

**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 Pittman & Greer Engineering, on November 11, 2022 requesting Special Use Approval on a ±7.11-acre tract of land located at 1619 New High Shoals Rd in, Oconee County, Georgia, tax parcel no. B-07G-001, on property owned by Halloran Masonry, Inc., 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 to construct a self - storage facility under the existing OBP zoning.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 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 day 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

Holly Stephenson
Clerk, Board of Commissioners

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.

NARRATIVE

BYPASS BUSINESS PARK – 1619 NEW HIGH SHOALS ROAD

SPECIAL USE REQUEST 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 Use requiring Special 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 SPECIAL USE REQUEST

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 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

NARRATIVE

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.

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, 11th 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

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

NARRATIVE

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 REZONE MODIFICATION REQUEST

A rezone modification request has been made as a companion request to allow for the self-storage use under the existing 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.

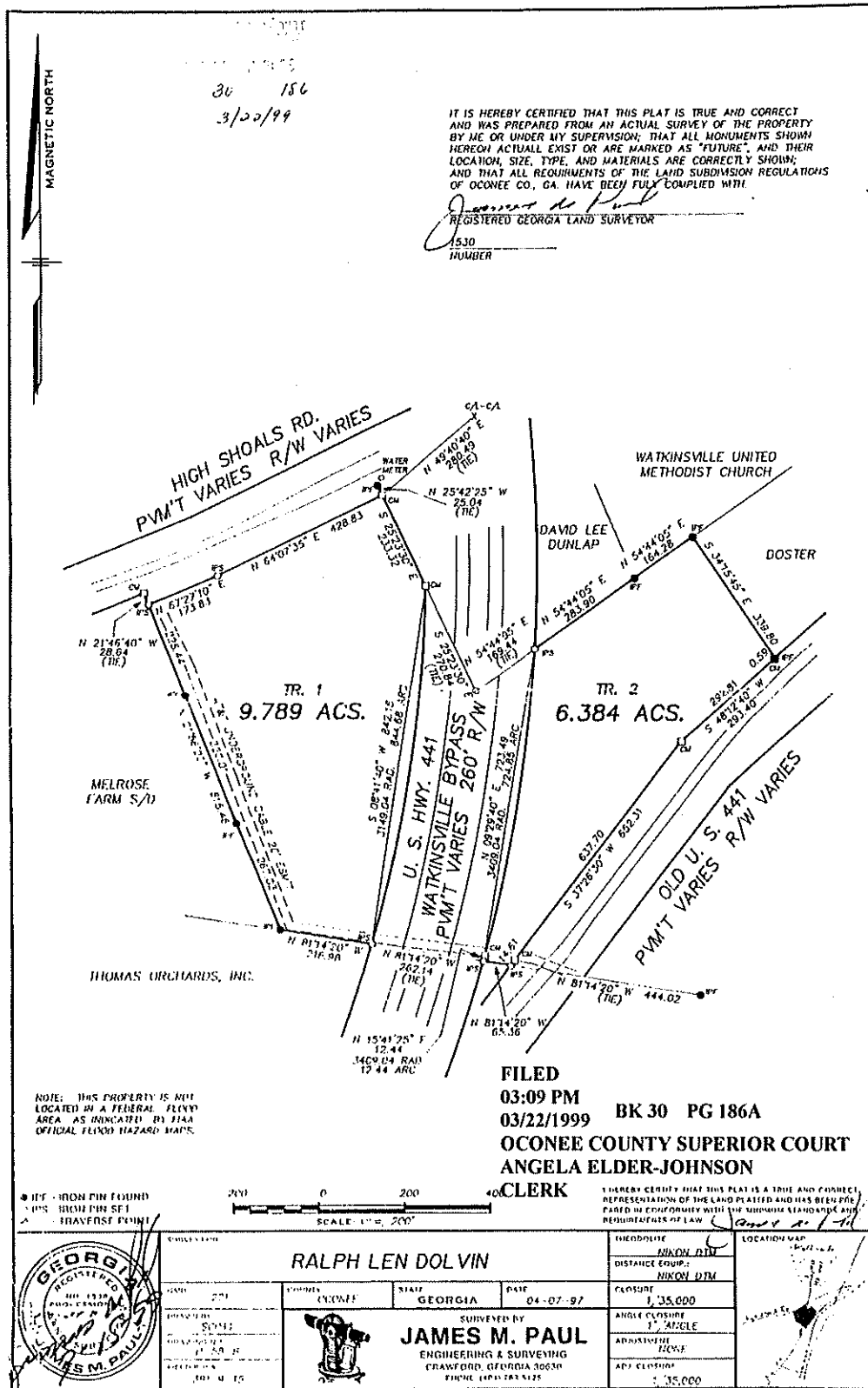
ARCHITECTURAL RENDERINGS



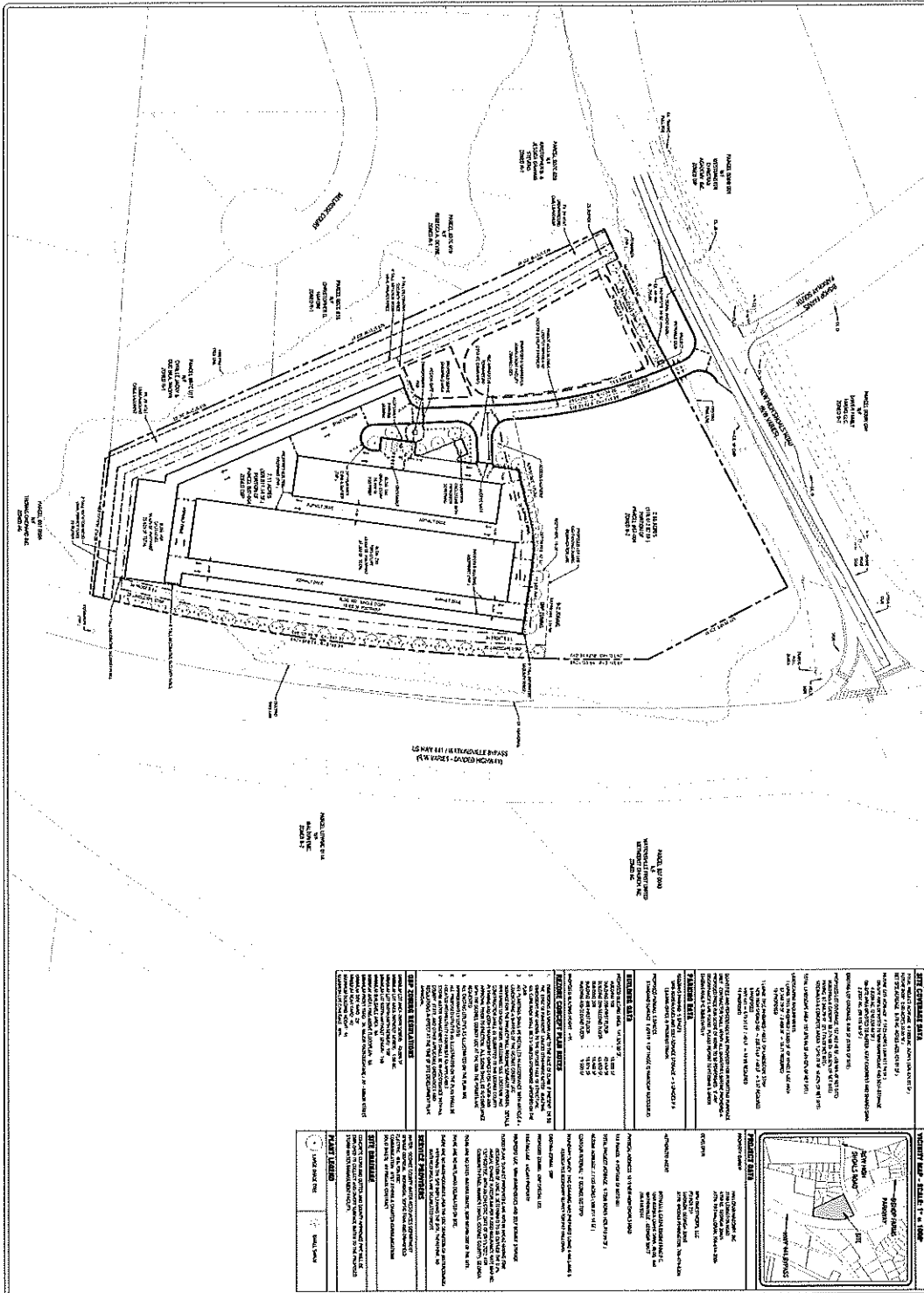
ARCHITECTURAL RENDERINGS



PLAT



CONCEPT PLAN



01

REVISIONS

DATE

BY

DATE

BY

PITTMAN & GREER

ENGINEERING P.C.

1004 BARBER CREEK DRIVE - BLDG. 400

WATKINSVILLE GA 30677

P. 704.459.9244 - WWW.PITTMANGREER.COM

BYPASS BUSINESS PARK

7.1123 AC. - 1916 NEW HIGH SHOALS ROAD

OCFEE COUNTY, GEORGIA



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

SPECIAL USE CASE NO. P22-0297

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)

2040 CHARACTER AREAS MAP: Community
Village Center

EXISTING LAND USE: Vacant property

SPECIAL USE REQUESTED: Special use approval to allow a self-storage use on the property in the OBP zoning district.

