

**AMENDMENT  
TO THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA  
AND THE ZONING MAPS OF OCONEE COUNTY, GEORGIA**

**TITLE**

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to revise the conditions for a previously approved rezone case #5693 zoning classification B1 (General Business District) pursuant to an application for rezoning of property owned by Core Blend Training, LLC, submitted on May 15, 2023.

**ENACTMENT CLAUSE**

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for zoning change submitted by Frank Pittman on May 15, 2023, request for revision to conditions for previously approved rezoning case #5693 of a ±2.13-acre tract of land located at 1020 Jamestown Blvd in, Oconee County, Georgia, (tax parcel no B-06P-002A), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

**SECTION 1.** An Ordinance known as the “Unified Development Code of Oconee County, Georgia” as enacted and amended by the Board of Commissioners of Oconee County and the Zoning Maps described therein are hereby amended as follows:

The zoning change in conditions for the property described on the attached “Exhibit A” is hereby changed for the purpose as set forth in “Exhibit A” attached hereto.

Said rezone is subject to the following conditions: as set forth in “Exhibit A” attached hereto.

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

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

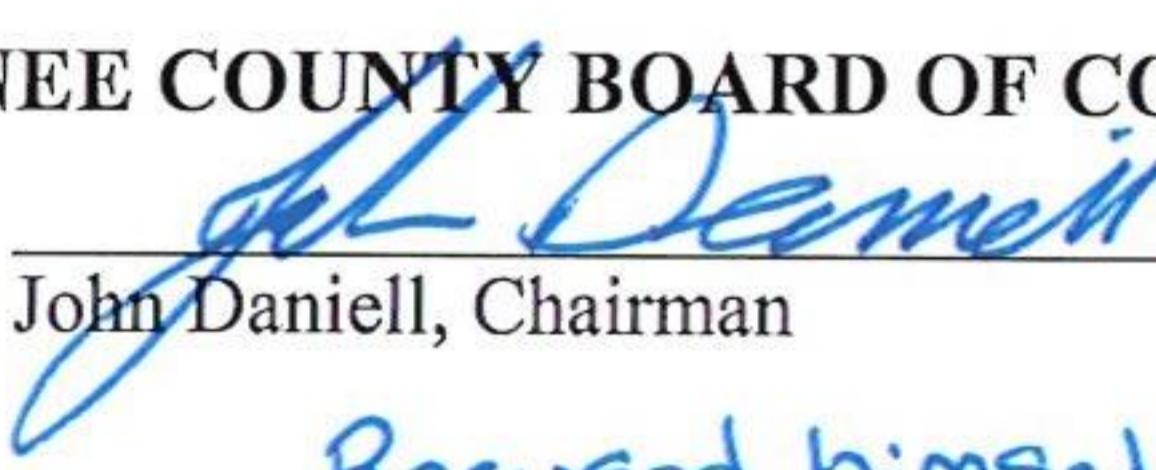
**SECTION 4.** Effective Date. This Ordinance shall take effect this date.

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on July 17, 2023, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on August 1, 2023.

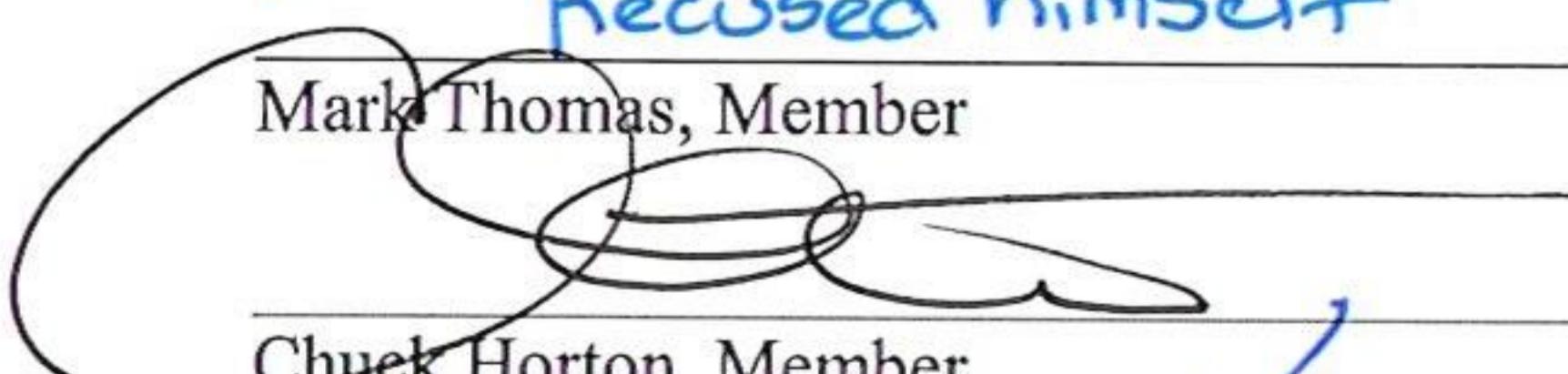
ADOPTED AND APPROVED, this 1<sup>st</sup> of August, 2023.

