



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

REZONE CASE #: P23-0090

DATE: June 7, 2023

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

APPLICANT NAME: Eberhardt & Hale, LLP

PROPERTY OWNER: Kelly Barwick / Ken Hill,
Jacob Properties, LLLP

LOCATION: US Highway 441, West Side,
Intersection of US Hwy 441 & GA Hwy
15 (portions of B-06-029A & B-06-029)

PARCEL SIZE: ±6.285 total acres

EXISTING ZONING: AR (Agricultural Residential
District)

EXISTING LAND USE: Undeveloped land, Conservation use property

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Civic Center

ACTION REQUESTED: Rezone from AR to B-2 for a proposed gas station/convenience store development with diesel truck refueling bays along US Highway 441 (Veterans Memorial Parkway).

STAFF RECOMMENDATION: Staff recommends conditional approval of this request.

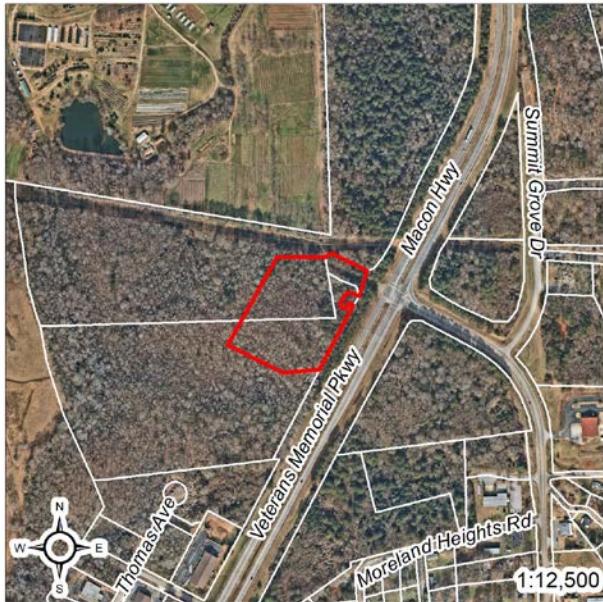
DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: June 19, 2023

BOARD OF COMMISSIONERS: July 11, 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 AR to B-2 to develop the proposed gas station/convenience store with diesel truck refueling bays on the proposed 6.285-acre site.
- The subject properties are zoned AR. Parcel B-06-029 has been owned by the current owner since 2001, and parcel B-06-029A has been owned by the current owner since 2003. The tracts are currently undeveloped land.
- 4.32 acres from parcel B-06-029 and 1.965 acres from parcel B-006-029A will be combined into the proposed parcel.
- There is a concurrent special use application (P23-0089) to request approval for diesel truck refueling bays in the B-2 district, which is required per Sec. 205.10.
- There are no previous resolutions for this property.
- 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	Agricultural and institutional	AR (Agricultural Residential District)
SOUTH	Commercial offices	OBP (Office-Business Park District), AR (Agricultural Residential District)
EAST	Vacant land	OIP (Office Institutional Professional District)
WEST	Agricultural and institutional	AR (Agricultural Residential District)

PROPOSED DEVELOPMENT

- The applicant is requesting a rezoning from AR to B-2 for a gas station and convenience store business development. The applicant proposes one store building, gas pumping stations and associated parking.
- The proposed B-2 development includes one convenience store, gas pumps and associated parking on the subject property.
 - Store – 5,312 SF (1-story)
- The applicant's estimated value of the proposed improvements for the project is \$750,000.
- Construction would begin following zoning approval and construction permit approval with an anticipated construction start by the end of 2023 and an estimated open date of fall 2024.

PROPOSED TRAFFIC PROJECTIONS

- There is an estimated additional 2,286 ADT for the business use (Trip Generation Manual, 11th Edition). Per the manual, the proposed development does meet the 1,000 ADT threshold that is required to trigger a traffic impact analysis, and the applicant provided a traffic impact analysis.
- There is no previous resolution for this property for traffic projection comparison.

PUBLIC FACILITIES

Water:

- The project is proposed to utilize County water services at a rate of 3,000 gallons per day.
- The Water Resources Department has indicated in a letter that potable water is available at this location.

Sewer:

- The project is proposed to utilize County sewer services at a rate of 3,000 gallons per day.
- The Water Resources Department has indicated in a letter that sewer is available at this location.

Roads:

- The property will be accessed from a signal at the intersection of US 441 and GA 15.

ENVIRONMENTAL

- No 100-year flood plain or jurisdictional wetlands are known to exist on the site. There is wetland area at the far western portion of the parent parcel, but there are no wetlands on the subject site with the proposed B-2 zoning.

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 AR, OBP and OIP. Primary land uses in the area are a mixture of agricultural, office, commercial, and business uses. The proposed gas station development should not impede the normal and orderly development of surrounding property due to the primarily agricultural, institutional, commercial, and office mix of uses of the surrounding properties. The applicant has included a 50' landscape buffer between the proposed B-2 property and adjacent AR property per the code (Sec. 806). Staff is of the opinion that the proposed development is suitable in view of the existing nearby development and zoning.

B. Whether the property to be rezoned has a reasonable economic use as currently zoned.

The property has a reasonable economic use as the existing AR zoning; however, the proposed business use aligns with some adjacent business, office, and residential uses in the broader 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 one convenience store building. 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 2,286 additional ADT over the current undeveloped parcel. There are no anticipated impacts on the school system from the proposed B-2 development.

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 office portion of the 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, the applicant is providing a 50-foot buffer along the property line between the subject parcel and the adjacent AR properties to the west due to adjacent less intense zoning (AR) of the adjacent agricultural properties.

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 undeveloped; however, office and business development has occurred in the area to the east and south along Veterans Memorial Parkway, to the north at the intersection of Veterans Memorial Parkway and Hog Mountain Road, and nearby areas. The nature of the Veterans Memorial

Parkway corridor in this vicinity continues to be a mixture of developed and undeveloped properties, with several parcels remaining in agriculture and institutional use along with commercial and business development along Veterans Memorial Parkway and nearby Hog Mountain Road.

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

The purpose of the B-2 zoning district is to “serve those business activities generally oriented to the highways” (Unified Development Code Sec. 205.10). The specific property must be developed according to the principal uses allowed in the B-2 zoning district. Staff notes that the requested convenience food store with fuel pumps is allowed in B-2 zoning. However, the proposed truck refueling for a canopy of diesel fueling bays for trucks requires a special use approval per Sec. 205.10(e). The applicant is submitting a companion special use application for the truck bays along with this rezoning application. Staff holds that the proposed business development is consistent with the stated purpose of the proposed zoning district provided that the corresponding special use application is approved.

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 OIP, OBP, B-2 development of the parcels to the north and south of the subject parcel supports additional development consistent with B-2 uses and standards. 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 Civic Center character area, as shown on the 2040 Future Development Map. The Civic Center character area is characterized by “a relatively high-intensity mix of businesses, retail shopping, offices, sports and recreational complexes, public schools, a college campus, and other public and semi-public uses” (Comprehensive Plan, p. 58). The Comprehensive Plan lists consumer-based commercial establishments that offer goods and services to the residents of central Oconee as primary land uses in the Civic 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 B-2-zoned properties exist in the county that would permit the requested business use. However, for the proposed gas station use, the B-2 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. Ingress/egress access easement shall be provided from the right of way of Hwy 441 along and including the entrance drive to the remaining portions of parcel B-06-029A and B-06-029 to provide for future development access to the signal. Interparcel access stub outs to the north and the west along the entrance drive shall be shown on the preliminary plat and site development plans.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

Rezoning from: AR to B2 Change in Conditions of Approval for Case #: _____

Special Use Approval for: _____ in the _____ Zoning District

Applicant

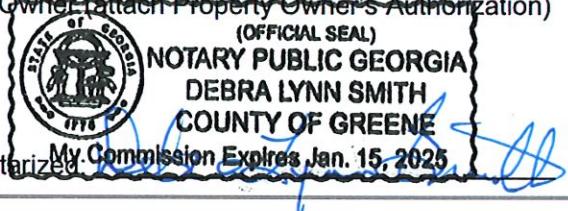
Name: M. Eric Eberhardt (Eberhardt & Hale, LLP)
 Address: Charlie Tarwater-QuickTrip Corp
1160 S. Milledge Ave, Ste 120
(No P.O. Boxes)
Athens, GA 30605

Telephone: 706-549-1965
 Email: mee@ehlawfirm.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: M. Eric Eberhardt Date: 4/28/23 Notarized Debra Lynn Smith



Property

Location: Veteran Memorial Parkway (US Hwy 441)
(Physical Description)
West Side, Intersection of US Hwy 441 and GA Hwy 15

Tax Parcel Number: B-06-029A; B-06-029

Size (Acres): 1.965; 4.32 Current Zoning: AR; AR

Future Development Map—Character Area Designation: Civic Center

Use

Current Use: Undeveloped, Inactive Agricultural
Conservation Use Property

Proposed Use: Gasoline Station with Convenience Store, no repairs
Truck Stop (Fueling, No Truck Parking Area)

Attachments (check all that apply)

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

For Oconee County Staff Use Only

Application 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

00646
00473

0001606

0000473

FILED IN CLERK'S OFFICE
OCONEE COUNTY, GEORGIA
FEB 19 2003

03 FEB 19 2003:17
646 473-475

2-19-03 OCONEE COUNTY, GEORGIA
Real Estate Transfer Tax

Paid \$ 0

Date 02-19-03

Paula Hix CSC
Deeck

Return to:
Donna Stanaland Hix
Bunn, Byrd Newsom & Hix
P.O. Box 629
Columbus, GA 31902-0629

No Title Examination
EXECUTRIX DEED

STATE OF GEORGIA
COUNTY MUSCOGEE

THIS INDENTURE, made this the 30 day of January, 2003, by and between

KERRY H. BARWICK, as the duly qualified and acting Executrix under the Last Will and Testament of MARTHA D. HILL, deceased, of the aforesaid State and County, (hereinafter referred to as "Grantor") and

KERRY H. BARWICK, resident of Muscogee County, Georgia and
KEN D. HILL, resident of Lee County, Alabama (hereinafter referred to individually and collectively as "Grantee").

