

**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 R-3 (Multi-Family Residential District) to zoning classification B-2 (Highway Business District) pursuant to an application for rezoning of property owned by St. Mary's Highland Hills, Inc. submitted on June 14, 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 submitted by White Oak Development Partners on June 14, 2024, requesting a rezone of a ±14.33-acre tract of land located at 1660 Jennings Mill Road in, Oconee County, Georgia, (tax parcel no. C-01J-001), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 18, 2024, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on December 3, 2024.

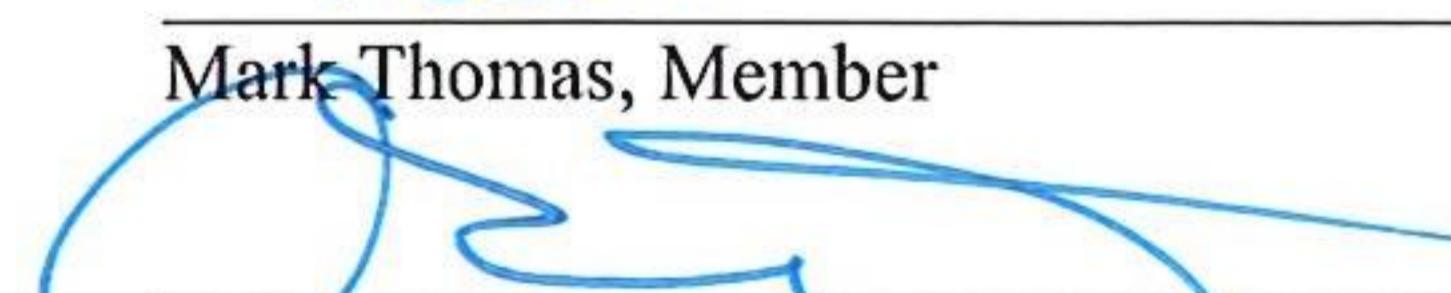
ADOPTED AND APPROVED, this 3rd of December, 2024.

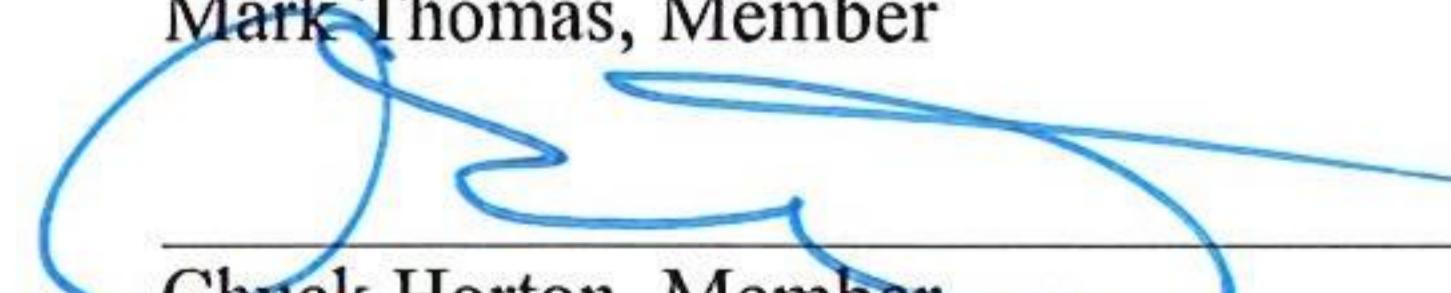
OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

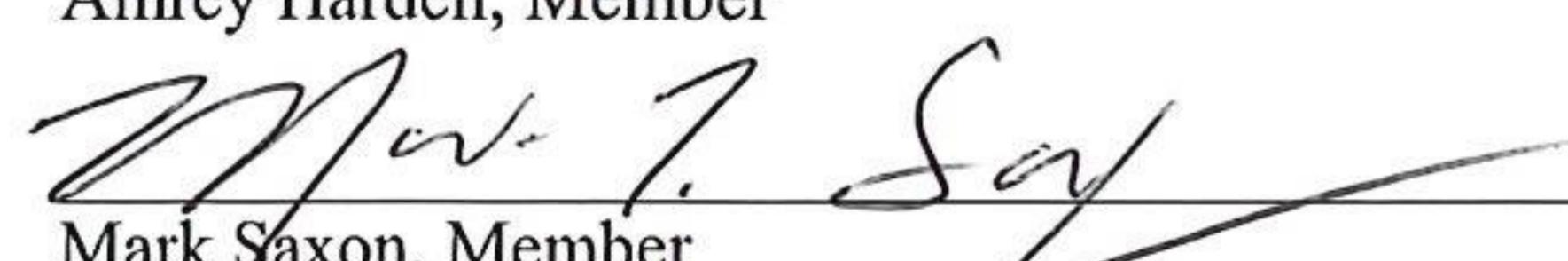

John Daniell, Chairman

Absent


Mark Thomas, Member


Chuck Horton, Member


Amrey Harden, Member


Mark Saxon, Member

ATTEST:


