

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

TITLE

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to revise the conditions for a previously approved rezone pursuant to an application for rezoning of property owned by The Oconee County Industrial Development Authority initiated on March 21, 2024.

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 initiated by The Oconee County Industrial Development Authority on March 21, 2024, requesting a rezone of a ±45.685-acre tract of land located at Aiken Road in, Oconee County, Georgia, (tax parcel no. B-01-072), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on May 7, 2024.

ADOPTED AND APPROVED, this 7th of May, 2024.

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 P24-0067

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CONDITIONS

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, 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, except for architectural elements, and landscaping buffers as approved through this rezone.
2. In addition to buffers as required by Article 8, Landscaping and Buffers, the applicant shall install the following buffers as indicated on the concept plans:
 - a) Along the GA 316 ROW, install a buffer meeting the requirements of Sec. 808 to include a 10' high berm with 6' evergreen trees on top and a 6' Imitation Wood/ Vinal fence on top of the berm.
 - b) Along the Pete Dickens Rd. and Aiken Rd. ROW, install a buffer meeting the requirements of Sec. 808 to include a 5' high berm with 6' evergreen trees on top and a 6' Imitation Wood/ Vinal fence on top of the berm.
 - c) Along property lines adjacent to residential zones or uses, install a buffer meeting the requirements of section 808 as indicated on the concept plan. The buffer may be reduced to 80' when there is a berm installed that is 10' in height with 6' evergreen trees on top and a 6' Imitation Wood/ Vinal fence on top of the berm.
 - d) On the site and landscape plan, the buffer or landscape strip widths shall be expanded to accommodate the berms as indicated.
 - e) All berms shall have a minimum slope of approximately 2:1.
3. All indicated buffer areas shall have irrigation systems.
4. All exterior property line buffers, landscaping and berms shall be installed prior to the first building Certificate of Occupancy.
5. No structural buffers may be placed within required stream buffers or conservation corridors.
6. The corporate office (building 100) shall have 80% brick and stone facades, with up to 20% metal accent materials.

