



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

REZONE CASE #: P23-0046

DATE: March 27, 2023

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

APPLICANT NAME: Jeff Carter / Carter Engineering

PROPERTY OWNER: Chambers Family Partnership, LLC

LOCATION: 1391 Jennings Mill Road (C-01-033A, portion of C 01 033K)

PARCEL SIZE: ±8.73 acres

EXISTING ZONING: AG (Agricultural District) & R-2 (Two Family Residential District)



EXISTING LAND USE: Vacant residential structure and vacant property

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Regional Center

ACTION REQUESTED: Rezone parcel C-01-033A zoned AG and a portion of parcel C-01-033K zoned R-2 to OIP zoning for an office development along Jennings Mill Road.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: May 15, 2023

BOARD OF COMMISSIONERS: June 6, 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 rezoning to change the zoning from AG and R-2 to OIP to allow for the proposed office facility development. The site is made up of two parcels, C-01-033A zoned AG and a portion of C-01-033K zoned R-2, which are proposed to be recombined to create the two parcels that are zone OIP.
- The subject parcels are zoned AG and R-2 and have been owned by the current owner since 2012. The parcels include a portion of one vacant lot (C-01-033K) and one uninhabited residential lot (C-01-033A).
- Previous Conditions
 - There are no previous zoning conditions that are applicable to this property.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Residential and office	B-1 (General Business District), OIP (Office Institutional Professional District), R-1 (Single Family Residential District)
SOUTH	Residential	R-3 (Multi-Family Residential District), OIP (Office Institutional Professional District)
EAST	Office, residential	OIP (Office Institutional Professional District), B-1 (General Business District)
WEST	Residential	R-1 (Single Family Residential District), R-3 (Multi-Family Residential District)

PROPOSED DEVELOPMENT

- The applicant is requesting a rezoning to construct an office facility on the subject property.
- The proposed OIP development includes development of multiple buildings on the subject property.
 - The proposed buildings and sizes are as follows:
 - Building A – 12,500 SF two-story office
 - Building B – 12,500 SF two-story office
 - Building C – 20,000 SF two-story office
 - Building D – 20,000 SF two-story office
 - Building E – 12,500 SF two-story office
 - Building F – 12,500 SF two-story office
- The applicant's estimated value of the proposed improvements for the project is \$17.8 million.
 - Construction would begin following zoning approval and construction permit approval.

PROPOSED TRAFFIC PROJECTIONS

- There is an estimated additional 996 ADT (average daily trips) to be expected for the office park 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.
- The existing conditions generate no traffic, so the proposed office facility development will result in a traffic increase.

PUBLIC FACILITIES

Water:

- The project is proposed to utilize County water services in the amount of approximately 15,750 gpd for the office tracts.
- 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 tanks and drain fields.

Roads:

- The site will be accessed from Jennings Mill Road for the office use.

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

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, R-3, B-1, OIP, and B-2. Primary land uses in the area are a mixture of residential, commercial, and business uses. The proposed office development should not impede the normal and orderly development of surrounding property due to the primarily commercial, office, and residential mix of uses of the surrounding properties. The applicant included a 25' landscape buffer between the proposed OIP and proposed R-1 properties per the code. 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 through the existing AG zoning; however, the proposed office use aligns with other adjacent office, institutional and residential uses in the area.

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 6 office buildings at a maximum of 90,000 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 the applicant estimating 996 additional ADT over the current undeveloped parcel.

ii. Environmental impact;

There is an existing pond located along Meriweather Drive. The applicant notes that the pond will be protected during construction. 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 25-foot buffer must be installed along the property line between the proposed OIP zoned property and the proposed R-1 zoned property.

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

The subject property is currently vacant or has a vacant residence; however office/commercial development has occurred in the area to the north and south along Virgil Langford Road, Outer Loop Road, and 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 OIP zoning district is to “provide an area for business and professional offices as well as for social, fraternal, political, civic and community organizations” along with “institutional uses such as hospitals, nursing homes, convalescent centers, institutional planned developments and clinics” (Unified Development Code Sec. 205.08). The specific lot must be developed according to the principal uses allowed in the OIP zoning district. Staff notes that the proposed office development is allowed in OIP zoning.

F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The proposed office use is not permitted by the existing AG and R-2 zoning. The adjacent OIP developments to the southeast and north support the proposed OIP zoning. 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 Regional Center character area, as shown on the 2040 Future Development Map. The Regional Center character area is characterized by “regional-serving retail and commercial services, office complexes for medical and corporate offices, hotels, restaurants and entertainment facilities, higher-density residential planned developments, and single-family detached subdivision” (Comprehensive Plan, p. 63). The Comprehensive Plan lists professional offices and high-density residential development as primary land uses in the Regional 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 as a use that will support the surrounding regional uses and align with nearby mixed uses.

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

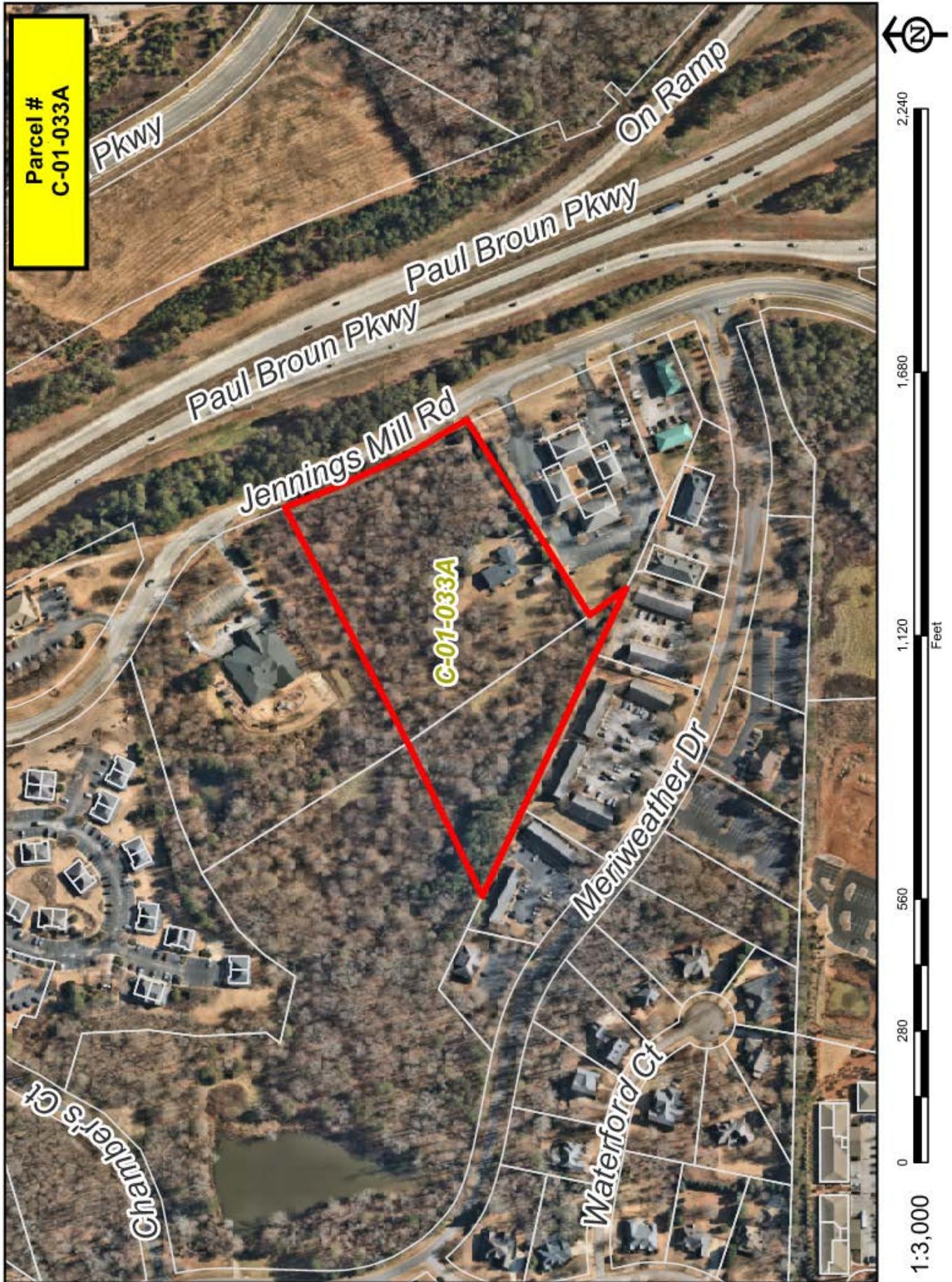
It is likely that other OIP-zoned properties exist in the county that would permit the requested office use. However, the OIP office building use for the subject parcel aligns with the surrounding land patterns.