Holly Stephenson

Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P24-0115

Page 1 of 13

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 wastewater 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. At least 80 percent of exterior wall surfaces of all buildings and structures shall be either brick veneer, stone veneer or glass, or combination thereof. Additional primary and accent materials are allowed as indicated in UDC Section 306.03.
5. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of principal structures with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.
6. An updated traffic impact analysis shall be submitted for review prior to approval of the Preliminary Site Plan/ Plat to address comments from the Transportation Consultant.
7. All lots shall be accessed via Plaza Parkway; a one-foot no-access easement shall be recorded on the subject property on the frontage of Paul Broun Parkway/Loop 10 and Jennings Mill Road.
8. The following uses shall be excluded:
 - Dollar Stores
 - Variety Stores (Five and Dime)
 - Massage Therapy Establishment (except Sports Medicine)
 - Car, motorcycle, recreational vehicle and boat dealers
 - Pawnshop
 - Cigar and Tobacco Stores, including "Vape" Shops and Electronic Cigarette Stores
 - Tattoo Parlors
 - Used Merchandise Stores
 - Recreational Vehicle Parks and Subdivisions

EXHIBIT "A" TO REZONE NO P24-0115
Page 2 of 13

TAX MAP

Rezone # P24-0115 - St. Mary's Highland Hills, Inc

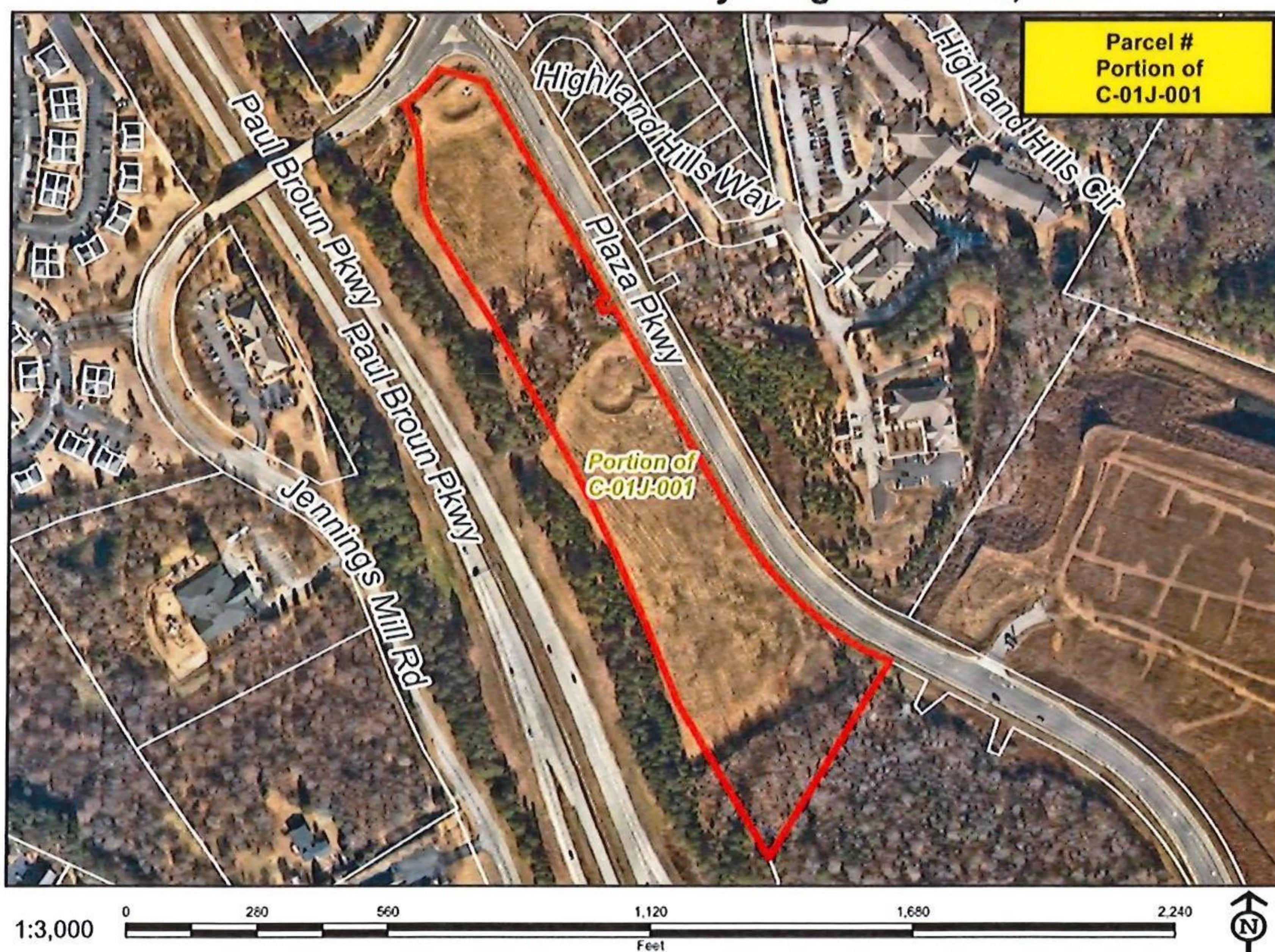


EXHIBIT "A" TO REZONE NO P24-0115

Page 3 of 13

LEGAL DESCRIPTION

Legal Description

A Portion of tax id: C01J001

All that tract or parcel of land lying and being in the 1331st G.M.D., Oconee County, Georgia and being more particularly described as follows:

BEGINNING at a concrete monument found on the northern end of a mitered intersection formed by the southeasterly right of way of Jennings Mill Road (right of way varies) and the Southwesterly right of way of Plaza Parkway (right of way varies), said point being the **POINT OF BEGINNING**;

THENCE along the right of way of Plaza Parkway the following eight (8) courses and distances South 75 degrees 09 minutes 59 seconds East for a distance of 96.40 feet to a concrete monument found; THENCE South 32 degrees 18 minutes 21 seconds East for a distance of 51.02 feet to a concrete monument found; THENCE South 30 degrees 09 minutes 33 seconds East for a distance of 478.35 feet to a concrete monument found; THENCE South 60 degrees 38 minutes 21 seconds West for a distance of 23.28 