



Council Members

Johnny Pritchett
Chuck Hadden
Deborah Lucas
Drew Kurtz
Mindy Porterfield

Dear Mr. Stephens,

During the November 2023 Bishop Town Council Meeting, the Council unanimously approved the rezone application for the Bishop House at 4851 & 4853 Macon Highway with the following modification to the County's recommendation.

3. In lieu of providing buffers as required by Section 605, an evergreen landscape buffer shall be provided as a side yard buffer comprised of evergreen species, 6 feet tall at the time of planting at 8 ft maximum spacing on center for the distance illustrated on the Rezone Concept Plan.

Thank you for your continued partnership. Please reach out if you have any questions.

Sincerely,

Drew Kurtz

Mayor Pro Tem
Town of Bishop, GA
5000 Macon Highway
(773) 351-7732



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

REZONE CASE #: P23-0185

DATE: October 5, 2023

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

APPLICANT NAME: Ted Christensen

PROPERTY OWNER: TDC HOSPITALITY, LLC

LOCATION: 4851 Macon Highway & 4853 Macon
Highway, Bishop GA; northwest of
Astondale Road
B I02 004 & B I02 004A

PARCEL SIZE: ±2.492 acres

EXISTING ZONING: B-1 General Business District

EXISTING LAND USE: Residential

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Historic Main Street

ACTION REQUESTED: Rezone the property to B-1 to allow Bed & Breakfast and Restaurant use.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: October 16, 2023

BISHOP CITY COUNCIL: November 13, 2023

ATTACHMENTS: Application
Narrative
Architectural Renderings
Zoning Impact Analysis
Plat of Survey
Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The house was originally constructed in 1908.
- The property was rezoned from R-1 to B-1 to allow for a 60-seat restaurant with residential quarters above.
- The rezoning amendment was subject to the following conditions:
 1. The requirement to install a buffer along the southern boundary of the site in accordance with Section 605.01 is hereby waived by the Mayor and Council. Developer shall provide an evergreen hedge in lieu of the required buffer as illustrated on the Rezone Concept Plan.
 2. The requirement to provide supplemental evergreen plantings within a required buffer along the western boundary of the site in accordance with Section 605.03.e is hereby waived by the Mayor and Council.
- The main lot surrounds a smaller 0.018-acre legal non-conforming lot with the old bank building that is owned by the applicant. This lot is already zoned B-1 and the intent is for this structure to be renovated and utilized as a novelty historic structure that is incorporated into the overall property.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Post Office and Antique Store	OIP (Office Institutional Professional District)
SOUTH	Single-family residential	A-1 (Agricultural District), B-1 (General Business District), and R-1 (Single-Family Residential District)
EAST	Commercial	OIP (Office Institutional Professional District)
WEST	Agricultural	A-1 (Agricultural District)

PROPOSED DEVELOPMENT

- The home will be renovated into a bed & breakfast with up to seven guest rooms on the main and second floor. The main floor of the home will also include a foyer, sitting room, library area, restrooms and other spaces typical of a bed and breakfast. While there are no immediate plans for such, the applicant requests permission to include a small limited-service restaurant, coffee shop or ice cream parlor to complement the bed and breakfast if desired.
- The project will be constructed in phases. The first phase of the renovation would include improvements to the home, installation of a septic system, and required site improvements including driveway entrance and approximately 10 parking spaces. A future phase will include additional parking for a total of 31 spaces.
- Low-impact stormwater management measures are anticipated due to the size of the site and the nature of the improvements. Stormwater management will comply with all local, state, and federal regulations in effect at time of construction plan approval.
- The following waivers from the City of Bishop Zoning Ordinance are being requested:
 - 1. Section 605.1: Buffers; where required. The owner requests the buffer requirement along the southern boundary of the property (side property line) be waived. Although the adjoining property is zoned R-1, the strip of land is only +-20 feet wide, with lands further south zoned B-1. An evergreen hedge is proposed in this area as illustrated on the rezone site plan.
 - 2. Section 605.3e: Natural Buffers. Although the width of the required buffer is met in areas where the site adjoins an A-1 zone, a waiver is sought to allow the buffer to be natural in character, without the introduction of evergreen material.
 - 3. Section 1001.3a: Improvements of Off-Street Parking Lots. To promote and continue the character within the historic district, the property owner requests the ability to maintain the parking lot as a low impact gravel surface.