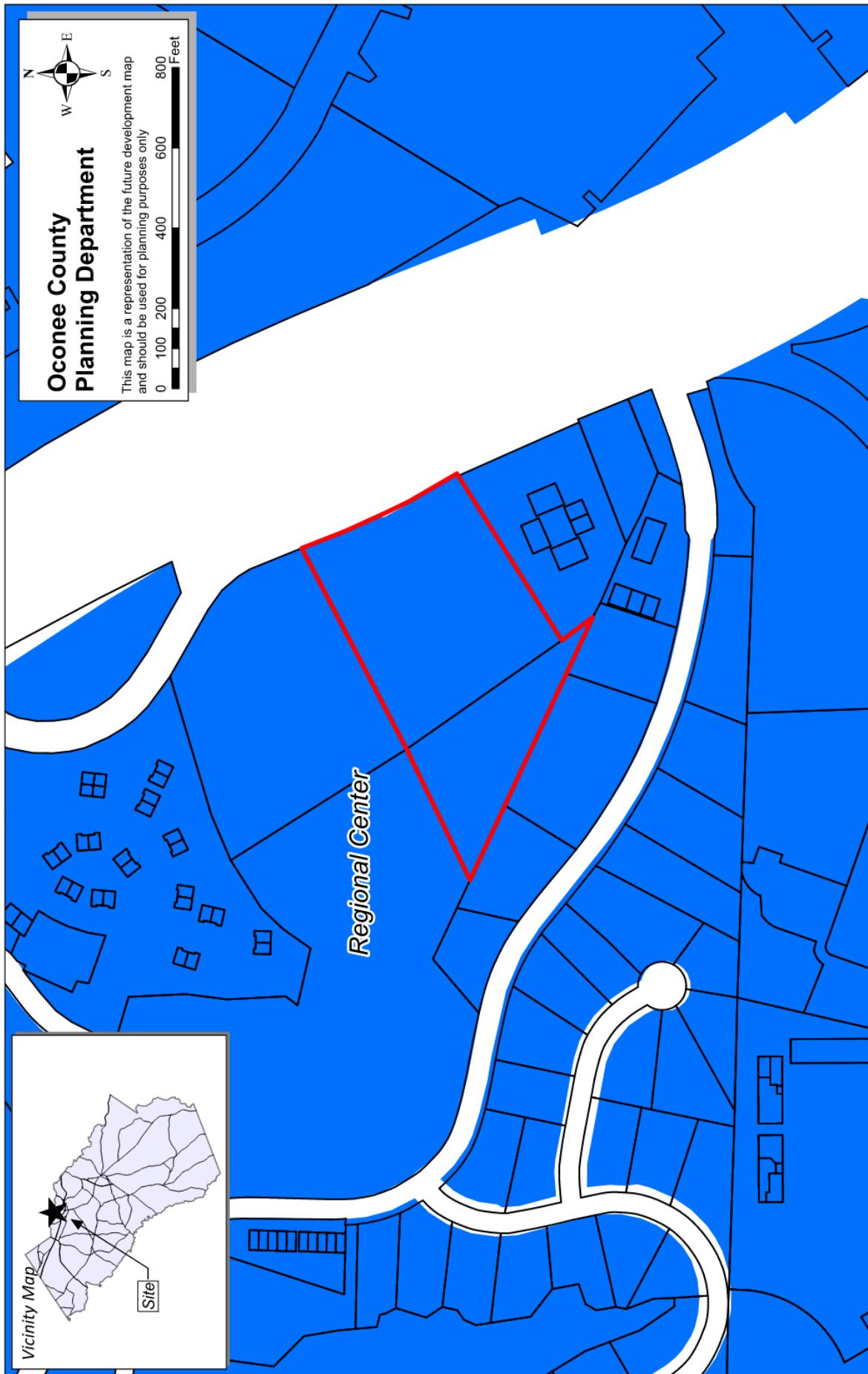
STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

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

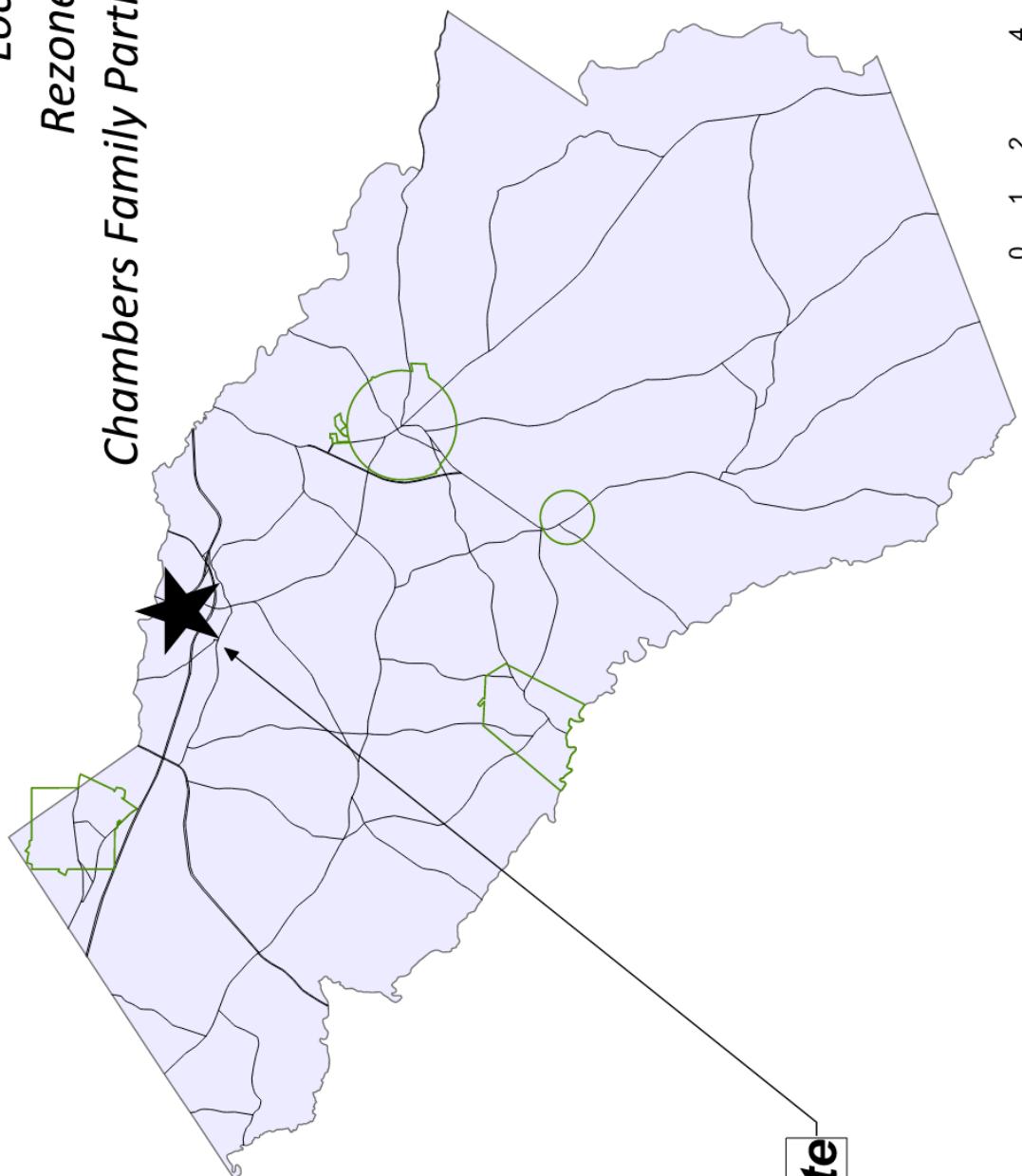
1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. 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. To be in keeping with surrounding office developments, pitched hip roofs shall be incorporated on each building.
5. A traffic impact analysis shall be submitted to the County for review and any recommendations shall be incorporated into the preliminary site plan and construction plan set.

Rezone # P23-0046 - Chambers Family Partnership, LLLP

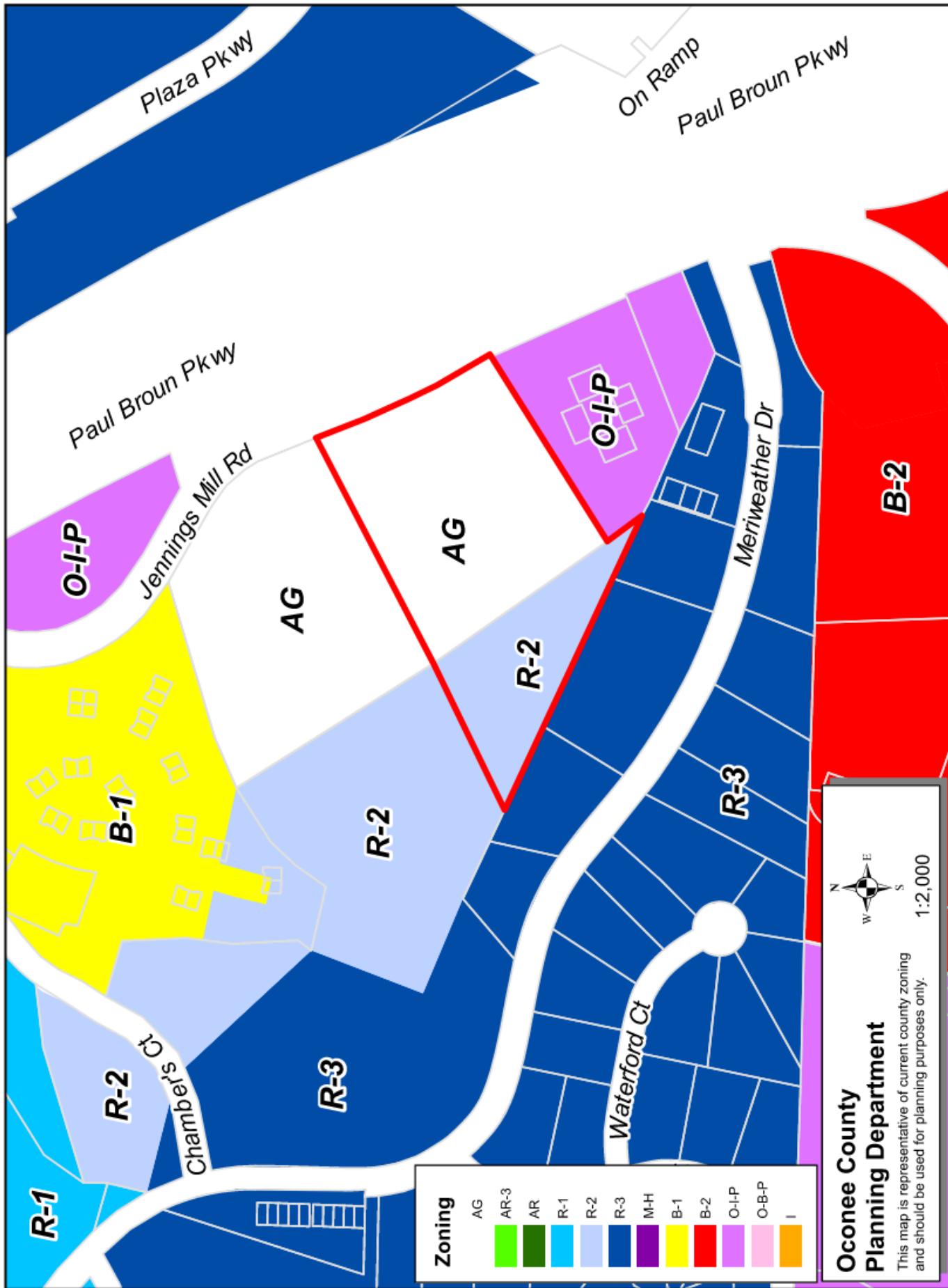




*Location Map -
Rezone # P23-0046
Chambers Family Partnership, LLC*



1:120,000





OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

Rezoning from: AG, R-2 to OIP Change in Conditions of Approval for Case # : _____