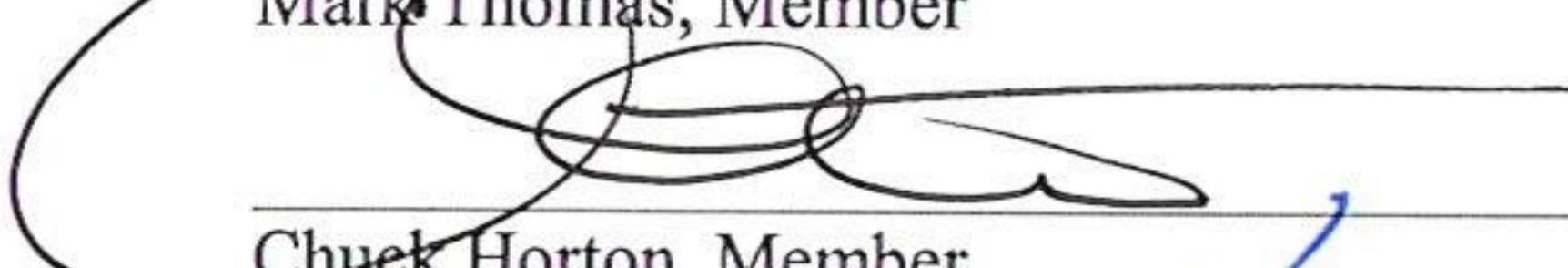
**OCONEE COUNTY BOARD OF COMMISSIONERS**

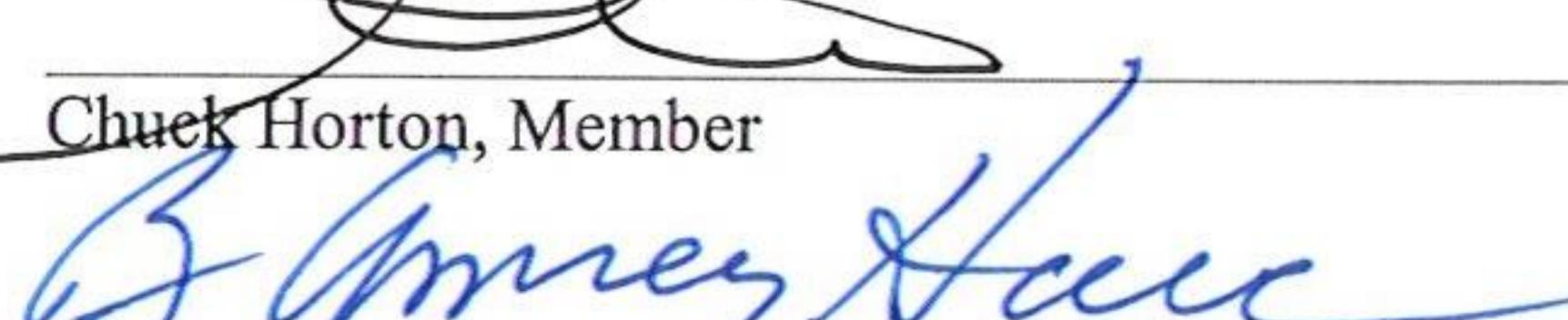
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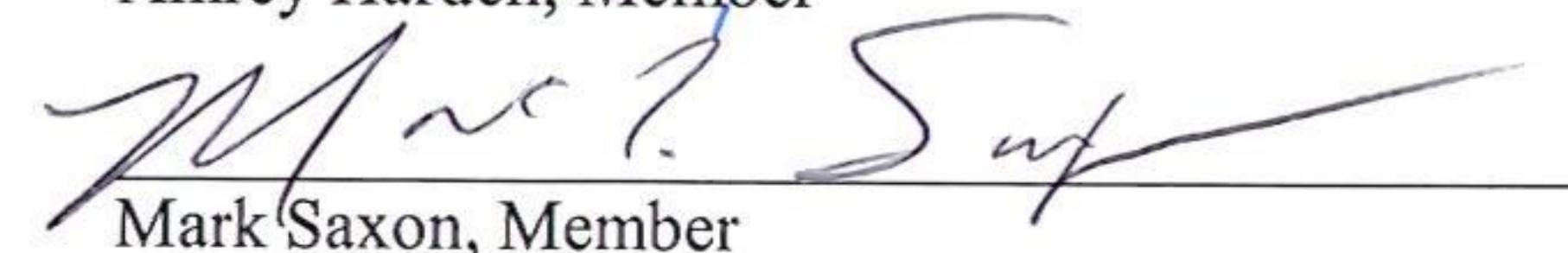
  
