

**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 revise the conditions for a previously approved rezone case #6745 zoning classification OBP (Office - Business Park District) pursuant to an application for rezoning of property owned by Halloran Masonry, Inc submitted on November 21, 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 Pittman & Greer Engineering on November 21, 2022, request for revision to conditions for previously approved rezoning case #6745 of a ±7.11-acre tract of land located at 1619 New High Shoals Rd in, Oconee County, Georgia, (tax parcel no B-07G-001), 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 change in conditions for the property described on the attached “Exhibit A” is hereby changed 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

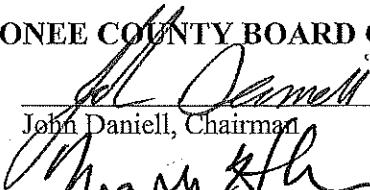
**SECTION 4.** Effective Date. This Ordinance shall take effect this date.

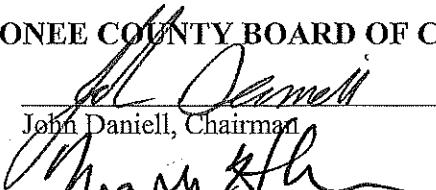
Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on February 20, 2023, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on March 7, 2023.

ADOPTED AND APPROVED, this 7th of March, 2023.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

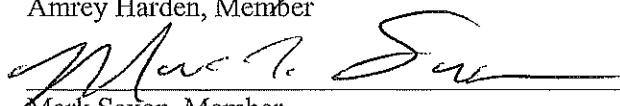
BY:

  
John Daniell, Chairman

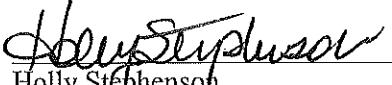
  
Mark Thomas, Member

  
Chuck Horton, Member

  
Amrey Harden, Member

  
Mark Saxon, Member

ATTEST:

  
Holly Stephenson  
Clerk, Board of Commissioners

## EXHIBIT "A" TO REZONE NO P22-0295

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### CONDITIONS

1. Design for site development 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 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, 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. Building facades shall match images 1 and 3 of the applicant submitted architectural images.

### TAX MAP



**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION OBP ZONING TRACT**

All that tract, or parcel of land, lying and being in Oconee County, Georgia, G.M.D. 221, containing 7.11 acres, more or less, and being more particularly described as:

Beginning at a concrete monument at the intersection of the southerly margin of the variable right-of-way of New High Shoals road and the westerly margin of the variable right-of-way of Highway 441; thence along the right-of-way of Highway 441 South 27 degrees 24 minutes 49 seconds East, 233.41 feet to a concrete monument; thence 155.94 feet along an arc of a curve to the right, said curve having a radius of 3149.04 feet, a chord bearing of South 00 degrees 24 minutes 42 seconds West, and a chord distance of 155.92 feet to a point, being the TRUE POINT OF BEGINNING; thence continuing along said right-of-way 688.74 feet along an arc of a curve to the right, said curve having a radius of 3149.04 feet, a chord bearing of South 08 degrees 05 minutes 46 seconds West, and a chord distance of 687.37 feet to an iron pin; thence leaving said right-of-way North 83 degrees 15 minutes 18 seconds West, 216.98 feet to an iron pin; thence North 23 degrees 57 minutes 21 seconds West, 267.03 feet to an iron pin; thence North 23 degrees 57 minutes 21 seconds West, 320.01 feet to an iron pin; thence North 23 degrees 57 minutes 21 seconds West, 228.46 feet to an open top pipe on the southerly margin of right-of-way of New High Shoals Road; thence along said right-of-way North 65 degrees 26 minutes 45 seconds East, 173.82 feet to a point; thence North 62 degrees 05 minutes 51 seconds East, 64.92 feet to a point; thence leaving said right-of-way 250.13 feet along an arc of a curve to the right, said curve having a radius of 700.00 feet, a chord bearing of South 13 degrees 24 minutes 07 seconds East, and a chord distance of 248.80 feet to a point; thence North 76 degrees 51 minutes 26 seconds East, 175.03 feet to a point; thence South 87 degrees 08 minutes 20 seconds East, 67.51 feet to a point; thence North 02 degrees 51 minutes 40 seconds East, 19.36 feet to a point; thence South 87 degrees 08 minutes 20 seconds East, 131.59 feet to the TRUE POINT OF BEGINNING.

