District)
<b>EAST</b>	Agricultural	AG (Agricultural District)
<b>WEST</b>	Residential and agricultural	R-1 (Single Family Residential District) and AG (Agricultural District)

### **PROPOSED PROJECT DESCRIPTION**

- The applicant is requesting approval to remove condition #15 from the previous special use permit in order to have no more than six sites for temporary parking of recreational vehicles. These vehicles are proposed to be used to house volunteer professional workers assisting with the construction of improvements to the site, visitors participating in college-sponsored activities, and persons attending retreats on the campus.
- The estimated value of the proposed improvements for the entire ACMin project is \$24.3 million. An estimated value or cost of improvements to support parking of recreational vehicles was not provided by the applicant.

### **PUBLIC FACILITIES**

#### **Water:**

- The project is proposed to utilize County water services in the amount of approximately 56,550 gpd for the entire ACMin project.
- The Water Resources Department has indicated in a letter that potable water is available at this location.

#### **Sewer:**

- The project is proposed to use conventional septic systems for individual buildings in the short term. The long-term plan is to utilize County sewer services through a lift station or a self-contained package plant on-site.

#### **Roads:**

- The site will be accessed from Barnett Shoals Road at the location of the drive that served the former golf course.
- The access will be demolished and constructed to conform with current County standards, including a 225-foot right turn deceleration lane with a 100-foot taper.

### **TRAFFIC PROJECTIONS**

- There is minimal projected impact to traffic as part of this Special Use permit request.
- However, for the overall project, the applicant expects an approximate 941 ADT (average daily trips) (Trip Generation Manual, 9<sup>th</sup> Edition). The trip generation projections were based on junior/community college and church uses.

### **ENVIRONMENTAL**

- No 100-Year Flood Plain is located on the site.
- There are Jurisdictional Wetland areas and state water buffers located on the site.



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

### **Water Resources Department:**

- No comments

### **Public Works Department:**

- No comments

### **Fire Department:**

- No comments

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## **STAFF ANALYSIS**

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR SPECIAL USE CONSIDERATION” AS SET FORTH IN SECTION 1207.02 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

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

The 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 Athens College of Ministry campus, while not directly consistent with the proposed zoning district's stated purpose, is allowed in AG zoning with special use approval, as requested by the applicant.

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

The subject portion of the property lies within with the character area of Country Estates, as shown on the 2040 Future Development Map. The Country Estates character area is intended for a “low-intensity residential community reminiscent of a rural environment” and “areas within this Character Area are lands that are undeveloped but rarely or no longer in agricultural production or have been developed as “estate farms” or large-lot subdivisions” (Comprehensive Plan, p. 34). The Comprehensive Plan Update lists semi-public and institutional uses as compatible secondary land uses in the Country Estates character area. Staff holds that the proposed special use is compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan as a proposed use that will support the surrounding rural uses and lifestyle due to the large lot size of the proposed campus.

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

Nearby lots are predominantly zoned R-1, AR, and AG. Primary land uses in the area are a mixture of residential and agricultural uses. The proposed campus development should not impede the normal and orderly development of surrounding property due to the large size of the subject property and the lengthy proposed access drive shown in the site plan, which provides separation from Barnett Shoals Road and the proposed buildings.

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

Based on the Character Area designation of Country Estates (see above), a desirable pattern of development for the area would be a composition of low-intensity residential community in a rural environment, including farms, estates on lots of more than 3 acres, large lot conventional subdivisions, and low-density conservation subdivisions. While the proposed use does not directly fit with the Country Estates Character Area desired uses, the proposed campus will provide services to the county while remaining a low-density development relative to the 114-acre lot size. Furthermore, the subject property's location along Barnett Shoals Road is suitable for institutional uses.

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

The access from Barnett Shoals Road is expected to be adequate due to proposed improvements to add a 225-foot right turn deceleration land with a 100-foot taper to conform with current County standards. Traffic increases are expected for the campus development, with 941 additional ADT.



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

While increased traffic generation is anticipated, the concept plan addresses this through updates to the access point from Barnett Shoals Road and interior site roadways. Existing access to the campus, along with the proposed conditions, should be adequate to provide for traffic/pedestrian safety, the anticipated volume of traffic, and access by emergency vehicles.

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

The Water Resources department has indicated that water is available within 1.2 miles of the project. The impacts on police and fire protection services are expected to be typical and normal in order to serve the campus. Staff holds that public facilities should be adequate to serve this special use with the understanding that the owner is responsible for costs to extend utility services to the property.

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

Yes, the existing site will be subject to Article 8 requirements for landscape strips along the property's road frontage as well as landscape buffers adjacent to all neighboring AG and R-1 properties. This should provide adequate screening to protect adjacent properties in the area from any adverse impacts.

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

The hours and manner of operation of the proposed special use modification are not expected to adversely impact nearby properties as the work is expected to have standard construction hours, and the subject property is large with adequate separation from adjacent residential lots.

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

The dimensions and style of the proposed buildings should not be detrimental to adjacent single-family residential development or other buildings. The limited number of temporary housing units will be small, centrally located on the campus, and substantially distanced and buffered from adjacent property lines.

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**STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS**

Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends conditional approval of the present special use request. Staff recommends it be subject to the following conditions to be fulfilled by the developer/owner at his/her expense:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. At such time as Conditions #2 and #3 of Special Use approval #7034 are implemented, 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 the 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, the 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 the 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 the Owner has agreed to such improvements and dedication.
4. Condition #15 of 2019 Special Use Approval No. 7034 shall be amended to read as follows: "No temporary housing shall be allowed except for temporary parking and use of recreational vehicles that may not exceed six in number, shall only be used to house volunteer professional workers assisting with the construction of improvements to the site and shall be temporary with removal following the completion of campus construction".