John Daniell, Chairman

*Recused himself*

  
Mark Thomas, Member

  
Chuck Horton, Member

  
Amrey Harden, Member

  
Mark Saxon, Member

ATTEST:

  
Holly Stephenson  
Clerk, Board of Commissioners

**ACTION DENYING REZONE REQUEST**

APPLICATION SUBMITTED BY: Frank Pittman

APPLICATION SUBMISSION DATE: May 15, 2023

RE: Request for revision to conditions for previously approved rezoning case #5693 of a ±2.13-acre tract of land located at 1020 Jamestown Blvd, Oconee County, Georgia, (tax parcel no. B-06P-002A) zoned B1 (General Business District).

After consideration and a motion and second, the Oconee County Board of Commissioners does hereby deny the above-referenced request for rezoning.

This 1st day of August, 2023.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell, Chairman

ATTEST:

Mark Thomas, Member

Holly Stephenson  
Clerk, Board of Commissioners

Chuck Horton, Member

Amrey Harden, Member

Mark Saxon, Member

**EXHIBIT "A" TO REZONE NO P23-0120**

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**CONDITIONS**

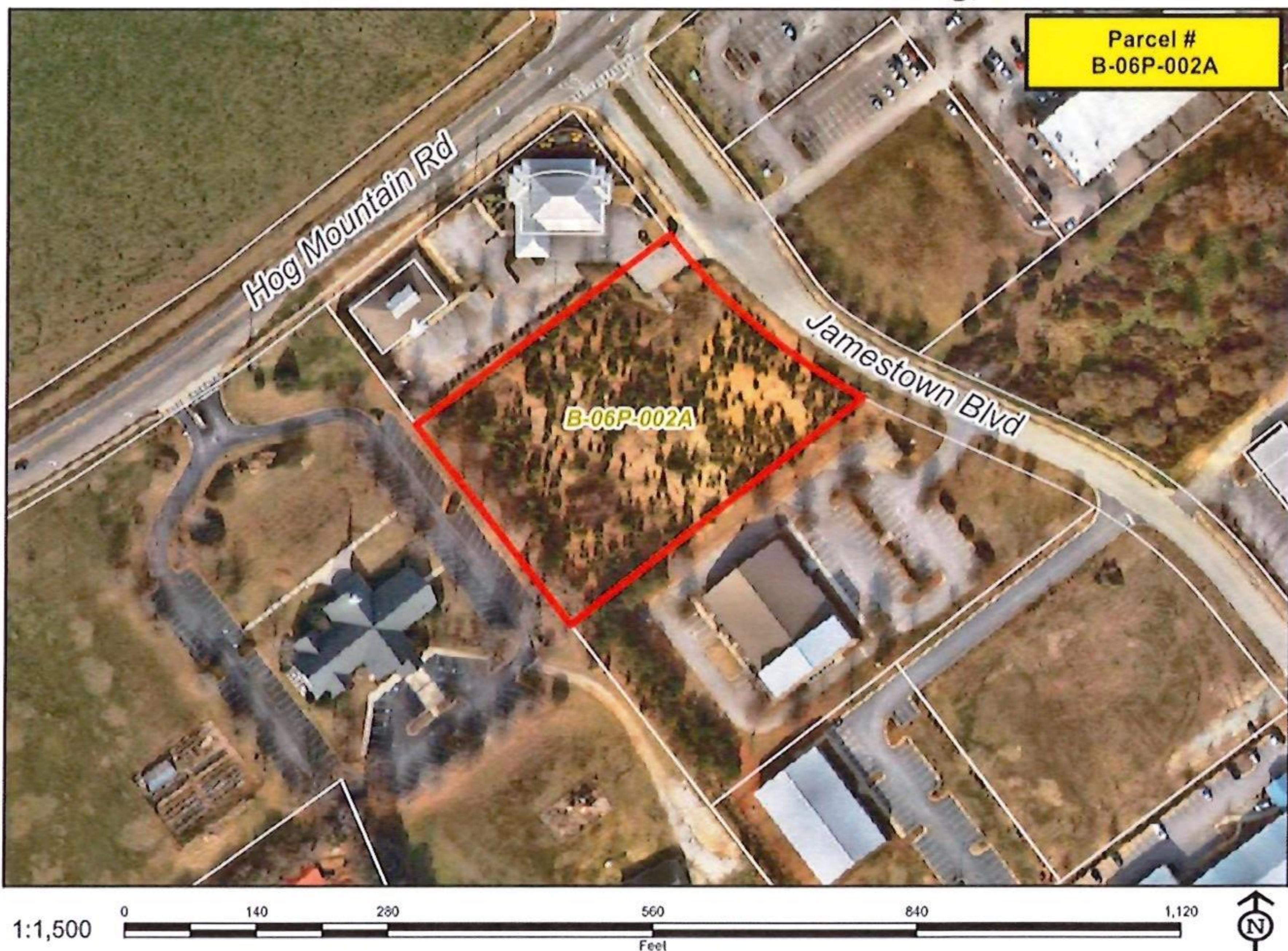
1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. 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.