WITNESS ET TH:

WHEREAS, MARTHA D. HILL, a resident of Muscogee County, Georgia, died testate on the January 26, 2002, owning the hereinafter described real property;

WHEREAS, the Last Will and Testament of said MARTHA D. HILL has been duly probated in Solemn Form in the Probate Court of Muscogee County, Georgia, and KERRY H. BARWICK has been appointed the Executrix of said Will and is now the duly qualified and acting Executrix of said Will;

WHEREAS, by the provisions of Item 3 of said Last Will and Testament of said MARTHA D. HILL, deceased, the hereinafter described property was devised to Grantee herein; and,

WHEREAS, all the debts of said estate have been paid and there are now no outstanding obligations,

NOW, THEREFORE, said Grantor, in compliance with the terms of said Will, and for the purpose of assenting thereto, does hereby release and convey unto Grantee, their heirs and assigns, the following described real property:

TRACT 1:

All that tract or parcel of land containing 51.955 acres, more or less, situate, lying and being on U.S. Highway 129 and 441 (Athens-Watkinsville Road), on northern outskirts of Watkinsville, in the 221st District, G.M. Oconee County, Georgia bounded on the northeast and east by said Highway, and south, southeast by lands, the title to same this day completed in first party herein, southwest by lands of Southern Piedmont Experiment Station, north and west by lands of University of Georgia, and north by lands of J. Swanton Ivy, and having such shape, metes, courses and distances as will more fully appear by reference to a plat thereof made by Ben McLeroy & Associates, Surveyors, dated March 26, 1974, and recorded in Plat Book 4, Page 247, Oconee County Records, and being part of the property devised to parties to this deed by will of Ruby Weatherford, dated March 17, 1944, probated in solemn form in Oconee Court of Ordinary, January 7, 1946, and recorded in Will Book B, Page 50, in said Ordinary's office, and being part of the property conveyed to Dave Weatherford by John Hancock Life Insurance Company by warranty deed, dated December 6, 1929, and recorded in Deed Book S, Pages 106-107, in said Oconee County Records, this being designated Tracts 2 and 4 on said plat.

This property being the identical property conveyed by Sara D. Jacobs to Martha D. Hill by deed dated July 30, 1975 and being recorded in Deed Book 19, page 154 of the records in the office of the Clerk of Superior Court of Oconee County, Georgia.

TRACT 2:

ALL that tract or parcel of land lying and being in the 221st GMD of Oconee County, Georgia, being designated as Tract 2 on a plat of survey entitled "Recombination Plat for Sarah D. Jacobs and Martha D. Hill" dated January 29, 1998, prepared by Ray N. Woods, Land Surveyor and recorded in Plat Book 30, page 245. Said plat, and the more complete description of the subject property contained therein, being incorporated herein by reference thereto.

Being the identical property conveyed by Sara D. Jacobs to Martha D. Hill by deed dated May 14, 1998 and being recorded in Deed Book 479, page 432, aforesaid records.

TO HAVE AND TO HOLD the said conveyed premises unto Grantee, and Grantee's heirs and assigns, together with all and singular the rights, members and appurtenances thereof to the same in any manner belonging, to the proper use, benefit and behoof of Grantee and Grantee's heirs and assigns, forever, in as full and as ample a manner as the same were possessed or enjoyed by the said MARTHA D. HILL, deceased, in her lifetime.

IN WITNESS WHEREOF, the said Grantor has hereunder set her hand and seal, this day and year first above written.

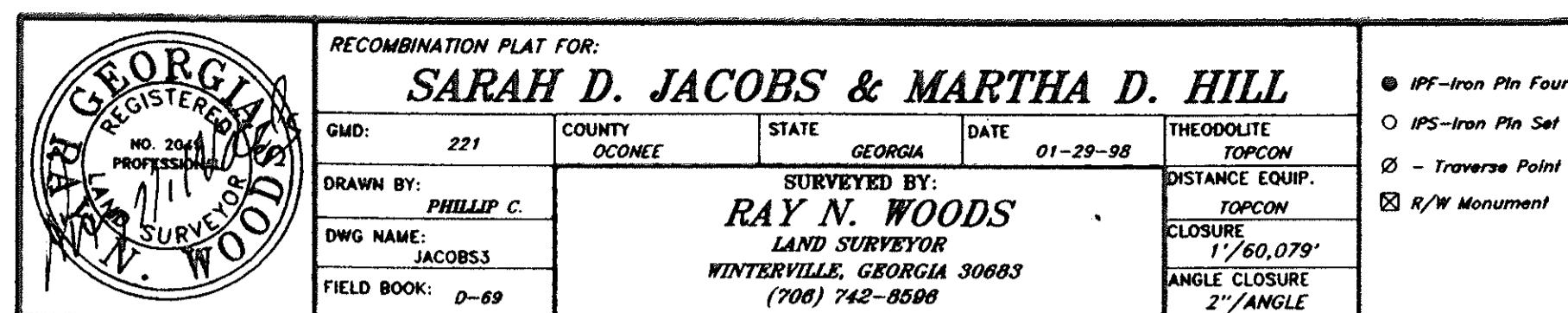
Kerry H. Barwick
KERRY H. BARWICK, as Executrix under
the Last Will and Testament of MARTHA D. HILL,
deceased

Signed, sealed and delivered
in the presence of:

D. S. H.
Unofficial Witness

Stacey Baker
Notary Public
My commission expires: My Commission Expires September 24, 2006

(Notorial Seal)



200 0 200 400 600
GRAPHIC SCALE - FEET SCALE: 1" = 200'

REFERENCES:
Deed Book 19, Page 155
Plat Book 4, Page 247
Deed Book 230, Page 246
Deed Book 232, Pages 87-89
Deed Book 19, Page 154

NOTE:

TRACTS 1,2,3 & 4 belong to Sarah D. Jacobs. TRACTS 5 & 6 belong to Martha D. Hill.

Oconee County
Planning Department
"AUTHORIZED FOR RECORDING"
By Wayne Provost
Planning Director

INSET "A"
INSET SCALE: 1" = 50'

N 51°46'00"E 23.16'
S 70°41'02"E 6.50'
R/W MONUMENT FOUND
INSIDE OF LINES

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future", and their location, size, type, and materials are correctly shown; and that all requirements of the land subdivision regulations of Oconee Co., Ga. have been fully complied with.

Ray N. Woods
Registered Georgia Land Surveyor No. 2049

Registered P.E. Number

REGENTS OF THE
UNIVERSITY SYSTEM OF GEORGIA

SOUTHERN PIEDMONT EXPERIMENT STATION

FENCE OUTSIDE OF LINE

FENCE MEANDERS ALONG LINE
S 80°34'31"E 1662.43'
CREEK

TRACT 5
43.414 ACRES

N 08°55'58"W 585.63'
N 19°03'22"W 274.23'

CREEK

TRACT 1
22.539 ACRES

CREEK

S 83°15'00"E 1516.09'
JULIAN H. COX
Plat Book 4, Page 177

Exempt under the provisions of section 104.2 of the Land Subdivision Regulations of Oconee County, Georgia.

Date OCT 28 1998

THIS PLAT SERVES TO RECOMBINE
PORTIONS OF EXISTING TAX
PARCELS AND DOES NOT CREATE
A NEW LOT OR TAX PARCEL.

J. SWANTON IVY, SR.

S 83°53'39"E 800.26'

S 05°05'40"E 0.82'

S 05°51'10"E 217.53'

S 05°52'35"E 15.53'

S 05°53'35"E 21.35'

S 05°54'35"E 31.35'

S 05°55'35"E 41.35'

S 05°56'35"E 51.35'

S 05°57'35"E 61.35'

S 05°58'35"E 71.35'

S 05°59'35"E 81.35'

S 06°00'35"E 91.35'

S 06°01'35"E 101.35'

S 06°02'35"E 111.35'

S 06°03'35"E 121.35'

S 06°04'35"E 131.35'

S 06°05'35"E 141.35'

S 06°06'35"E 151.35'

S 06°07'35"E 161.35'

S 06°08'35"E 171.35'

S 06°09'35"E 181.35'

S 06°10'35"E 191.35'

S 06°11'35"E 201.35'

S 06°12'35"E 211.35'

S 06°13'35"E 221.35'

S 06°14'35"E 231.35'

S 06°15'35"E 241.35'

S 06°16'35"E 251.35'

S 06°17'35"E 261.35'

S 06°18'35"E 271.35'

S 06°19'35"E 281.35'

S 06°20'35"E 291.35'

S 06°21'35"E 301.35'

S 06°22'35"E 311.35'

S 06°23'35"E 321.35'

S 06°24'35"E 331.35'

S 06°25'35"E 341.35'

S 06°26'35"E 351.35'

S 06°27'35"E 361.35'

S 06°28'35"E 371.35'

S 06°29'35"E 381.35'

S 06°30'35"E 391.35'

S 06°31'35"E 401.35'

S 06°32'35"E 411.35'

S 06°33'35"E 421.35'

S 06°34'35"E 431.35'

S 06°35'35"E 441.35'

S 06°36'35"E 451.35'

S 06°37'35"E 461.35'

S 06°38'35"E 471.35'

S 06°39'35"E 481.35'

S 06°40'35"E 491.35'

S 06°41'35"E 501.35'

S 06°42'35"E 511.35'

S 06°43'35"E 521.35'

S 06°44'35"E 531.35'

S 06°45'35"E 541.35'

S 06°46'35"E 551.35'

S 06°47'35"E 561.35'

S 06°48'35"E 571.35'

S 06°49'35"E 581.35'

S 06°50'35"E 591.35'

S 06°51'35"E 601.35'

S 06°52'35"E 611.35'

S 06°53'35"E 621.35'

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S 06°08'35"E 771.35'

S 06°09'35"E 781.35'

S 06°00'35"E 791.35'

S 06°01'35"E 801.35'

S 06°02'35"E 811.35'

S 06°03'35"E 821.35'

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S 06°09'35"E 881.35'

S 06°00'35"E 891.35'

S 06°01'35"E 901.35'

S 06°02'35"E 911.35'

S 06°03'35"E 921.35'

S 06°04'35"E 931.35'

S 06°05'35"E 941.35'

S 06°06'35"E 951.35'

S 06°07'35"E 961.35'

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S 06°00'35"E 991.35'

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S 06°02'35"E 1011.35'

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S 06°06'35"E 1051.35'

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S 06°08'35"E 1071.35'

S 06°09'35"E 1081.35'

S 06°00'35"E 1091.35'

S 06°01

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Q															
P	SITE DEVELOPMENT PLANS FOR														Q
N	QUIKTRIP STORE #1758														P
M	U.S. Hwy 441														N
L	WATKINSVILLE, GA 30677														M
K	REZONE CONCEPT PLAN														L
J															K
H															J
G															H
F															G
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D															E
C															D
B															C
A															B

GENERAL NOTES:

1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

2. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE GOVERNING AGENCIES AND COORDINATING ALL GOVERNING AGENCY INSPECTIONS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. REFERENCE SITE WORK SPECIFICATIONS.

4. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

5. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGE TO ADJACENT PROPERTIES AND NEW CONSTRUCTION IN PLACE DURING THE CONSTRUCTION PHASES OF THIS PROJECT. ANY DISTURBED IMPROVEMENTS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.

6. ANY QUANTITIES PROVIDED ON THESE PLANS ARE FOR GENERAL REFERENCE PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES REQUIRED FOR CONSTRUCTION.

7. THE EXISTING FEATURES SHOWN ON THESE PLANS ARE THOSE NOTED IN THE FIELD AND THOSE TAKEN FROM RECORD DRAWINGS. THERE IS NO GUARANTEE THAT ALL FEATURES (ABOVE OR BELOW GROUND) ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING FEATURES PRIOR TO BIDDING THE PROJECT.

8. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION BY CONTACTING THE LOCAL UTILITY COMPANIES AND/OR UTILIZING THE LOCAL ONE-CALL SYSTEM. ANY DAMAGE DONE TO EXISTING UTILITIES (THAT ARE TO REMAIN IN PLACE) DURING CONSTRUCTION OPERATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY AND REPAIRED AT THE CONTRACTOR'S EXPENSE.

9. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNERS CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK SHALL MEET OR EXCEED THE RELEVANT UTILITY COMPANIES AND REGULATORY AGENCIES CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK WITHIN PUBLIC AND STATE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS.

10. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER TRAFFIC CONTROL IS IN PLACE FOR EACH PHASE OF CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROPERLY MAINTAINING TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PLANS TO THE CITY AND DEPARTMENT OF TRANSPORTATION AS REQUIRED.

WETLANDS NOTICE:

ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/ DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

WARRANTY/Disclaimer:

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION REPRESENTATIVE. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

FLOOD CERTIFICATION:

THIS PROPERTY LIES IN ZONE "X" AND DOES NOT LOCATE WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE OCONEE COUNTY OF WATKINSVILLE, GEORGIA, COMMUNITY PANEL NUMBER 13219C0070E EFFECTIVE DATE SEPTEMBER 15, 2022.

BENCHMARKS:

FILE LOCATION:\K:\ALP\PRJ\018592000 QUIKTRIP\018592009_1758_Watkinsville\CAD\Plansheets\CO01 - COVER SHEET.dwg TAB NAME:COVER SAVED:5/12/2023 11:15 AM PLOTTED:5/12/2023 4:45 PM USER:Chandler.Lawrence

SITE DEVELOPMENT PLANS FOR
QUIKTRIP STORE #1758
U.S. Hwy 441
WATKINSVILLE, GA 30677
REZONE CONCEPT PLAN

QuikTrip No. 1758
U.S. HWY 441
WATKINSVILLE, GA 30677

GEORGIA 811
Utilities Protection Center, Inc.
Know where below.
Call before you dig.

GSWCC Georgia Soil and Water Conservation Commission
DEREK M. ZITTRAUER
Level II Certified Design Professional
CERTIFICATION NUMBER 0000076500
ISSUED: 03/10/2022 EXPIRES: 03/10/2025

Sheet Index

SHEET #	Sheet Title
C001	COVER SHEET
C100	DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING PLAN
C400	SIGHT DISTANCE PLAN
L100	LANDSCAPE PLAN

ORIGINAL ISSUE DATE: 05/15/2023

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C001

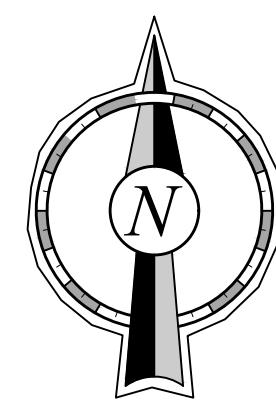
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PROJECT NO.:018592009

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PHONE (770) 619-4282
WWW.KIMLEY-HORN.COM



Vicinity Map
1" = 2000'



PARCEL NO.: B 06 029 & B 06 029A
CURRENT ZONING: AR
PROPOSED ZONING: B2
ADJACENT ZONING
NORTH AND WEST: AR
SOUTH: O-B-P
EAST ACROSS 441: OIP & OBP

CITY OF WATKINSVILLE, GEORGIA

PROPERTY AREA = ACRES

ADJACENT LAND OWNERS
NORTH: KERRY H AND KEN D BARWICK
SOUTH: LAMPKIN BRANCH BUSINESS PARK, LLC
EAST: OCONEE COUNTY
WEST: BD OF REGENTS OF
THE UNIVERSITY SYSTEM OF GEORGIA

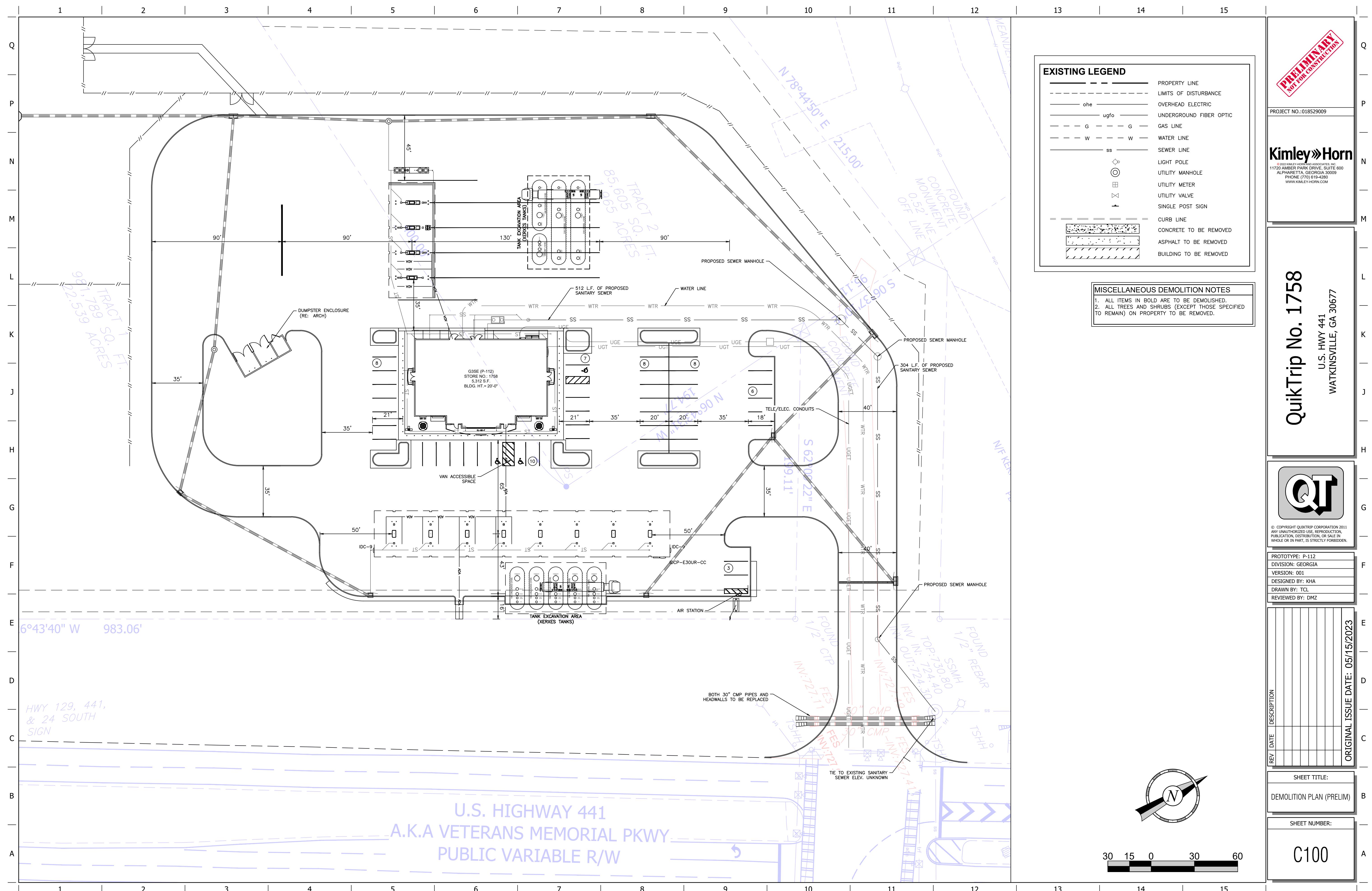
OWNERS
KERRY H AND KEN D BARWICK
JACOBS PROPERTIES LLLP

