

**SPECIAL USE APPROVAL  
OCONEE COUNTY, GEORGIA  
TITLE**

A Resolution granting Special Use Approval, as provided by the Unified Development Code of Oconee County, Georgia, pursuant to Article 12, Division I et seq.

**ENACTMENT CLAUSE**

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for special use approval submitted by ABE Consulting, Inc. on September 18, 2023 requesting Special Use Approval on a ±5.795-acre tract of land located on 3380 Hog Mountain Road & 1078 Stillwater Way, Oconee County, Georgia, portions of tax parcel no. B-05-005A & B-05H-001F, on property owned by Athens Construction Group Property Holdings, LLC. & Parkside Property Development, LLC., the Board of Commissioners of Oconee County does hereby grant following:

**SECTION 1.** A Resolution granting Special Use Approval for the property described above and on the attached Exhibit A is hereby granted for self storage use.

Said Special Use Approval is subject to the following conditions as set forth in "Exhibit A" attached hereto.

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

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

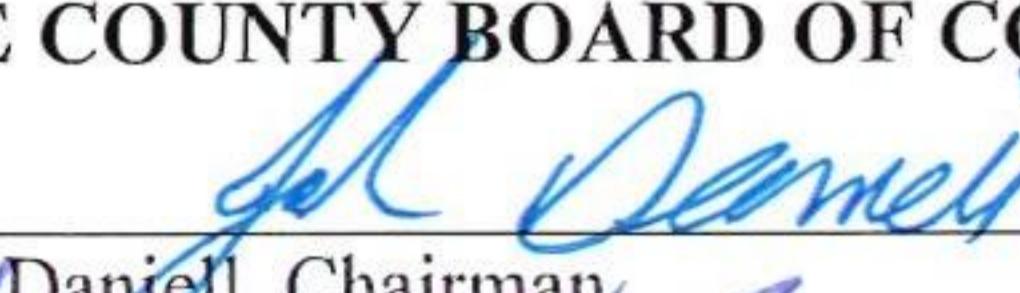
**SECTION 4.** Effective Date. This Resolution shall take effect this date.

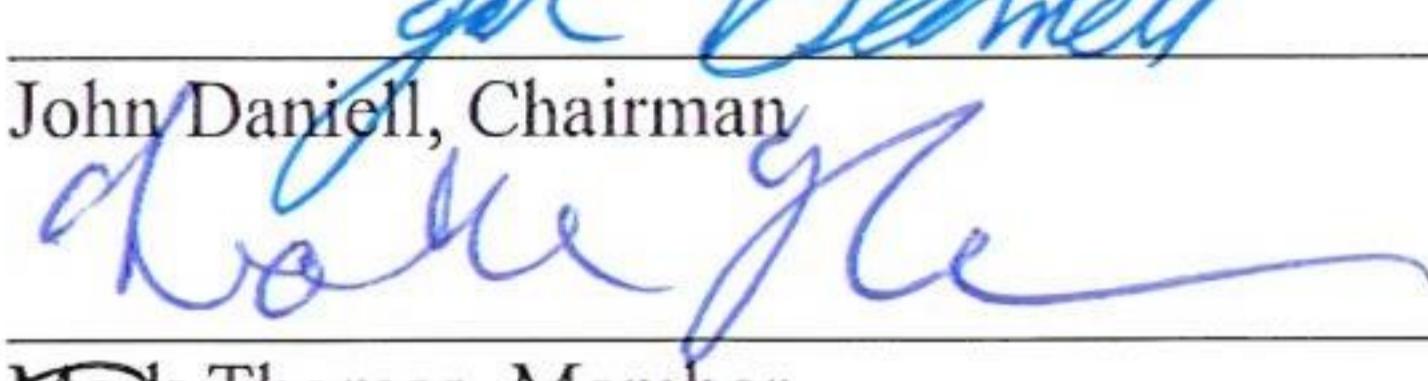
Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on November 13, 2023, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on December 5, 2023.

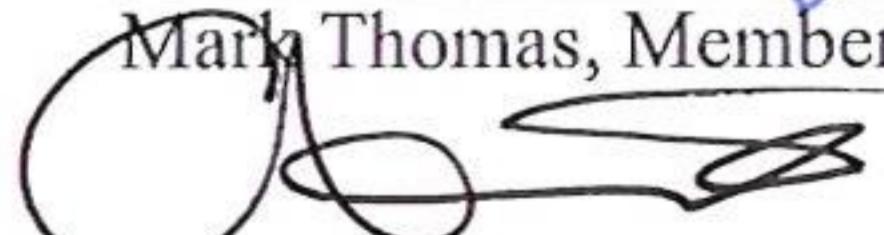
ADOPTED AND APPROVED, this 5<sup>th</sup> day of December, 2023.