PROPOSED TRAFFIC PROJECTIONS

- An approximate additional 59 ADT (average daily trips) are estimated for peak usage.

PUBLIC FACILITIES

Water:

- The site currently utilizes County water services.

Sewer:

- The project is proposed to utilize an on-site septic system.

Roads:

- A single driveway with connection to US Highway 441 is proposed using the existing location. The projected number of daily trips is far below the requirement of a deceleration lane per GDOT standards.

ENVIRONMENTAL

- The property does not lie within a 100-year floodplain, and no environmentally sensitive areas have been identified.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

-

OCONEE COUNTY WATER RESOURCES DEPARTMENT

-

GEORGIA DEPARTMENT OF TRANSPORTATION

-

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS GOVERNING EXERCISE OF ZONING POWER” AS SET FORTH IN SECTION 1705 OF THE *TOWN OF BISHOP, GEORGIA ZONING REGULATIONS*.

1. Existing uses and zoning nearby property.

Nearby lots are zoned OIP, A-1, B-1, and R-1. Primary land uses in the area are a mixture of residential, commercial, and civic/institutional uses. There are compatible B-1 commercial uses that are adjacent to the subject lot. Staff holds that the proposed development is suitable view of the existing nearby development and zoning.

2. The extent to which property values are diminished by the particular zoning restrictions of the current zoning.

The property has a reasonable economic use as currently zoned; however, the proposed Bed & Breakfast and Restaurant use would contribute more to the economic activity in the historic Bishop downtown area.

3. The extent to which the destruction of property values of the individual property owner promotes the health, safety, morals or general welfare of the public with consideration to:

a. Population density and effect on community facilities such as streets, schools, water and sewer;

The current request for a Bed & Breakfast and Restaurant use would not increase the resident or school populations, but could provide customers for adjacent businesses. Highway 441 has adequate capacity for the anticipated additional traffic. On-site septic systems will not increase the demand on the sewer system, and the site is currently served by water. The proposed use would not significantly increase the water demand when compared to the previously approved restaurant use.

b. Environmental impact;

No environmentally sensitive areas are known to exist on the site. Stormwater management will be in compliance with Oconee County ordinances, according to the applicant.

c. Effect on adjoining property values.

The proposed development is in keeping with surrounding uses and is not anticipated to negatively affect the existing use, usability, and/or value of adjoining property.

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

The Bed & Breakfast and Restaurant use would likely support businesses in the surrounding area. The adjacent residential property could be negatively impacted by the increase in traffic, but this impact could be mitigated by buffers such as those shown on the concept plan.

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

The subject property has historically been used as a residence, but the level of use of Highway 441 has had a negative impact on the property given the close proximity of the structure to the roadway. A Bed & Breakfast and Restaurant use would be in keeping with nearby uses.

6. Conformity with or divergence from any land use plan or established land use patterns.

The subject property lies within the Historic Main Street Character Area as shown on the Character Areas Map within the 2023 Comprehensive Plan Update. The plan describes this Character Area as “Primarily small-scale retail and office development that is pedestrian-oriented in nature and compatible with the historic character of the town or city it is located within.” (2023 Comprehensive Plan Update p. 55). Staff is of the opinion that a Bed & Breakfast and Restaurant use is appropriate for the character area.

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

Other B-1 -zoned properties may exist in the area that would permit the requested commercial development use, but few are of a similar historic character that are uniquely suited to the operation of a Bed & Breakfast.

8. The suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance such as off-street parking, setbacks, buffer zones, and open space.

The site has adequate room for the provision of off-street parking as shown by the applicant, and the requested gravel parking surface may be appropriate for the character of the area. The layout of the property was set when the building was constructed in 1908 and modified as adjacent properties were developed and Highway 441 was constructed. Buffer zones are limited by the site layout, but alternative buffer provisions as conditioned below would meet the intent of the ordinance.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on City of Bishop policies, decision-making criteria, and standards outlined in the zoning ordinance for the City of Bishop, 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.
2. The owner at their own expense shall construct any improvements required by the Town and/or Oconee County for public water for the subject property and shall convey 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. In lieu of providing buffers as required per Section 605, an evergreen landscape buffer shall be provided as a side yard buffer comprised of Japanese Cryptomeria or Green Giant Thuja, 6 feet tall at the time of planting at 8 feet on center for the distance illustrated on the Rezone Concept Plan.