Special Use Approval for: _____ in the _____ Zoning District

Applicant**Name:** Carter Engineering Consultants**Address:** 3651 Mars Hill Road, Suite 2000
(No P.O. Boxes)
Watkinsville, GA 30677**Telephone:** 770-725-1200**Email:** jessica@carterengineering.com**Applicant is (check one):** the Property Owner Not the Property Owner (attach Property Owner's Authorization)**Applicant's Certification:** I hereby certify that the information contained in and attached to this application is true and correct.**Signature:** [Signature]**Date:** 4/18/23**Notarized:** [Signature]**Seven Perry
NOTARY PUBLIC
Clarke County, GEORGIA****My Commission Expires 01/01/2024****Property****Location:** 1391 Jennings Mill Road
(Physical Description)**Tax Parcel Number:** C 01 033A**Size (Acres):** 6.35 **Current Zoning:** AG, R-2**Future Development Map—Character Area Designation:** Regional Center**Use****Current Use:** Vacant residential**Proposed Use:** Office complex**Attachments (check all that apply)**

<input checked="" type="checkbox"/> Property Owner's Authorization (if applicable)	<input checked="" type="checkbox"/> Narrative (Detailed Description of the Request)
<input checked="" type="checkbox"/> Application Fee	<input checked="" type="checkbox"/> Concept Plan
<input checked="" type="checkbox"/> Warranty Deed	<input checked="" type="checkbox"/> Attachments to the Concept Plan:
<input checked="" type="checkbox"/> Typed Legal Description	<input checked="" type="checkbox"/> Water and/or Sewer Capacity Letter from OCUD
<input checked="" type="checkbox"/> Plat of Survey	<input checked="" type="checkbox"/> Representative Architecture/Photographs
<input checked="" type="checkbox"/> Disclosures (Interest & Campaign Contributions)	<input checked="" type="checkbox"/> Proof all property taxes paid in full
<input checked="" type="checkbox"/> Zoning Impact Analysis	<input type="checkbox"/> Other Attachments: _____

Application**For Oconee County Staff Use Only****Date Received:** _____ **Date Accepted:** _____**DRI Transmitted to RDC** **Date:** _____ **N/A****Date Submitted:** _____ **Findings Complete****Posted:** _____ **Ad:** _____ **Ad:** _____**Application Withdrawn** **Date:** _____**APPLICATION NUMBER** _____**Action** **Planning Commission** **Date:** _____ **Approval** **With Conditions** **Denial****Board of Commissioners** **Date:** _____ **Approved** **With Conditions** **Denied**

AFTER RECORDING RETURN TO:
Elbert N. Whinnire, III
FORTSON, BENTLEY & GRIFFIN, P.A.
2500 Daniell's Bridge Road
Building 200, Suite 3A
Athens, Georgia 30606

DOC# 006475
FILED IN OFFICE
11/01/2012 03:01 PM
BK:1163 PG:538-541
ANGELA WATSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY

Angela Watson
REAL ESTATE TRANSFER TAX
PAID: \$0.00
PT-61 108-2012-1438

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QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF OCONEE

THIS INDENTURE, made the 25th day of October, 2012, between **WILLIAM EDWARD CHAMBERS, SR.** and **FAYE S. CHAMBERS** (hereinafter referred to collectively as "Grantor") and **CHAMBERS FAMILY PARTNERSHIP, LLLP** (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" shall include their respective heirs, executors, administrators, successors and assigns, where the context requires or permits):

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, has bargained and sold, and by these presents does remise, release and forever quitclaim unto Grantee all the right, title, interest, claim or demand the Grantor has, or may have had, in and to the following described property, to-wit:

TRACT ONE:

ALL that tract or parcel of land containing 26.046 acres, more or less, together with all improvements thereon, situate, lying and being in the 1331st District, G.M., Oconee County, Georgia, as shown on that certain plat of survey entitled "Survey for O.S. McGowan Estate" dated October 5, 1998, prepared by Ben McLeroy & Associates, Inc., Engineers & Surveyors, and being more particularly described as follows:

BEGINNING at an iron pin located on the southwesterly side of Jennings Mill Road, said iron pin being North 20 degrees 27 minutes 07 seconds West 523.99 feet from the intersection of the rights-of-way of Jennings Mill Road and Meriweather Drive as measured along the southwesterly side of Jennings Mill Road; running thence South 61 degrees 18 minutes 53 seconds West 494.44 feet to an iron pin; running thence South 30 degrees 06 minutes 47 seconds East 78.99 feet to an iron pin; running thence North 63 degrees 00 minutes 32 seconds West 294.43 feet to an iron pin; running thence North 63 degrees 00 minutes 32 seconds West 571.83 feet to an iron pin; running thence South 54 degrees 00 minutes 20 seconds West 175.44 feet to an iron pin located on the northerly

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side of Meriweather Drive; running thence along the northerly side of Meriweather Drive along a curve North 76 degrees 46 minutes 40 seconds West 29.32 feet, said curve having a radius of 595.33 feet and an arc distance of 29.32 feet to a point; running thence North 78 degrees 11 minutes 19 seconds West 200.00 feet to a point; running thence along a curve North 37 degrees 30 minutes 16 seconds West 407.20 feet, said curve having a radius of 312.32 feet and an arc distance of 443.55 feet to a point; running thence North 03 degrees 10 minutes 48 seconds East 200.0 feet to a point; running thence along a curve North 13 degrees 20 minutes 00 seconds West 301.43 feet to an iron pin, said curve having a radius of 530.25 feet and an arc distance of 305.64 feet; leaving the right of way of Meriweather Drive and running thence North 20 degrees 32 minutes 00 seconds East 120.24 feet to a 3/4" pipe; running thence North 75 degrees 07 minutes 52 seconds East 313.33 feet to a 3/4" pipe; running thence North 85 degrees 04 minutes 00 seconds East 215.61 feet to an iron pin; running thence along a curve South 33 degrees 52 minutes 40 seconds West 139.98 feet to an iron pin, said curve having a radius of 305.18 feet and an arc distance of 141.23 feet; running thence South 69 degrees 21 minutes 39 seconds East 187.00 feet to an iron pin; running thence South 15 degrees 54 minutes 30 seconds West 201.45 feet to an iron pin; running thence South 08 degrees 55 minutes 32 seconds East 155.00 feet to an iron pin; running thence South 31 degrees 50 minutes 23 seconds West 51.69 feet to an iron pin; running thence South 81 degrees 47 minutes 58 seconds East 145.00 feet to an iron pin; running thence along a curve North 42 degrees 01 minutes 32 seconds East 234.33 feet to an iron pin, said curve having a radius of 210.48 feet and an arc distance of 248.52 feet; running thence South 01 degrees 52 minutes 35 seconds East 5.12 feet to an iron pin; running thence South 30 degrees 06 minutes 48 seconds East 512.42 feet to an iron pin; running thence North 56 degrees 40 minutes 05 seconds East 538.46 feet to an iron pin on the southwesterly side of Jennings Mill Road; running thence along the southwesterly side of Jennings Mill Road South 38 degrees 33 minutes 55 seconds East 170.95 feet to a point; running thence South 19 degrees 48 minutes 58 seconds East 13.64 feet to a point; running thence South 19 degrees 10 minutes 23 seconds East 238.56 feet to an iron pin; running thence South 20 degrees 27 minutes 07 seconds East 123.56 feet to the beginning iron pin.

This being a portion of the property described in Limited Warranty Deed from Motift, Inc. to O.S. McGowan, Jr. dated April 22, 1994, and recorded in Deed Book 290, page 290, said Clerk's Office, and said property is conveyed TOGETHER WITH those certain appurtenant easements as described in said Limited Warranty Deed and said deed together with said easements are incorporated herein by reference thereto.

This being the same property described in Administrator's Deed from Sylvia McGowan in her representative capacity as Administrator of the Estate of Olin Stark McGowan also known as O.S. McGowan, Jr., deceased to William Edward Chambers, Sr. and Faye S. Chambers dated November 30, 1999, and recorded in Deed Book 460, page 260, aforesaid records.

TRACT TWO:

ALL that tract or parcel of land, situate, lying and being in the 221st District, G.M., Oconee County, Georgia, being known and designated as Lot 2 - 6.368 acres, and being more particularly shown on plat entitled "Survey for Shoals East Section One" dated August 26, 1991, by Ben McLeroy & Associates, Inc., said plat being recorded in Plat Book 17, page 295, in the Office of

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the Clerk of the Superior Court of Oconee County, Georgia, reference being hereby made to said plat for a more complete description of the property herein conveyed.