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**TAX MAP**

**Rezone # P23-0120 - Core Blend Training, LLC**



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**LEGAL DESCRIPTION**

All that tract or parcel of land, Lot 2A of the four-lot final subdivision plat for Colony Square – Lot 2 Revised, together with all improvements thereon, containing 2.128 acres, more or less, lying and being in the 221th District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Beginning at an iron pin along the northerly margin of right-of-way of Ga. Hwy. 53 and Jamestown Boulevard, said pin continuing along the right-of-way of Jamestown Boulevard South 37 degrees 57 minutes 55 seconds East, 166.57 feet to an iron pin set being the TRUE POINT OF BEGINNING; thence continuing along said right-of-way along a curve South 38 degrees 55 minutes 02 seconds East with a chord length of 22.32 feet, and arc length of 22.33 feet, and a radius of 668.00 feet to a point; thence continuing along said right-of-way along a curve South 41 degrees 09 minutes 48 seconds East with a chord length 30.04 feet, an arc length of 30.05 feet, and a radius of 668.00 feet to a point; thence continuing on said right-of-way along a curve South 50 degrees 23 minutes 52 seconds East with a chord length of 184.69 feet, an arc length of 185.28 feet, and a radius of

668.00 feet to a point; thence continuing along said right-of-way along a curve South 59 degrees 15 minutes 14 seconds East with a chord length of 32.24 feet, an arc length of 32.24 feet, and a radius of 534.00 feet to a pin; thence leaving said right-of-way South 52 degrees 42 minutes 27 seconds West, 389.89 feet to a pin; thence North 37 degrees 16 minutes 55 seconds West, 264.09 feet to a pin; thence North 53 degrees 03 minutes 18 seconds East, 279.48 feet to a point; thence continuing North 53 degrees 03 minutes 18 seconds East, 30.01 feet to a point; thence continuing North 53 degrees 03 minutes 18 seconds East, 23.76 feet to the TRUE POINT OF BEGINNING.

Said tract being the same as Colony Square Lot 2 Revised on a plat by Woods & Chastain Surveyors, Inc. dated 07.17.2005.

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### NARRATIVE

#### 1020 JAMESTOWN BLVD.

REZONE SUBMITTED 05/15/2023 revised 06/14/2023

#### GENERAL DATA

Property Address: 1020 Jamestown Blvd.  
Parcel: B-06P-002A  
Owner: Core Blend Training, LLC.  
Existing Zoning: B1  
Proposed Zoning: Modified B1  
Existing Use: Undeveloped vacant tract  
Proposed Use: Office and Gym/Office  
Property Area: 2.13 acres

#### ADJACENT LAND USES AND ZONING

Northwest – Office (Zoned OIP)  
Southwest – Oconee Presbyterian Church (Zoned A1)  
Southeast- Office Warehouse (Zoned OBP)  
Northeast – Vacant Lot (Zoned B2)  
Northeast – Shopping Center (Zoned B2)

#### OWNERSHIP TYPE

The development will be privately owned.