Rezone # P23-0185 - Ted Christensen

Parcel #
BI-02-004
BI-02-004A



Macon Hwy

Railroad St

BI-02-004

BI-02-004A

1:1,250



LEGAL DESCRIPTION

Bishop House

2.492 Acres, Us. Highway 441

Oconee County, Georgia

All that tract or parcel of land containing 2.492 acres, more or less, lying in the 222nd G.M. District, Oconee County, Georgia, and located on the southwest side of U.S. Highway 441 being more particularly described as follows:

Beginning at a point at the northwest property corner located along southwest right-of-way of U.S. Highway 441, approximately 1141.55 feet southeast from the intersection of U.S. Highway 441 and Price mill Road, which is the Point of Beginning,

Running thence:

South 34 degrees 21 minutes 25 seconds East 118.01 feet to a point along the right-of-way of U.S. Highway 441,

Thence South 34 degrees 34 minutes 26 seconds East 35.79 feet along a curve with a radius of 4,728.84 feet to a point along the right-of-way of U.S. Highway 441,

Thence South 51 degrees 08 minutes 55 seconds West 39.04 feet to a point,

Thence South 38 degrees 51 minutes 05 seconds East 20.24 feet to a point,

Thence North 51 degrees 08 minutes 55 seconds East 37.65 feet to a point along the right-of-way of U.S. Highway 441,

Thence South 35 degrees 11 minutes 59 seconds East 26.92 feet along a curve with a radius of 4,728.84 feet to an iron pin located along the right-of-way of U.S. Highway 441,

Thence South 44 degrees 16 minutes 20 seconds West 485.70 feet to an iron pin,

Thence North 44 degrees 05 minutes 14 seconds West 237.06 feet to an iron pin,

Thence North 48 degrees 39 minutes 41 seconds East 519.35 to a point along the right-of-way of U.S. Highway 441, which is the Point of Beginning.

THE BISHOP HOUSE

(Proposed)
Bishop, Georgia

Narrative Statement
August 21, 2023

Ted & Donna Christensen, nearby residents of the Town of Bishop and part of the community, have entered into an agreement with the current owners to purchase the subject properties with the express purpose of making the existing house a bed & breakfast. The house, currently in disrepair from lack of upkeep, has spacious rooms, high ceilings, wide passageways, and large windows that make for an inviting and unique bed & breakfast. Constructed in 1908, the house is an example of the Victorian-era, Queen Anne style. The large site, on which the house is located, is in the heart of the City of Bishop and is accessed directly from US Hwy. 441. The house and properties are therefore uniquely suited for the proposed use.

Previously, the site was successfully rezoned from R-1 to B-1 in 2014 for a 60-seat restaurant and residential quarters above. Those plans never came to fruition. Although previously rezoned to B-1, it is necessary for the zoning designation to be revised and updated to meet the vision of the current purchasers of the property. The prior R-1 zone allows bed & breakfast use as a Special Use, but the B-1 designation is being sought for multiple reasons: In anticipating how The Bishop House may grow in the future as it establishes itself as an asset for the Town of Bishop, there are other allowable B-1 zoning designations that may apply to future growth of the bed & breakfast. This includes ancillary uses sought for the project that include catering of events, special food services and limited-service restaurant, coffee shop, ice cream parlor or specialty snack shop. All these uses serve to complement the primary bed & breakfast.

The main lot surrounds a smaller 0.018-acre legal non-conforming lot with the old bank building. This subject lot is already zoned B-1 and no change in zoning is requested but the intent is for this structure to be renovated and utilized as a novelty historic structure that is incorporated into the overall property.

It will also be necessary to make modest improvements to the site and structure to provide access to the main floor for patrons and to allow for adequate parking. Because the property is located within the historic district, all proposed improvements will be in accordance with district guidelines.