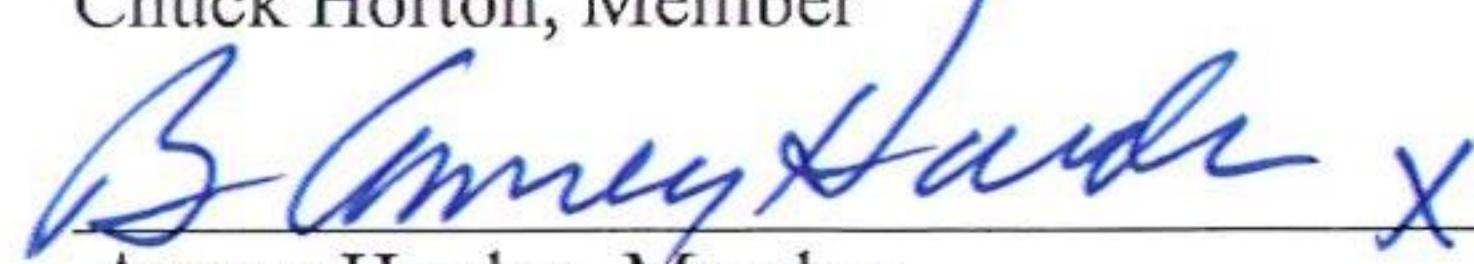
**OCONEE COUNTY BOARD OF COMMISSIONERS**

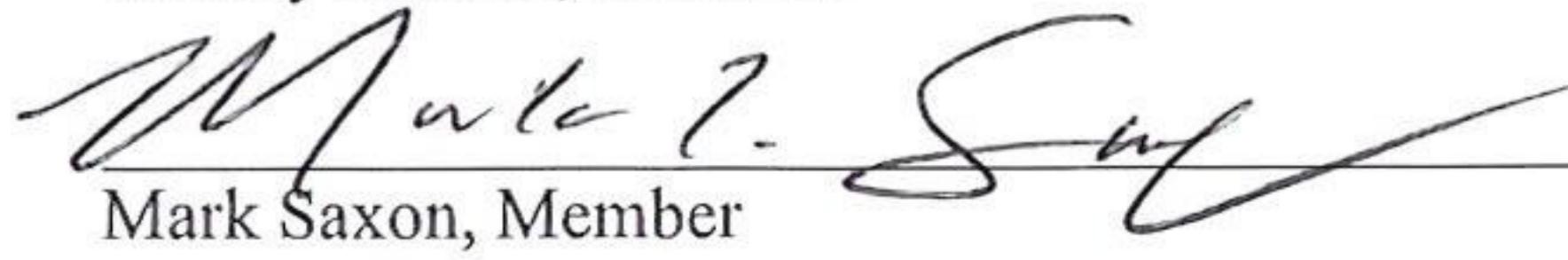
BY:

  
John Daniell, Chairman

  
Mark Thomas, Member

  
Chuck Horton, Member

  
Amrey Harden, Member

  
Mark Saxon, Member

ATTEST:

  
Holly Stephenson

Clerk, Board of Commissioners

## EXHIBIT "A" TO SPECIAL USE APPROVAL #P23-0203

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### CONDITIONS

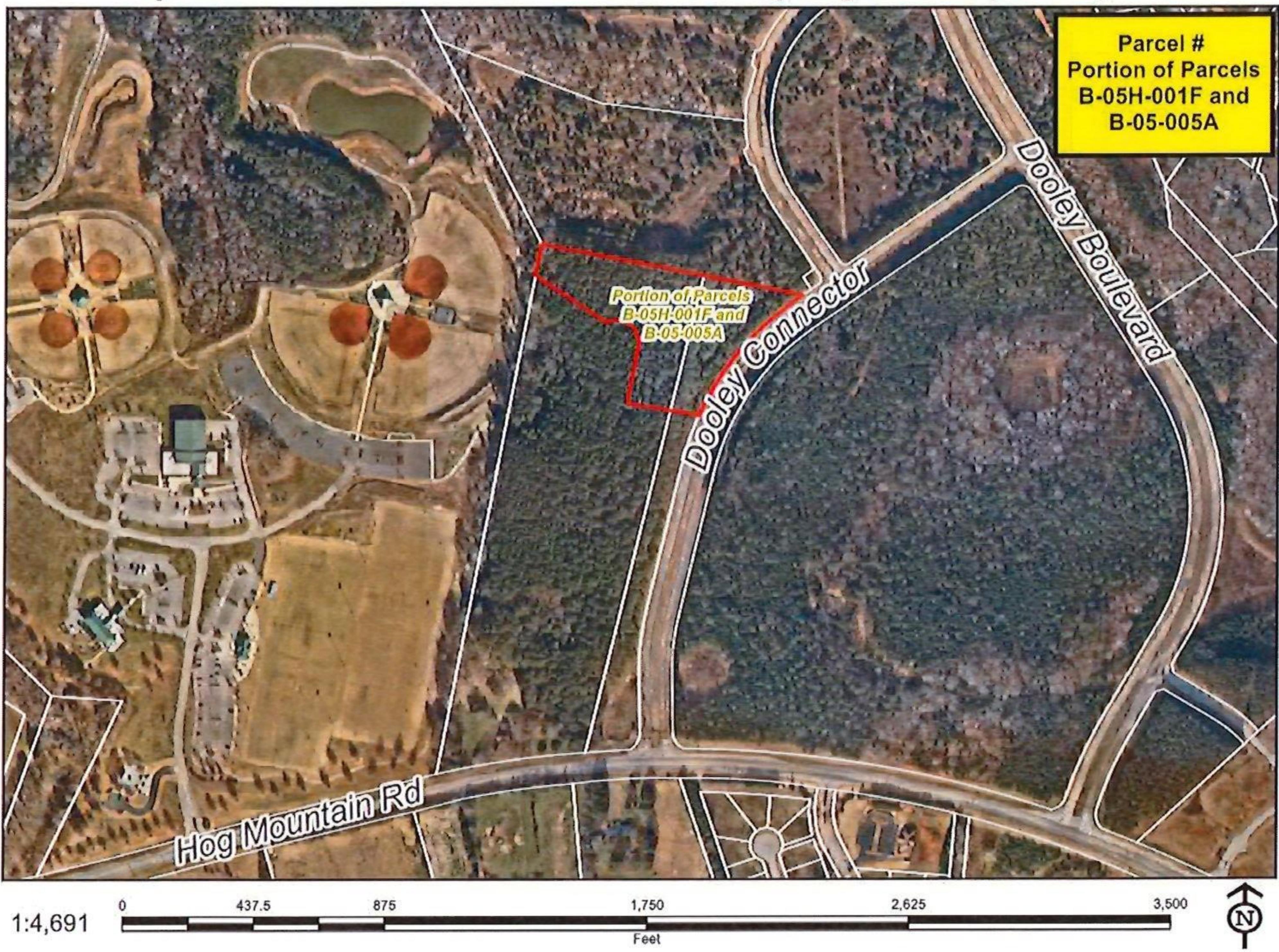
1. Design of site development and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, the 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 the 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 the Owner has agreed to such improvements and dedication.
4. A 50-foot wide landscape buffer augmented with additional evergreen screening shall be provided between the proposed self-storage use and Oconee Veterans Park to provide opaque year round vegetative screening to limit the visual impact of structures on the park. Any required evergreen screening plants shall be 6' tall at the time of planting.
5. All self-storage building shall be brick and/or stone veneer on all facades.
6. The proposed Park Connector Road connecting Dooley Connector to Oconee Veterans Park shall be constructed prior to issuance of any building permits.
7. At the intersection of the proposed Park Connector Road and Dooley Connector Road, the developer shall install a traffic circle/roundabout or equivalent to service the project with the final design and location of such improvements subject to review and approval by the Public Works Director.