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### **NARRATIVE**

#### **BYPASS BUSINESS PARK – 1619 NEW HIGH SHOALS ROAD**

**ZONING MODIFICATION SUBMITTED 11/21/2022**

#### **GENERAL DATA**

Property Address: 1619 NEW HIGH SHOALS ROAD – Parcel B 07G 001 (portion of)

Owner: HALLORAN MASONRY, INC

Existing Zoning: OBP

Proposed Zoning: OBP with modified site plan

Existing Use approved: multi-use business park

Proposed Use: self storage facility

Property Area: 7.11 acres

#### **ADJACENT LAND USES AND ZONING**

North – OIP & B1 – UNDEVELOPED

West – R1 – SINGLE FAMILY SUBDIVISION

East – B2 (undeveloped and part of same parcel) and Hwy 441

South – AG – THOMAS ORCHARD

#### **OWNERSHIP TYPE**

Property will be owned by current owner.

#### **SITE NARRATIVE**

The total property consists of approximately 7.11 acres and is currently zone OBP with a binding rezone plan for an office park as part of a split zoned parcel. The other portion of the parcel is zoned B2. Access will be via a shared access drive from New High Shoals Road with the B2 portion part of the property. The proposed use of the subject property at this time is to develop the tract into up to 3 self storage buildings, each of which could be exterior or interior loaded and each of which could be up to 2 stories. The owners are seeking to gain an approved zoning modification plan on the property to allow for the self-storage use in the existing OBP zoning class. The original zoning allowed for an office park but the proposed plan is a modification of the currently approved zoning plan.

#### **SITE DESCRIPTION**

The property is located at 1691 New High Shoals Road. The Character Area for the property and its surrounding properties is identified as 'Community Village' according to the Oconee Future Development Map. The requested zoning modification for self-storage use is in keeping with the existing OBP zoning, the character area, and the surrounding properties.

The property is comprised of approximately 7.11 acres, undeveloped at this time. The property slopes toward the west towards the northwest corner at New High Shoals Road. There is no sanitary sewer available for the property so it will be on septic. There is existing county watermain in front of the property.

#### **PROPOSED USE PER ZONING MODIFICATION**

The proposed use of the property is a self-storage facility consisting of up to 3 interior and/or exterior loaded buildings. Buildings could be up to 2-stories. The buildings will be similar to other new storage

## **EXHIBIT "A" TO REZONE NO P22-0295**

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### **NARRATIVE**

buildings in the area consisting of an exterior of brick and/or stone with some stucco accents. The buildings will be up to 141,925 sf. and could have a rental office as part of this area. The project is part of a mixed use development with the B2 portion. The portion of the property devoted to storage is 4.83 acres with the remaining portion being a shared drive with the B2 property and a shared stormwater pond. The buildings will be built in phases and not all constructed at the same time.

#### **ACCESS**

Access will be via New High Shoals Road using a shared drive with the B2 portion of the property.

#### **TRAFFIC IMPACT**

Per the Institute of Transportation Engineers, Trip Generation, 11<sup>th</sup> Edition (ITE Manual), the proposed development does not generate the 1,000 trips per day that is required to trigger a Traffic Impact Analysis.

Projected trips are as follows:

Mini-Warehouse (Use Code 151) – 141,925 sf = 205 ADT

#### **WATER SUPPLY**

Water will be provided by Oconee County Water Resources. There is a watermain in front of the property. The estimated water usage is 80 gpd.