#### SITE NARRATIVE

The property is 2.13 acres and is currently zoned B1 and undeveloped. The property owner is Core Blend Training, LLC. The owner is seeking to modify the existing B1 rezone on the property to allow for an office building and gym building.

#### SITE DESCRIPTION

The property is located South of the intersection of Hog Mountain Road and Jamestown Blvd, adjacent to the Oconee Presbyterian Church. The Character Area for the property and its surrounding properties is identified as 'Civic Center' according to the Oconee Future Development Map.

The property is primarily wooded and slopes from the northeast to the southwest to a drainage swale.

#### PROPOSED USE

The proposed use of the property is an office building and gym/office building. The building materials will be consistent with other similar buildings built in Oconee County over the last few years such as board and batten siding or brick siding (see representative architecture). The maximum size of the structures will be 24,000 sf total and up to 2 buildings total. The sf could be dispersed between the 2 buildings in any amount not to exceed 24,000 sf total.

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### NARRATIVE

#### ACCESS

Access will be via an existing shared driveway from Jamestown Blvd. and will utilize an existing concrete apron that was installed as part of the development of the medical offices adjacent to the property.

#### TRAFFIC IMPACT

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

Trip Generation is as follows:

##### **General Office -12,000 sf (Land Use Code 710) – bldg. 100**

ADT = 130 daily trips

Peak Hour Morning = 18 trips

Peak Hour Evening = 17 trips

##### **General Office – 12,000 sf (Land Use Code 710) – bldg. 200**

ADT = 130 daily trips

Peak Hour Morning = 18 trips

Peak Hour Evening = 17 trips

##### **Health/Fitness Club (Land Use Code 492) – bldg. 200**

ADT = not studied by ITE but worse case using peak hours as every hour of the day (16\*5 morning plus 41\*5 evening = 285 daily trips)

Peak Hour Morning = 16 trips

Peak Hour Evening = 41 trips

**Total Project ADT = 415 daily trips if 12,000 sf office and 12,000 sf gym**

**Total Project ADT = 260 daily trips if all 24,000 sf is office**

#### WATER SUPPLY

Water will be provided by Oconee County Water Resources Department. A water capacity letter has been obtained by OCWR. The estimated required water demand is 10,600 GPD. The existing watermain is in the right-of-way of Jamestown Blvd along the property frontage.

#### SEWAGE DISPOSAL

Sewage disposal will be provided by Oconee County Water Resources Department. Sewer will go into an existing manhole on the corner of the property. A sewer capacity letter has been obtained by OCWR. The estimated sewer demand is 10,600 GPD.

#### GARBAGE COLLECTION

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### **NARRATIVE**

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

#### **UTILITIES**

Electricity and Data will be supplied through power/data providers in the area.

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

There is an existing Stormwater Management Facility constructed in the complex to manage the stormwater runoff from the development to meet Oconee County stormwater ordinance. To convey stormwater to the pond, curb and gutter along with RCP, CMP, or HDPE stormplpe will be utilized.

#### **COMMON AREA MAINTENANCE**

The project will be owned by one entity on one parcel. All common area such as parking lots, trash, landscaping, etc. will be maintained by the property owner.

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

There will be a positive impact to the school system from this development as it will generate tax dollars from taxes without adding to the number of children in the school system. It will also allow training facility for school children in close proximity to the schools.

#### **PROJECT SCHEDULE**

Once zoning is approved in approximately August 2023, then site development plans will be created and permitted to begin construction in early 2024. It is anticipated that the project will be built in 2 phases with the office building and gym building built separately.

#### **BUFFERS**

There are no required buffers for this property. There is a drainage easement in the rear of the property and building setbacks. There is required vehicle use area screening along the street frontage.

#### **SIGNAGE**

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

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

The complete buildout of the project is estimated to be \$4 Million.