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TAX MAP

Special Use # P23-0203 - Parkside Property Development, LLC



**LEGAL DESCRIPTION**

All that Tract or Parcel of Land lying and being in the 221st G.M. District, Oconee County, Georgia being comprised of a 20.001 Acre Tract found in Plat Book 8 page 53 and a portion of Tract 3 as found in Plat Book 37 page 26 and being more particularly described as follows:

Commencing at the centerline intersection of Georgia Highway 53(Hog Mountain Road) and Dooley Connector. Said Point of Commencement having a State Plane Coordinate value of N: 1,407,906.98 E: 2,506,685.71 (NAD83, Georgia West Zone); Thence North 80 Degrees 57 Minutes 21 Seconds West a distance of 242.94 feet to a one-half inch rebar found on the Northern right of way of Georgia Highway 53 (100' R/W), the Point of Beginning;

Thence with the Northern right of way of Georgia Highway 53 along the arc of a curve to the left (said curve having a radius of 3885.27 feet, an arc length of 500.12 feet, a chord bearing of South 81 Degrees 43 Minutes 14 Seconds West and a chord length of 499.78 feet) to a common corner with lands of Oconee County, Georgia;

Thence North 11 Degrees 01 Minutes 22 Seconds East a distance of 1795.60 feet along a common line with lands of Oconee County, Georgia to a one-half inch rebar found at a common corner with lands of Parkside Properties Dev., LLC;

Thence along common lines with Parkside Properties Dev., LLC South 78 Degrees 59 Minutes 07 Seconds East a distance of 551.24 feet to a one-half inch rebar found;

Thence South 78 Degrees 59 Minutes 07 Seconds East a distance of 339.88 feet to a point on the Western right of way of Dooley Connector(110' R/W);

Thence with the Western right of way of Dooley Connector the following courses and distances:

South 55 Degrees 17 Minutes 09 Seconds West a distance of 37.67 feet to a point;

Along the arc of a curve to the left (said curve having a radius of 930.00 feet, an arc length of 676.70 feet, a chord bearing of South 34 Degrees 26 Minutes 26 Seconds West and a chord length of 661.87 feet) to a point;

South 13 Degrees 35 Minutes 43 Seconds West a distance of 490.57 feet to a point;

Along the arc of a curve to the left (said curve having a radius of 855.00 feet, an arc length of 219.72 feet, a chord bearing of South 06 Degrees 13 Minutes 59 Seconds West and a chord length of 219.12 feet) to a point;

South 01 Degrees 07 Minutes 44 Seconds East a distance of 187.71 feet to a point;

Along the arc of a curve to the right (said curve having a radius of 61.50 feet, an arc length of 94.86 feet, a chord bearing of South 43 Degrees 03 Minutes 27 Seconds West and a chord length of 85.73 feet) to a point on the Northern right of way of Georgia Highway 53;

Thence with the right of way of Georgia Highway 53 along the arc of a curve to the left (said curve having a radius of 3885.27 feet, an arc length of 124.49 feet, a chord bearing of South 86 Degrees 19 Minutes 34 Seconds West and a chord length of 124.49 feet) to a one-half inch rebar found, the Point of Beginning.

Said Parcel having an area of 24.591 Acres, more or less.

Subject to any easements and/or rights of way heretofore granted.