This being the same property conveyed to William Edward Chambers, Sr. and Faye S. Chambers by Warranty Deed from Alwyn B. Stiles, Jr. dated December 12, 2001 and recorded in Deed Book 572, page 206, aforesaid records.

TRACT THREE:

ALL that tract or parcel of land, together with all improvements thereon, situate, lying and being on the northwesterly side of Jennings Mill Road in the 1331st District, G.M., Oconee County, Georgia, containing 8.720 acres, more or less, and being more particularly shown according to that certain plat of survey entitled "Y. W. C. O. OF ATHENS, INC." dated September 10, 1987, prepared by Timberland Management Services, Inc., W.W. Lester, Registered Land Surveyor, said plat being recorded in Plat Book 13, page 188, Office of the Clerk, Superior Court, Oconee County, Georgia, reference being hereby made to said plat for a more complete description of the property herein conveyed.

This being the same property conveyed to William Edward Chambers, Sr. and Faye S. Chambers by Warranty Deed from Forrest L. Ramser dated December 18, 1992 and recorded in Deed Book 210, page 252, aforesaid records

TRACT FOUR:

ALL that tract or parcel of land containing 7.390 acres, more or less, situate, lying and being on the northwest side of Jennings Mill Road and the northeast side of Athens-South Bypass in the 1331st District, G.M., Oconee County, Georgia, and being more particularly shown and delineated according to that plat entitled "Survey for Jennings Mill" dated September 23, 1986, and recorded in Plat Book 13, page 63, in the Office of the Clerk of the Superior Court of Oconee County, Georgia, to which plat reference is hereby made for a more complete description of the property herein conveyed.

This being the same property conveyed to William Edward Chambers, Sr. and Faye S. Chambers by Limited Warranty Deed from Motift, Inc. dated December 18, 1992, and recorded in Deed Book 210, page 253, aforesaid records.

The above described Tract One, Tract Two, Tract Three and Tract Four are conveyed subject to all easements, rights of way, reservations, restrictions and all other matters of record.

TO HAVE AND TO HOLD the said property, with all the rights, members and appurtenances thereto in anywise appertaining or belonging to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time hereafter, by any way or means, have, claim or demand any right, title or interest in or to the aforesaid property or its appurtenances, or any part thereof.

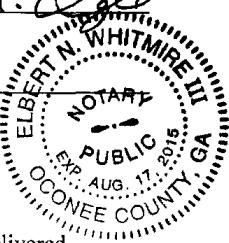
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001499-0001

IN WITNESS WHEREOF, Grantor has duly executed this Quitclaim Deed, under seal, the date first above written.

GRANTOR:

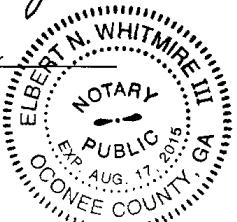
William Edward Chambers (L.S.)
WILLIAM EDWARD CHAMBERS, SR.

Signed, sealed and delivered,
in the presence of:

Kathy M. Ogle
Unofficial Witness
Mark
Notary Public


Faye S. Chambers (L.S.)
FAYE S. CHAMBERS

Signed, sealed and delivered,
in the presence of:

Kathy M. Ogle
Unofficial Witness
Mark
Notary Public


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PHILLIP CHASTAIN
N85°07'26"E
142.13'
3/4" PIPE
5/8" REIN. ROD
157.23'
S31°55'52"W
157.23'
S15°54'29"N
201.41'

RESOURCE VALLEY DEVELOPMENT GROUP, LLC
5/8" REIN. ROD
S25°51'20"W
57.07'
ARC=57.16'
R=305.14'

CONQUEST COMMERCIAL FUNDING, LLC
N75°09'42"E
313.58'
5/8" REIN. ROD
S31°55'52"W
157.23'
S15°54'29"N
201.41'

TRACT 3 2.074 ACRES
N55°13'51"W
223.19'
ARC=229.84'
R=274.73'

CHAMBERS COURT
80' R/W 23.9' BC-BC
N55°13'51"E
263.81'
ARC=271.67'
R=324.73'

IRRIGATION LINE
S08°57'24"E
155.08'
N41°58'23"E
234.40'
ARC=248.60'
R=210.48'

WELL HOUSE
S31°54'52"W
51.69'
S81°49'29"E
145.00'

TRACT 2 16.911 ACRES
N20°21'25"E
120.24'
5/8" REIN. ROD
S79°11'49"W
141.87'
N79°11'50"E
139.71'

GRAVEL
N34°25'08"E
14.39'
N03°10'05"W
117.25'
ARC=17.49'
R=530.25'

MERIWEATHER DRIVE
N03°10'48"E
200.00'
5/8" REIN. ROD
SMH
POND

LAKE POINTE DRIVE
N78°11'19"W
200.00'
23.8' BC-BC
64' R/W
5/8" REIN. ROD
SMH
5/8" REIN. ROD
SMH
N76°46'40"W
29.32'
ARC=29.35'
R=595.37'

CKB REAL ESTATE, LLC
S01°51'02"E
5.27'
N30°07'08"E
512.49'
N56°40'12"E
90.94'
N30°06'25"W
496.05'
S67°18'53"W
78.99'

TRACT 1 6.355 ACRES
CONC. PTP
ASPHALT FENCE
BUILDING
CONC. DECK
PORCH
HOUSE
DECK
BUILDING
CONC. PLP

THE JENNINGS MILL REAL ESTATE COMPANY
ROAD
R/W VARIES
PAVING VARIES
CONC.
ASPHALT
FENCE
BUILDING
CONC. DECK
PORCH
HOUSE
DECK
BUILDING
CONC. PLP

LOT 6 (ATHENS AREA HOMEBUILDERS ASSN., INC.)
FENCE
N63°00'32"W
866.25'
WALLS

LOT 5 (QUARTERMAN)
FIRE HYDRANT
TRANSFORMER

LOT 3 (MERIWEATHER CAPITAL, LLC)
WALLS

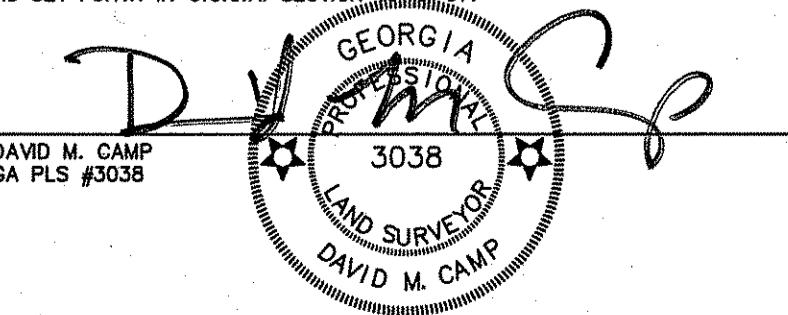
LOT 2 (MERIWEATHER CAPITAL, LLC)

BLOCK L, MEADOWS AT JENNINGS MILL

LEGEND

- - 1/2" REINFORCING ROD SET
- - 1/2" REINFORCING ROD(OR NOTED) FOUND
- Ø - POINT ONLY
- - RIGHT OF WAY POST FOUND
- ¤ - POWER(PP)/TELEPHONE(TP)/LIGHT(LP) POLE
- SMH - STORM MANHOLE
- DI - DROP INLET
- SBX - STORM BOX
- TB - TELEPHONE BOX