#### **SEWAGE DISPOSAL**

Sewage disposal will be provided via septic. The estimated sewer usage is 80 gpd.

#### **GARBAGE COLLECTION**

Garbage collection will be handled by private contractor via dumpsters. Dumpsters will be shielded from view per the Oconee County UDC requirements.

#### **UTILITIES**

Electricity and Data will be provided by power/data providers in the area.

#### **STORMWATER MANAGEMENT AND DRAINAGE**

This project will provide a stormwater pond to manage stormwater management per the Oconee County UDC. To convey stormwater to the pond, curb and gutter along with RCP, CMP, or HDPE stormpipe will be utilized to carry the stormwater runoff to the system.

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

There will be a positive impact to the school system from this development as it will generate tax dollars from taxes without adding to the number of children in the school system.

#### **PROJECT SCHEDULE**

Once zoning modification is approved in approximately February 2023 then site development plans will be created and permitted to begin construction in the late of 2023. The project will be built in a single phase.

#### **SIGNAGE**

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### **NARRATIVE**

The project will have signage that will meet the Oconee County UDC and be permitted through the sign permit process.

#### **LANDSCAPING & BUFFERS**

Landscape strips, parking lot buffers, and parking lot tree plantings will be installed in accordance with the Oconee County UDC. A buffer is required per UDC Section 806, however a special exception variance has been submitted to reduce this buffer from the required 50' to 25' along the western property line. All other buffers per UDC requirements will be met during site development.

#### **PARKING**

Minimal parking is required for this use. Parking will be provided onsite to meet the UDC requirements.

#### **COMPANION SPECIAL USE REQUEST**

A special use request has been made as a companion request to allow for self-storage in a OBP zoning class.

#### **COMPANION SPECIAL EXCEPTION VARIANCE**

A special exception variance has been requested to reduce the required buffer from 50' to 25' along the western boundary.

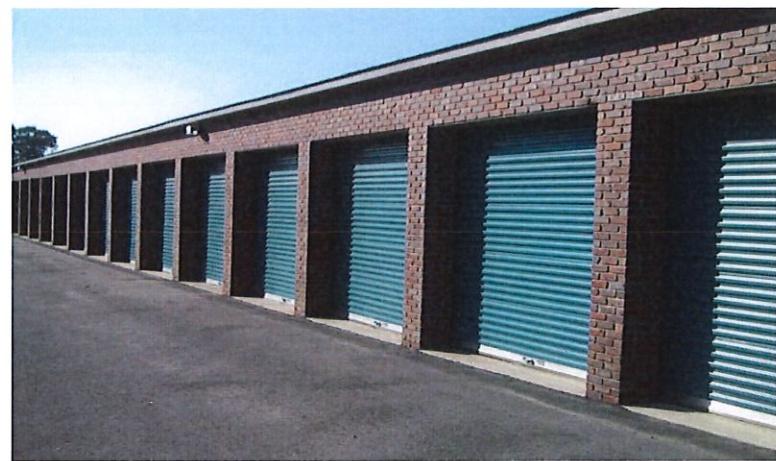
#### **ESTIMATED VALUE OF PROJECT**

The complete buildout of the project is estimated to be valued at \$10,000,000.