**NARRATIVE**



**SPECIAL USE NARRATIVE  
PARKSIDE PROMENADE**

**AG & R-2 MPD to B-2 Rezone with Special Use Request**

**Athens Construction Group Property Holdings, LLC. & Parkside Property Development, LLC.**

3380 Hog Mountain Road & 1078 Stillwater Way, Watkinsville, Oconee County, GA 30677

Approximately 5.801-Acre Site – Tax Parcel #s: B 05-005A & a portion of B05H 001F

September 18, 2023

**INTRODUCTION**

Parkside Promenade is currently zoned AG and R2-MPD with vacant structure and no existing uses. The adjacent site to east had been rezoned to R-2 MPD for commercial use. The site consists of wooded and sparsely open areas. The site is bound by the large County Park and Recreation Facilities (OVP Park) to the west, R-2 MDP to the east and north. The site is adjacent to the commercial area of Parkside development to the east. The subject parcel is situated within a development that fronts on State Hwy 53 and Dooley Connector internally.

The subject site is located at 3380 Hog Mountain Road and 1078 Stillwater Way, Watkinsville, GA 30677. The tax parcel numbers for this request are B 05-005A & a portion of B05H 001F. There are no structures on the subject site. The site is currently vacant. The total acreage of the subject rezone is approximately 5.801 acres.

This Special Use request is made to allow a self-storage development within the B-2 zoning classification as allowed by the Zoning Codes. The proposed request is planned with multiple relatively small-scale attractive self-storage buildings that provide a much-needed amenity to Parkside and area residents. All buildings are being proposed with predominately brick or masonry facades (80% of facades). The proposed Special Use Concept provides pedestrian access / walkability as well as vehicular access to OVP, Parkside and area residents. It is the intent to develop small and 1-2 story attractive buildings that fit in well with existing and proposed development areas. In addition, access the proposed buildings is planned from internal drives with no garage doors being accessed from the front of all frontage buildings.

This request is a part of the B-2 Rezone Request for the overall development. The Special Use request consists of climate control predominately (80% of facades) brick or masonry facades and non-climate control self-storage. The climate control buildings are planned to be 2-story maximum in height while the remaining buildings will be 1 story in height. All buildings will have predominately (80%) brick or masonry facades regardless of climate or non-climate classification. These planned attractive structures are being located on site in such a way to minimum visibility from existing and proposed roadways, OVP and other adjacent developments.

**ADJACENT PROPERTIES**

• <u>Adjacent Land Use and Zoning:</u>	<u>Uses</u>
to the North- R-2 MPD	Vacant, R-2 MPD development
to the South- Proposed B-2	Business Park

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## NARRATIVE



to the East- R/W  
to the West- AG

Dooley Connector/Vacant Commercially Zoned  
Oconee County Veterans Park (OVP)

### Subject Rezone Area:

- Existing Zoning: AG & R-2 MPD
- Existing Use: Vacant Land R-2 MPD Development
- Proposed Zoning: Special Use for Lot 2 within B-2 Zoning Classification
- Proposed Use: Special Use within B-2 for Attractive Self-Storage

## PROPOSED USE / DEVELOPMENT DETAILS

The property will be used for Attractive Self-Storage facility on Lot 2 within the Parkside Promenade development. The total building area is 107,983 SF. The new buildings will be 1 to 2 stories with the majority of the buildings are being proposed as a one-story structure. The proposed buildings shall be in accordance with the appropriate Oconee County development codes and ordinances.

The proposed building will be constructed in 1 phase

- Total Special Use Acreage: 5.801 Acres

**The total area of the proposed buildings within Lot 2 is 107,983 SF.**

**The average range of the proposed buildings is 1,600 to 20,934 SF**

## BUILDING AND FAÇADE MATERIALS

- The Attractive Self-Storage buildings will be 1-2 story in height. All building facades will be predominately (80%) brick or masonry veneers. Interior storage buildings within this development (Lot 2) will also have brick or masonry (80%) facades. Please refer to attached Architectural Representative Photos.

## ACCESS & TRAFFIC

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 11<sup>th</sup> Edition. Traffic projections are estimated based on a General Business category as follows:

	<u>2-Way ADT</u>	<u>AM Peak HR</u>	<u>PM Peak HR</u>
• Attractive Self-Storage, 107,983 SF, ITE Code 151:			
1.45 / 1,000 SF:	157	10	17
<b>TOTAL GROSS ADT:</b>	<b>157</b>	<b>10</b>	<b>17</b>

Access the development lots will be gained internally from a new or proposed connecting road. This connecting roadway starts at the County OVP parking lot and terminates at Dooley Connector within Parkside Development. There are 2 main entrance points connected from a proposed central roundabout, that are planned to serve this proposed development. These access drives from the

**NARRATIVE**

roundabout are connected internally to the common parking and access isles. Proper approaches to the roundabout are being proposed as depicted on the Special Use Concept Plan. These measures provide safe and good traffic flow for the proposed development and OVP traffic. Traffic generated from the site will disperse thru multiple commercially designed and constructed roadways and intersections. All proposed radii and the roundabout have been designed to accommodate fire and emergency vehicles to all proposed buildings.

Based on the above ADT estimates, the property location on a major collector, and properly designed roundabout, as applicable, the proposed request will have minimal impact to existing roadway infrastructure. Traffic improvements within Dooley Connector right-of-way will enhance traffic flows and safety throughout this proposed intersection. Furthermore, the proposed connector road provides great connectivity and additional ingress and egress for OVP.

**SCHOOLS**

No impact to schools is anticipated since the proposed project creates no increase in student population. In addition, the proposed development will increase the tax digest and provide additional tax dollars to offset some of the school and other County operational costs.

**WATER AND SEWER**

Public water and sewer will be utilized for the project. Water is available within the ROW of Dooley Connector and Hog Mountain Road / Hwy 53. Sanitary sewer connection will be made internally within the Proposed rezone or to existing sanitary sewer manholes within Parkside Development or / and Hog Mountain Road, as deemed applicable.

