

**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 rezone from zoning classification AG (Agricultural Residential District) & R-2 MPD (Two-Family Residential Master Planned Development District) to B-2 (Highway Business District) pursuant to an application for rezoning of property owned by Athens Construction Group Property Holdings, LLC. & Parkside Property Development, LLC. submitted on September 18, 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 ABE Consulting, Inc. on September 18, 2023, requesting a rezone of a ±24.591-acre tract of land located at 3380 Hog Mountain Road & 1078 Stillwater Way, in, Oconee County, Georgia, (tax parcel no. B-05-005A & a portion of B-05H-001F), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 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 5th 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 REZONE NO P23-0204

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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.
4. The proposed Park Connector Road connecting Dooley Connector to Oconee Veterans Park shall be constructed prior to issuance of any building permits.
5. 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.
6. Any self-storage buildings shall be brick and/or stone veneer on all facades.
7. In addition to the proposed use exclusions in the narrative, the below general use categories listed in Tables 2.1 and 2.2 of the UDC are excluded:
 1. Transient Lodging
 2. Automotive Repair and Maintenance
 3. Other Repair and Maintenance Services
 4. Health Related Services
 5. Rental and Leasing Services
 6. Motor Vehicle and Parts Dealers
 7. General Merchandise and Department Stores
 8. Outdoor Display Areas
 9. Outdoor Storage Areas
 10. Fast Food Establishments with Drive Through Service
 11. Convenience Stores
8. EIFS and Hardie Board may only be used as accent material on the retail buildings.

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TAX MAP

Rezone # P23-0204 - Parkside Property Development, LLC

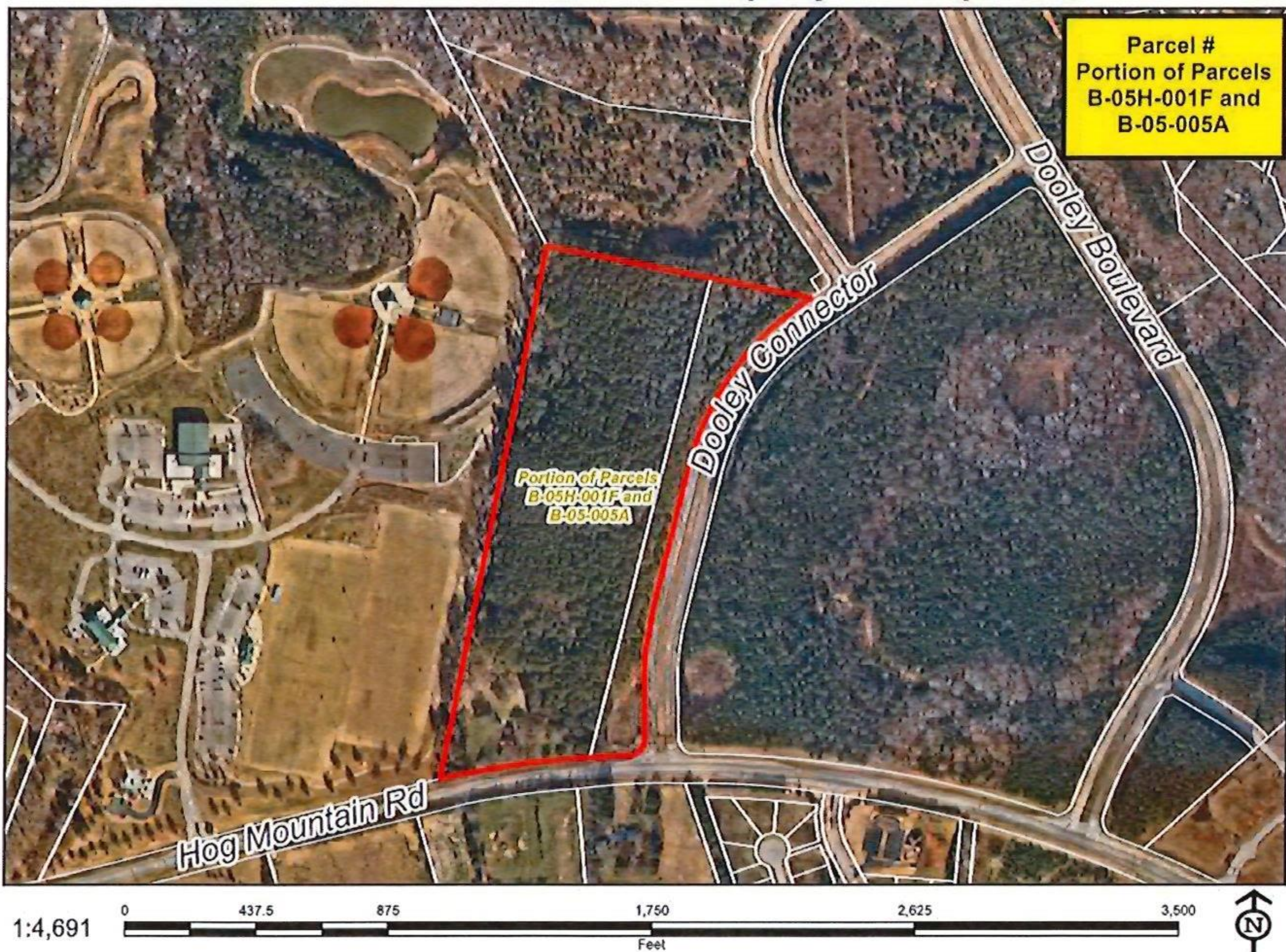


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LEGAL DESCRIPTION

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.