EXHIBIT "A" TO REZONE NO P24-0067

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TAX MAP

Rezone # P24-0067 - Oconee County BOC

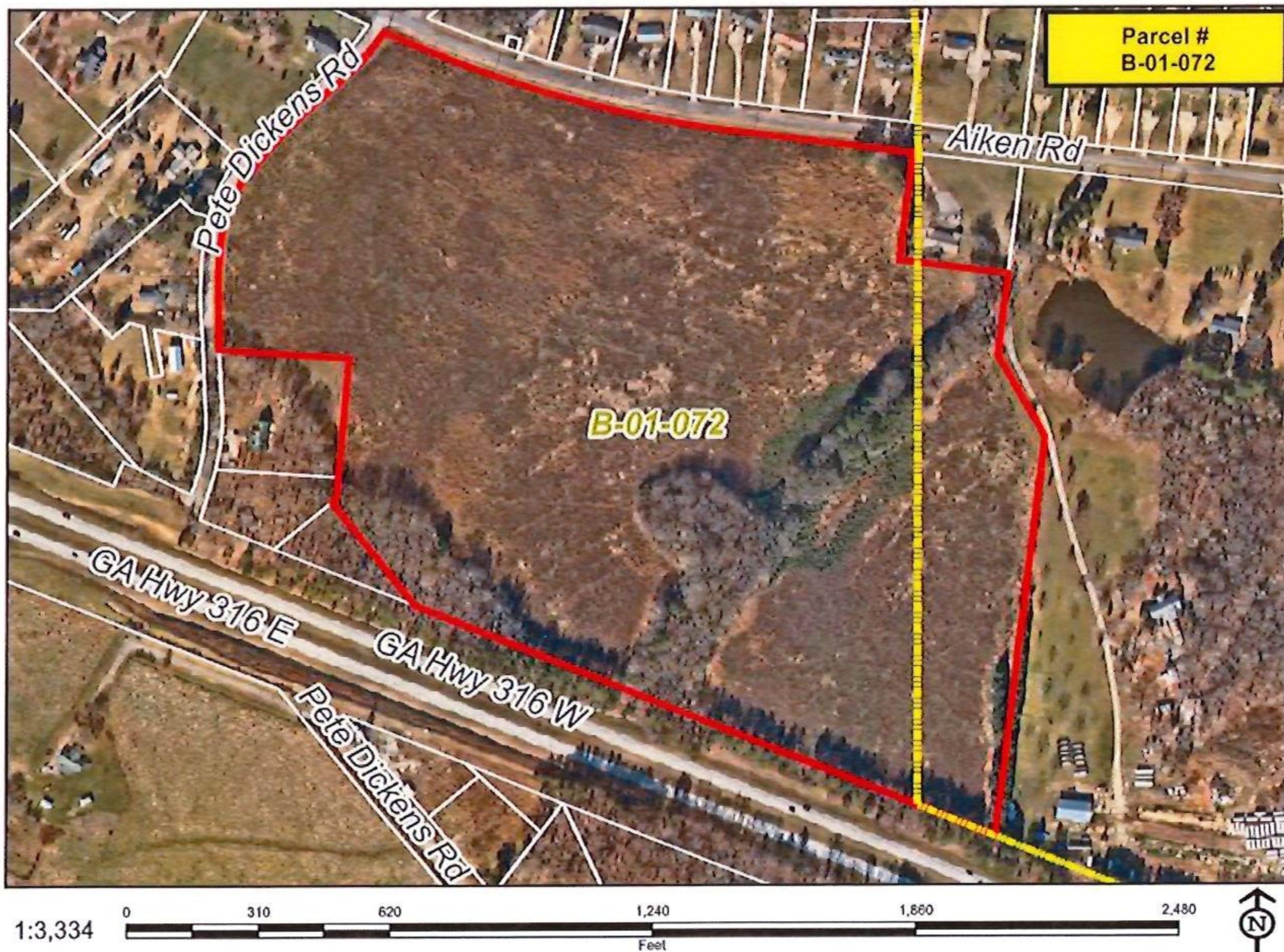
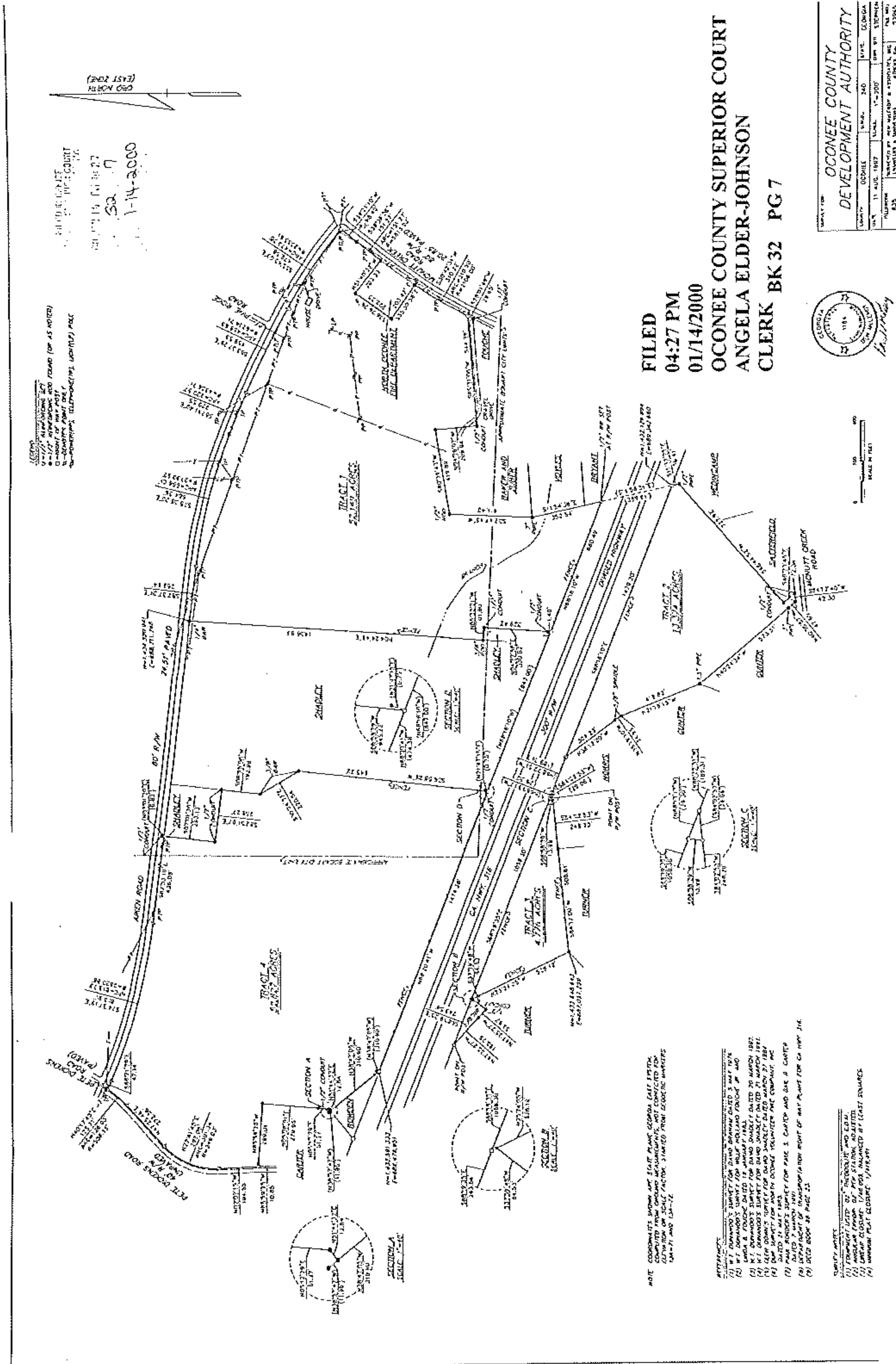