The water and sewer demands will be as follows:

**Sewer:**

Phase 1: Attractive Self-Storage: 1 Office Unit, 208 gpd / unit = 208 GPD

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**Total Sewer Demand: 208 GPD**

**Water Demand: 1.15 x 208 GPD = 239 GPD**

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**STORMWATER DRAINAGE MANAGEMENT**

Drainage patterns will closely match existing contour patterns. Increased stormwater runoff from site will be mitigated on site thru the proposed stormwater management facility. Stormwater management will be provided by utilizing above and/or underground stormwater management facilities. Overall detention and water quality measures will be provided, as required, in accordance with Oconee County Ordinances and Regulations at the time of construction.

**ESTIMATED BUILDING COSTS AND VALUE OF PROJECT AT COMPLETION**

The proposed project has an estimated value in today's dollars of \$10.8 million at completion.

**OWNERSHIP AND MAINTENANCE OF COMMON OPEN SPACE**

**NARRATIVE**

The overall development will be owned fee simple and maintained by private owners. The common and open space areas will be owned and maintained by a condo association to include stormwater management and water quality facilities.

**GENERAL UTILITIES AND GARBAGE / RECYCLING SERVICES**

All utilities proposed on this project will be buried or installed underground. Water and sewer, which currently exist within the adjacent rights-of-ways, will be obtained from Oconee County. Other utilities proposed for the project include natural gas, cable TV, internet access, telecom / phone and power. These services will be provided by public and private companies. The exact location of these services will be determined during the Site Development Plans permit process thru the County review system. Garbage / waste and recycling services will be provided by private haulers or collection companies.

**PLANTING / LANDSCAPING AND REQUIRED BUFFERS**

The site is bordered by R/W's on 2 sides and OVP on the third side. The north side is adjacent to R-2 MPD zoned area which already contains a 50' natural buffer. A Variance Request has been submitted to eliminate the buffer requirements along the northern property line of Lot 2 since a 50' natural buffer currently exists at that location. Based on these situational conditions and the existing 50' undisturbed strip along the northern property line, additional natural or planted buffers are not required or being proposed. A 50' natural buffer is being proposed along the western along the OVP border at Lot 2. All planting and landscaping, as required by the B-2 zoning classification will be met or exceeded at the time of construction plans design & permitting. A planted strip with a mixture of deciduous and evergreen trees will be provided along the eastern side of Lot 2. Vehicular use areas will also include landscape strips along the proposed Connector Road as required by Codes.

**WALKWAYS, SIDEWALKS AND ADA RAMPS**

A minimum of a 5' wide sidewalk is being proposed to connect to the 10' wide multi-use path. This provides a great way of enhancing connectivity and walkability throughout the development and OVP. All required ADA ramps and associated facilities and signage will be provided and constructed on site to provide safe and durable internal circulations. The internal access drives and alley ways will be paved. Since the project will be constructed in Phase I of the overall development, sidewalk construction will be accordingly phased prior to obtaining individual Certificate of Occupancy for each proposed Phase.

**SITE / OUTDOOR LIGHTING**

All proposed site lighting will be designed and installed per the County UDC. All light fixtures will be directed downward and inward to minimize glare and light pollution. The detailed overlay of lighting foot-candle distribution plans will be submitted to the Planning Department for review and consideration during the Site Development design and permitting stage.

**SIGNAGE**

**NARRATIVE**

Site signage will be design and installed in accordance with the UDC and Zoning Codes and Regulations of Oconee County.

**PUBLIC AND SEMI-PUBLIC AREAS**

Utility easements will be dedicated to the associated public or semi-public entities. Access and drainage easement to and around the storm water management facilities will be dedicated to Oconee County at the appropriate time after construction completion or installation.

**SCHEDULE**

The following is a tentative schedule for the proposed development:

Phase 1: 1-2 years, starting year 2024

**CONCLUSION**

The Special Use (Lot 2) property is uniquely located within a proposed B-2 development. It is bordered by the large OVP on the west and R/W on the east. The northern side of the subject borders an R-2 MPD with an existing 50' buffer strip. The long eastern side of the subject site is also bordered by the commercially zoned area of Parkside Development. This proposed development is sandwiched between a large commercially zoned / R/W and OVP. The proposed vehicular and pedestrian connectivity to Parkside Development and existing and proposed roadways provide great circulation and improves the traffic flow overall for the area. The architectural design features and proposed scale of buildings further enhances the feel and fit of this proposed Special use within the B-2 zoned development. This facility will provide a much needed and attractive amenity within a fairly secluded area of the project. It is designed to be a great addition and compliments adjacent developments and uses.