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NARRATIVE



REZONE NARRATIVE

PARKSIDE PROMENADE

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

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

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

Approximately 24.591-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 rezoned to R-2 MPD. 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 and R-2 MDP to the east and north. This site is adjacent to the commercial area of Parkside development to the east. The subject parcel is situated at an intersection corner and 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 is an old and vacant house or structure on the subject site. The site is currently vacant. The total acreage of the subject rezone is approximately 24.591 acres

This rezone request is made to change the existing zoning of the site from AG & R-2-MPD to B-2 with Special Use Request. The proposed request is planned with multiple relatively small-scale business / commercial buildings that provide small shops, cafes, services, attractive self-storage (Lot 2) and amenities to OVP, Parkside and area residents. The majority of the planned lots and buildings have been set with double frontages. The proposed rezone concept provides pedestrian access / walkability as well as vehicular access to OVP and Parkside Development. Covered patios and open decks provide an inviting setting to OVP and Parkside Development. Parents and residents visiting OVP would be able to enjoy a copy of coffee and a sandwich while being able to see their children playing or practicing on the OVP Park sports fields. It is the intent to develop small attractive individual buildings versus a large commercial center. Most importantly, the proposed development provides additional access and connectivity to Hog Mountain Road and Mars Hill Road through Dooley Connector / Parkside Development.

This request is accompanied by a Special Use and Special Exceptions Variance requests for the proposed Attractive Self-Storage along the northern part of the site. The Special Use request consists of climate control mainly (80% of facades) brick or masonry facades and non-climate control self-storage. The climate control buildings are to be 2-story maximum in height while the remaining buildings will be 1 story in height. All self-storage buildings within Lot 2 will have brick or masonry facades regardless of climate or non-climate classification. These attractive structures are being located on site in such a way to minimum visibility from proposed roadways and other developments.

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The Special Exceptions Variance is submitted along with this rezone request to remove the buffer along the northern property line of Lot 2. This Variance Request is the fact that a 50' natural buffer currently exists at that location on Parkside development. In addition, the same Owner for the subject property owns Parkside as well. Implementing the buffer on this rezone would create a great hardship and substantial impacts to the overall development, while the existing buffer provides proper separation.

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- R/W	Hog Mountain Road
to the East- R-2 MPD	Vacant, R-2 MPD Commercial Area
to the West- AG	Oconee County Veterans Park (OVP)

Subject Rezone Area:

- Existing Zoning: AG & R-2 MPD
- Existing Use: Vacant Land and Vacant Old Structure
- Proposed Zoning: B-2 & Special Use for Lot 2
- Proposed Use: B-2 and Attractive Self Storage, excluding the uses listed above

PROPOSED USE / DEVELOPMENT DETAILS

The property will be used for B-2 & the Special Use Request uses as allowed under the Oconee County Zoning Ordinances, but **excluding** the following uses:

1. Planned Unit Development (MPD)
2. Automotive Transmission Repair
3. Automotive Body, Paint & Interior Repair & Maintenance
4. Tattoo Parlors
5. Adult Entertainment
6. Taxidermists
7. Bungee Jumping
8. Construction Contractors, Builders and Developers, with Outdoor Storage
9. Lumber Yards
10. Golf Course with or without a Country Club
11. Golf Driving Ranges
12. Show Arenas for Horses (including Accessory Barnes)
13. Convenience Food Stores with Fuel Pumps
14. Gasoline Stations, Full Service
15. Gasoline Stations with Convenience Stores, no repair
16. Electric Power Transmission and Distribution Lines
17. Electric Power Transmission Substations
18. Natural Gas Distribution
19. Manufactured (Mobile) Home Dealers
20. RV (Recreational Vehicle) Parks
21. Restaurants with Drive-Through
22. Cemeteries & Mausoleums

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The proposed uses may include one or a combination of commercial development such as Retail Shops, Drug Store / Pharmacy, Convenience Store (no fuel pumps), Offices, Medical Office, Restaurants (no drive thru), Service Centers and other allowed uses. The proposed development will have a maximum of 66,000 SF total heated and cooled space in the B-2 zoned areas and 107,983 SF of Attractive Self-Storage on Lot 2 with Special Use request. Total area of proposed buildings is 173,983 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 and uses shall be in accordance with the appropriate Oconee County development codes and ordinances.

The proposed building facades will consist of 4 sided predominantly (80%) brick, stone, masonry and EIFS / stucco with accents of cement fiberboard (hardy plank) siding, wood, wood siding, metal and / or copper materials, or combination thereof. Roof systems will be coated metal or asphalt shingles with parapet and hipped ridgelines, refer to attached Architectural Representative Photos.

The proposed building will be constructed in 3 total phases as follows:

- Phase I- Lots 1, 2, 3 & 4, approx. 8.924 acres, 16,500 SF General Business plus 107,983 SF of Attractive Self-Storage. Total building area in Phase I is 124,483 SF. Total number of proposed buildings in Phase I is 15.
(B-2 Uses less exclusions)
- Phase II – Lots 5, 6, 7, 8 & 9, approx. 5.254 acres, 25,000 SF total General Business (B-1 Uses less exclusions). Total number of proposed buildings in Phase II is 5.
- Phase III – Lots 10, 11, 12 & 13, approx. 5.16 acres, 24,500 SF General Business (B-1 Uses less exclusions). Total number of proposed buildings in Phase III is 4.