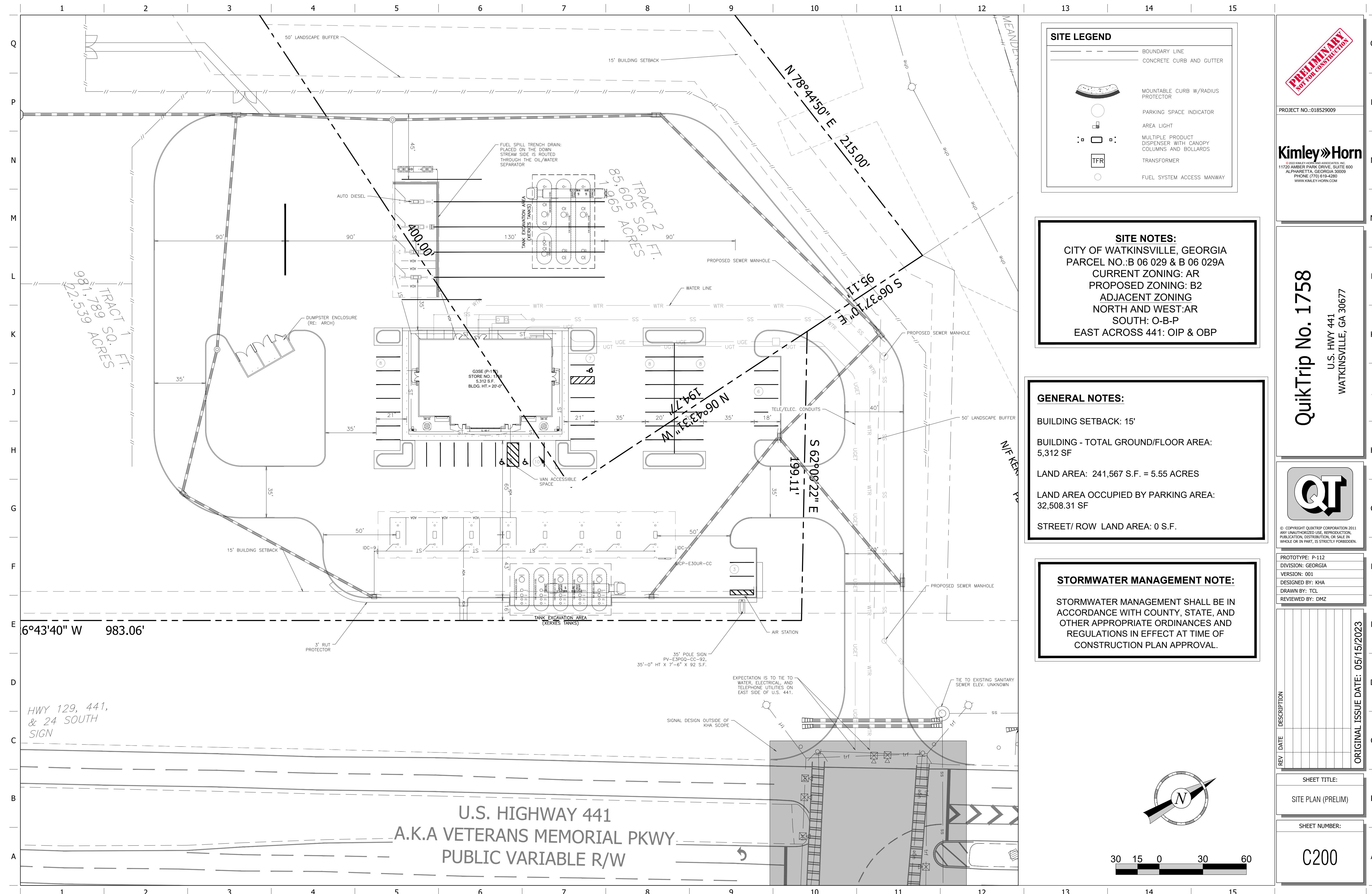
DEVELOPER
QUIKTRIP

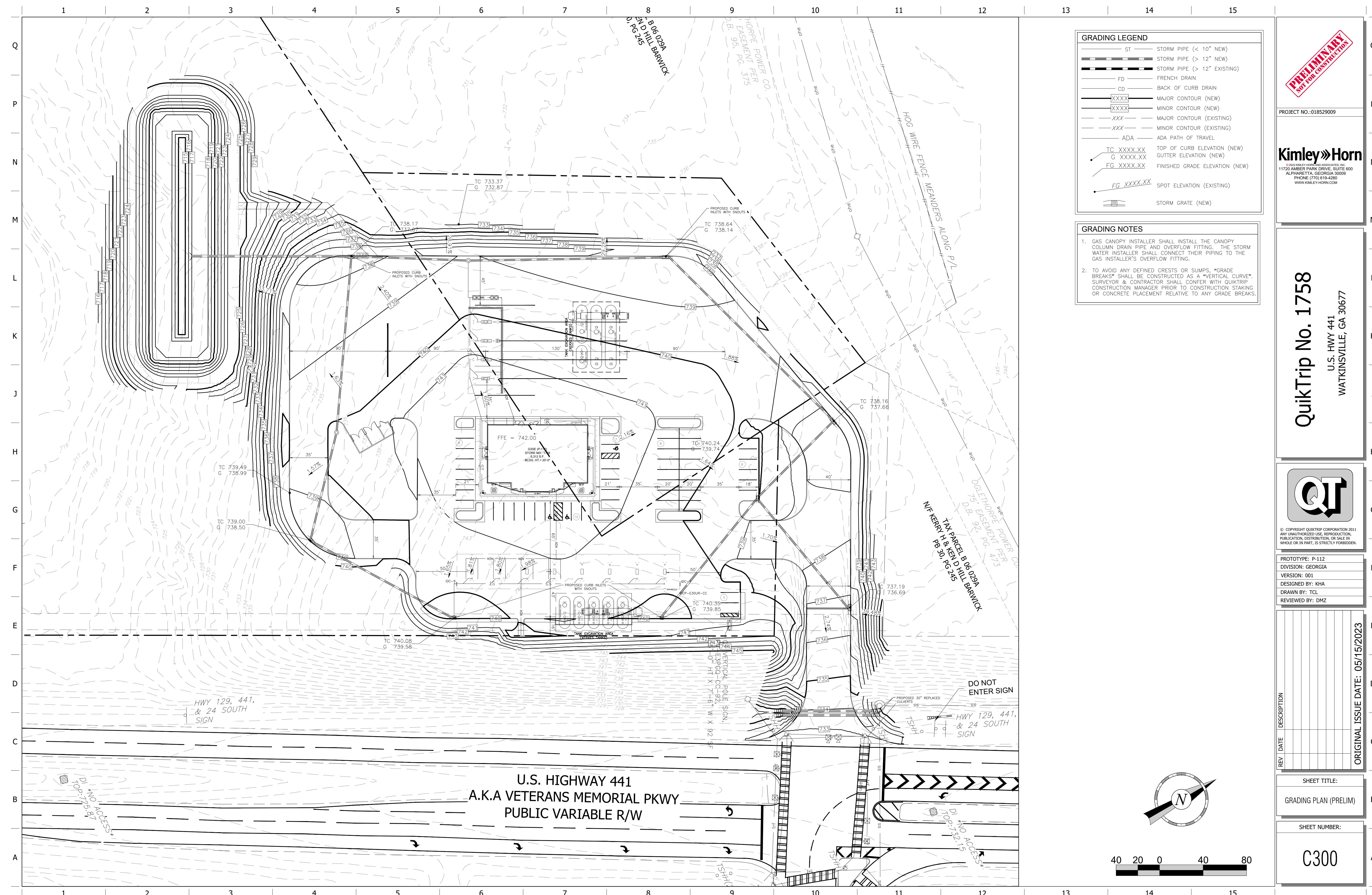


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DIVISION: GEORGIA
VERSION: 001
DESIGNED BY: KHA
DRAWN BY: TCL
REVIEWED BY: DMZ







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PROJECT NO.:018529009

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PHONE: (770) 919-4288
WWW.KIMLEY-HORN.COM