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PLAT

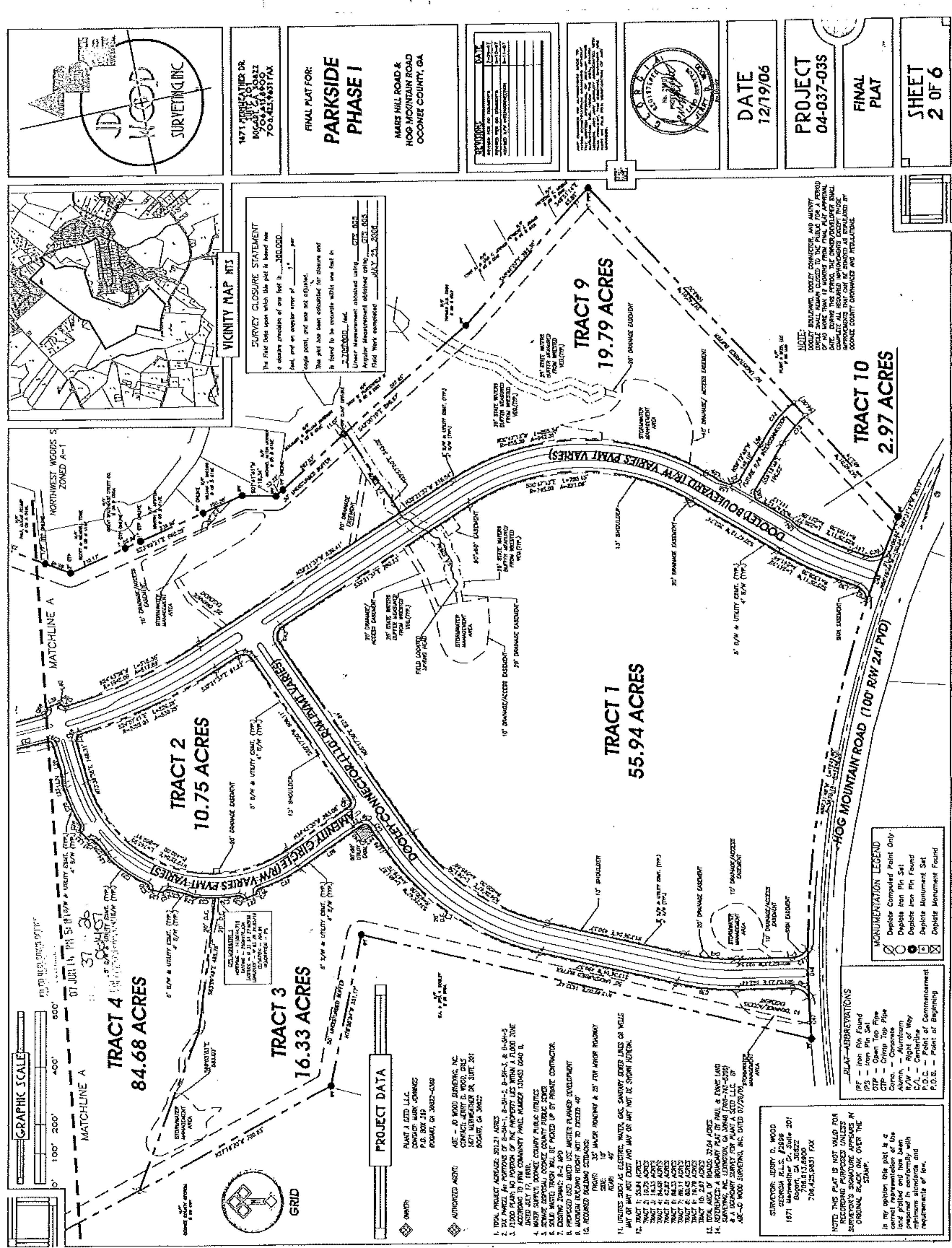
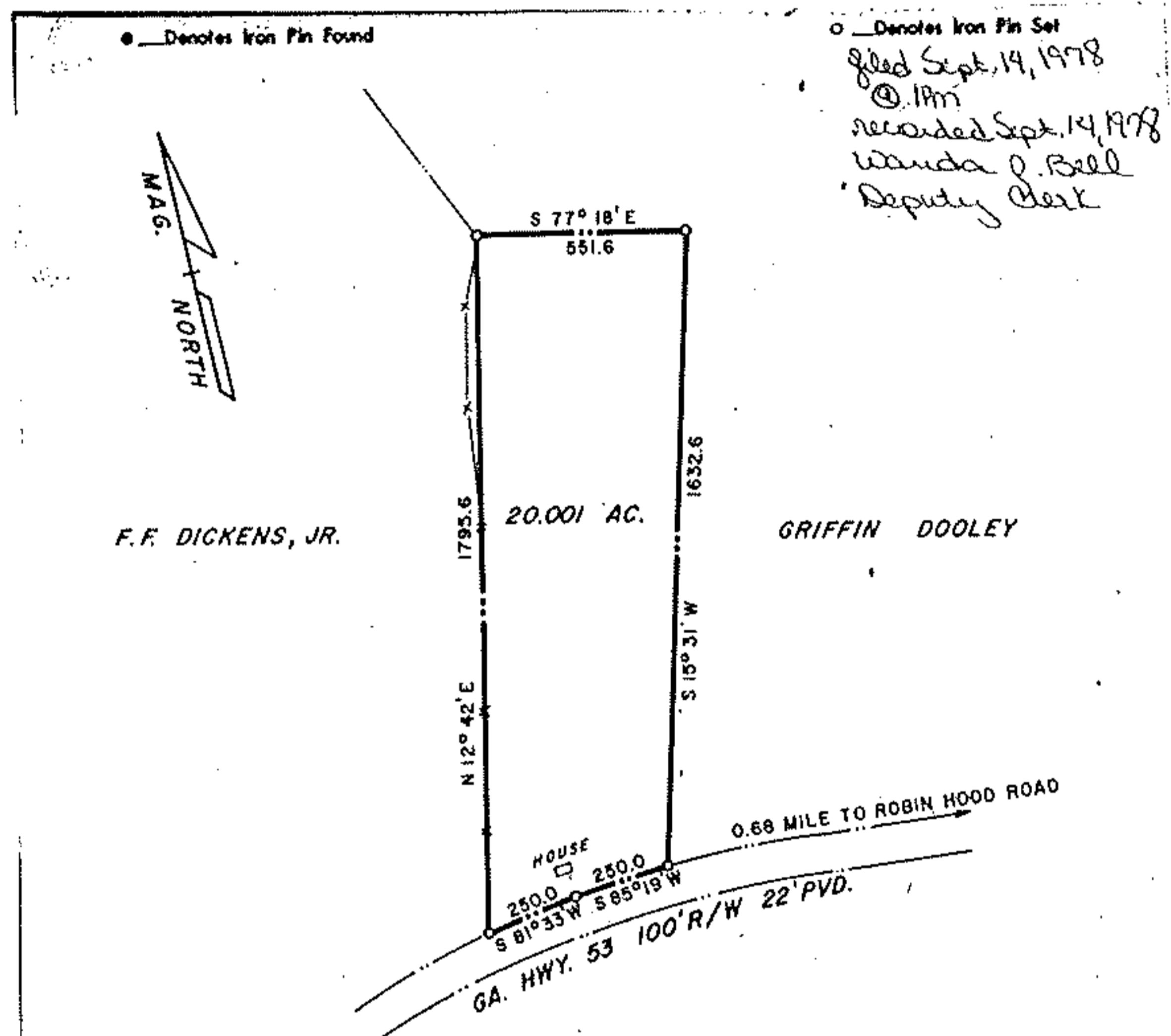