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**ARCHITECTURAL IMAGES**



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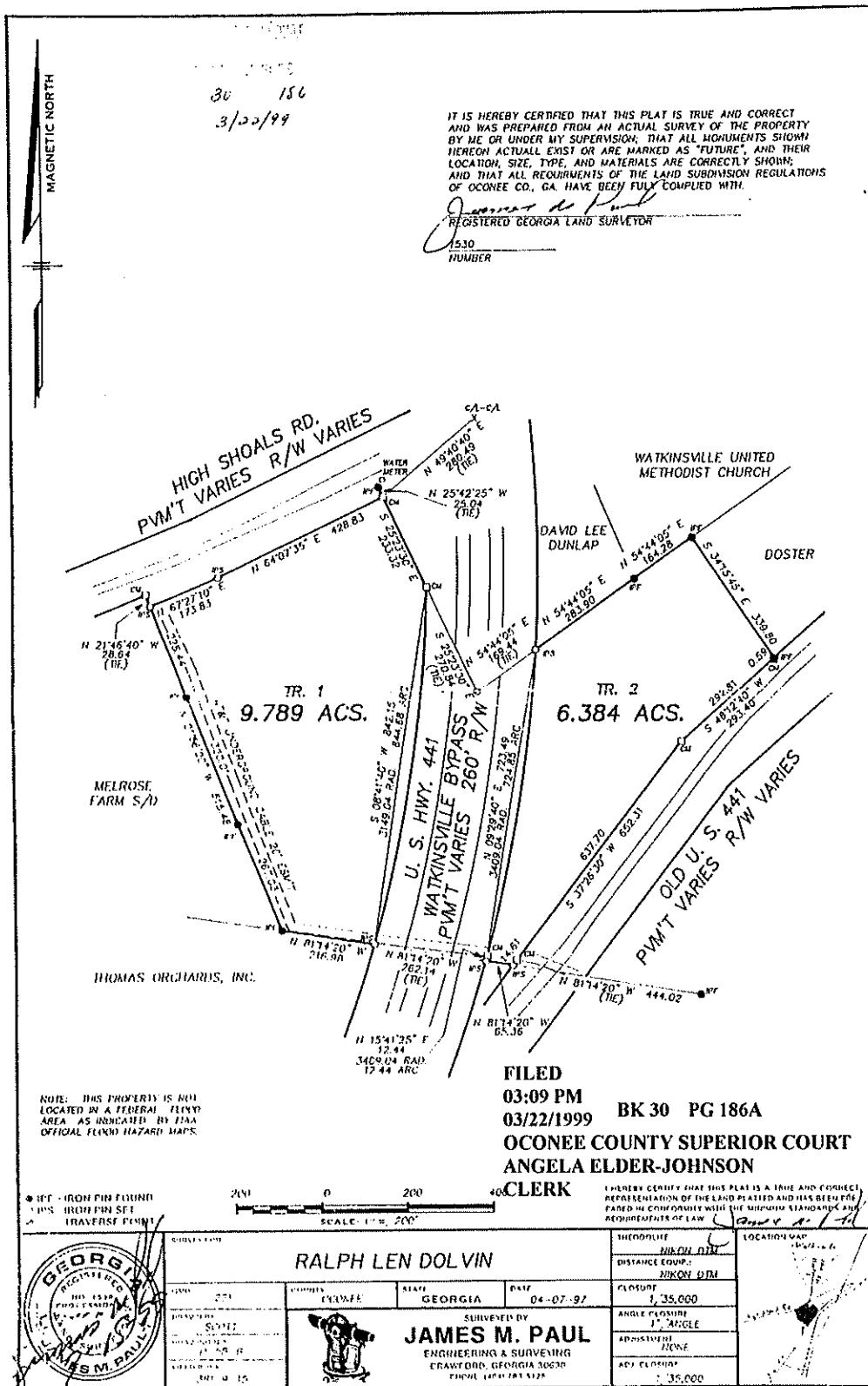
**ARCHITECTURAL IMAGES**