QuikTrip No. 1758
U.S. HWY 441
WATKINSVILLE, GA 30677

QT

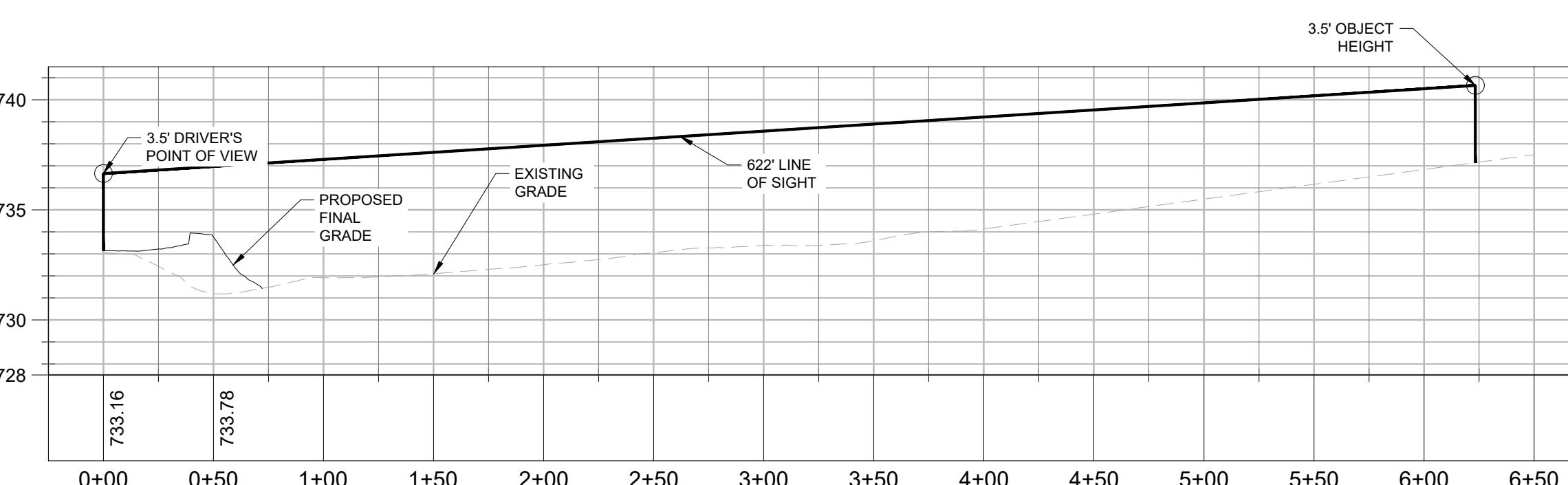
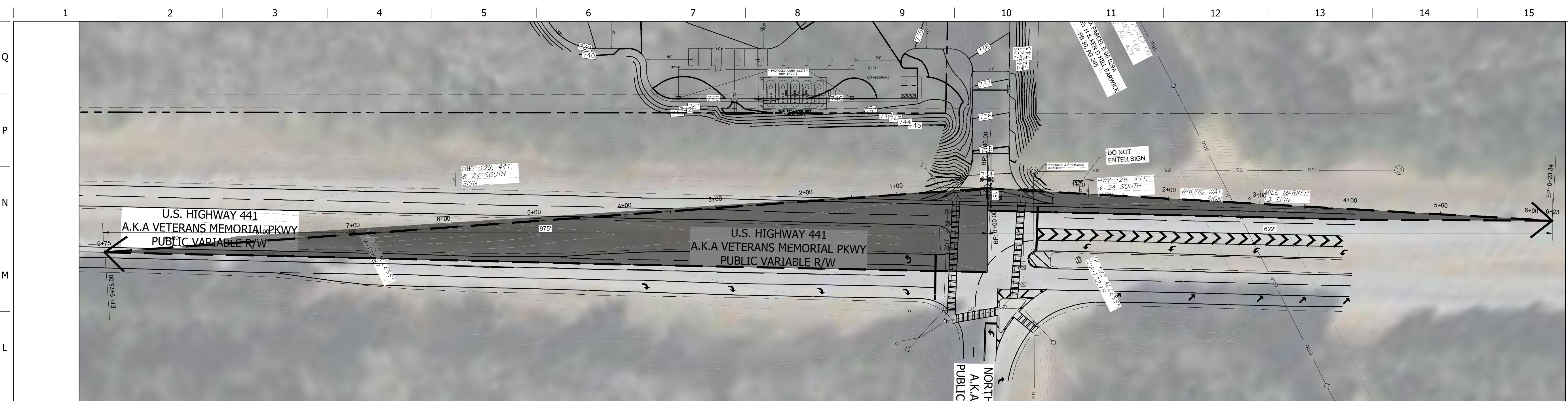
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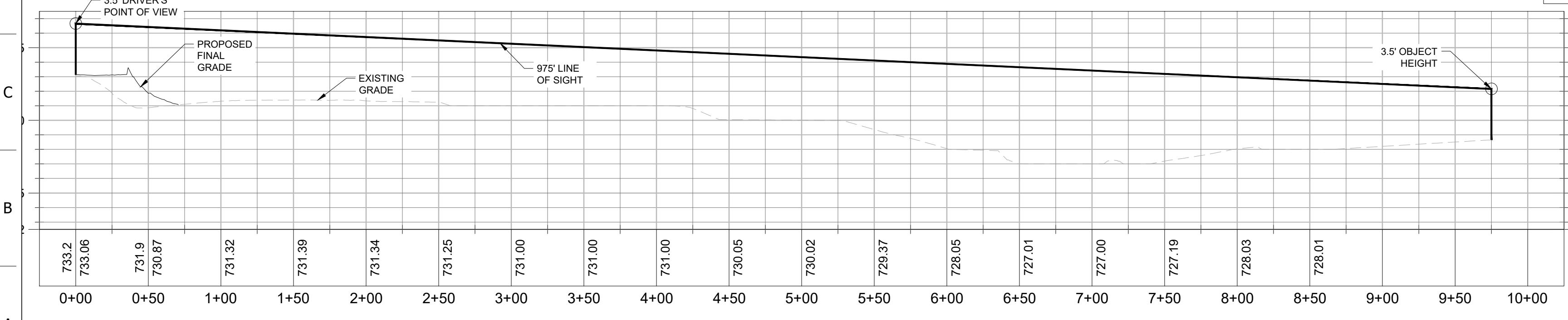
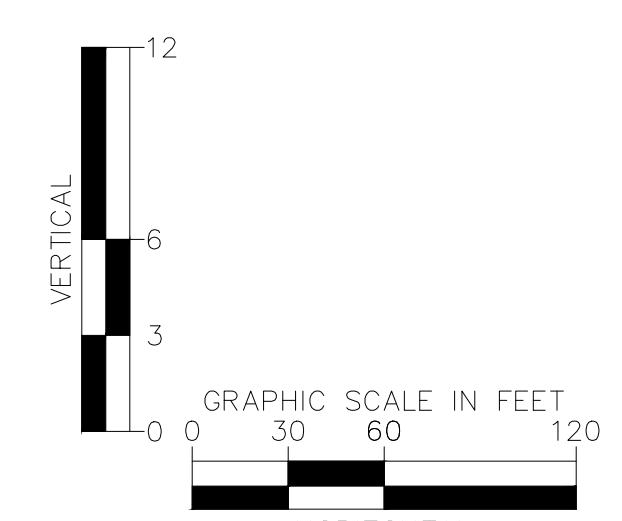
ORIGINAL ISSUE DATE: 05/15/2023

REV DATE
SHEET TITLE:
SIGHT DISTANCE PLAN

SHEET NUMBER:
C400



PROFILE VIEW
SIGHT LINE LOOKING LEFT



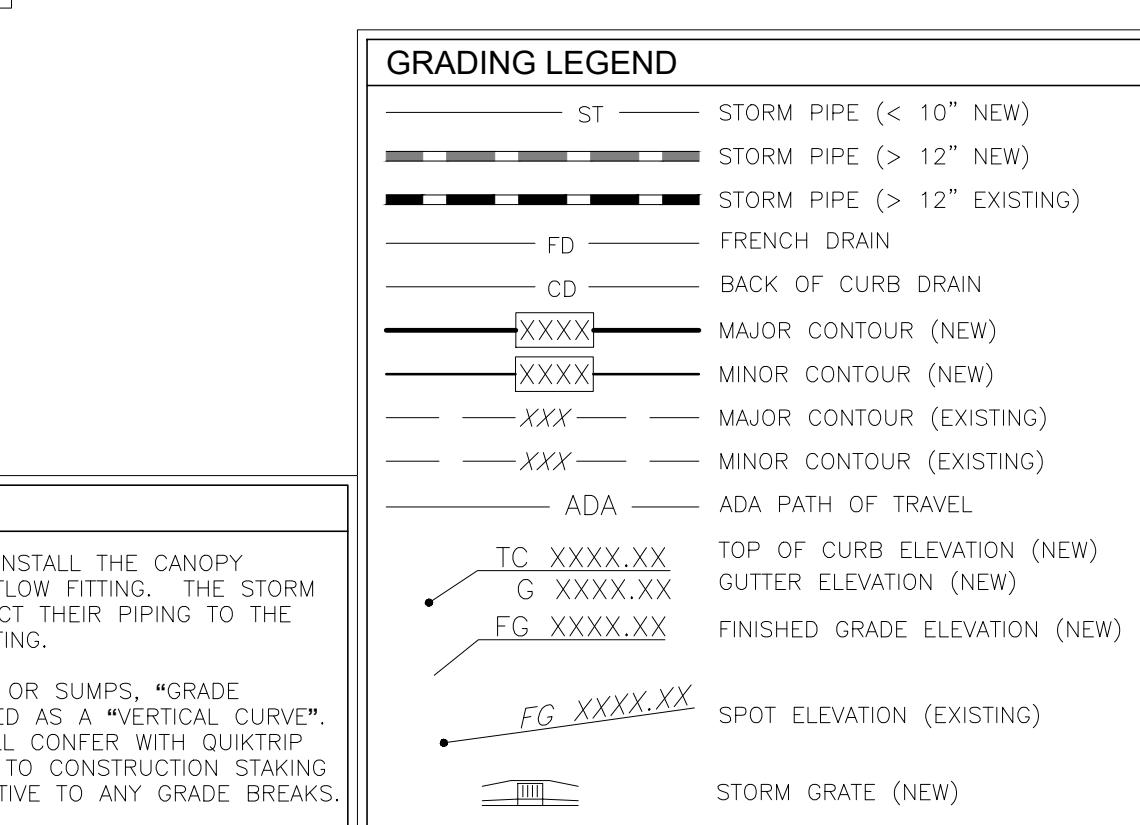
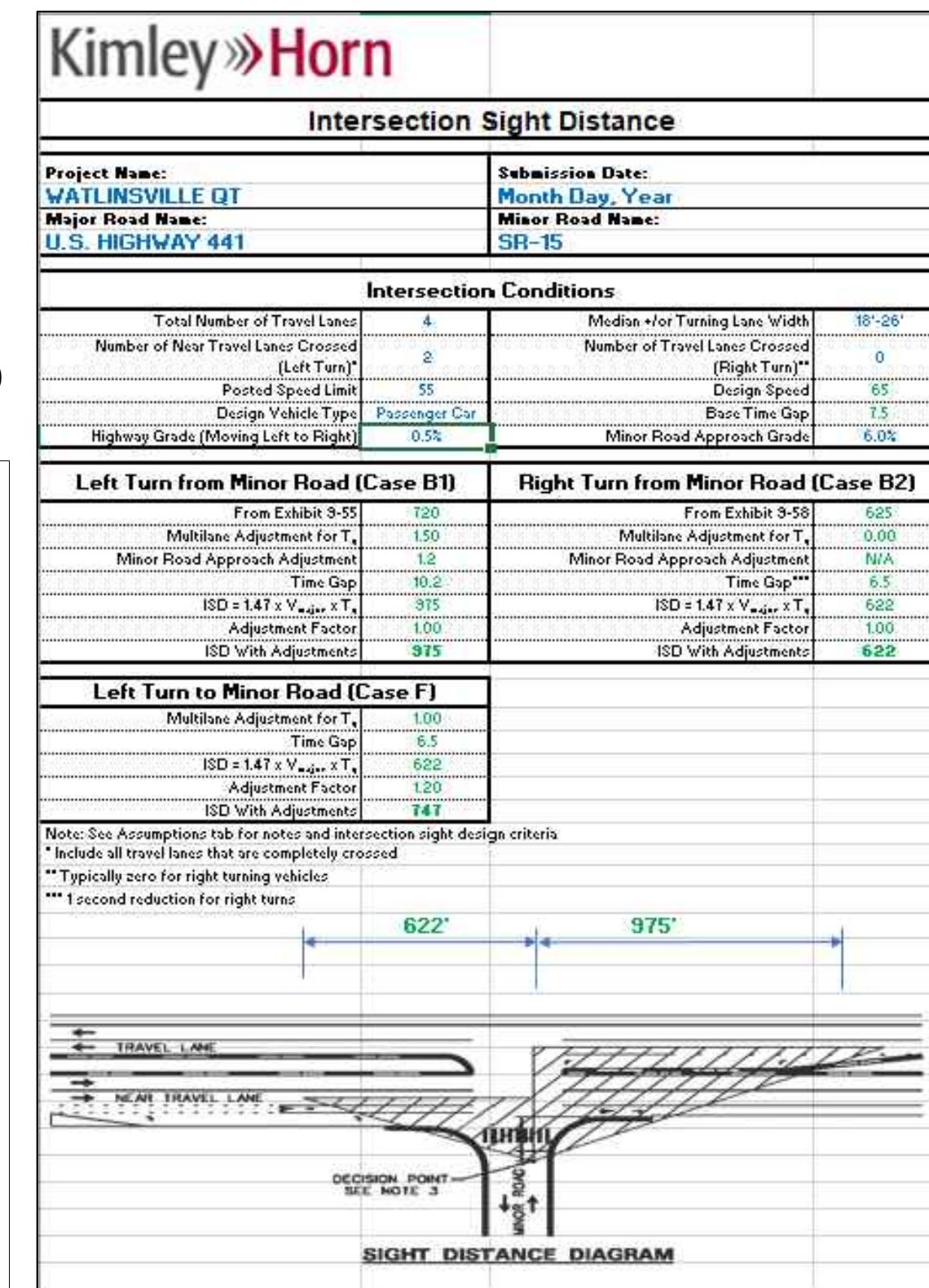
PROFILE VIEW
SIGHT LINE LOOKING RIGHT