EXHIBIT "A" TO REZONE NO P24-0067

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PLAT



PARKING CALCULATIONS & SUMMARY

PARKING REQUIREMENT:
OFFICE: 3 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA
MACHINE SHOP: 2.5 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

OFFICE GROSS FLOOR AREA	30,000 SF
SHOP GROSS FLOOR AREA	165,000 SF
REQUIRED PARKING	502.50 PARKING SPACES
TOTAL PARKING ALLOWED (110%)	552.75 PARKING SPACES
TOTAL PARKING PROPOSED	181 PARKING SPACES

BUILDING SUMMARY

	BUILDING	SQUARE FOOTAGE
CORPORATE OFFICE	100	30,000 SF
FABRICATION	200	20,000 SF
MACHINE SHOP	200	10,000 SF
METAL CUTTING AND STORAGE	200	15,000 SF
STAINLESS STEEL SHOP	200	15,000 SF
PIPE SHOP	200	15,000 SF
SPECIALTY SHOP	300	15,000 SF
ELECTRICAL STORAGE	400	5,000 SF
MECHANICAL STORAGE	400	5,000 SF
EQUIPMENT MAINTENANCE & REBUILDS	400	10,000 SF
PAINT & BLAST	500	15,000 SF
FUTURE SHOP 1	600	20,000 SF
STRUCTURAL SHOP	700	40,000 SF
FUTURE SHOP 2	700B	75,000 SF
FUTURE SHOP 3	800	20,000 SF

A MAIN ENTRANCE (ENTRANCE ONLY FOR SEMI-TRUCKS)