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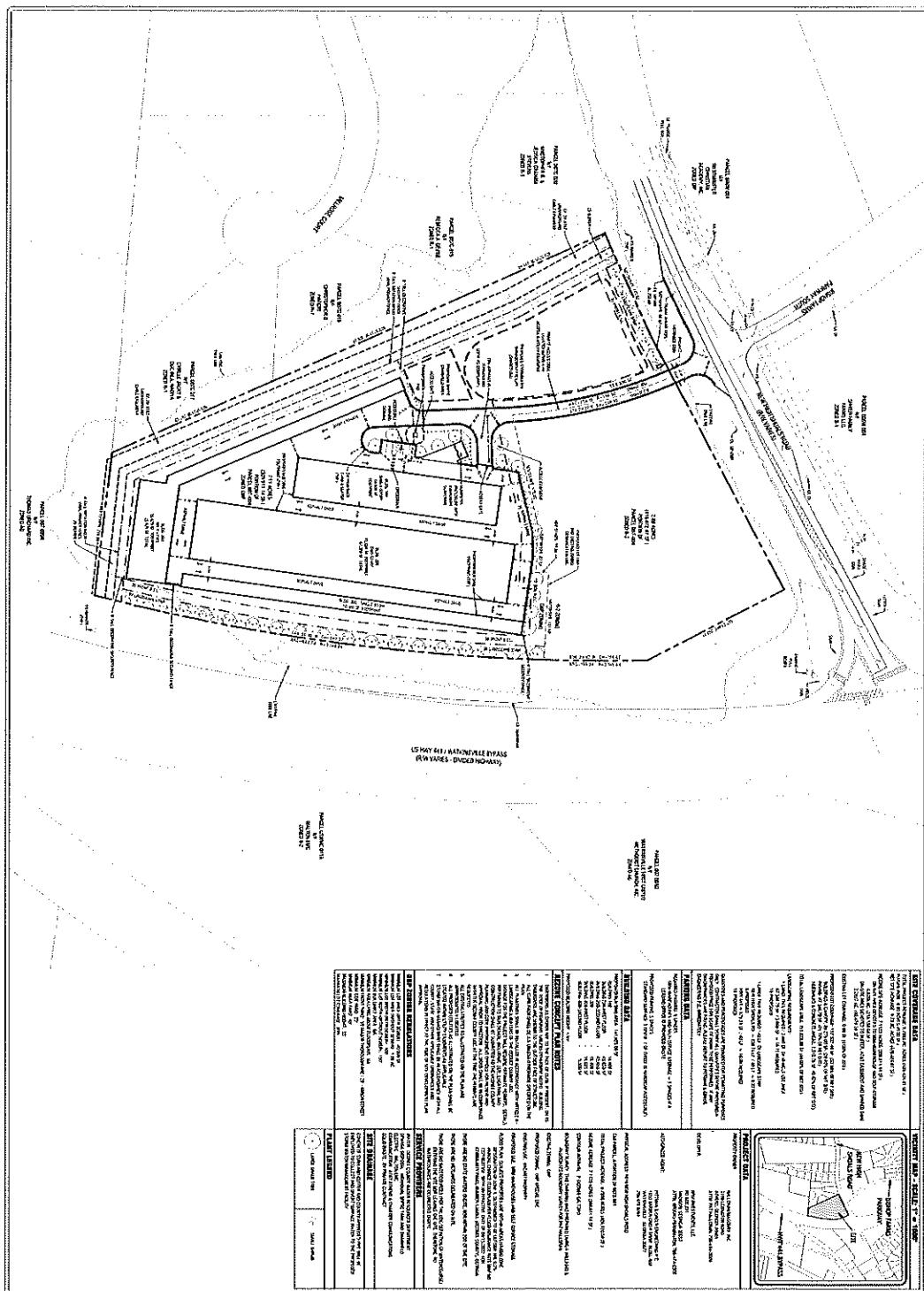
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**EXHIBIT "A" TO REZONE NO P22-0295**

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## CONCEPT PLAN



**BYPASS BUSINESS PARK**  
**7.1123 AC. - 1619 NEW HIGH SHOALS ROAD**  
**OCONEE COUNTY, GEORGIA**



**PITTMAN & GREER  
ENGINEERING P.C.**  
1850 BARREN CREEK DRIVE • BLDG. 100  
WATKINSVILLE GA 36517  
P. 706.419.9248 • [WWW.PITTMANGREER.COM](http://WWW.PITTMANGREER.COM)