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



0 100
SCALE IN FEET

REFERENCE

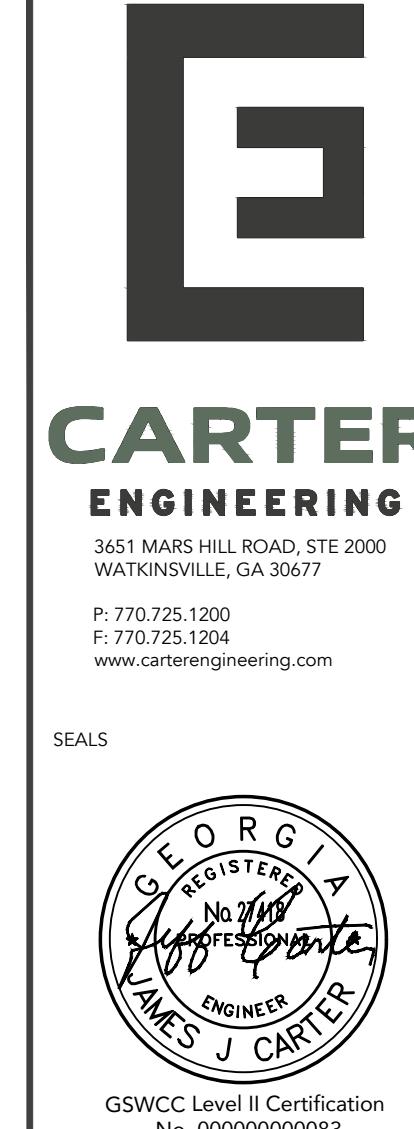
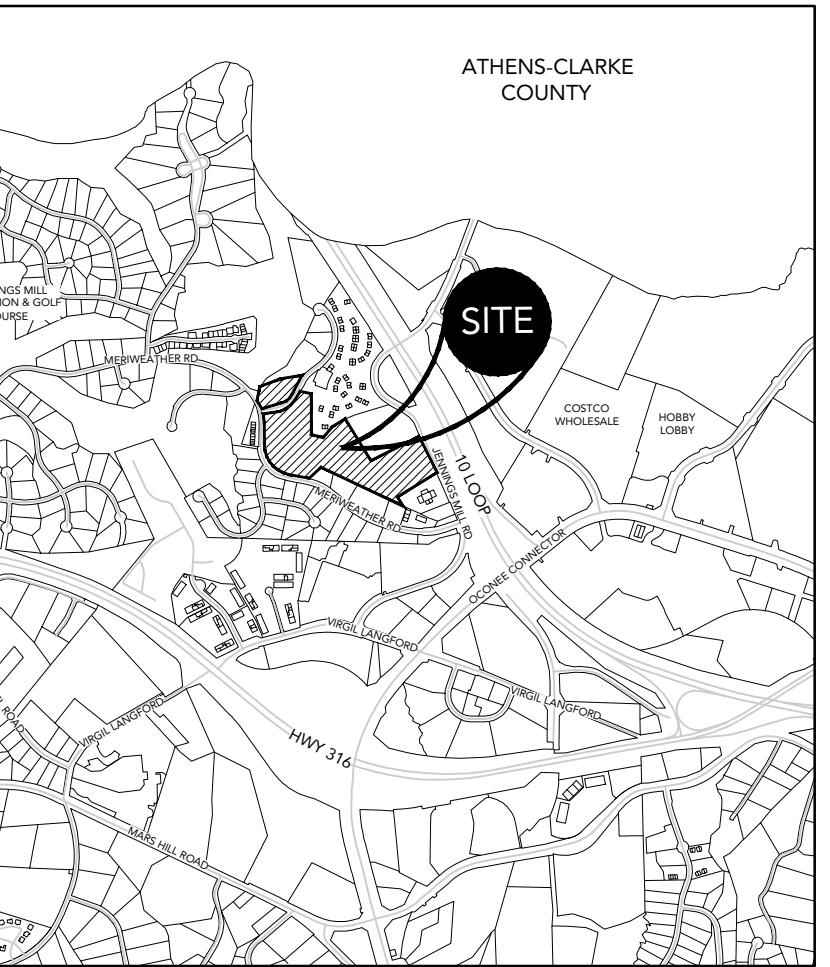
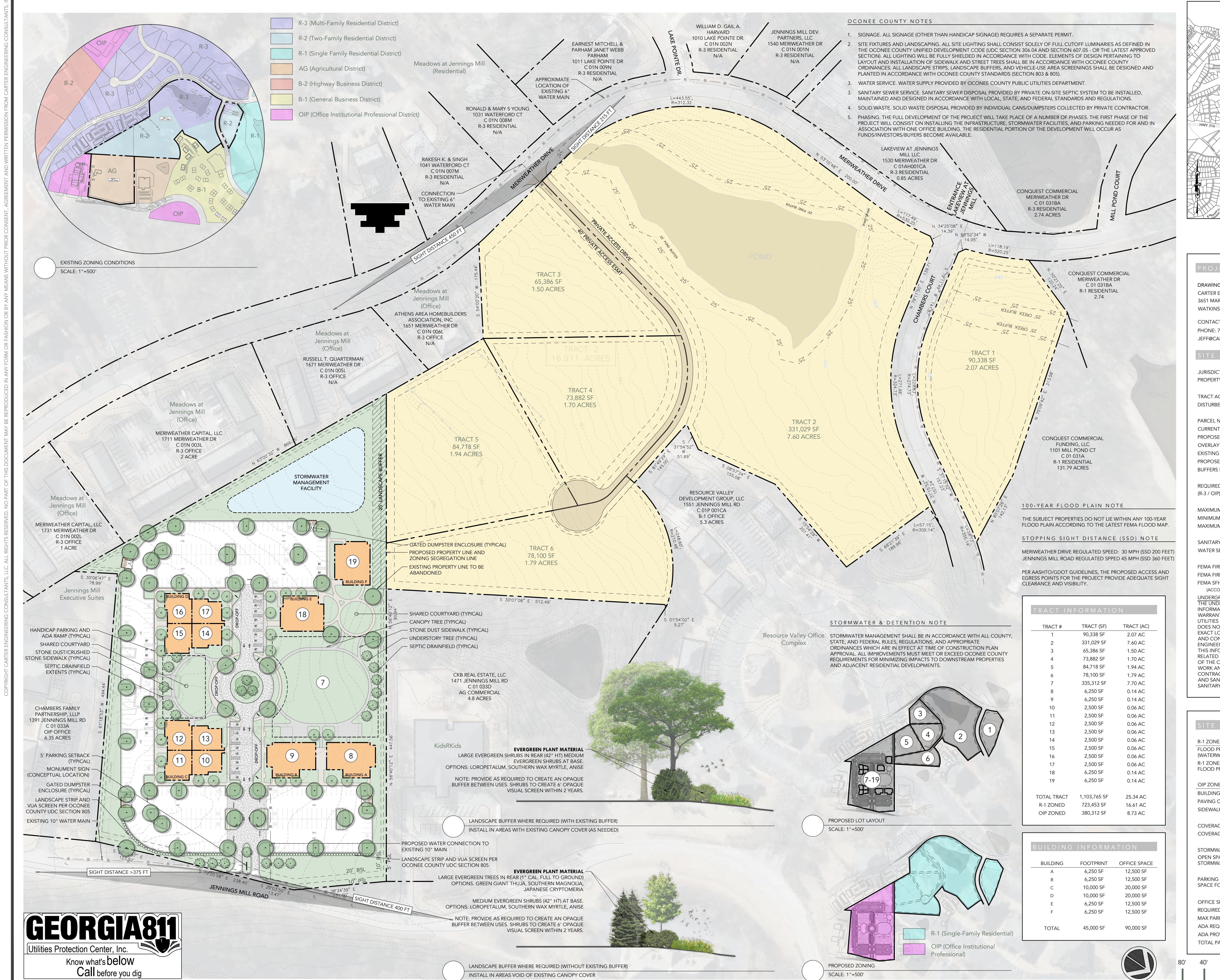
(1) SURVEY BY BEN McLEROY FOR O.S. McGOWAN ESTATE, DATED OCTOBER 5, 1998.
(2) SURVEY BY BEN McLEROY FOR OLIN STARK McGOWAN ESTATE DATED SEPTEMBER 4, 1998.
(3) SURVEY BY BEN McLEROY FOR JENNINGS MILL REAL ESTATE DATED MAY 22, 2001.
(4) PLAT BOOK 37, PAGE 73.
(5) PLAT BOOK 32, PAGE 157.
(6) PLAT BOOK 35, PAGE 102.
(7) PLAT BOOK 35, PAGE 263.
(8) DEED BOOK 1163, PAGE 538.
(9) DEED BOOK 613, PAGE 514.
(10) DEED BOOK 983, PAGE 1.
(11) DEED BOOK 983, PAGE 4.

SURVEY NOTES

(1) EQUIPMENT USED: 02" THEODOLITE AND E.D.M.
(2) ANGULAR ERROR: 0.1" PER STATION, ADJUSTED.
(3) LINEAR CLOSURE: 1/46,284, ADJUSTED BY LEAST SQUARES.
(4) MINIMUM PLAT CLOSURE: 1/375,490

**SURVEY FOR: CHAMBERS FAMILY
PARTNERSHIP LLP**

COUNTY:	OCONEE	G.M.D.:	1331	STATE:	GEORGIA
DATE:	OCTOBER 14, 2022	SCALE:	1"=100'	DWN. BY:	MIKE
FIELDBOOK:	SURVEYED BY: TRADITIONS SURVEYING LLC 706-548-5673 140 MILL CENTER BLVD. ATHENS, GA 30606 LAND SURVEYOR FIRM LICENSE NO. LSF001277			FILE NO.:	38547-19N
1036					



SITE DEVELOPMENT PLANS FOR Hillpointe

1391 JENNINGS MILL ROAD | WATKINSVILLE, GA 30677

1391 JENNINGS MILL ROAD, ON-LAND Labeled ISSUE FOR BIDS & QUOTES SHALL BE REVISED BASED ON PLANS Labeled ISSUE

PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING

Pursuant to section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67 A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made (or N/A if not applicable):

N/A

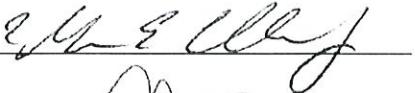
B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution (or N/A if not applicable):

Amount: N/A

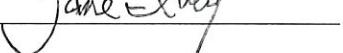
Date of contribution: N/A

C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning (or N/A if not applicable).

N/A

Signature of owner:  Date: 12/29/2022

Signature of applicant:  Date: 12/29/2022

Signature of Notary Public:  Date: 12-29-22

Jane Ivey
NOTARY PUBLIC
Oglethorpe County, GEORGIA
My Commission Expires 07/28/2026

DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of the Commissions, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

Signature of owner



Date

12-14-22

Signature of Applicant

Date

Signature of Notary Public



Date

12/14/2022



DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of the Commissions, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

Signature of owner

Date

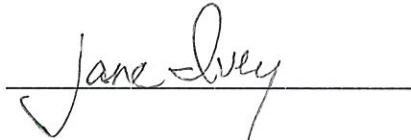
Signature of Applicant



Date

12/29/2022

Signature of Notary Public



Date

12-29-22

Jane Ivey
NOTARY PUBLIC
Oglethorpe County, GEORGIA
My Commission Expires 07/28/2026

Tract 1 (per plat recorded in Book 2022 Page 162)

Beginning at a $\frac{1}{2}$ " reinforced rod at the southern right of way of Jennings Mill road thence leaving said right of way South 61 degrees 18 minutes 53 seconds West 494.44 feet to a point; thence North 30 degrees 06 minutes 25 seconds West 496.05 feet to a point; thence North 56 degrees 40 minutes 12 seconds East 538.51 feet to a point; thence along the right of way of Jennings Mill Road South 38 degrees 34 minutes 39 seconds East 171.00 feet to a point; thence South 20 degrees 03 minutes 50 seconds East 13.47 feet to a point; thence South 19 degrees 05 minutes 58 seconds East 238.40 feet to a point; thence South 20 degrees 29 minutes 47 seconds East 123.92 feet to the point of beginning.