feet to a concrete monument found; THENCE South 30 degrees 48 minutes 08 seconds East for a distance of 24.21 feet to a concrete monument found; THENCE North 60 degrees 12 minutes 19 seconds East for a distance of 23.04 feet to a concrete monument found; THENCE South 30 degrees 09 minutes 36 seconds East for a distance of 519.83 feet to a concrete monument found; THENCE along a curve turning to the left having a radius of 768.69 feet, an arc length of 439.83 feet and being subtended by a chord having a bearing of South 46 degrees 39 minutes 15 seconds East for a distance of 433.85 feet to a concrete monument found; THENCE South 61 degrees 50 minutes 17 seconds East for a distance of 7.70 feet to an iron pin set; THENCE leaving the right of way South 31 degrees 28 minutes 51 seconds West for a distance of 495.67 feet to an iron pin set; THENCE South 21 degrees 35 minutes 21 seconds East for a distance of 56.83 feet to a concrete monument found; THENCE South 26 degrees 42 minutes 29 seconds West for a distance of 116.46 feet to an iron pin set on the right of way of Athens Perimeter AKA SR 10 Loop (right of way varies); THENCE along SR 10 Loop the following five (5) courses and distances North 38 degrees 06 minutes 42 seconds West for a distance of 155.89 feet to an iron pin set; THENCE North 22 degrees 04 minutes 07 seconds West for a distance of 457.20 feet to a point; THENCE along a curve turning to the left having a radius of 4734.39 feet, an arc length of 881.67 feet and being subtended by a chord having a bearing of North 27 degrees 24 minutes 16 seconds West for a distance of 880.39 feet to a point; THENCE North 32 degrees 44 minutes 25 seconds West for a distance of 289.07 feet to an iron pin set; THENCE North 01 degrees 07 minutes 47 seconds East for a distance of 48.06 feet to an iron pin set on the right of way of Jennings Mill Road; THENCE along the right of way of Jennings Mill Road the following three (3) courses and distances North 51 degrees 16 minutes 29 seconds East for a distance of 157.71 feet to an iron pin set; THENCE North 07 degrees 57 minutes 33 seconds West for a distance of 58.16 feet to a concrete monument found; THENCE along a curve turning to the left having a radius of 499.96 feet, an arc length of 74.46 feet and being subtended by a chord having a bearing of North 39 degrees 42 minutes 49 seconds East for a distance of 74.39 feet to a concrete monument found, said point being the **POINT OF BEGINNING**;

The above-described tract contains 14.335 acres and is a portion of tax id C01J001.