B MAIN THOROUGHFARE FOR TRAVEL + CONNECTION

C STORMWATER MANAGEMENT POND

D CORPORATE COURTYARD AND PAVILION

E STUBOUT FOR FUTURE DEVELOPMENT & PARKING

F LOADING DOCKS AND STAGING AREAS

G MAIN STORAGE YARD

H COVERED PAVILIONS / ICONIC MONUMENTS

I DROPOFF AND MAIN ENTRANCE AREA

J GREENSPACE AND CORPORATE ACTIVE SPACE



CONCEPTUAL SITE PLAN

IMI CORPORATE CAMPUS MASTERPLAN

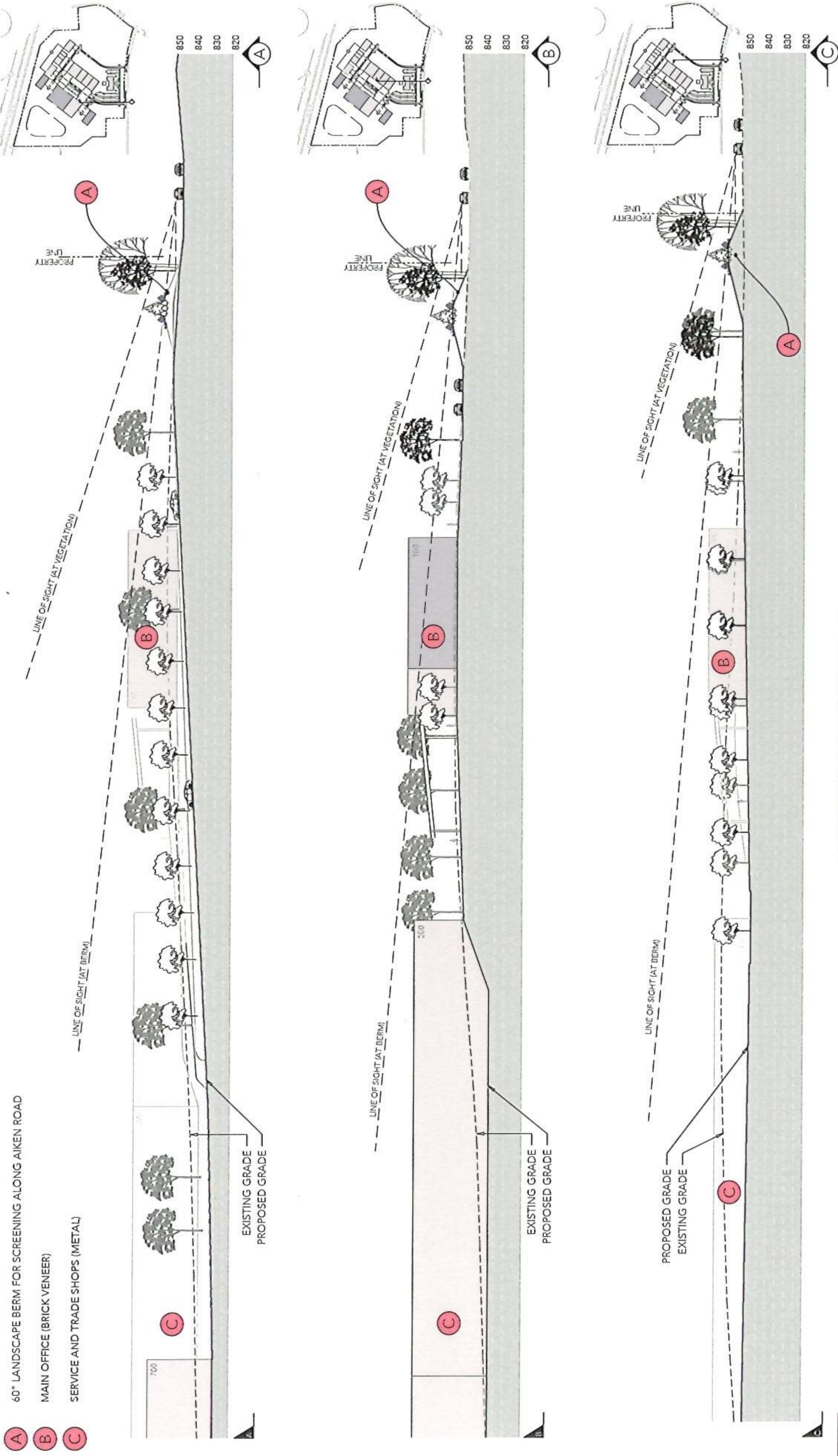
AIKEN ROAD - BOGART, GA 30622

November 8, 2023



SCALE: 1" = 200'

0 50' 100' 200' 400'



CONCEPT SECTION ELEVATIONS (A - C)