REQUEST SUMMARY: The applicant is requesting a special use approval to construct a self-storage facility under the existing OBP zoning. This is a principal use that is allowed by special use approval in the OBP zoning district according to Sec. 205.11 of the ordinances.

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
Special Use Impact Analysis
Plats of Survey
Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- 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.
- This special use application for the subject site, P22-0297, 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.
- 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 proposed buildings will not exceed 141,925 SF in total.

SURROUNDING LAND USE AND ZONING

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

PROPOSED PROJECT DESCRIPTION

- The applicant is requesting a special use permit to construct a self-storage facility on the subject property in accordance with OBP zoning provisions.
- 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.

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.

TRAFFIC PROJECTIONS

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

ENVIRONMENTAL

- No 100-Year Flood Plain, Jurisdictional Wetland areas, or state water buffers are located on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

Water Resources Department:

- No comments

Public Works Department:

- No comments

Fire Department:

- No comments

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 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). Staff notes that the requested self-storage development is allowed in OBP 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 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 as the proposed use will support the surrounding residential uses and align with nearby commercial uses.

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, 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 intensively 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 use is potentially compatible with the character of the existing uses in the area.

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 Community Village Center (see above), a desirable pattern of development for the area would include higher-intensity commercial (such as larger-scaled shopping centers, professional offices, and services), residential, and recreational uses. The proposed development potentially aligns with the intent for this character area. Furthermore, the subject property’s location along New High Shoals Road is suitable for commercial uses.