Total area all 3 phases: 66,000 SF General Business plus 107,983 SF Attractive Self- Storage
19.338 Acres (excluding R/W and Common Open Space areas)

- o Total Rezone Acreage: 24.591 Acres

Total number of proposed lots is 13. Total number of proposed buildings is 24. The average range of proposed buildings for Lots 1 and 3 through 13 will be 5,000 to 6,500 SF. The average range for Lot 2 (Attractive Self-Storage) is 1600-20,934 SF.

BUILDING AND FAÇADE MATERIALS

- The proposed building facades will consist of 4 sided predominantly (80%) brick, stone, masonry and EIFS / stucco with accents of cement fiberboard (hardy plank) siding, wood, wood siding, metal and / or copper materials, or combination thereof. Some of the proposed buildings will include attic storage space above the main floors. The Architectural Theme will follow general and traditional / modern looks of commercial, retail and business styles. Roof systems will be coated metal or asphalt shingles with parapet and hipped ridgelines. The Attractive Self-Storage buildings will be 1-2 story in height. All building facades within Lot 2 will also be

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predominately (80%) brick or masonry veneers. 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, 11th Edition. Traffic projections are estimated based on a General Business and Self-storage categories as follows:

	<u>2-Way ADT</u>	<u>AM Peak HR</u>	<u>PM Peak HR</u>
• General Business 66,000 SF, ITE Code 710:			
10.84/1,000 GLA (Gross Leasable Area):	716	101	96
• Attractive Self-Storage, 107,983 SF, ITE Code 151:			
1.45 / 1,000 SF:	157	10	17
SUBTOTAL ADT:	873	111	113
TOTAL GROSS ADT:	873	111	113

Access the development lots will be gained internally from a new or proposed connecting road (Park Connector Road). This connecting roadway starts at the County OVP parking lot and terminates at Dooley Connector within Parkside Development. A new roundabout will be constructed on the Park Connector Road with connections to the main entrance points, opposite directions, that are planned to serve the various lots within the proposed development. These access drives along with the centrally located access drives will be set at a common shared / open space area. Proper roundabout approaches and connections are being proposed as depicted on the Rezone 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 the addition of proper decel, accel and center turn lanes and central 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 within

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Parkside Development of Hog Mountain Road, as deemed applicable. There is an existing sanitary sewer manhole located approximately 1,500 LF to the east of the site within the Hwy 53 R/W. There are several sanitary sewer manholes located within the Parkside Development at Amenity Dooley Connector and Dooley Blvd. and near Dooley connector and Amenity Circle.

The water and sewer demands will be as follows:

Sewer:

Phase 1: Business Park: $16,500 \text{ SF} \times 15 \text{ gpd} / 100 \text{ SF} = 2,475 \text{ GPD}$

Attractive Self-Storage: 1 Office Unit, $208 \text{ gpd} / \text{unit} = 208 \text{ GPD}$

Phase 2: Business Park: $25,000 \text{ SF} \times 15 \text{ gpd} / 100 \text{ SF} = 3,750 \text{ GPD}$

Phase 3: Business Park: $24,500 \text{ SF} \times 15 \text{ gpd} / 100 \text{ SF} = 3,675 \text{ GPD}$

Total Sewer Demand: 10,108 GPD

Water Demand: 1.15 x 10,108 GPD = 11,624 GPD

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 facilities. Overall detention and water quality measures will be provided, as required, in accordance with Oconee County Ordinances and Regulations.

ESTIMATED BUILDING COSTS AND VALUE OF PROJECT AT COMPLETION

The proposed project has an estimated value in today's dollars of \$33.9 million at completion.

-Buildings located in B-2 zoning are estimated to cost: \$350/ SF, **Subtotal: \$23.1 million**

-Buildings located in Attractive-Self Storage (Lot 2) are estimated to cost:

\$100/ SF, Subtotal: \$10.8 million

OWNERSHIP AND MAINTENANCE OF COMMON OPEN SPACE

The overall development will be owned fee simple and maintained by private owners. The common open space areas will be owned and maintained by a condo association to include stormwater management and water quality facilities. The total proposed Common / Open Space Areas amount to approximately 4.2 acres.

GENERAL UTILITIES AND GARBAGE / RECYCLING SERVICES

All utilities proposed on this project will be buried or installed underground. Water and sewer connections, which currently exist within Parkside Development and within Hwy 53 R/W, 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

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Development Plans process thru the DRC review. 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 10' wide multi-use path is being proposed along the connector roadway, starting at OVP parking lot and connecting to sidewalks at Dooley Connector. In addition, internal sidewalks are being proposed for proposed lots within this development. Additional walkways connectivity is being proposed between the buildings / lots facing the OVP with the existing multi-use path or walking trails at OVP. This provides a great way of enhancing connectivity and walkability throughout the proposed development and OVP. All required ADA ramps and associated facilities and signage will be provided and constructed on site to provide safe, proper and durable internal circulations. Since the project will be constructed in multiple phases, sidewalk construction will be accordingly phased prior to obtaining individual Certificate of Occupancy per 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

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

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County at the appropriate time after construction completion or installation. The new Park Connector Road along with the 10' wide multi-use path will be part of the public/semi-public areas.