OCONEE COUNTY
Rezone Request

HillPOINTE Office Complex

PROJECT NARRATIVE

December 19, 2022
(Revised April 20, 2023)

ADDRESS

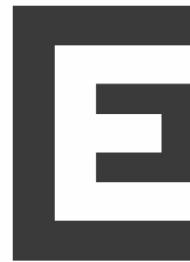
1391 Jennings Mill Road
Parcel No. C 01 033A
(portion of Parcel No. C 01 033K)

CURRENT ZONING

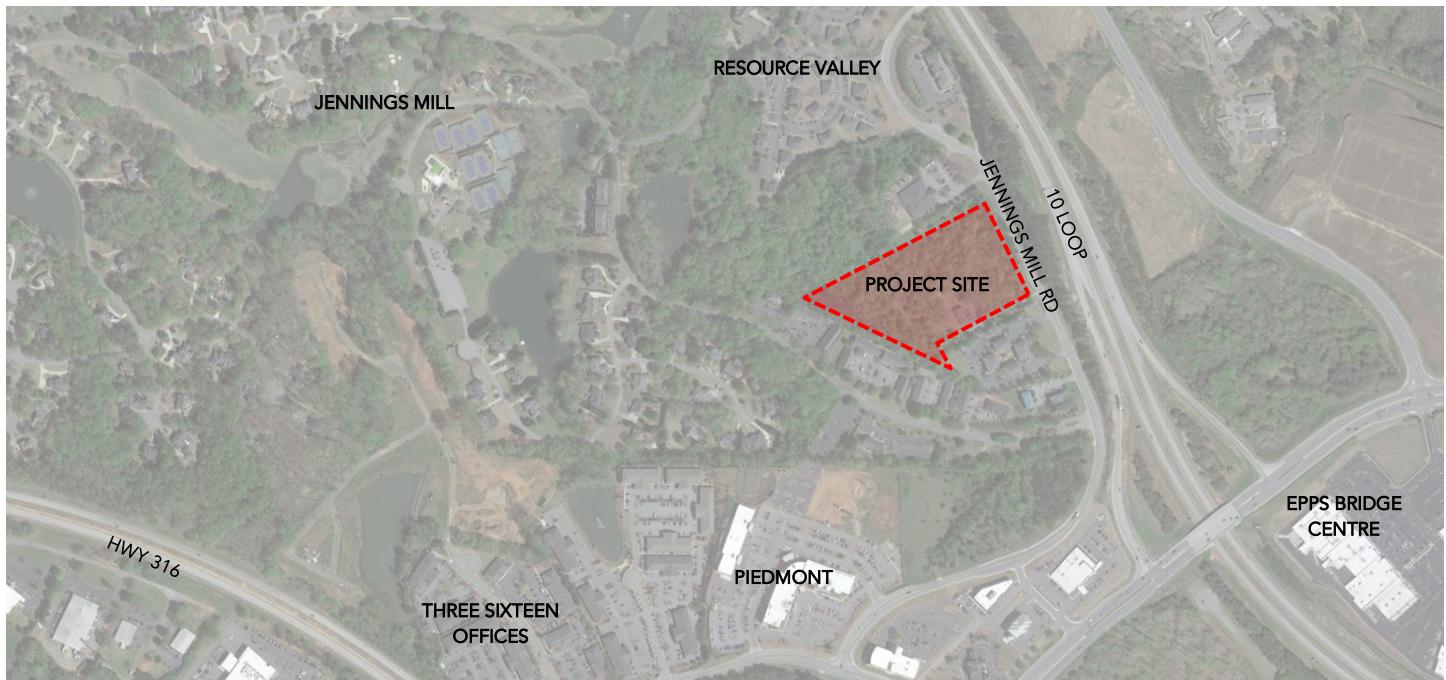
AG (Agricultural)
R-2 (Two-Family Residential)

PROPOSED ZONING

OIP (Office Institutional Professional)



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ENGINEERING



PROJECT OVERVIEW + LOCATION



HillPOINTE is an office development located along Jennings Mill Road. The development is designed primarily to accommodate office space for medical practitioners and professional offices, which include the petitioners themselves. Being conveniently located near the Piedmont Healthcare Campus, the Athens Perimeter Loop, and GA Highway 316, HillPOINTE is poised to be a successful luxury office development. Designed and developed to promote communal space, gathering areas, and nodes of reflection for clients, coworkers, and staff; HillPOINTE lends itself to be a workplace destination.

Figure 1 Proposed Office Development

CURRENT USE + SITE DESCRIPTION

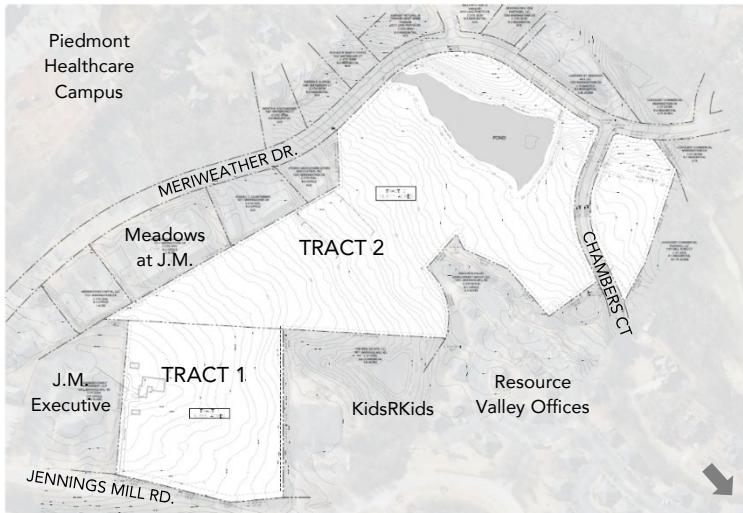


Figure 2 Existing Conditions Map Exhibit

The subject site is located along Jennings Mill Road just past the Jennings Mill Subdivision and just before the KidsRKids daycare facility. The project site is currently made up of two parcels, as shown to the left, and accounts for 25.34 acres. The properties are located at 1391 Jennings Mill Road and 1030 Chambers Court. The subject property sits directly adjacent to the Jennings Mill Subdivision and numerous office and commercial developments in the area. The intent of this rezone is to allow for an office development along Jennings Mill Road that accounts for 8.73 Acres of the two properties. The common property line between Tract 1 and Tract 2 will be modified during the site development permitting phase that will change Tract 1, the subject of this rezone, to 8.73 acres. The remaining area of Tract 2 is not part of this rezone request.

The subject property is currently vacant. There is one vacant residential structure that is accessed through an existing asphalt drive off Jennings Mill Road. The property is predominately covered with vegetation and populated with numerous deciduous hardwoods and coniferous pines. There are significant elevation changes throughout the site. The property slopes south to north with nearly a 20-foot drop between the Jennings Mill Executive Suites and KidsRKids.