It is the express intent of the owners for the proposed use to be a compatible extension of the existing neighboring uses, and for The Bishop House to be an asset to the City of Bishop.

SITE DESCRIPTION

The site consists of a total of 2.51 acres (2.492 + 0.018) located in the heart of the City of Bishop. The only access to the site is from US Hwy. 441. The existing house, constructed in 1908, dominates the front portion of the property. The house is framed on each side by the old bank building to the south, and by the post office to the north. The site is composed of gently rolling terrain, falling generally to the north-west. Vegetation consists of areas of large mature pecan and oak trees, with some open lawn areas.

ZONING

The current zoning for the larger lot is B-1, for the smaller lot is B-1. Properties adjacent to the site are zoned as follows:

North: O.I.P

West: A-1

South: B-1, A-1 and R-1

East: O.I.P (across US Hwy. 441)

The proposed zoning for the site is B-1.

DETAILS OF PROPOSED USE

The home will be renovated into a bed & breakfast with up to seven rooms – four on the second floor and three on the main floor. Additionally, the main floor of the home will feature a foyer, sitting room, library area, restrooms and other spaces typical of a bed and breakfast such as owner's offices, storage, lounges, maintenance closets, etc.

Though there are no immediate plans, the B-1 zoning designation being petitioned for would allow for a small limited-service restaurant, coffee shop or ice cream parlor to complement the bed and breakfast.

The first phase of the renovation would include improvements to the home, installation of a septic system, and required site improvements including entrance and parking spaces. The concept plan shows the first phase to have approximately 10 spaces with a future expansion of the parking lot to accommodate a total of 31 spaces.

The parking area is designed in a manner to complement the existing patterns within Bishop, principally narrow drive aisles entering the parking lot and by incorporating planting islands between the lot and US Hwy 441. Due to the proposed change of use, it will be necessary to permit the driveway access to the site through The Georgia Department of Transportation (GDOT). The site plan illustrates the drive apron anticipated by GDOT.

The kitchen will be in the rear of the structure. As such, deliveries will be limited to this area. An enclosed solid waste container will be provided within an enclosure.

Access from the parking lot to the front of the restaurant will occur along a proposed sidewalk to be located along the southern side of the structure. Also located in this area is a ramp designed to meet accessibility requirements. The ramp is located adjacent to the structure and will provide an accessible route from the proposed sidewalk to the front porch of the structure.

ARCHITECTURE

The exterior of the structure will not be modified except to provide an accessible route from the parking lot to the main level of the house and appropriate signage. The ADA route will consist of a ramp and railings as required by local and State codes/ requirements and the design will complement the architecture of the structure.



ACCESS, TRAFFIC, AND PARKING

The site is proposed to be accessed from US Hwy. 441. A single access point is proposed at the existing driveway to the site. Traffic generated by the proposed use is illustrated on the following table:

Saturday

Land Use (ITE Code)	Intensity	Unit	Daily Trip Ends	Avg Vehicle Trip Ends		Entering	
				Entering	Exiting	RTV	LTV
Hotel (310)	7	Rooms	57	29	29	15	14

Weekday

Land Use (ITE Code)	Intensity	Unit	Daily Trip Ends	Avg Vehicle Trip Ends		Entering	
				Entering	Exiting	RTV	LTV

Hotel (310)	7	Rooms	59	29	29	15	14
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The ITE Manual does not have a land use code specific to Bed & Breakfast, therefore the Hotel category was used in preparing these calculations. It is reasonable to expect that the hotel category will provide a conservative estimate of project trip generation since it is described in the ITE as follows “A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting a banquet rooms or convention facilities, and/or other retail and service shops.”

The projected number of daily trips is far below the requirement of a deceleration lane per GDOT standards.

PROPOSED UTILITIES

Water is provided to the site by the Oconee County Utility Department. Other utilities include electricity, natural gas, television cable and internet service. An on-site septic system consisting of septic tanks and drain fields will be utilized.

Trash will be collected onsite and disposed of by a licensed contract service provider.

STORMWATER DRAINAGE

Stormwater management shall comply with all local, state, and federal regulations in effect at time of construction plan approval. The low impact nature of the improvements should allow for minimal additional runoff and stormwater will be treated with low impact measures on-site. All stormwater management facilities shall be maintained according to local regulations and will be the responsibility of the owner.