SCHEDULE

The following is a tentative schedule for the proposed development:

Phase 1:	1-2 years, starting year 2024
Phase 2:	2-3 years
Phase 3:	3-6 years

CONCLUSION

The subject property is uniquely located with 2 sides being R/W's and OVP on the west side. The northern side of the subject borders an R-2 MPD with an existing 50' buffer strip. Additional buffers and planted strips are being proposed. The long eastern side of the subject site is also bordered by R/W and the commercially zoned area of Parkside Development. This proposed development is sandwiched between a large commercially zoned area and OVP. The proposed vehicular and pedestrian connectivity to OVP with a central roundabout provides great circulation and improves the traffic flow overall for the area. Furthermore, the relatively small individual buildings with inviting and durable architectural features further enhances the overall fit and feel with the adjacent OVP and surrounding areas. The location, scale, shape and surroundings of the subject lot provide the basis and great fit for this proposed request.

PLAT

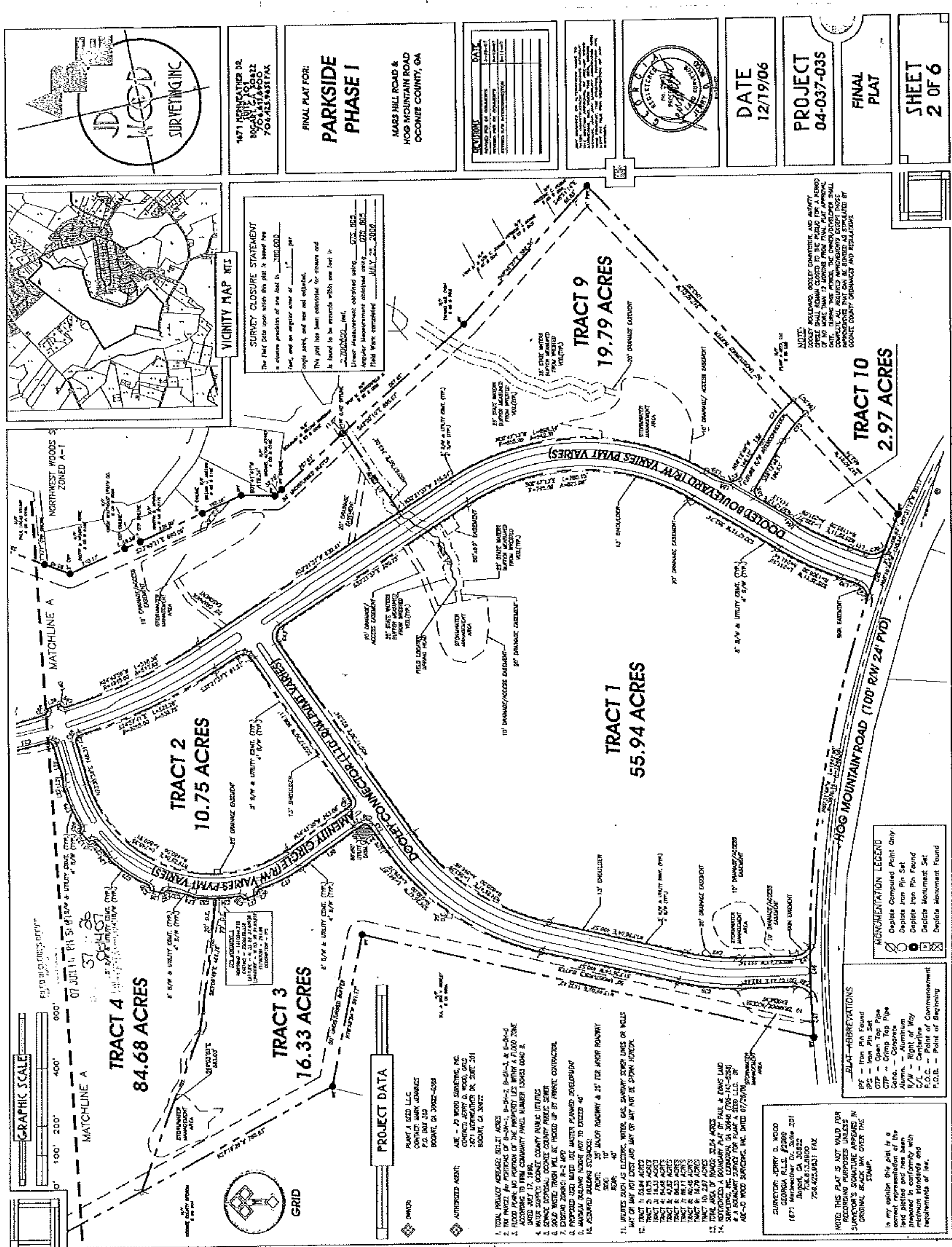
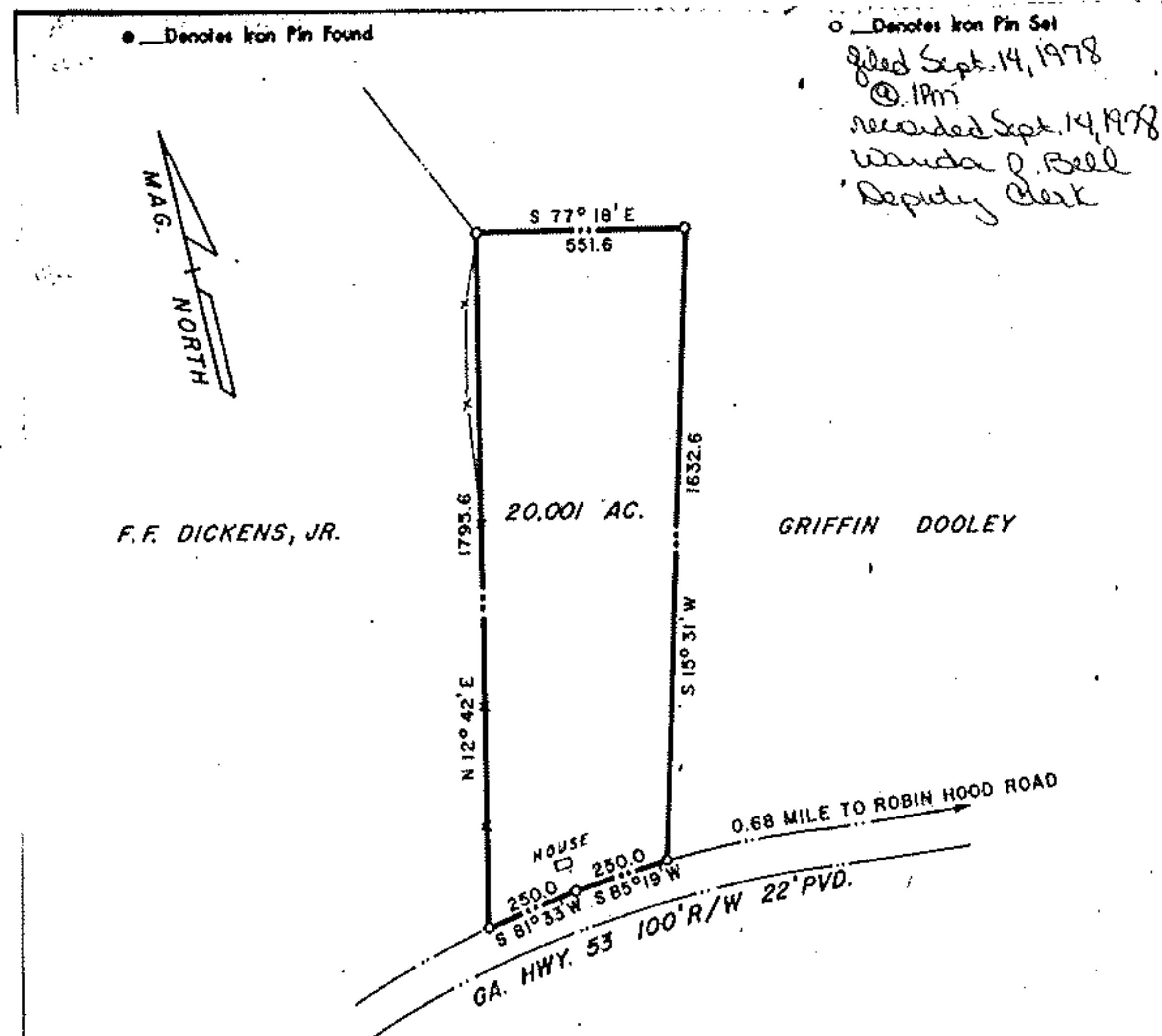