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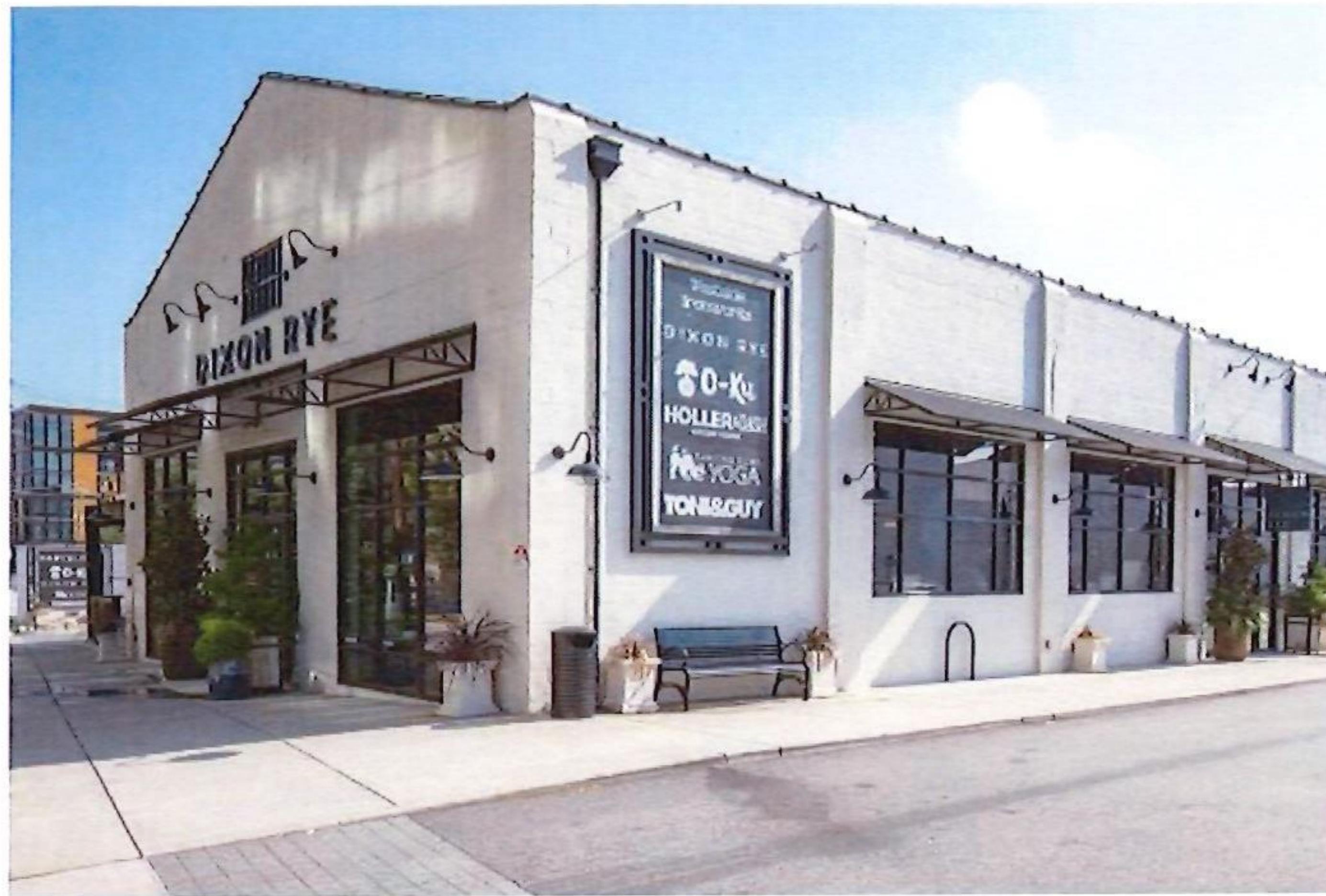
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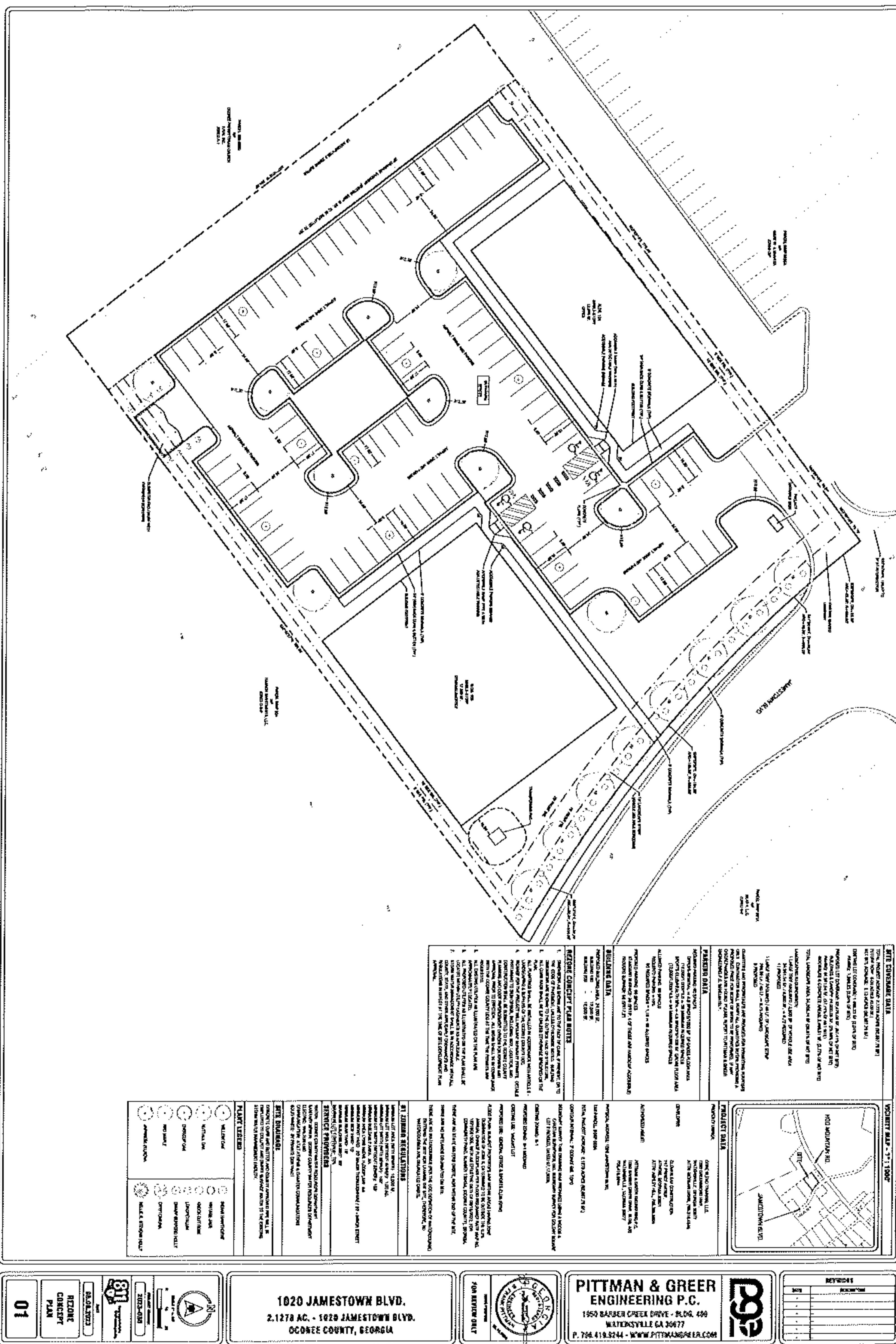
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**EXHIBIT "A" TO REZONE NO P23-0120**