IMI CORPORATE CAMPUS MASTERPLAN

AIKEN ROAD - BOGART, GA 30622
November 8, 2023

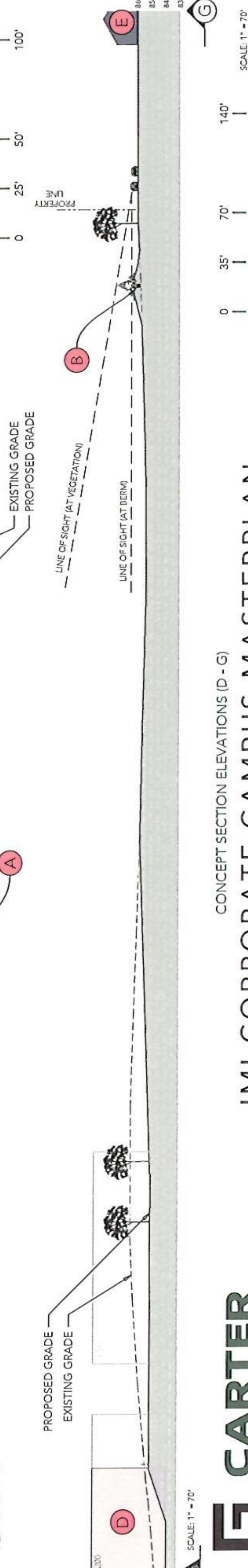
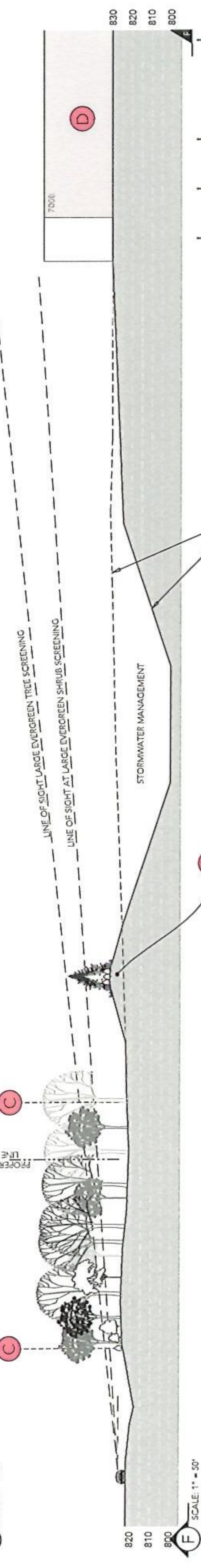
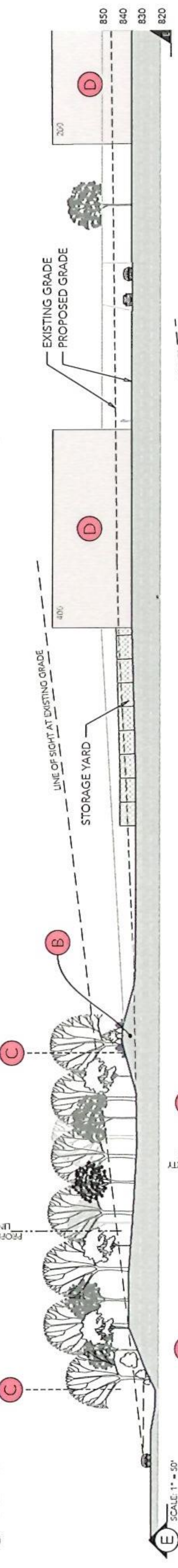
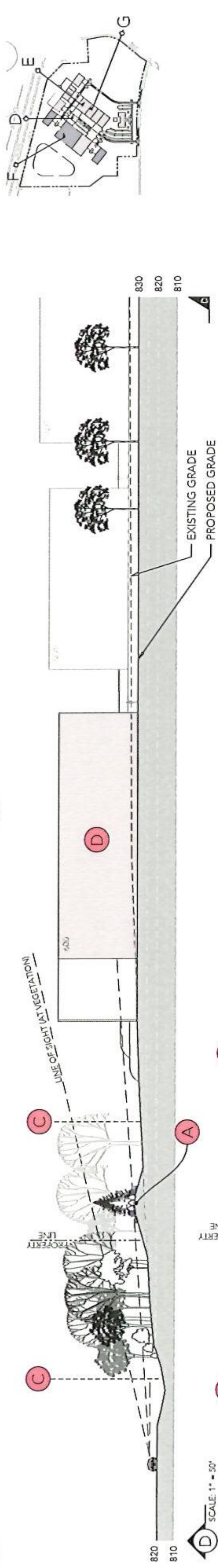
0 13' 25' 50' 100'

SCALE: 1" = 50'

- A** 60" LANDSCAPE BERM AND LARGE EVERGREEN TREES FOR SCREENING ALONG 316 (WHERE EXISTING VEGETATION IS SPARSE)
- B** 60" LANDSCAPE BERM AND LARGE EVERGREEN SHRUBS FOR SCREENING ALONG 316 (WHERE EXISTING VEGETATION IS DENSE)

- C** EXISTING VEGETATION TO REMAIN UNDISTURBED (ADDITIONAL SCREENING)
- D** SERVICE AND TRADE SHOPS (METAL)