EXHIBIT "A" TO REZONE NO P24-0115
Page 4 of 13

NARRATIVE

Narrative – 10/14/24

0 Plaza Parkway – Oconee County - Rezone From R-3 to B-2

Property Address:

The subject property is vacant and does not contain a physical property address. It is located on the South side of Plaza Parkway and Jennings Mill Road intersection. It is a portion of the parent parcel with the property address of 1660 Jennings Mill Rd.

Landowner:

St. Marys Highland Hills, INC.

Existing Zoning:

R-3; High Residential

Proposed Zoning:

B-2; Mixed Use Commercial

Proposed Use:

Commercial Development with two B-2 uses. Uses to include a high-end indoor/outdoor health/fitness club. The North end of the property on lot one shall consist of a proposed business hotel use.

Tax Parcel ID:

C01J 001

Area:

14.335 +/- Acres

Current Condition:

The subject property is currently vacant with the proposed use to contain B-2 use as outlined in Oconee County's approved B-2 uses.

EXHIBIT "A" TO REZONE NO P24-0115
Page 5 of 13

NARRATIVE

Adjacent Properties:

Northeast – This is the parent parcel. It is currently zoned R-3 for a continual care retirement community.

North – The property across the intersection is currently zoned Office Business Park & Office Institutional Professional District and is currently an assortment of office businesses.

South - and the Southeast are all zoned B-2 and is further described as the Epps Bridge shopping center.

Development Details:

The subject property will consist of two (2) uses as permitted under B-2 zoning. The type of ownership for both lots will be fee simple ownership. The estimated size of the hotel building on lot one will be 15,000 square feet. The estimated building size for lot 2 will be 72,000 square feet, the outdoor lap pool area will be 30,600 square feet, and 27,900 square feet for the tennis/pickleball courts.

Activities on lot one shall be thus allowed under traditional nightly stays as permitted under a hotel.

Activities to be conducted inside of the 72,000 sqft sports/gym complex shall include workout floors, fitness studios, personal training services, cardio group classes such as yoga, cycling, pilates, etc. Other activities in the pool area should include typical aquatic activities such as group aerobic classes, swim lessons, and lap swimming. The outdoor courts shall allow members/guest to play tennis as well as pickleball.



EXHIBIT "A" TO REZONE NO P24-0115
Page 6 of 13

NARRATIVE

Access and Traffic:

The proposed site will have two access entrances that will allow access from Plaza Parkway. This includes a right turn deceleration lane as well as a median left turning lane in the middle of Plaza Parkway. There will be no access directly onto Jennings Mill Road. There is currently pedestrian access provided by a sidewalk that runs parallel to Plaza Parkway.

Water and Sewer:

This project will use Oconee County water and sewer utilities.

Proposed Utilities:

Each subject property will be responsible for their own utilities but will most likely be equipped to utilize, garbage, water, electric, Wi-Fi/internet.

Stormwater Drainage:

White Oak Development Partners proposes to utilize the identified above ground "pond" as stormwater collection and retention.

Sidewalk/Curb & Gutter:

There is an existing sidewalk that runs parallel to Plaza Parkway that will remain in place. The two separate drive entrances/aprons will have curbs in place that connect to the existing curbs along Plaza Parkway.

EXHIBIT "A" TO REZONE NO P24-0115
Page 7 of 13

NARRATIVE

Estimated Average Daily Trips:

The proposed development is projected to generate approximately 2,628 total net new daily trips, 132 AM peak hour trips, and 287 PM peak hour trips.

Land Use	ITE Code	Density	Daily Traffic	AM Peak Hour			PM Peak Hour		
				Total	Total	Enter	Exit	Total	Enter
Hotel	310	90 units	552	38	21	17	39	20	19
Health/Fitness Club	492	72,000 SF	2,076 ¹	94	48	46	248	141	107
Net New Project Trips			2,628	132	69	63	287	161	126

Impact to School Systems:

The proposed rezone does not adversely affect the school systems.