SIGHT DISTANCE NOTES:

- FORMULA FOR CALCULATING INTERSECTION SIGHT TRIANGLES WAS DERIVED FROM AASHTO HANDBOOK "GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" 2004 EDITION.
- FORMULA: $ISD = 1.47(V_{ml})^{0.5}$
- ISD = INTERSECTION SIGHT DISTANCE
- V_{ml} = POSTED SPEED/DESIGN SPEED
- T_g = TIME GAP = GIVEN TIME (IN SECONDS) BASED ON TIME GAP TABLE ON PAGE 660 FOR EFT TURNS AND PAGE 664 FOR RIGHT TURNS.
- $T_g(LEFT-TURN) = 7.5$ FOR PASSENGER CAR, 9.5 FOR SINGLE-UNIT TRUCK, 11.5 FOR COMBINATION TRUCK
- $T_g(RIGHT-TURN) = 6.5$ FOR PASSENGER CAR, 8.5 FOR SINGLE UNIT TRUCK, 10.5 FOR COMBINATION TRUCK
- $T_g(LEFT-TURN ACROSS APPPOSING TRAFFIC) = (5.5$ FOR PASSENGER CAR, 6.5 FOR SINGLE UNIT TRUCK, 7.5 FOR COMBINATION TRUCK)
- FOR LEFT TURNS ONTO TWO-WAY HIGHWAYS WITH MORE THAN TWO LANES, AN ADDITIONAL 0.5 SECONDS MUST BE ADDED FOR PASSENGER CARS OR 0.7 SECONDS FOR TRUCKS FOR EACH ADDITIONAL LANE, FROM THE LEFT, IN EXCESS OF 1 TO BE CROSSED BY TURNING VEHICLE.
- FOR RIGHT TURNS ONTO TWO-WAY HIGHWAYS WITH MORE THAN TWO LANES AND LEFT TURNS ACROSS APPPOSING TRAFFIC THE METHOD IS THE SAME AS FOR LEFT TURNS EXCEPT THE TIME GAPS SHOULD BE ADJUSTED TO THOSE SHOWN IN THE TIME GAP NOTE FOR RIGHT TURNS.

GRADING NOTES

- GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
- TO AVOID ANY DEFINED CRESTS OR SUMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH QUIKTRIP CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STAKING OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.





JECT NO.:018529009

imley»Horn

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10 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

WWW.KIMMETHORN.COM

1. **What is the primary purpose of the study?** (Please select one)

QuikTrip No. 175
U.S. HWY 441
WATKINSVILLE, GA 30677



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SIGNED BY: KHA
AWN BY: TCL
VIEWED BY: DMZ

SHEET TITLE:

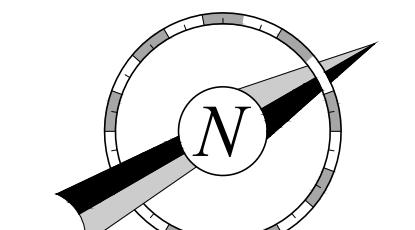
SHEET NUMBER:

L100

L100

Landscape Schedule					
USE	SYMBOL	COMMON NAME Botanical Name	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS		CHINESE HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 3:2 24"Ø X 16" HT MIN	29	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
		LOROPETALUM (CHINESE FRINGE FLOWER) <i>Loropetalum chinense var. rubrum</i>	HEIGHT/SPREAD RATIO = 3:2 15"Ø X 10" HT MIN	29	
LARGE TREES		WILLOW OAK <i>Quercus Phellos</i>	2" CALIPER 10' HT	14	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
		ZELKOVA – VILLAGE GREEN <i>Zelkova Serrata</i>	2" CALIPER 10' HT	14	
		RED MAPLE <i>Acer Rubrum</i>	2" CALIPER 10' HT	14	
MEDIUM TREES		YAUPON HOLLY <i>Ilex Vomitoria</i>	1" CALIPER 6' HT	0	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
		CRAPE MYRTLES <i>Lagerstroemia Indica</i>	1" CALIPER 6' HT	0	
MISC		TIFWAY 419 BERMUDA SOD	0	S.F.	
		BERMUDA SEED	0	S.F.	

LANDSCAPE REQUIREMENTS		
	REQUIRED ORDINANCE	PROVIDED
LANDSCAPE REQUIREMENTS	SHOW ALL EXISTING TREES 12" DBH & LARGER	NEED TREE SURVEY
	1 LARGE TREE EVERY 3600 S.F. OF VEHICLE USE AREA (WITHIN AT LEAST 300 S.F. OF LANDSCAPING) $133,752 / 3600 = 37.15$ TREES	PROVIDED
	1 LARGE TREE FOR EACH 40 L.F. OF LANDSCAPE STRIP ALONG R/W. $464 / 40 = 11.6$ TREES	PROVIDED
	MUST BE SELECTED FROM APPROVED TREE LIST	PROVIDED PER LIST
	MUST BE SELECTED FROM APPROVED TREE LIST	PROVIDED PER LIST
	MINIMUM CALIPER SIZE OF 2" AT TIME OF PLANTING	PROVIDED
	MINIMUM HEIGHT TO BE 10' AT TIME OF PLANTING	PROVIDED
NO PAVEMENT TO BE WITHIN 3' OF TREE TRUNK		PROVIDED



U.S. HIGHWAY 441
A.K.A VETERANS MEMORIAL PKWY.
PUBLIC VARIABLE R/W

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: _____

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: Kerry St. Bonwick

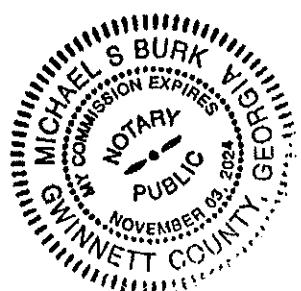
Date: 3/13/23

Signature of applicant: Charla Janette

Date: 3/13/23

Signature of Notary Public: S. R. B.

Date: 3/13/23



PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING

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Amount: _____

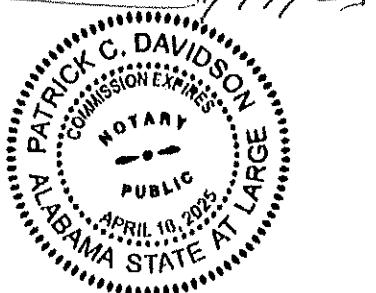
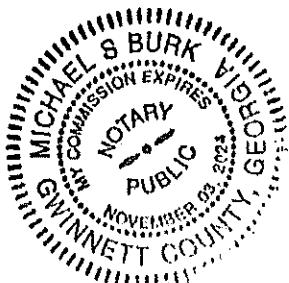
Date of contribution: _____

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).

Signature of owner: John White Date: 4-17-2023

Signature of applicant: Charles J. Smith Date: 3/13/23

Signature of Notary Public: Patrick C. Davidson Date: 3/13/23



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

Kerry Bawwick

Date

3/14/2023

Signature of Applicant

Chloe Smith

Date

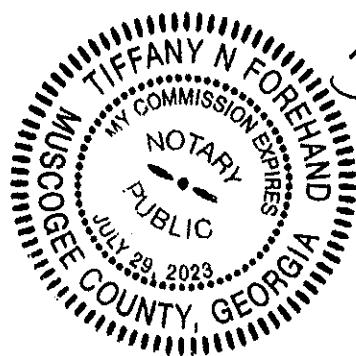
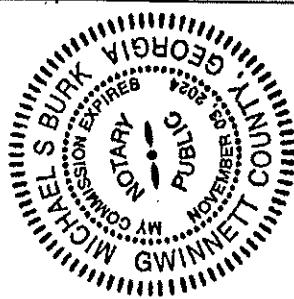
3/13/23

Signature of Notary Public

MSB

Date

3/13/23



Tiffany Forehand

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

Ken Stiles

Date

4-17-2023

Signature of Applicant

Chelle Sawtelle

Date

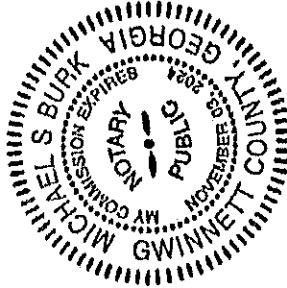
3/13/23

Signature of Notary Public

Michael S. Burk

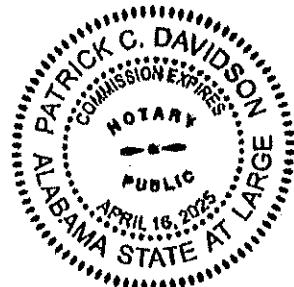
Date

3/13/23



P.C.D.