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PLAT



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

Ben Mc Leroy

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

REVISION "A" TO EXISTING AND KILLGORE
CONCEPT PLAN

PROJECT DATA

OWNER/DEVELOPER: ATHENS CONSTRUCTION GROUP PROPERTY
DEVELOPMENT, LLC, PARKSIDE PROPERTY
2335 WILSON ROAD
OCONEE, GA 30077
PHONE: 706-631-6477
EMAIL: MUEHNS@ATHENSDEV.COM

APPLICANT, ENGINEER
& AUTHORIZED AGENT: ABE CONSULTING, INC.
2410 HOG MOUNTAIN ROAD, SUITE 103
WATKINSVILLE, GA 30677
PHONE: 706-631-6477
FAX: 706-631-6478
EMAIL: ABE@ABECONSULTING.COM
WWW.ABECONSULTING.COM

PHYSICAL ADDRESS: 2410 HOG MOUNTAIN ROAD & 1078 STILLWATER WAY
WATKINSVILLE, GA 30677

TOTAL ACRES: 24.591 ACES
EXISTING ZONING: AG & R-2-MPD
PROPOSED ZONING: AG & R-2-MPD
SPECIAL USE FOR LOT 2

EXISTING LAND USE: VACANT
PROPOSED LAND USE: RESIDENTIAL
COMPOSITE MOUNTAIN LAND FROM SURVEY BY ABE CONSULTING, INC. DATED 9-15-23.
FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD PLAIN, ACCORDING
TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 13080C0101A DATED 9-15-2022.

CONTOUR INTERVAL: 1' AS PROVIDED BY OCEAN COUNTY GIS DEPT.
WATER SUPPLY: OCEAN COUNTY WATER RESOURCES DEPT.
WATER TREATMENT: A WATER TREATMENT PLANT IS LOCATED TO THE WEST OF THE
SOLID WASTE TREATMENT PLANT. THE TREATMENT PLANT IS OWNED BY A PRIVATE CONTRACTOR.