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

**REZONE CASE #:** P22-0295

**DATE:** February 8, 2023

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

**APPLICANT NAME:** Frank Pittman

**PROPERTY OWNER:** Halloran Masonry, Inc.

**LOCATION:** 1619 New High Shoals Road (portion of B-07G-001)

**PARCEL SIZE:** ±7.11 acres

**EXISTING ZONING:** OBP (Office-Business Park District)

**EXISTING LAND USE:** Vacant property

**FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION:** Community Village Center

**ACTION REQUESTED:** Change the conditions of the previous zoning (case #6745) from OBP to OBP with approval for self-storage use.

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

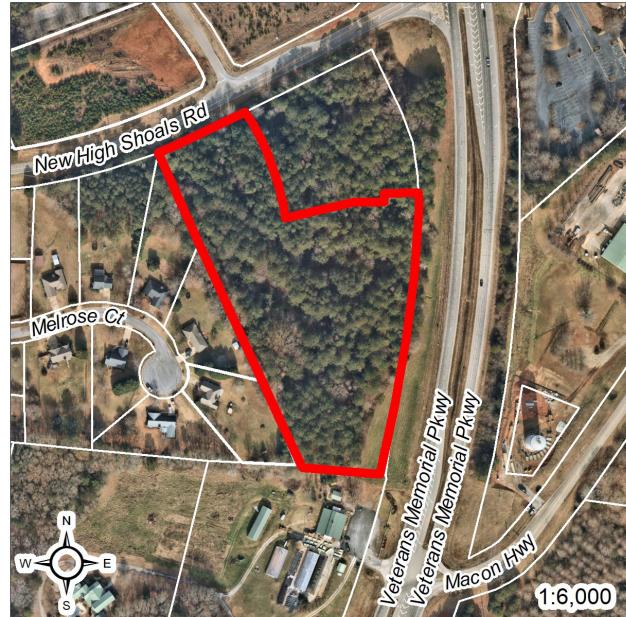
**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** February 20, 2023

**BOARD OF COMMISSIONERS:** March 7, 2023

**ATTACHMENTS:**

- Application
- Narrative
- Zoning Impact Analysis
- Plat of Survey
- Concept Plan
- Warranty Deed
- Legal Description



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

### **HISTORY**

- The applicant is seeking a concurrent rezoning (P22-0295) to change the zoning from OBP to OBP with a modified site plan to allow for the proposed self-storage facility. The current zoning plan is for an office park as part of a split zoned parcel.
- The subject property is zoned OBP and B-2 and has been owned by the current owner since 2015. The parcel is a vacant lot.
- The applicant is seeking a concurrent special use application for the subject site, P22-0297, which requests approval for a self-storage facility in the OBP district.
- The applicant is seeking a concurrent special exception variance (P22-0296) to reduce the required buffer from 50' to 25' along the western property boundary.

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

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Vacant land	B-1 (General Business District), OIP (Office Institutional Professional District)
<b>SOUTH</b>	Agricultural use	AG (Agricultural District)
<b>EAST</b>	Church, county services	AG (Agricultural District), B-2 (Highway Business District)
<b>WEST</b>	Residential	R-1 (Single Family Residential District)

### **PROPOSED DEVELOPMENT**

- The applicant is requesting a rezoning to construct a self-storage facility on the subject OBP property.
- The proposed self-storage commercial development includes development of multiple buildings on the subject property with ownership by the current owner.
  - The proposed buildings and sizes are as follows:
    - Building 100 – 18,600 SF one-story self-storage facility
    - Building 200 – 87,300 SF two-story self-storage facility
    - Building 300 – 10,400 SF one-story self-storage facility
    - Building 400 – 25,625 SF two-story self-storage facility
- The applicant's estimated value of the proposed improvements for the project is \$10 million.
- Construction would begin in late 2023.