EXISTING ZONING + PROPOSED ZONING

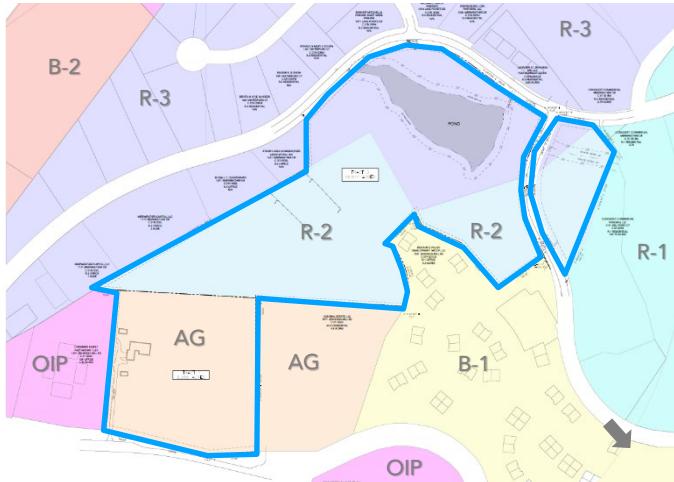


Figure 4 Existing Zoning Map

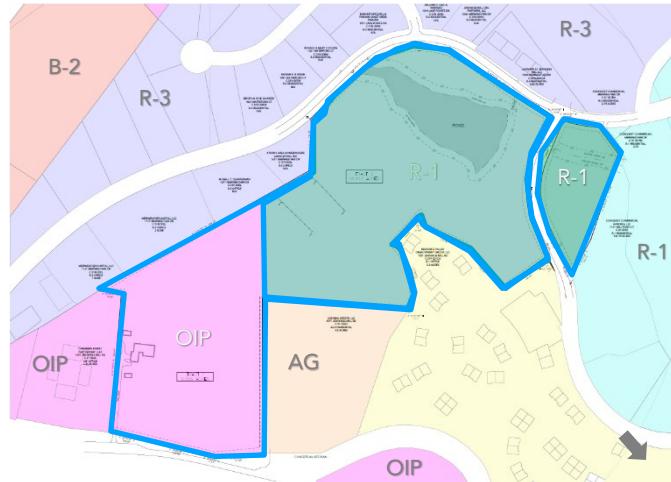
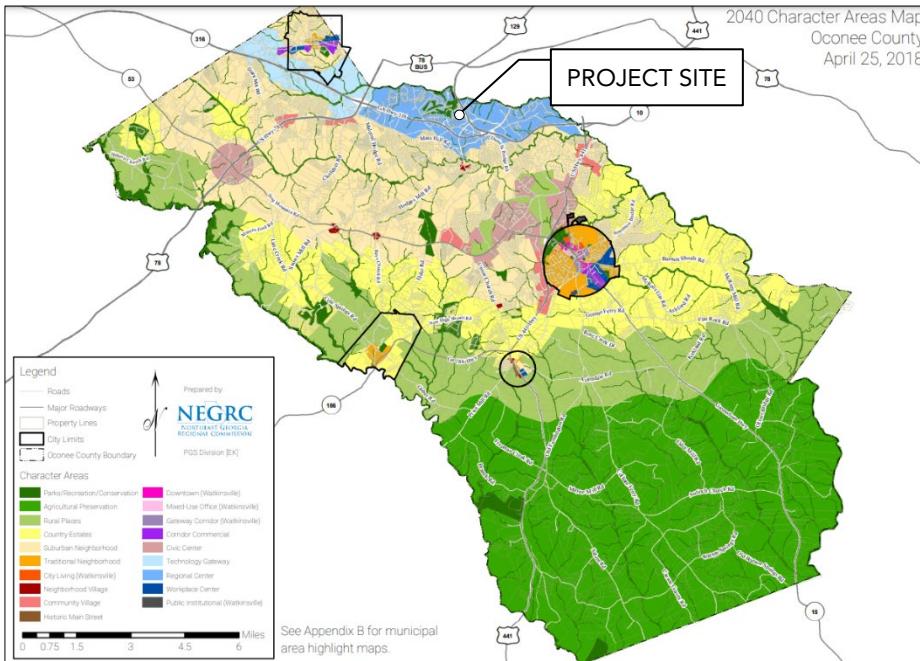


Figure 3 Proposed Zoning Map

The subject site along Jennings Mill Road is currently zoned for AG (Agriculture) and R-2 Residential. The adjacent zoning to the site includes OIP to the East, R-3 (Office) to the south, R-3 (Residential) to the west, and B-1 and R-1 to the north (as seen above). The purpose of this rezone is to rezone the subject property to OIP as seen above.

OCONEE COUNTY FUTURE LAND USE MAP


The proposed rezone request does conform to the Future Development Map of Oconee County. The character designation of the subject property is Regional Center. As part of this rezone, there are no changes proposed to the current Character Area Map.

The Regional Center Character Area, per the Oconee County Comprehensive Plan, states the primary land uses for the area to be "regional medicine and professional offices."

The proposed use and development directly correlate with the Future Development Map of Oconee County.

PROPOSED USE + SITE DESIGN

The proposed use of the property is for an office complex. The complex located on the subject site will consist of either 12 individual lots for sale or 12 condominium units that will be apportioned at the discretion of the owner. There are currently six (6) 2-story office buildings shown on the concept plan. The footprint of the office buildings range in size from 6,250 SF to 10,000 SF. The proposed development will serve no more than 90,000 SF of space. The development will be accessed from one central entryway off

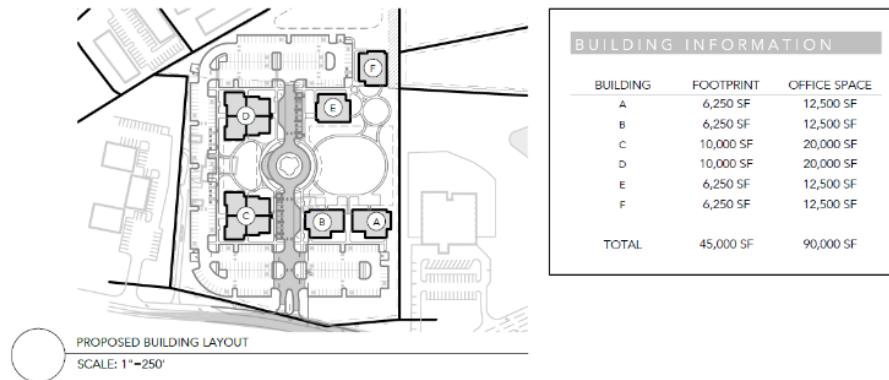


Figure 5 Conceptual Lot and Building Layout

Jennings Mill and shall provide all warranted and associated parking and utilities as needed and as noted in the Oconee County Unified Development Code. The office development will provide a suitable blend of general office and medical office space as acceptable by code and county.

VEHICULAR ACCESS

The development of the subject zoned property along Jennings Mill Road proposes one main entrance into the development that would be designed and installed per GDOT standards and regulations.

All access points will be designed and installed per county, state, and federal standards and regulations.

TRAFFIC GENERATION

A Trip Generation Analysis has been prepared for the site by referencing the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition). The ITE is the industry standard source for providing and analyzing trip generation for various land uses. In summary, the analysis does not find any adverse impacts associated with the traffic generated by this development and the adjacent properties, streets, and intersections.

LAND USE	ITE CODE	ADT 2-WAY	AM PEAK HOUR			PM PEAK HOUR		
			AM Hour	IN	OUT	PM Hour	IN	OUT
OFFICE PARK	750	996	134	119	15	120	18	102

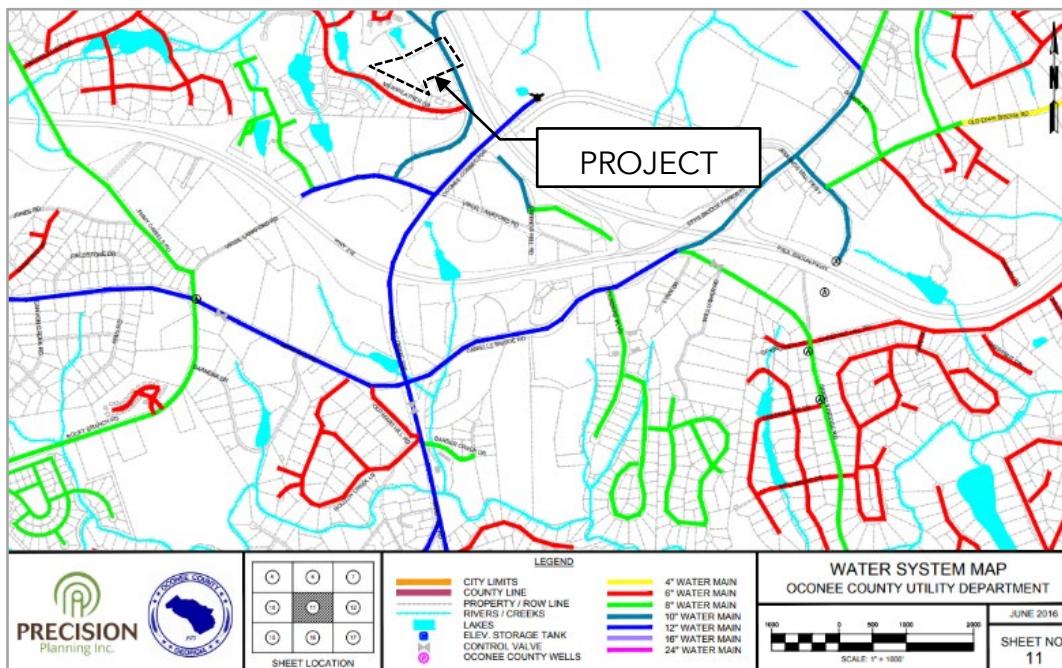
*Calculations based on 90,000 sf of proposed office space

IMPACT TO SCHOOL SYSTEM

There are no reasons to assume that this rezone would negatively affect the school system as this request and development are commercial in nature.

UTILITIES + PUBLIC SERVICES

The proposed development will require domestic water and fire protection provided by the Oconee County Public Utilities Department. Dry utilities such as electricity, cable, and internet will be coordinated with the individual service providers as needed and as warranted in accordance with the Oconee County Unified Development Code. All utilities planned and required for the project shall be installed underground.



WATER. Water is proposed to connect to an existing 10" main off Jennings Mill.

Probable Water Demands and Assumptions:

OFFICE: Assume 175 GPD/1,000 SF
90,000 SF Office Space Proposed

Formula: $175 \times 98.4 = 15,750$ GPD (10.94 GPM) Daily

PEAK HOUR DEMAND: 10.94×3 (Peak Factor) = 32.82 GPM

SEWAGE. Conventional septic tanks and drain-fields are planned for the development. Lots and buildings will be reconfigured as necessary based on soil suitability and a soil survey map shall be submitted to the Oconee County Health Department as applicable with Site Development procedures and permits pending this rezone request. Sanitary Sewer extensions may be installed/requested per availability and allowance by county code and approval.

STORMWATER MANAGEMENT

The office development has one (1) proposed stormwater management facility located on the western portion of the property. The proposed stormwater management system will be designed to meet local, state, and federal regulations and requirements. Throughout the site, stormwater is collected and traversed through pipes and swales, and directed to the proposed stormwater detention areas as shown on the plan. Post development run-off and water quality will be maintained in accordance with Oconee County and State of Georgia standards and regulations.

PROJECT IDENTITY + SIGNAGE

All proposed signage shall be applied for and approved under a separate permit. All signs shown on the proposed site plan are conceptual only. Signs shall be installed according to Article 7 of the Oconee County Unified Development Code.

AMENITIES AND RECREATIONAL AREAS

There are no recreational areas proposed for this site.

LAND DEDICATED FOR PUBLIC USE + OPEN SPACE PROVISIONS

No portion of the subject property is dedicated for public use and there are no provisions for public open space provided or required as part of this rezone.

SIDEWALKS, CURB & GUTTER, AND PEDESTRIAN CIRCULATION

The pedestrian circulation within the development will be designed to focus on a balanced relationship between vehicular and pedestrian traffic. The network of connections will promote walkability and allow for subtle grade transitions for pedestrian access. A sidewalk connection shall be made to Jennings Mill Road if required. Currently, there are no pedestrian connections existing nor available to or from adjacent properties which would make any proposed connection unnecessary and redundant.