SOLID WASTE TREATMENT PLANT: THE TREATMENT PLANT IS OWNED BY A PRIVATE CONTRACTOR.
REQUIRED UTILITIES: POWER, TELEPHONE, CABLE TV, GAS
REQUIRED BUILDING SETBACKS: (BY ZONING)

B-2 FRONT: 10'
B-2 SIDE: 10'
B-2 REAR: 10'

MAXIMUM LOT COVERAGE: 40% (BASED ON LOT SIZE & SETBACKS)
SETBACK REQUIRED: A VARIANCE HAS BEEN SUBMITTED TO ELIMINATE SAID BUFFER.

PUBLIC FACILITIES: PARK CONNECTOR ROAD & 10' MULTI-USE PATH
SURFACE DRAINAGE: A STORMWATER MANAGEMENT PLAN (MMP) AND/OR UNDERGROUND
STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER
APPLICABLE REGULATIONS AND SHALL BE SUBMITTED TO THE OCEAN COUNTY PLANNING
DEPARTMENT FOR REVIEW AND APPROVAL AT THE TIME OF CONSTRUCTION PLAN APPROVAL.

SCENARIOS: AS SHOWN TO MEET OCEAN COUNTY USE
TOTAL LAND AREA: 24.591 ACRES, RESERVE AREA: 24.591 ACRES
TOTAL NUMBER OF PROPOSED BUILDINGS: 24 (12 BUILDINGS ON LOT 2)

PROPOSED BUILDING DIMENSIONS:
BUILDINGS ON LOT 2: 1-13 (18'-100' APPROX.)
BUILDINGS ON LOT 3: 1-10 (10'-100' APPROX.)

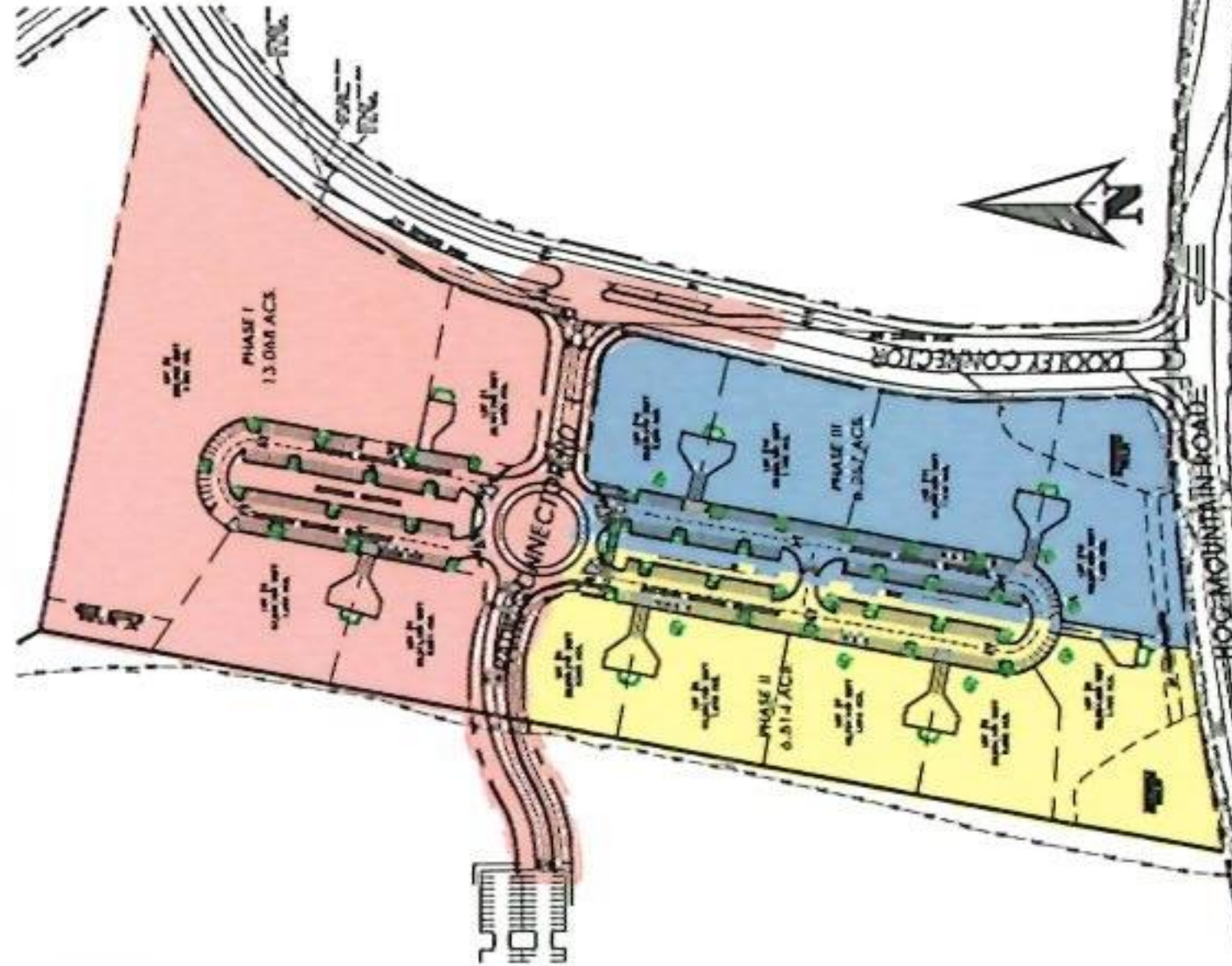
REQUIREMENTS: LOT 2: 2-100' FROM 11,000 SF - 20,000 SF APPROX.
LOT 3: 1-100' FROM 11,000 SF - 20,000 SF APPROX.
PROPOSED PARKING: 119 SPACES (10-100' APPROX.)
PROPOSED PARKING: 119 SPACES (10-100' APPROX.)