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

The proposed access from New High Shoals Road is expected to be adequate to serve the proposed use. Traffic increases are expected for the self-storage development, with 205 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 development of an

access drive and interior site roadways. The proposed access to the site should be adequate to provide for traffic/pedestrian safety, accommodate the anticipated volume of traffic, and provide access to 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 for the site. The impacts to police and fire protection services should be minimal for this self-storage development. Schools will not be impacted by this project. Staff holds that public facilities should be adequate to serve this special use.

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?

The subject site will be subject to Article 8 requirements for landscape buffers adjacent to all neighboring properties of lower intensity. A compliant landscape buffer should provide adequate screening to protect adjacent properties from expected adverse impacts. The applicant has concurrently filed a special exception variance to reduce a required 50-foot buffer to 25 feet along the western side of the subject property.

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 associated with the proposed special use modification are not expected to have significant adverse impacts on nearby properties. This expectation is influenced by the requirement for a 50-foot buffer adjacent to less intensive uses. Of note, the applicant is requesting a buffer reduction from 50 feet to 25 feet along the western property line, which could contribute to the level of impact on the 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 residential development, commercial and other buildings. The proposed heights of buildings are in keeping with the scape of surrounding development. The proposed architectural theme of the project features a building style that fits the local style for similar commercial structures, including brick or stone with stucco accents.

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 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. 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.