## CONCEPT PLAN





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

**REZONE CASE #:** P23-0120

**DATE:** June 28, 2023

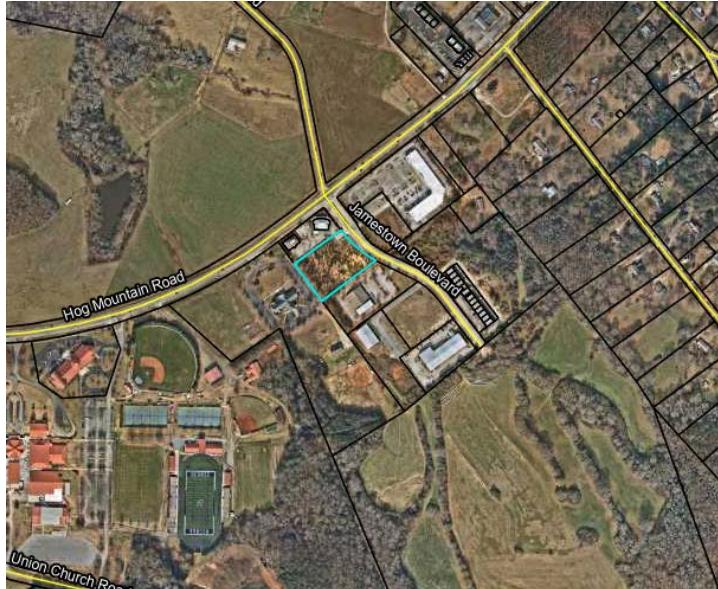
**STAFF REPORT BY:** Guy Herring (Director of Planning and Code Enforcement)