FUTURE LAND USE CATEGORY: SUBURBAN NEIGHBORHOOD
LAND AREA PROPOSED FOR PUBLIC / SEMI-PUBLIC USE: 10' MULTI-USE PATH
LAND AREA PROPOSED FOR PARKING: 122,200.04 SF / 2.824 AC
LAND AREA TO BE OCCUPIED BY STREET / RIGHT OF WAY: 12,007.31 SF / 0.274 AC

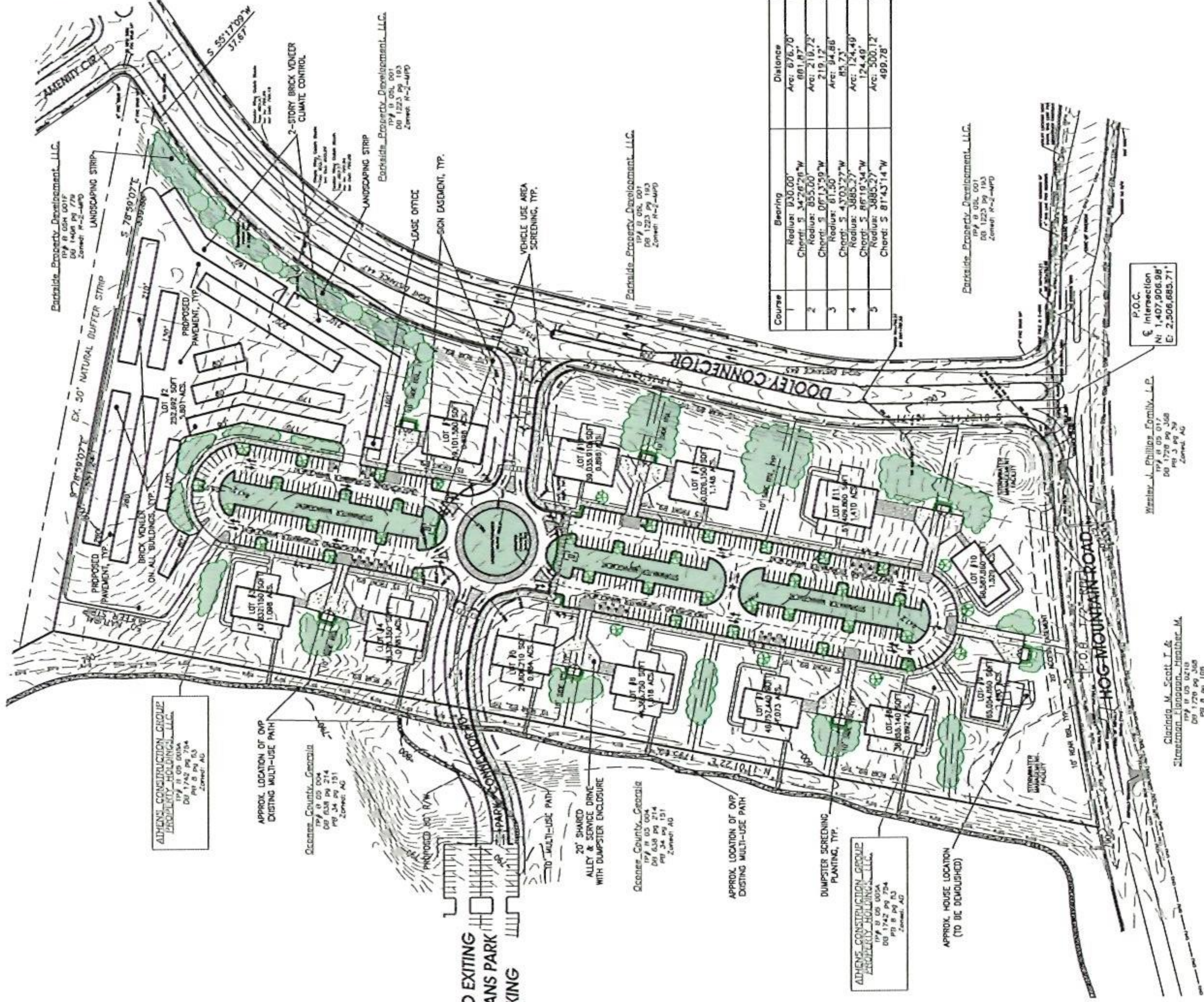
TOTAL DEDICATED PARKING: 122,200.04 SF / 2.824 AC
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TOTAL BUILDING AREA: 12,007.31 SF / 0.274 AC

PROPOSED BUILDINGS: (SEE TABLE)
RANGE OF PROPOSED LOTS: 0.000 TO 3.801 ACRES

PHASE MAP



SCALE 1"=200'



Course	Bearing	Distance
1	Radius: 130.00'	Arc: 676.70'
2	Chord: 5' 34.76" N 74° 14' 14" W	Arc: 681.87'
3	Radius: 855.00'	Arc: 210.72'
4	Chord: 5' 34.76" N 74° 14' 14" W	Arc: 210.72'
5	Chord: 5' 34.76" N 74° 14' 14" W	Arc: 210.72'
6	Chord: 5' 34.76" N 74° 14' 14" W	Arc: 210.72'
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15	Chord: 5' 34.76" N 74° 14' 14" W	Arc: 210.72'
16	Chord: 5' 34.76" N 74° 14' 14" W	Arc: 210.72'
17	Chord: 5' 34.76" N 74° 14' 14" W	Arc: 210.72'
18	Chord: 5' 34.76" N 74° 14' 14" W	Arc: 210.72'
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**Planning Department
Oconee County, Georgia
STAFF REPORT**

REZONE CASE #: P23-0204

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 & a portion of B 05H 001F

PARCEL SIZE: ±24.591 acres



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

EXISTING LAND USE: Vacant residence and undeveloped tract

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Suburban Neighborhood

ACTION REQUESTED: Rezone the property from AG and R-2 MPD to B-2 in order to develop a commercial
subdivision planned to include small-scale buildings that provide shops, cafes, services, and self-storage facilities.