### **PROPOSED TRAFFIC PROJECTIONS**

- There is an estimated additional 205 ADT (average daily trips) to be expected for the mini-warehouse use (Trip Generation Manual, 11<sup>th</sup> Edition). Per the manual, the proposed development does not meet the 1,000 ADT threshold that is required to trigger a traffic impact analysis.

### **PUBLIC FACILITIES**

#### **Water:**

- The project is proposed to utilize County water services in the amount of approximately 80 gpd.
- The Water Resources Department has indicated in a letter that potable water is available at this location.

#### **Sewer:**

- The project is proposed to utilize septic in the amount of approximately 80 gpd.

#### **Roads:**

- The site will be accessed from New High Shoals Road through a new access point.

### **ENVIRONMENTAL**

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

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

### **OCONEE COUNTY PUBLIC WORKS DEPARTMENT**

- No comments

### **OCONEE COUNTY WATER RESOURCES DEPARTMENT**

- No comments

### **GEORGIA DEPARTMENT OF TRANSPORTATION**

- No comments

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## **STAFF ANALYSIS**

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR REZONING CONSIDERATION” AS SET FORTH IN SECTION 1207.01 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

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

Nearby lots are predominantly zoned R-1, OIP, AG, B-1, and B-2. Primary land uses in the area are a mixture of residential, commercial, and institutional uses. The proposed self-storage development should not impede the normal and orderly development of surrounding property due to the primarily commercial and office uses of the surrounding properties. Due to the adjacent less intensely developed residential property, the proposed development will require a buffer to be located along the subject site property line adjacent to residences. Staff is of the opinion that the proposed development is potentially 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 as an Office-Business Park District 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 4 self-storage buildings totaling a maximum of 141,925 SF. The development will cause an increase in demand for water, and the required capacity has been confirmed by the Water Resources Department. Increased traffic generation is also anticipated, with 205 additional ADT over the current undeveloped parcel. There are no anticipated impacts on the school system.

**ii. Environmental impact;**

No environmentally sensitive areas are known to exist on the site. Stormwater management must be conducted on the site according to Oconee County ordinances.

**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. According to Sec. 806 – Table 8.1, a 50-foot buffer must be installed along the western property line due to adjacent less intense zoning (R-1) to the west of the subject property. It is of note that the applicant is requesting a variance to reduce the buffer from 50' to 25'.

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

The subject property is currently vacant; however commercial development has occurred in the vicinity to the east and west along New High Shoals Road and in other nearby areas. The proposed use fits the character of the properties in the vicinity of the subject property.

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

The purpose of the OBP zoning district is to “provide a location for offices, institutions, limited related business and service activities and limited industrial operations and processes in buildings of high character in attractive surroundings” (Unified Development Code Sec. 205.11). The subject property must be developed

according to the principal uses allowed in the OBP zoning district. Staff notes that the requested self-storage development is allowed in OBP zoning with special use approval, as requested by the applicant. Staff holds that the requested approval for self-storage commercial development is consistent with the stated purpose of the OBP zoning district.

**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 commercial development of parcels to the east and west of the subject parcel supports the proposed OBP development. 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 portion of the property lies within with the Community Village Center character area, as shown on the 2040 Future Development Map. The Community Village Center character area is intended to include “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” (Comprehensive Plan, p. 46). The Comprehensive Plan lists commercial center establishments as primary land uses in the Community Village Center character area. Staff holds that the proposed rezoning is compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan and Future Development Map and that the proposed use will support the surrounding residential uses and align with nearby commercial uses.

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

It is likely that other OBP-zoned and otherwise commercial-zoned properties exist in the county that would permit the requested self-storage building 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 conditional approval of this request subject to the following conditions to be fulfilled at the expense of the owner/developer:**

1. Design for site development 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 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, 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. Building facades shall match images 1 and 3 of the applicant submitted architectural images.