- E** EXISTING RESIDENTIAL HOUSING



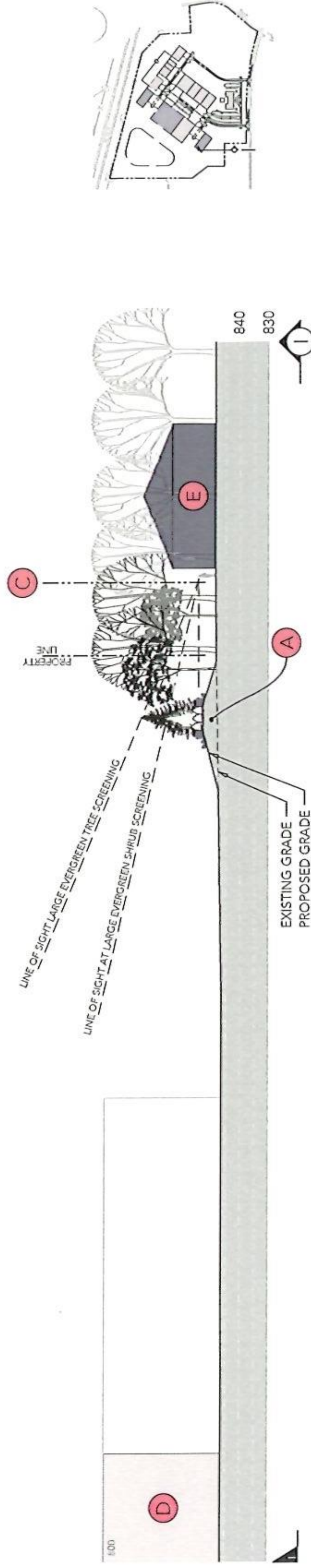
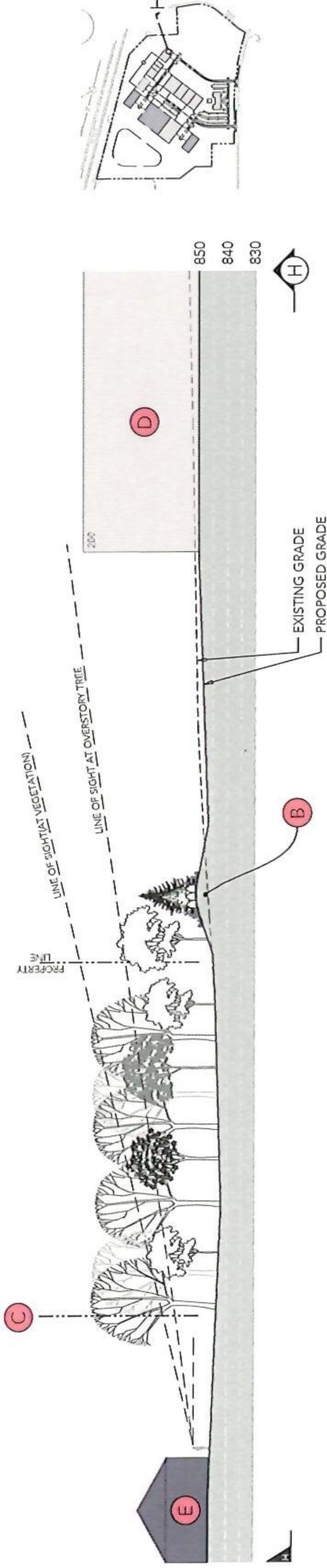
CARTER
ENGINEERING

IMI CORPORATE CAMPUS MASTERPLAN

AIKEN ROAD - BOGART, GA 30622
November 8, 2023

CONCEPT SECTION ELEVATIONS (D - G)

- A** 60" LANDSCAPE BERM AND LARGE EVERGREEN TREES FOR SCREENING (WHERE EXISTING VEGETATION IS DENSE)
- B** 60" LANDSCAPE BERM, OVERSTORY TREE AND LARGE EVERGREEN SHRUBS FOR SCREENING (WHERE EXISTING VEGETATION IS SPARSE)
- C** EXISTING VEGETATION TO REMAIN UNDISTURBED (ADDITIONAL SCREENING)
- D** SERVICE AND TRADE SHOPS (METAL)
- E** EXISTING RESIDENTIAL HOUSING



CONCEPT SECTION ELEVATIONS (H - I)

IMI CORPORATE CAMPUS MASTERPLAN

AIKEN ROAD - BOGART, GA 30622
November 8, 2023

0 20' 40' 80'

SCALE: 1" = 40'

ARCHITECTURAL RENDERINGS

IMI INDUSTRIAL CAMPUS

Industrial Services Group



CONCEPT RENDERING

Conceptual view of
the main entrance into
Buildings 500 and 600.

Proposed landscape and the use, placement, and orientation of windows and multiple materials will aid in providing and promoting an appealing aesthetic for the campus – enhancing views inward and outward.

Material Concept



ARCHITECTURAL RENDERINGS

IMI INDUSTRIAL CAMPUS

Industrial Services Group



CONCEPT RENDERING

Conceptual view of
the main entrance into
Buildings 500 and 600.

BRICK / STONE ACCENTS

The architectural accents along the structures would be a neutral color brick and/or stone. The accents would be located along the base of the buildings to an approximate height of 48 inches. Accents would also be provided along the corners of the buildings (if windows aren't present) and within vertical bays along the length of the facade to break up spans of siding.

METAL SIDING

The proposed metal siding is to be a non-contrasting color that would discourage unsightly views from adjacent properties. The muted color of the buildings would allow the aesthetic of the landscape to take precedence over the buildings themselves.

WINDOW TREATMENTS

Windows shall be provided to aid in breaking up the spans of siding. Treatment of the windows will be in a minimalistic fashion so as to provide little contrast to the overall structure. Windows will be provided along break room areas and along top portions of the structure to act as a type of architectural clerestory.



ARCHITECTURAL RENDERINGS

IMI INDUSTRIAL CAMPUS

Industrial Services Group



CONCEPT RENDERING

Conceptual view of
Building 700.

BRICK / STONE ACCENTS

The architectural accents along the structures would be a neutral color brick and/or stone. The accents would be located along the base of the buildings to an approximate height of 48 inches. Accents would also be provided along the corners of the buildings (if windows aren't present) and within vertical bays along the length of the facade to break up spans of siding.