IMPACT TO SCHOOL SYSTEM

No impact is anticipated on the school system.

DISCLOSURE OF INTEREST AND CAMPAIGN CONTRIBUTIONS

The owners of the property have no interest to disclose. Neither has made any local campaign contributions.

WAIVERS

The following waivers from the City of Bishop Zoning Ordinance are being requested:

1. Section 605.1: Buffers; where required
The owner requests the buffer requirement along the southern boundary of the property (side property line) be waived. Although the adjoining property is zoned R-1, the strip of land is only +-20 feet wide, with lands further south zoned B-1. An evergreen hedge is proposed in this area as illustrated on the rezone site plan.
2. Section 605.3e: Natural Buffers
Although the width of the required buffer is met in areas where the site adjoins an A-1 zone, a waiver is sought to allow the buffer to be natural in character, without the introduction of evergreen material.
3. Section 1001.3a: Improvements of Off-Street Parking Lots

To promote and continue the character within the historic district, the property owner requests the ability to maintain the parking lot as a low impact gravel surface.

ZONING IMPACT ANALYSIS

1. Existing uses and zoning of nearby property.
North: Commercial (Post Office) / O.I.P
West: Agricultural / A-1
South: Agricultural, Commercial and Mixed-use Residential / B-1, A-1 and R-1
East: Commercial / O.I.P (across US Hwy. 441)
2. The extent to which property values are diminished by the particular zoning restrictions of the current zoning.
The existing B-1 zoning allows the proposed use under a special-use. Properties surrounding this development are commercial uses and mixed-uses. The smaller lot is already a B-1 zone.
3. The extent to which the destruction of property values of the individual property owner promotes health, safety, morals, or general welfare of the public with consideration to:
 - a. Population density and effect on community facilities such as streets, schools, water and sewer; This development will have no impact on population density, schools, or sewer. The development will have minimal impact on water. The impact on streets will be typical of developments of this type.
 - b. Environmental Impact: All local, state, and federal environmental regulations will be followed during the development and site construction to prevent detrimental effects to the environment during this process.
 - c. Effect on adjoining property values; The current property needs improvement. This proposed development should promote an increase in adjacent property values.
4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.
There is little gain to the general public in maintaining the current zoning category. The general public would benefit more from the proposed zoning.
5. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.
With some exceptions, the property has been vacant for several years.
6. Conformity with or divergence from any land use plan or established land use patterns.
This request conforms to the current development trends along this portion of Macon Highway.
7. The availability of adequate sites for the proposed use in districts that promote such use.
The proposed rezone is for the renovation and re-use of the existing home that is in disrepair, therefore, the request is unique to the subject parcel.
8. The suitability of the site for the proposed use relative to the requirements set forth in the Zoning Ordinance such as off-street parking, setbacks, buffer zones, and open space.
As illustrated on the site plan, requirements of the Zoning Ordinance such as parking, setbacks, and buffers are met.

4837298572
PARTICIPANT ID

P2023000080
BK:2023 PG:80-80

FILED IN OFFICE
CLERK OF COURT
06/14/2023 11:43 AM
ANGELA ELDER-JOHNSON, CLERK
SUPERIOR COURT
OCONEE COUNTY, GA

Angela Elder - Johnson

COUNTY CLERK
RECORDING INFORMATION

PLAT NOTES:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. THAT CERTAIN PLAT FOR R.T. MACPHERSON, BY RAY N. WOODS, DATED SEPT. 11, 1986, AND BEING RECORDED IN PLAT BOOK 9 PAGE 291 OCONEE COUNTY RECORDS. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THIS LAND. THIS SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS' COOPERATIVE AUTHORITY.

R. Shane Carson 6/14/23
R. SHANE CARSON, R.L.S. #3141 DATE

LEGEND

- I.P.F. = IRON PIN FOUND
I.P.S. = 1/2" REBAR SET
O.T.P. = OPEN TOP PIPE
R/W = RIGHT OF WAY
P.L. = PROPERTY LINE
G.M.D. = GEORGIA MILITIA DISTRICT
N/F = NOW OR FORMERLY
D.B. = DEED BOOK
P.B. = PLAT BOOK
PG. = PAGE
W = WATER METER
= DENOTES POINT ONLY
= POWER POLE
= FIRE HYDRANT
= WATER VALVE
= TELEPHONE PED
= TV PEDESTAL
= CLEAN OUT
= LIGHT POLE

LOT AREA:
2.380 AC
103,704 SQ.FT.