**APPLICANT NAME:** Pittman & Greer Engineering, PC

**PROPERTY OWNER:** Core Blend Training, LLC

**LOCATION:** 1020 Jamestown Boulevard (B-06P-002A)

**PARCEL SIZE:** ±2.13 total acres



**EXISTING ZONING:** B-1 (General Business District)

**EXISTING LAND USE:** Undeveloped land

**FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION:** Civic Center

**ACTION REQUESTED:** Change in conditions of approval for Rezone case #5693

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

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** July 17, 2023

**BOARD OF COMMISSIONERS:** August 1, 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 change in conditions of rezoning case #5693 to modify the existing B-1 zoning of the property to allow for an office building and gym building.
- The subject property is zoned B-1. Parcel B-06P-002A has been owned by the current owner since 2020. The tract is currently undeveloped land.
- The previous resolutions for this property approved one retail building of 18,470 SF and associated parking. This change in conditions is to modify the approved rezone concept plan from the retail use to the proposed office and gymnasium use.

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

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Agricultural and business	AG (Agricultural District), B-1 (General Business District)
<b>SOUTH</b>	Commercial offices and church	OBP (Office-Business Park District), AG (Agricultural District)
<b>EAST</b>	Businesses and office	OBP (Office-Business Park District), B-2 (Highway Business District)
<b>WEST</b>	Agricultural and church	AG (Agricultural District), B-1 (General Business District)

### **PROPOSED DEVELOPMENT**

- The applicant is requesting a change to the conditions of rezoning case #5693 to modify the existing B-1 rezoning on the property to allow for an office building and gym building. The applicant proposes two buildings and associated parking.
  - Building 100 – 12,000 SF (Office, 1-story)
  - Building 200 – 12,000 SF (Gymnasium/Office, 1-story)
- The proposed B-1 development includes one office building, one gymnasium/office building, and associated parking on the subject property.
- The applicant's estimated value of the proposed improvements for the project is \$4,000,000.
- Construction would begin following zoning approval and construction permit approval with an anticipated construction start by early 2024.

### **TRAFFIC PROJECTIONS**

- There is an estimated additional 415 ADT for the office and gym use or additional 260 ADT for the office use (Trip Generation Manual, 11<sup>th</sup> 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.
- The previous resolution for this property had a traffic projection of 2,276 ADT for the previously approved shopping center use. As such, the proposed modification will result in a lower estimated traffic impact (in terms of ADT counts) than the previously approved rezoning.

### **PUBLIC FACILITIES**

#### **Water:**

- The project is proposed to utilize County water services at a rate of 10,600 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 10,600 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 an existing shared driveway from Jamestown Boulevard.

## **ENVIRONMENTAL**

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

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

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

- No comments

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

- No comments

### **GEORGIA DEPARTMENT OF TRANSPORTATION**

- No comments

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## **STAFF ANALYSIS**

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

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

Nearby lots are predominantly zoned AG, B-1, B-2 and OBP. Primary land uses in the area are a mixture of agricultural, office, commercial, residential, and business uses. The proposed office development should not impede the normal and orderly development of surrounding property due to the primarily commercial and office mix of uses of the surrounding properties. The applicant has included a 15' zoning buffer between the proposed B-1 property and adjacent A-1 property to the southwest per the code (Sec. 806) in addition to a 20' drainage easement. 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 B-1 zoning with associated conditions, and the proposed office use aligns with the adjacent business and office 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 two buildings with one designated for office use and the other to maintain flexibility for either office or gymnasium use, or both. 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 an estimated maximum 415 additional ADT over the current undeveloped parcel. There are no anticipated impacts on the school system from the proposed B-1 development.

**ii. Environmental impact;**

No environmentally sensitive areas are known to exist on the site. Stormwater management must be addressed 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, the applicant is providing a 15-foot buffer along the property line between the subject parcel and the adjacent A-1 property to the southwest due to adjacent less intense zoning (A-1) of the adjacent 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 undeveloped; however, office and business development has occurred in the nearby area along Hog Mountain Road, along Jamestown Boulevard, and nearby areas. The nature of the Hog Mountain 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 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-1 zoning district is “intended for those business activities providing goods and services for local citizens of Oconee County and surrounding areas” (Unified Development Code Sec. 205.09). The specific property must be developed according to the principal uses allowed in the B-1 zoning district. Staff notes that the requested office use is allowed in B-1 zoning. Staff holds that the proposed office development is consistent with the stated purpose of the proposed zoning district.

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

The OBP, B-1, and B-2 development of the parcels to the north, east, and south of the subject parcel supports additional development consistent with B-1 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 employment-based business offices and 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-1 zoned properties exist in the county that would permit the requested business use. However, for the proposed office use, the B-1 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.