METAL SIDING

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WINDOW TREATMENTS

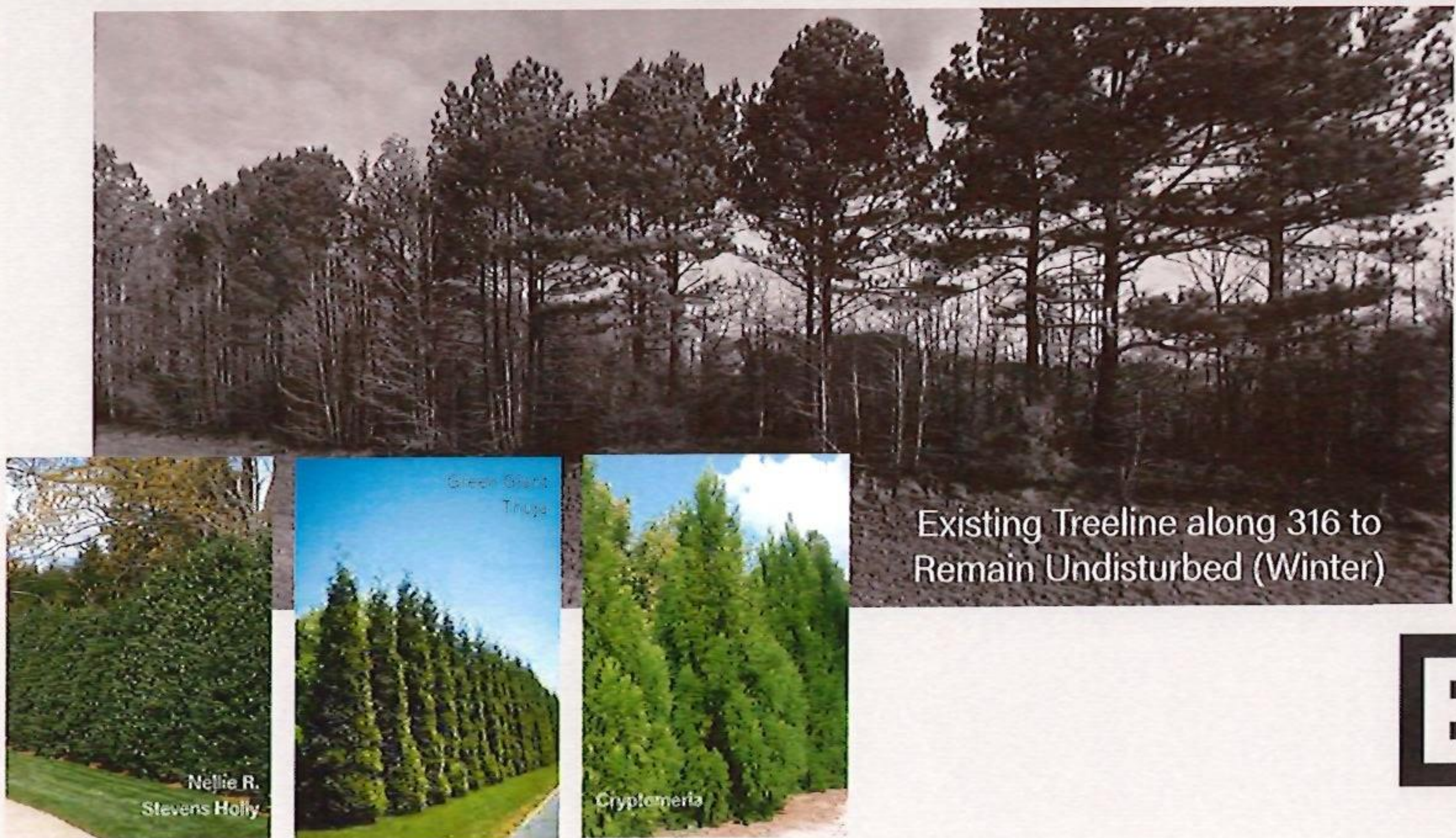
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ARCHITECTURAL RENDERINGS

IMI INDUSTRIAL CAMPUS

Industrial Services Group



ARCHITECTURAL RENDERINGS

IMI INDUSTRIAL CAMPUS

Industrial Services Group

Materials	Accents	Landscape
Materials	Accents	Landscape
Materials	Accents	Landscape



Below are precedent images that are for reference only. These images help to portray the idea of the aesthetic being non-contrasting.