4/17/23



QT #1758 – Overall Legal Description

A parcel of land lying in the 221st G.M.D., Oconee County, Georgia and being more particularly described as follows:

Begin at a found 1/2" rebar being the Western common corner of Tract 1 and Tract 5 as recorded in Plat Book 30, Page 245, Oconee County Superior Court records; thence leaving said common corner run North 83 degrees 18 minutes 20 seconds East for distance of 1,115.86 feet to a set 5/8" capped rebar (L.S.F. #1322); Thence run North 27 degrees 33 minutes 01 seconds East for a distance of 330.00 feet to a set 5/8" capped rebar (L.S.F. #1322); thence run North 78 degrees 44 minutes 50 seconds East for a distance of 215.00 feet to a point; thence run South 06 degrees 37 minutes 10 seconds East for a distance of 95.11 feet to a found concrete right-of-way monument; thence run South 62 degrees 09 minutes 22 seconds East for a distance of 199.11 feet to a found 1/2" crimp top pipe lying on the northwesterly right-of-way of U.S. Highway 441 (A.K.A. Veterans Memorial Parkway)(variable public right-of-way); thence run South 26 degrees 43 minutes 40 seconds West along said right-of-way for a distance of 983.06 feet to a found concrete right-of-way monument; thence leaving said right-of-way run South 83 degrees 17 minutes 40 seconds West for a distance of 977.03 feet to a found 1/2" rebar; thence run North 19 degrees 00 minutes 31 seconds West for a distance of 756.20 feet to the Point of Beginning.

Said parcel contains 1,067,394 square feet, or 24.504 acres.

Narrative

WESTERN SIDE INTERSECTION OF VETERANS PARKWAY (HWY 441) AND SR15

Application For Rezone

Introduction:

Property Addresses:

- 1. 0 Veterans Memorial Parkway, Watkinsville, parcel B 06 029, Owner- Jacobs Properties, LLLP**
- 2. 7760 Macon Highway, Watkinsville, parcel B 06 029A, Owner- Kerry Barwick**

Existing Zoning: AR (both properties)

Proposed Zoning: B2 (both properties)

Proposed Use: Convenience Store with gasoline and truck refueling (§205-10(e))

Area: Property 1- 4.32 Acres; Property 2- 1.965 Acres (Total- 6.285 Acres)

REZONE NARRATIVE

QuikTrip's application requests rezoning from AR to B2 for construction of a gasoline station with convenience store on properties that are currently undeveloped, unused agricultural tracts.

(QuikTrip is also submitting a companion application requesting special use approval under §205-10(e) for truck refueling. While the official language in Oconee County's Unified Development Code requires the special use to be entitled "truck stop," QuikTrip's actual use will only be to provide a single canopy of bays on the backside of the property for diesel truck refueling and WILL NOT offer any other amenities typically associated with the general term "truck stop," such as truck parking, showers, laundry, or any sort of seated restaurant.)

QuikTrip's overall proposed use will mimic similar QuikTrip convenience stores that specialize in a wide selection of grab and go food and drinks, snacks, and other convenience items. The location will have a QT Kitchen that offers made to order food items such as pizza, barbecue tacos and sandwiches, and sub sandwiches, but indoor seating will not be provided.

The project is proposed on a portion of parcel B 06 029 (4.32 Acres, Veterans Memorial Parkway, Watkinsville) and a portion of B 06 029A (1.965 Acres, 7760 Macon Highway, Watkinsville). The total acreage for the project is 6.285 acres. The project parcels sit on the Southwest corner of US 441 (South Veterans Parkway) and SR 15 (Macon/Greensboro Highway).

As noted above, there are companion applications for both parcels requesting the same rezoning and special use on each parcel. The site plan shows the footprint of the site and access.

Parcels in the surrounding area are zoned as follows:

South: O-B-P, along with some parcels being zoned B-2

North: AR (the parcel from which a portion of our proposed parcel is cut), then with the next parcels along Veterans Highway are zoned as B-2, I and B-2

East: OIP, along with a parcel containing a business office complex zoned AR on the NE corner of the US 441/GA 15 intersection.

West: AR (Government Exempt)

The property for which rezoning is requested is currently undeveloped.

Adjacent properties:

Regarding adjacent property uses, the uses are as follows:

South: Commercial offices, namely healthcare and gymnastics

North: undeveloped AR (again the parcel from which a portion of our proposed parcel is cut) and undeveloped B-2, I; then a Bank on B-2; and next a different convenient store operator on B-2 at the corner of 441 and Hog Mountain Rd

East: In the process of being developed into office space for government use; an occupied business office complex.

West: Agricultural use (Government- UGA).

Development Details:

QuikTrip intends to meet all required buffer and setback requirements as outlined in the Oconee County Unified Development Code, along with the proper landscape setbacks for all sides of the proposed site plan. The project will only consist of a single QuikTrip store as described in the Introduction and Concept Plan. The building is expected to be 5,312SF at an expected cost of \$750,000.00. The estimated value of the project at completion is also \$750,000.00 with the expectation of providing customers 3,000 gallons of fuel per day.

Undeveloped land will remain after construction of the QuikTrip store, but QuikTrip has no identifiable plan for further use or development in the foreseeable future.

Traffic Impact:

As part of this application, QuikTrip is submitting a Traffic Impact Study that describes the impact of this project in detail. A summary of some specifics follow: It is estimated the project will result in an average of 2,286 daily trips to the location with 230 AM peak hour trips and 191 PM peak hour trips. The daily average includes an estimate of 887 new vehicles to the project location. Beyond the addition of the 4th stub to the 441/SR15 intersection traffic light to facilitate ingress/egress from the project location, QuikTrip submits the project will result in minimal impact to local traffic as the intersection now easily accommodates conservatively 15,000-20,000 vehicles per weekday.

Architecture:

QuikTrip proposes a brick building, complimented with EIFS, along with the gas canopy to have brick columns with a stainless-steel wrap along with face of the canopy. The diesel canopy in the rear of the site is proposed to have metal columns with a stainless-steel wrap on the face. Supporting pictures and renderings are attached to this application to further show the proposed architectural design.

Access:

QuikTrip has had several preliminary meetings with GDOT regarding access, and adding a fourth side to current 3-sided traffic control signal at the intersection of US 441 and GA 15. At this time, QuikTrip plans to meet all GDOT requirements for signal timing, proper lane assignment at the intersection, and traffic circulation through the lot based on the proposed site plan. QuikTrip proposes (1) full access at the intersection based on guidance provided by GDOT.

Water and Sewer Capacity:

QuikTrip has retained a Utility Relocation specialist consultant, who has had preliminary conversations with Oconee County utilities regarding our Water and Sewer impacts. QuikTrip plans to utilize the public services at this time, and is not exploring a septic system. QuikTrip is submitting a Water and Sewer Capacity Letter as part of its applications, and estimates using approximately 3,000 gallons per day of water and producing approximately 3,000 gallons of sewer per day.

Sewer: There is a manhole with an 8" sewer line at the NW corner of 441 and SR15 running north along 441 which QuikTrip would tie into our location on the SW corner of the intersection.

Water: There is an 8" water main on the South side of 441 that QuikTrip would work to extend across/under 441 to tie into.

Stormwater Drainage:

QuikTrip proposes onsite, above ground detention for the site and, in preliminary planning, has determined an area to the southwest of the site to be the most viable location. This detention will meet all local, state, and federal requirements for runoff, storm calculations, and water quality.

School System:

QuikTrip's proposed site plan will not have any impact on the Oconee County School System.

Landscaping:

QuikTrip proposes a landscape plan that includes trees and shrubs in the front landscape island, and large trees throughout the parking islands and side and rear landscape areas. QuikTrip currently proposes using Willow Oaks, Zelkovas, and Red Maples for the large trees.

Schedule:

If passed, QuikTrip anticipates starting construction by the end of 2023, with an estimated open date of fall of 2024.

Conclusion:

In summary, QuikTrip proposes a convenience store use with associated diesel fuel sales, which necessitates both the rezone and special use requests. QuikTrip contends that the proposed use is of similar nature and fits in harmony with current adjacent uses in the area, as well as the Oconee County Future Land Use Plan of 2040, which identifies the parcel as being in a Civic Center zone. QuikTrip believes its plan is an effective use of undeveloped land under the Future Land Use Plan and its presence will provide quality, convenient groceries, food, and refueling to the citizens and businesses nearby, while not causing a negative impact to traffic or traffic concerns in the area, being on a major roadway in the County and serving already existing traffic.



OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

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

SW corner of US 441 and Macon HWY, containing 1.965 acres

Tax Parcel #: B 06 029A

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: Charlie Tarwater

Address (No P.O. boxes): 952 Old Peachtree Rd NW

City, State, & Zip Code: Lawrenceville, GA 30043

Telephone Number: 918-734-3162

SIGNATURE OF OWNER OR MANAGING MEMBER: Kerry H. Barnick

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): Kerry H. Barnick

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: _____

DATE: 3/12/23

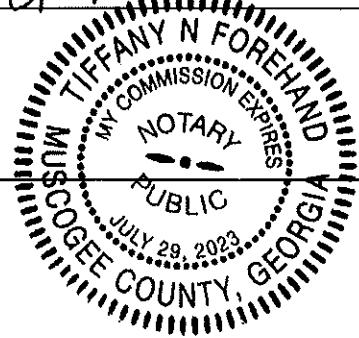
NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS 14 DAY OF MARCH, 20 23

NOTARY SIGNATURE: Tiffany N. Forehand

DATE: 3/14/2023

SEAL:





OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

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Address (No P.O. boxes): 952 Old Peachtree Rd NW

City, State, & Zip Code: Lawrenceville, GA 30043

Telephone Number: 918-734-3162

SIGNATURE OF OWNER OR MANAGING MEMBER: Ken D. Tarwater

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): Ken D. Tarwater

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: _____

DATE: 4-17-2023

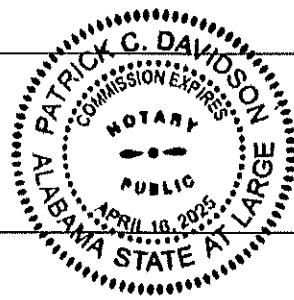
NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS 17 DAY OF April, 2023

NOTARY SIGNATURE: P.C.D.

DATE: 4/17/23

SEAL:



Printed: 03/13/2023 13:42:45 PM



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
2022-1092	B 06 029 A	646/473-475 30/245;	\$384.00	\$0.00 Fees: \$0.00	\$0.00	\$384.00	\$0.00
		Totals:	\$384.00	\$0.00	\$0.00	\$384.00	\$0.00

Paid Date: 11/16/2022

Charge Amount: \$384.00

BARWICK KERRY H & KEN D HILL
8233 FOXCREEK DRIVE UNIT 9
MIDLAND, GA 31820



Scan this code with your
mobile phone to view this
bill



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
2022-8444	B 06 029	528/21-23; 30/245	\$171.85	\$0.00 Fees: \$0.00	\$0.00	\$171.85	\$0.00
Totals:			\$171.85	\$0.00	\$0.00	\$171.85	\$0.00

Paid Date: 10/20/2022

Charge Amount: \$171.85

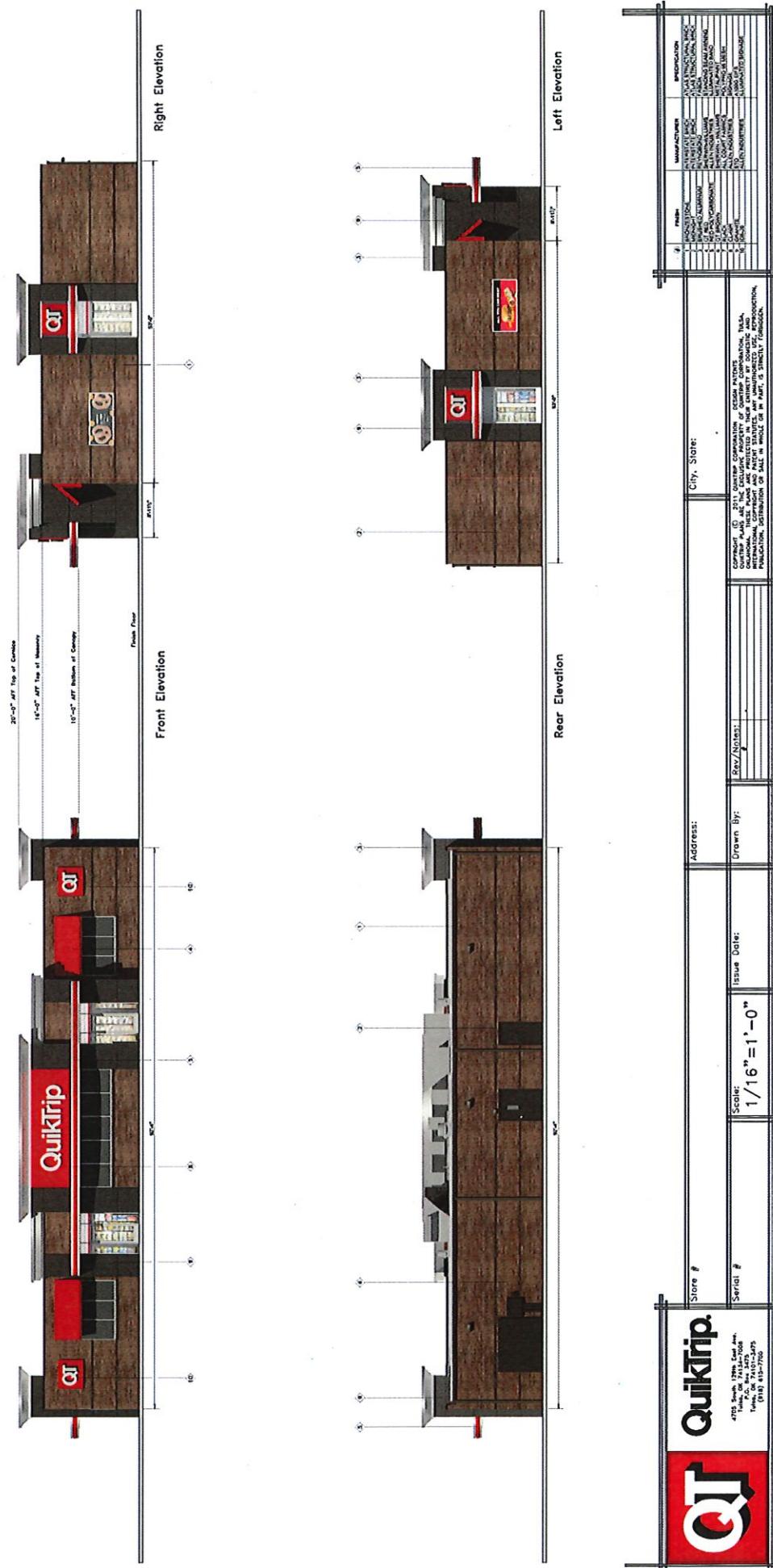
JACOBS PROPERTIES, LLLP
P.O. BOX 361
TUCKASEGEE, NC 28783

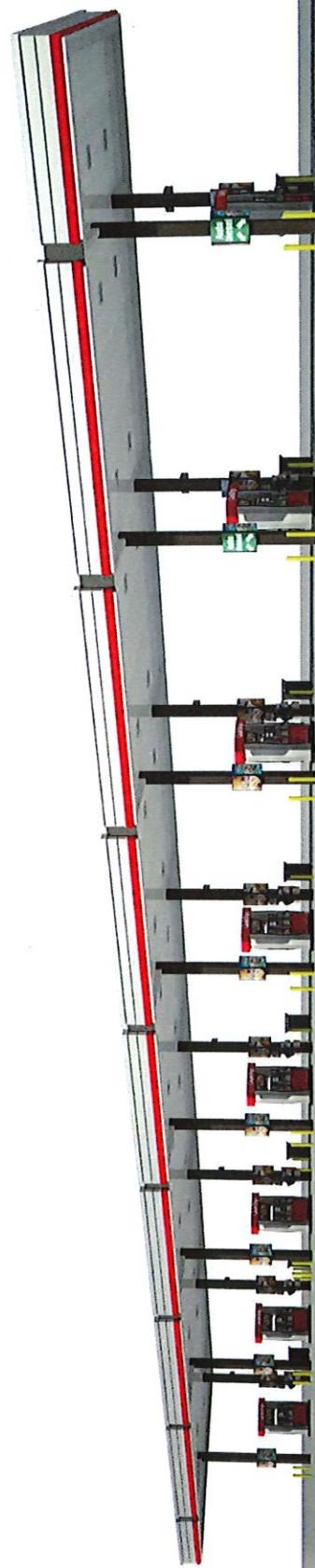


Scan this code with your
mobile phone to view this
bill



Store #	G3S Elevation		
Serial #	Scale:	Issue Date:	Drawn By:
	N/A		JK
Rev./Edition:			
Comments:			
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QuikTrip. 4700 South 72nd Court, Atlanta, GA 30355 P.O. Box 3275 Fax: 404-951-7700 E-Mail: 4700s@qtrip.com			





QuikTrip.



Store # Address:

Vertical 8 Gas Canopy Elevations

City, State:

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Drawn By: <input type="text"/>	Issue Date: <input type="text"/>	Urawn By: <input type="text"/>	Rev/Notes: <input type="text"/>
Serial # <input type="text"/>	Score: <input type="text"/>		

Zoning Impact Analysis

- A) QuikTrip submits that its proposed zoning, from AR-1 to B-2, is a suitable zone based on nearby OIP, B-2, and OBP either adjacent to the proposed parcels or in the nearby vicinity. The proposed rezone to B-2 also fits within the Future Land Use Map of 2040 by Oconee County.
- B) The property is currently undeveloped as AR-1, and while it does offer some economic use, QuikTrip submits the proposed rezone is more consistent with the area and Future Land Use Plan and offers greater positive economic impact.
- C) QuikTrip is working with GDOT and Oconee County Utilities to identify any issues or concerns while in our preliminary planning phase, and plan to incorporate any of those comments into our final plan set, which will have to be approved by both GDOT and Oconee County Utilities. The proposed use will not have any environmental impact, and should increase effectiveness and value of the adjoining parcels.
- D) The property has been zoned AR-1 and undeveloped as far back as records indicate, and QuikTrip could not find records of any other proposed development at the location.
- E) The proposed use is consistent with the proposed zone, with several examples being found around Oconee County, including a convenient store being nearby and in a B-2 zone.
- F) The rezone of the parcels from AR-1 to B-2 will not have any material impact on the use or development of properties nearby and, in fact, could improve development on this corridor of US 441.
- G) The proposed rezone to B-2 does fit within the future Development Map, which proposes Civic Center for the area (mixed-use development such as high intensity commercial along with residential).
- H) Other potential sites located in Oconee County along this major corridor (U.S. 441) that offer similar opportunity for development of the proposed use are also generally AR-1 currently and do not necessarily have the traffic control infrastructure in place that the proposed location does.