N/F
WAYNE J. NORRIS
D.B. 37 P.G. 456

N/F
POPLAR'S PAST, LLC.
D.B. 1637 P.G. 440
P.B. 2021 P.G. 76

N/F
DONNA LYNN MACPHERSON
D.B. 1665 P.G. 258
P.B. 2021 P.G. 76

N/F
DAVID BRUCE MACPHERSON
D.B. 1236 P.G. 117

REFERENCES:
THAT CERTAIN PLAT FOR R.T. MACPHERSON, BY RAY N. WOODS, DATED SEPT. 11, 1986, AND BEING RECORDED IN PLAT BOOK 9 PAGE 291 OCONEE COUNTY RECORDS.

- SURVEY NOTES:**
- The equipment used to obtain the linear and angular measurements was a CARLSON BRx7 MULTI-FREQUENCY GPS SYSTEM with Leica SmartNet RTK network.
 - There is a positional tolerance of less than 0.1' per boundary point while obtaining field evidence for the production of this plat.
 - This plat has been calculated for closure and is found to be accurate within one foot in 103,160'.

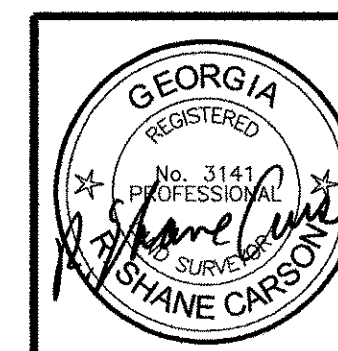
OWNER:
TED & DONNA CHRISTENSEN
5330 HIGH SHOALS RD.
BISHOP, GA 30601
PARCELS: B102 004

N/F
WAYNE J. NORRIS
D.B. 37 P.G. 456

LINE	BEARING	DISTANCE
L1	S 54°56'10" W	40.84'
L2	S 35°14'59" E	20.00'
L3	N 55°16'35" E	39.14'
L4	S 26°08'45" E	27.14'

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13059C0036D DATED APR. 4, 2007.

50 0 50 150 200
SCALE: 1" = 50'



SURVEY FOR:		TED & DONNA CHRISTENSEN	
4851 MACON HWY.			
222nd G.M.D.	CITY: BISHOP	OCONEE COUNTY, GEORGIA	
SCALE: 1" = 50'	DATE: 6/12/23	FIELD WORK: 6/2/23	
STRAIGHT LINE SURVEYING INC.		1121 TIMBER RIDGE RD. WATKINSVILLE, GA. 30677 (706) 202-4945	

JOB NO. 23066-BNDY

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PROJECT DESCRIPTION

THE NATURE OF DEVELOPMENT INCLUDES REMODELING BUILDING AND SITE INTO A BED AND BREAKFAST FACILITY AS WELL AS A GRAVEL PARKING LOT, DRIVE, AND OTHER MINOR SITE IMPROVEMENTS. FUTURE ADDITIONAL USES ON THIS SITE MAY INCLUDE: EVENT VENUE, CATERERS & OTHER SPECIAL FOOD SERVICES, SMALL RESTAURANT (LIMITED SERVICE), AND/OR COFFEE SHOP/OTHER SPECIALTY SNACK SHOP.