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PLAT



REF. (1) SURVEY BY R.E. HARDIGREE OF GRIFFIN DOOLEY FARM  
DATED MAY 6, 1957

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity  
with the minimum standards and requirements of law

SURVEY FOR			SEAL:
W.A. & RITA V. DOOLEY			
COUNTY: OCONEE	GRD: 221	STATE: GEORGIA	
DATE: AUGUST 11, 1978		SCALE: 1" = 400'	
FIELDBOOK: 407-12	BEN MCLEROY & ASSOCIATES, INC. ENGINEERS & SURVEYORS		
	ATHENS, GA.		
	FILE NO:	10750	





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

**SPECIAL USE CASE NO. P23-0203**

**DATE:** October 31, 2023

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

**APPLICANT NAME:** ABE Consulting, Inc.

**PROPERTY OWNER:** Athens Construction Group Property Holdings, LLC. & Parkside Property Development, LLC.

**LOCATION:** Northwest corner of Hog Mountain Road and Dooley Connector,  
B 05 005A & portion of B 05H 001F



**PARCEL SIZE:** ±5.801 acres

**EXISTING ZONING:** AG (Agricultural District) and R-2 MPD (Two Family Residential Master Planned Development District)

**2040 CHARACTER AREAS MAP:** Suburban Neighborhood

**EXISTING LAND USE:** Vacant residence and undeveloped

**SPECIAL USE REQUESTED:** Special use approval to construct a self-storage facility in the proposed B-2 district per Sec. 205.10.

**REQUEST SUMMARY:** The applicant is requesting a special use approval to construct a self-storage facility under the proposed B-2 zoning. This is a principal use (mini-warehouses and self-storage units) that is allowed by special use approval in the B-2 zoning district according to Sec.205.10(e).

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

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** November 13, 2023

**BOARD OF COMMISSIONERS:** December 5, 2023

**ATTACHMENTS:**

- Application
- Narrative
- Special Use Impact Analysis
- Plats of Survey
- Concept Plan

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

### **HISTORY**

- B 05 005A is zoned AG and has been owned by Athens Construction Group Property Holdings, LLC since 2023.
- B 05H 001F is zoned R-2 MPD and has been owned by Parkside Property Development, LLC since 2013.
- Parcel B 05H 001F was a part of the property rezoned to R-2 MPD as a part of Rezone 7637 approved on January 8, 2019.
- There is a parallel rezoning request P23-0204 to rezone both parcels to B-2 and remove a portion of Parcel B 05 005A from Rezone 7637.

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

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Undeveloped property	R-2 MPD (Two Family Residential Master Planned Development District)
<b>SOUTH</b>	Hog Mountain Road and undeveloped property	AG (Agricultural District)
<b>EAST</b>	Dooley Connector and undeveloped property	R-2 MPD (Two Family Residential Master Planned Development District)
<b>WEST</b>	Oconee County Veterans Park (OVP)	AG (Agricultural District)

### **PROPOSED PROJECT DESCRIPTION**

- The proposed self-storage facility would include twelve buildings that include 107,983 square feet of building area and are comprised of one- and two-story buildings.
- The proposed self-storage facility is a part of a larger proposed commercial development would include retail, restaurants, services, and related uses.
- The overall development would include thirteen lots and is proposed to be constructed in three phases.
  - Lots would range from 0.684 acres to 5.801 acres.
  - Building sizes would range from 6,200 SF to 75,096 SF on each lot.
  - The development plans include a stormwater management facility located in the southeast and southwest corners of the property adjacent to Hog Mountain Road and the Dooley Connector.
  - Road improvements and utility extensions would be made by the developer to serve the development and comply with all local, state, and federal regulations. The proposed road improvements include a connecting roadway to the Oconee Veterans Park.
  - The development plan would include landscaping to meet Oconee County standards and preserve existing trees in some areas.
  - All utilities in the development will be provided by Oconee County Water Resources and power/data providers in the area.
- The applicant's estimated value of the proposed project is \$10.8 million.