Curb and gutter shall be implemented throughout the development to help facilitate stormwater management and to best define and encourage pedestrian and vehicular separation.

ENVIRONMENTAL IMPACTS + BUFFERING

All existing environmentally sensitive areas will be protected, and best management practices installed to prevent any impact due to this development. A Stormwater Management Plan and Erosion Control Plan will be prepared to mitigate any necessary or expected offsite impactions during construction.

All landscape and structural buffers as required by County code shall be proposed and planted in accordance with local code and regulations. A 25-foot landscape buffer is required along the proposed lot line separating the OIP Zoned Office Development and the R-1 Zoned residential lots. The buffer shall be designed and installed in accordance with Oconee County Code. Site utilities and stormwater management facilities will not encroach into landscape buffers. Buffers shall be maintained in accordance with County code and regulations.

LIGHTING

Outdoor lighting will be provided for security purposes and shall be provided in the parking areas of the office development. Any proposed outdoor lighting fixtures for this development shall be full-cutoff and fully shielded to minimize impaction to surrounding properties. All lighting fixtures and layout shall adhere to all standards and specifications set forth in the Oconee County Unified Development Code.

TRASH DISPOSAL + RECYCLING

All solid waste disposal and screening requirements deemed necessary by Oconee County shall be in accordance with the Oconee County Unified Development Code and shall be applied for as development plans are submitted. Solid waste will be collected onsite by a private contractor and disposed of accordingly.

PROJECT SCHEDULE

The petitioners plan to complete the zoning efforts for the subject property by June of 2023. Once plans are approved and permits issued, construction efforts will begin on the site grading and infrastructure as needed and as warranted for the initial development phase which will include one primary office building (Building A, B, or C as seen on the Rezone Concept Plan). All other proposed buildings shall be designed and constructed as markets and demands dictate. It is anticipated that the building interiors of the office buildings will be "Build to Suit".

OWNERSHIP & MAINTENANCE OF COMMON SPACE

It is the intent of the developer to provide a high-quality office development that will allow multiple tenants and businesses to access and enjoy shared courtyards, shared parking, and all applicable amenities and provisions as designed for tenant use. It is anticipated that the development will likely have condominium type ownerships and shared maintenance agreements with the tenants to maintain all said courtyards and amenities. Shared maintenance agreements and covenants shall include the maintenance of the proposed stormwater management facilities and all associated and warranted access easements.

ESTIMATED VALUE AND SQUARE FOOTAGE OF DEVELOPMENT

Estimated Value of the Project at Completion: \$13,500,000.00

- 90,000 SF Office Space:
 - Building A, B, E, & F \$13,500,000.00
(\$1,875,000 each)
 - Building C & D (\$3,000,000 each)

CONSTRUCTION/FAÇADE MATERIALS & REPRESENTATIVE ARCHITECTURE THEMES

The building exterior will predominantly be brick with brick, glass, and/or cementitious siding accents to reflect similar architectural themes as depicted in representative images below. Each building and its respective architectural style will compliment one another to create a single holistic and cohesive architectural theme for the development.

The proposed development will be designed to have an aesthetically and appealing architectural appearance that will meet and/or exceed county requirements. Proposed archetypes referenced below are for reference and shall correlate to the overall architectural theme of the development. All proposed architectural elements shall adhere to the Oconee County Unified Development Code.











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OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

1391 Jennings Mill Road

Tax Parcel #: C 01 033A

Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of applicant or agent: Jeff Carter / Carter Engineering

Address (No P.O. boxes): 3651 Mars Hill Road, Suite 2000

City, State, & Zip Code: Watkinsville Ga

Telephone Number: 770 725 1200

SIGNATURE OF OWNER OR MANAGING MEMBER: William Chambers Jr.

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): William Chambers Jr.

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: Owner

DATE: 12-14-22

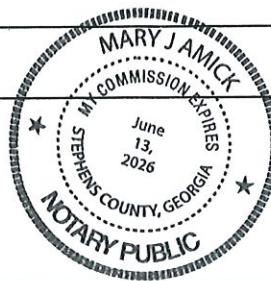
NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS 14 DAY OF December, 2022

NOTARY SIGNATURE: Mary J Amick

DATE: December 14, 2022

SEAL:





Official Tax Receipt
Oconee County, GA
23 North Main St
Watkinsville, 30677
--Online Receipt--

Phone: 706-769-3917

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022-3064	C 01 033 A	1163/538 460/260	\$5,648.33	\$0.00 Fees: \$0.00	\$0.00	\$5,648.33	\$0.00
			Totals:	\$5,648.33	\$0.00	\$0.00	\$5,648.33

Paid Date: 11/10/2022

Charge Amount: \$5,648.33

CHAMBERS FAMILY PARTNERSHIP, LLLP
1120 TULIPWOOD LANE
ATHENS, GA 30606



Scan this code with your
mobile phone to view this
bill

OCONEE COUNTY
Rezone Request

HillPOINTE Office Complex

ZONING IMPACT ANALYSIS

February 15, 2023

(Revised April 20, 2023)

ADDRESS

1391 Jennings Mill Road
Parcel No. C 01 033A
(portion of Parcel No. C 01 033K)

CURRENT ZONING

AG (Agricultural)
R-2 (Two-Family Residential)

PROPOSED ZONING

OIP (Office Institutional Professional)



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A. WILL THE ZONING PROPOSAL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE EXISTING USES, DEVELOPMENT, AND ZONING OF NEARBY PROPERTY?

The subject property is currently made up of two parcels with zonings of Agricultural and R-2 Residential. The surrounding parcels are R-3 residential, R-3 office, and OIP properties. Rezoning the subject property would relate well to the existing zoning of the surrounding parcels. With the subject property being rezoned to OIP, the neighboring properties would be supported by the addition of other offices to create compatible land uses and zoning along Jennings Mill Road. The rezoning would help the area achieve a better sense of cohesion and allow for a more consistent character along the two respected roadways.

B. DOES THE SUBJECT PROPERTY HAVE A REASONABLE ECONOMIC USE AS CURRENTLY ZONED?

The current zoning limits the economic potential of the site. Currently, the zoning of the subject property as AG (Agricultural) makes the area unusable as there are no agricultural practices available nor warranted for the surrounding area along Jennings Mill Road. Nor would it be possible to utilize the R-2 zoned portion of the property with direct access to Jennings Mill Road. While the neighboring property shares the agricultural zoning, the property is currently being utilized as a daycare facility.

C. CONSIDER THE EXTENT OT WHICH THE ZONING PROPOSAL PROMOTES THE HEALTH, SAFETY, MORALS, OR GENERAL WELFARE OF THE PUBLIC WITH CONSIDERATION TO: 1) POPULATION DENSITY AND EFFECT ON COMMUNITY FACILITIES SUCH AS STREETS, SCHOOLS, WATER AND SEWER; 2) ENVIRONMENTAL IMPACT; 3) EFFECT ON EXISTING USE, USABILITY, AND/OR VALUE OF ADJOINING PROPERTY:

The extent can be summarized as follows:

1. With the zoning of OIP, there would be an increase of traffic to the area during the workday with the addition of offices but not to the extent of adding a bustling shopping center to the area. The offices in the area may serve to draw more people to live in the area due to providing shorter commute times to their jobs and providing a sense of live, work, play as is the theme for a Regional Center Character Area.
2. There will be no significant negative effects to the environmental conditions. The stormwater management would be in accordance with local, state, and federal regulations as to provide best management practices as needed and as warranted to protect any wetland, floodplain, jurisdictional water, or protected buffer present on the subject site.
3. There will be no negative effect on adjoining property values.

D. CONSIDER THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS CURRENTLY ZONED, CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE PROPERTY.

There will be no gain to the public for the subject property to remain as it's currently zoned. The property cannot sustain agricultural use. The surrounding parcels have been developed over time since the initial purchase and development of the Jennings Mill PUD. The proposed rezone would allow this property to be better apportioned to allow for better use and acquisition of the area.

E. CONSIDER THE CONSISTENCY OF THE PROPOSED USE WITH THE STATED PURPOSE OF THE ZONING DISTRICT THAT IS BEING REQUESTED.

The project is consistent with the zoning requested. Support is further provided by the goals of the Oconee County Development Plan (discussed below).

F. CONSIDER 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 development of the surrounding properties consists of business/medical offices. The development of this parcel is consistent with the land use patterns of the surrounding areas.

G. CONSIDER THE CONFORMITY WITH OR DIVERGENCE FROM THE FUTURE DEVELOPMENT MAP OR THE GOALS AND OBJECTIVES OF THE OCONEE COUNTY COMPREHENSIVE PLAN.

The rezoning is compatible with the Oconee County Comprehensive Plan (OCCP). A portion of the OCCP is focused on economic development with the goal to, "Create distinct nodes or districts that are easily identifiable as designated nodes." The surrounding area is predominately developed for medical practitioners already; by allowing the rezone, the office/medical park development would be aiding in promoting the identity of the area as a designated node for medical and office development. The development would also assist in providing more jobs to the county and its citizens. In 2015, the U.S. Census Bureau reported that 78.6% of workers living in Oconee County would commute to the surrounding counties for work. Allowing this development would aid in promoting local workforce opportunities and due to its proximity to Jennings Mill and surrounding residential areas, it has the potential to create a less commuter-oriented atmosphere.

H. CONSIDER THE AVAILABILITY OF ADEQUATE SITES FOR THE PROPOSED USE IN DISTRICTS THAT PERMIT SUCH USE.

There are no known properties of this size and character for sale and/or available in the immediate area that suits the applicant's needs.



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