OWNER

TED AND DONNA CHRISTENSEN
5330 HIGH SHOALS ROAD
BISHOP, GA 30621
CONTACT: tedchris@uga.edu

APPLICANT

SMITH PLANNING GROUP
1022 TWELVE OAKS PLACE, SUITE 201
WATKINSVILLE, GA 30677
(706) 769-9515

PROJECT INFORMATION

ADDRESS	4851 MACON HIGHWAY & 4853 MACON HIGHWAY	
PARCEL NUMBER	B02 004 & B02004A	
ACREAGE	2.492 AC & 0.018	
EXISTING ZONING	B-1 (B02004) (APPROVED B-1 REZONING IN 2014) & B-1 (B02004A)	
PROPOSED ZONING	B-1	
EXISTING USE	VACANT SINGLE FAMILY RESIDENTIAL; APPROVED FOR RESTAURANT/RESIDENTIAL USE W/ CONDITIONS IN 2014 APPROVED REZONE.	
PROPOSED USE	BED AND BREAKFAST; FUTURE USES ON THIS SITE MAY INCLUDE: EVENT VENUE, CATERERS, & OTHER SPECIAL FOOD SERVICES	
MINIMUM SETBACK REQUIREMENTS	FRONT YARD- 20 FEET REAR YARD- 10 FEET	SIDE YARD- 10 FT *MAXIMUM BUILDING HT- 35 FEET
UTILITIES	WATER: OCONEE COUNTY MANAGEMENT SYSTEM SEWER: ON-SITE SEWERAGE POWER: TELEPHONE & CABLE TRASH: LICENSED CONTRACT SERVICE PROVIDERS	

BOUNDARY & TOPOGRAPHIC INFORMATION

BOUNDARY INFORMATION PROVIDED BY A SURVEY PREPARED BY BEN McLEROY FOR R.T. & BETTY MACPHERSON, DATED JANUARY 20, 2014

ENVIRONMENTAL CONSIDERATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA MAP 13059C135D, DATED SEPTEMBER 2, 2009

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.

PARKING

PARKING SPACES REQUIRED:
BED AND BREAKFAST INN= 1.0 PER GUEST ROOM (7 PROVIDED)
1 FOR RESIDENT MANAGER OR OWNER (2 PROVIDED)
ADA= 1.0 (1 PROVIDED)

TOTAL PARKING SPACES PROVIDED= 10

FUTURE PARKING EXPANSION

PARKING SPACES REQUIRED:
QUALITY RESTAURANT: 10 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA

ADDITIONAL PARKING SPACES PROVIDED= 21
TOTAL PARKING SPACES PROVIDED= 31

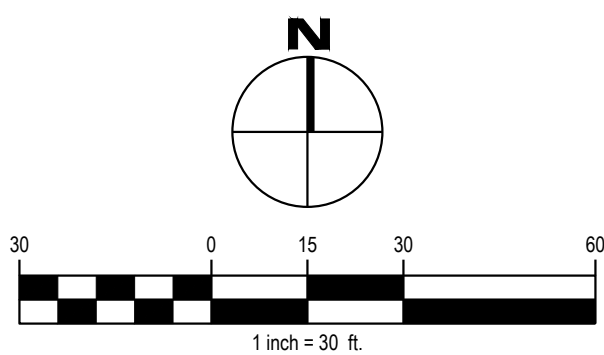
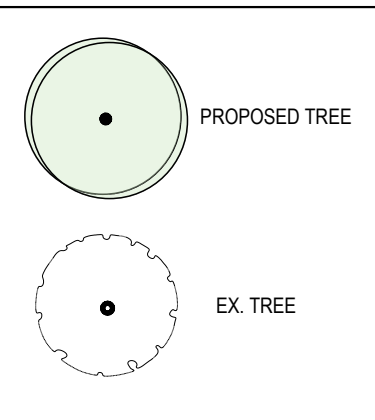
BUILDING DATA

3,665 SF PROPOSED BED & BREAKFAST AREA AND ANCILLARY USE SUCH AS CATERING OF EVENTS, SPECIAL FOOD SERVICES, AND LIMITED-SERVICE RESTAURANT, COFFEE SHOP, ICE CREAM PARLOR, OR SPECIALTY SNACK SHOP

780 SF ACCESSORY STRUCTURE (HISTORIC BANK)

DEVELOPMENT DATA

TOTAL LAND AREA: 2.51 ACRES
TOTAL S.F. OF GROUND COVERAGE FOR BUILDING: 5,830 S.F.
TOTAL S.F. OF AREA COVERED BY PARKING, DRIVES, AND WALKS: 10,656 S.F.



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SEALS:

SHEET TITLE:

CONCEPT
SITE PLAN

SHEET ISSUE: 8/16/2023 PROJECT NO. 23-3344

SHEET NO.

C-10