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
Zoning Impact Analysis
Plat of Survey
Concept Plan
Water & Sewer Capacity Letter

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.
- This rezoning is intended to rezone both parcels to B-2 and remove a portion of Parcel B 05H 001F from Rezone 7637.
- There is a parallel Special Use application P23-0203 to permit a self-storage facility on one parcel of the development.

SURROUNDING LAND USE AND ZONING

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

PROPOSED DEVELOPMENT

- The proposed commercial development would include retail, restaurants, services, and related uses.
- The 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 on the retail lots to 75,096 SF on the self storage 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.
- Construction of Phase 1 would begin in 2024. Phase 2 would be constructed in 2025 and 2026, and Phase 3 would be constructed in 2026, 2027, and 2028.
- The applicant's estimated project valuation is \$33.9 million.
- A parallel Special Use application would permit a self-storage facility on one lot.

PROPOSED TRAFFIC PROJECTIONS

- An approximate additional 873 ADT (average daily trips) are estimated with 111 AM peak hour trips and 113 PM peak hour trips (Trip Generation Manual, 11th Edition). The trip generation projections were based on general business and self-storage uses.

PUBLIC FACILITIES

Water:

- The project is proposed to utilize County water services.
- The applicant estimates a demand of 11,624 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 proposed project 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.

ENVIRONMENTAL

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

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES**OCONEE COUNTY PUBLIC WORKS DEPARTMENT**

- No comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- No comments

GEORGIA DEPARTMENT OF TRANSPORTATION

- No comments

STAFF ANALYSIS

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

- A. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.**
Nearby lots are predominantly zoned R-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 as part of the R-2 MPD. Staff is of the opinion that the proposed development with the proposed conditions would be 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.**
Parcel B 05 005A is zoned AG and as such has economic use primarily as large-lot residential. Parcel B 05H 001F was indicated as open space on the prior zoning concept and as such has limited economic value outside of the R-2 MPD.
- 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 developing a commercial development on the previously undeveloped subject property; a proportionate increase in demand for water and wastewater treatment are anticipated. Increased traffic generation is also anticipated, with an approximate 873 additional ADT. The proposed development and uses are commercial in nature, so no negative impact on schools is anticipated.
 - 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 development is in keeping with surrounding uses and is not anticipated to affect the existing use, usability, and/or value of adjoining property. The approved concept plan for the property to the north indicates residential use but includes a 50-foot buffer on that 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.**
Parcel B 05 005A has historically been zoned AG. Parcel B 05H 001F was included within the R-2 MPD. The subject property is currently vacant as are the parcels directly adjacent to the north, south, and east of the subject property. The proposed use fits the character of the anticipated use of the properties in the vicinity of the subject property.
- E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**
Per the UDC, “The B-2 Highway Business District is intended to serve those business activities generally oriented to the highways.” (Unified Development Code Sec. 205.10). The specific lot must be developed according to the proposed uses in the narrative. The proposed retail, service, and restaurant uses are allowed by right in the B-2 zoning district. Self-storage facilities are allowed by Special Use approval in the B-2 zoning district. Staff holds that the requested advancement of the commercial development is consistent with the stated purpose of the proposed zoning districts, however the proposed self-storage use would require Special Use Approval.
- F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
The proposed use is not permitted by the existing AG and R-2 MPD zonings. The MPD commercial use of the property to the east and the adjacent Oconee Veterans Park does support approval with proposed conditions of the development over the uses currently supported in the comprehensive plan and allowed in the existing zoning. Staff holds that these conditions give supporting grounds for approval of the zoning proposal.
- G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.**
The subject property lies within the Suburban Neighborhood Character Area as shown on the Character Areas Map 2023 Oconee County Comprehensive Plan Update. 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.
- 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 commercial development use. However, the proposed use of the subject property aligns with adjacent planned commercial use of the R-2 MPD and will provide retail and restaurant services to Oconee Veterans Park users and nearby residential areas.

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. The proposed Park Connector Road connecting Dooley Connector to Oconee Veterans Park shall be constructed prior to issuance of any building permits.
5. 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.
6. Any self-storage buildings shall be brick and/or stone veneer on all facades.
7. In addition to the proposed use exclusions in the narrative, the below general use categories listed in Tables 2.1 and 2.2 of the UDC are excluded:
 1. Transient Lodging
 2. Automotive Repair and Maintenance
 3. Other Repair and Maintenance Services
 4. Health Related Services
 5. Rental and Leasing Services
 6. Motor Vehicle and Parts Dealers
 7. General Merchandise and Department Stores
 8. Outdoor Display Areas
 9. Outdoor Storage Areas