Organic Colors



PRECEDENT IMAGES





Memorandum

7635 Macon Hwy • Suite 400 • Watkinsville, GA 30677

P: (706) 769-3910

www.oconeecounty.com

Planning and Code Enforcement Department

DATE: April 30, 2024
TO: Oconee County Board of Commissioners
CC: Holly Stephenson
David Webb, AICP, Senior Planner
FROM: Guy Herring, Director of Planning & Code Enforcement
RE: Rezone P24-0067 – Board Initiated Modification for Aiken Road,
Oconee County Industrial Development Authority property

The Board of Commissioners has initiated a rezone modification to amend the concept plan, architectural elements, and landscaping buffers for the unincorporated portion of the Oconee County Industrial Development Authority property located on Aiken Road (Parcel B-01-072). The parcel is located south-east of the intersection of Aiken Road and Pete Dickens Road.

- The full parcel contains ±52.149 acres according to the plat. The parcel is split by the City of Bogart municipal boundary. The portion in unincorporated Oconee County is ±45.685 acres.
- The parcel is currently zoned OBP (Office-Business Park District).
- The parcel was initially zoned TB (Technology Business) on December 5, 2000. All TB zoning districts were converted to OBP (Office-Business Park) zoning districts in 2019 by a Unified Development Code Amendment.
- The modification includes architectural elements and enhanced landscaping buffer standards.
- The 2023 Comprehensive Plan indicates the parcel is within the Workplace Center Character Area and supports the modification.

Below, you will find the staff analysis using the standards governing consideration of a zoning change as set forth in section UDC Sec.1207.01.

STAFF ANALYSIS

- A. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.**
The property is currently zoned OBP. Staff analysis indicates the proposed modification to amend the concept plan, architectural elements, and landscaping buffers is suitable and in harmony with the agricultural, low density residential and light industrial uses nearby the property.
- B. Whether the property to be rezoned has a reasonable economic use as currently zoned.**
The property does not have a reasonable use without the amendments to conditions as the property has been vacant for 24 years since it was rezoned to TB. The original Industrial Development Authority concept plan included a mix of office, institutional, manufacturing, and warehousing uses.
- 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 modifications will not have an effect on schools, streets, water or sewer.
 - ii. Environmental impact;**
A portion of the property adjacent to Highway 316 is designated wetlands on the generalized wetlands map.
 - iii. Effect on the existing use, usability and/or value of adjoining property.**
Adjoining property is predominantly low density residential, and Bogart Technology Business uses. The proposed modification is not anticipated to affect the usability or value of adjoining properties.
- D. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.**
The property has been vacant for 24 years since it was rezoned to TB for the Industrial Development Authority with a mix of proposed office, institutional, manufacturing, and warehousing uses.
- E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**
The purpose of the OBP zoning district is to “provide a location for offices, institutions, limited related business and service activities and limited industrial operations and processes in buildings of high character in attractive surroundings.” (UDC Section 205.11). Staff analysis indicates the modification is consistent with the stated purpose of the existing zoning district.
- F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
There are no known existing or changing conditions or land use patterns affecting the use and development of the property.
- 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 Workplace Center Character Area as shown on the Character Area Maps, 2023 Oconee County Comprehensive Plan Update. This Character Area is intended primarily for larger-scale heavy commercial, industrial, wholesale, and office uses that may be land intensive, generate high employee, or truck traffic, or create noise, odor, or other impacts associated with manufacturing and production uses. Staff finds the proposed amendment to the conditions of the existing OBP zoning district is in conformity with the Comprehensive Plan.
- H. The availability of adequate sites for the proposed use in districts that permit such use.**
This site was previously zoned in 2000. There are no other available sites owned by the Development Authority to meet the needs of the proposed development.

Staff recommends **conditional approval** of the request to amend the conditions of zoning for an existing OBP zoned property that is ±45.685 acres, **subject to the following conditions**:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, 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, except for architectural elements, and landscaping buffers as approved through this rezone.
2. In addition to buffers as required by Article 8, Landscaping and Buffers, the applicant shall install the following buffers as indicated on the concept plans:
 - a) Along the GA 316 ROW, install a buffer meeting the requirements of Sec. 808 to include a 10' high berm with 6' evergreen trees on top and a 6' Imitation Wood/ Vinal fence on top of the berm.
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 - e) All berms shall have a minimum slope of approximately 2:1.
3. All indicated buffer areas shall have irrigation systems.
4. All exterior property line buffers, landscaping and berms shall be installed prior to the first building Certificate of Occupancy.
5. No structural buffers may be placed within required stream buffers or conservation corridors.
6. The corporate office (building 100) shall have 80% brick and stone facades, with up to 20% metal accent materials.

Please see the attached plans and renderings for P24-0067 and feel free to contact me should you have any questions or concerns.

Attachments: Concept Plan
 Architectural Renderings
 Vicinity Map
 Zoning Map
 Future Land Use Plan map