### **PUBLIC FACILITIES**

#### **Water:**

- The project is proposed to utilize County water services.
- The applicant estimates a demand of 239 gallons per day.
- The Water Resources Department has indicated in a letter dated 10/29/2023 that potable water is available at this location.

#### **Sewer:**

- The project is proposed to utilize County sewer services.
- The Water Resources Department has indicated in a letter dated 10/29/2023 that wastewater treatment capacity is available for the project.

#### **Roads:**

- The site will be accessed from a driveway within the larger overall development.

- The overall proposed development would access the Dooley Connector and connect to an existing parking area within Oconee Veterans Park. A roundabout would serve as intersection with the driveways serving the parking areas for the development

## TRAFFIC PROJECTIONS

- An approximate additional 157 ADT (average daily trips) are estimated with 10 AM peak hour trips and 17 PM peak hour trips (Trip Generation Manual, 11<sup>th</sup> Edition). The trip generation projections were based on self-storage uses.

## ENVIRONMENTAL

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

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

### **Water Resources Department:**

- No comments

### **Public Works Department:**

- No comments

### **Fire Department:**

- No comments

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## **STAFF ANALYSIS**

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR SPECIAL USE CONSIDERATION” AS SET FORTH IN SECTION 1207.02 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

**A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?**

The purpose of the 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 overall development is allowed in B-2 zoning. However, the proposed self-storage facility requires a special use approval per Sec. 205.10(e). Staff holds that the proposed business development is consistent with the stated purpose of the proposed zoning district provided that the corresponding rezoning application is approved.

**B. Is the proposed special use compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan?**

The subject property lies within the Suburban Neighborhood Character Area as shown on the 2023 Oconee County Comprehensive Plan Update Character Areas Map. The Comprehensive Plan describes this Character Area as containing “Pedestrian-friendly residential neighborhoods with primarily large, single-family lots and connective, common greenspaces. Denser residential development is logically located in areas adjacent to nonresidential uses. Attractive streetscapes and landscaped common areas are located throughout” (2023 Comprehensive Plan Update p. 53). The Comprehensive Plan supports R-1 and AR zoning in this Character Area (2023 Comprehensive Plan Update p. 54). Although the proposed use is not specifically supported by the character area, the existing zoning and land uses of the adjacent parcels, specifically, the commercial acreage of the R-2 MPD and the heavily used Oconee County Veterans Park recreation facilities, support the request.

**C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?**

Nearby lots are predominantly zoned R-2 MPD or AG. Primary land uses in the area are civic/institutional uses (Oconee Veterans Park) and undeveloped. The prior zoning concept plan for the property to the east indicated commercial uses. Staff is of the opinion that the proposed development is suitable in view of the existing nearby development, land uses and zoning.

**D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?**

While the proposed use is not supported by the Suburban Neighborhood Character Area, it is consistent with the planned commercial development and existing land uses of the area.

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

The self-storage facility would be accessed through the overall proposed development which would be accessed from the Dooley Connector and connect to the Oconee Veterans Park. Staff holds that the proposed access will be adequate for the proposed special use.

**F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?**

While increased traffic generation is anticipated, the concept plan addresses this through the layout of the site and the connection to the Dooley Connector. The proposed access to the site should be adequate to provide for traffic/pedestrian safety, accommodate the anticipated volume of traffic, and provide access to emergency vehicles.

**G. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?**

The Water Resources department has indicated that water is available for the site. The impacts to police and fire protection services should be minor for this business development. Schools will not be impacted by this specific project. Staff holds that public facilities should be adequate to serve this special use.

**H. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, and odor?**

The existing site will be subject to Article 8 requirements for landscape buffers adjacent to all neighboring properties of lower intensity. 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 properties to the north due to adjacent planned residential use of the adjacent property. The planned development of the adjacent residential property does include a 50' buffer, so the applicant has indicated that they will be requesting a waiver of the 50' buffer on the subject property where it adjoins that development.

**I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?**

The hours and manner of operation associated with the proposed special use are not expected to have significant adverse impacts on nearby properties. The applicant did not include the hours of operation in the application.

**J. Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?**

The developed neighboring property is Oconee Veterans Park to the west. The proposed self-storage structures will be screened from view by a 50' natural buffer protecting the viewshed from baseball/softball fields located in the northeast corner of the park. The dimensions and style of the proposed buildings should not be detrimental to adjacent recreational, residential, and commercial uses, and as conditioned would not be expected to significantly change the environment and viewshed adjacent to the park. The buildings will be one- or two-stories and the proposed building facades will be brick or stone veneers as conditioned.

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## **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 the present special use request. Staff recommends it be subject to the following conditions to be fulfilled by the developer/owner at his/her expense:**

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

2. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, the 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 the 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 the Owner has agreed to such improvements and dedication.
4. A 50-foot wide landscape buffer augmented with additional evergreen screening shall be provided between the proposed self-storage use and Oconee Veterans Park to provide opaque year round vegetative screening to limit the visual impact of structures on the park. Any required evergreen screening plants shall be 6' tall at the time of planting.
5. All self-storage building shall be brick and/or stone veneer on all facades.
6. The proposed Park Connector Road connecting Dooley Connector to Oconee Veterans Park shall be constructed prior to issuance of any building permits.
7. At the intersection of the proposed Park Connector Road and Dooley Connector Road, the developer shall install a traffic circle/roundabout or equivalent to service the project with the final design and location of such improvements subject to review and approval by the Public Works Director.