Impact to Local Traffic:

The overall ADT at this location is approximately 3,471 vehicles per day with 1,723 total vehicles in the northbound direction and 1,748 vehicles in the southbound direction. Based on this information the typical AM peak hour is 8:00-9:00 AM and the typical PM peak hour is 4:00-5:00 PM

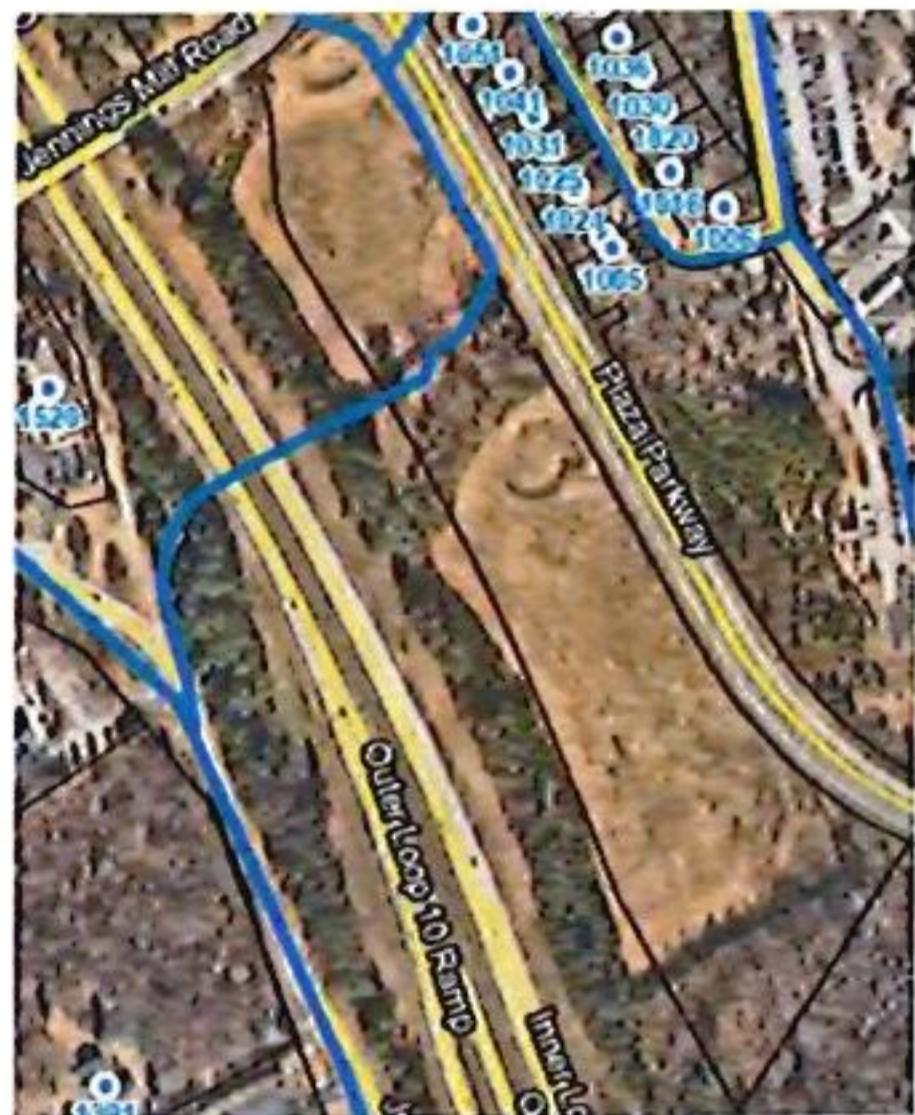
The proposed development of the property is not expected to have any adverse effects on traffic within the area. Traffic will increase between 8:00 AM – 6:00 PM.

Existing Water Line:

There is an existing water line that runs from the North of the property and along the Plaza Parkway side then dissects the property in the middle and travels to inner loop 10. (see attached)

EXHIBIT "A" TO REZONE NO P24-0115
Page 8 of 13

NARRATIVE



Existing County Sewer Line:

There are no county sewer lines directly on the property.

Architectural Theme/Construction Type:

The proposed development of each property will strive to keep with the professional modern and business themes of the surrounding area. Architectural elements will aim to provide a subtle modern atmosphere and utilize neutral colors and textures. (see elevations as façade examples). Construction type material shall include but not be limited to stucco, brick, stone, concrete, and steel/metal.

EXHIBIT "A" TO REZONE NO P24-0115
Page 9 of 13

NARRATIVE



EXHIBIT "A" TO REZONE NO P24-0115
Page 10 of 13

NARRATIVE



EXHIBIT "A" TO REZONE NO P24-0115
Page 11 of 13

NARRATIVE

Estimated Gallons Per Day:

The proposed individual properties will utilize an existing county water supply located on Plaza Parkway through the Oconee County Utility Department.

Proposed Development Schedule:

The proposed development would begin prior to December 2025 and would be completed within 365 days.

Landscaping/Buffers:

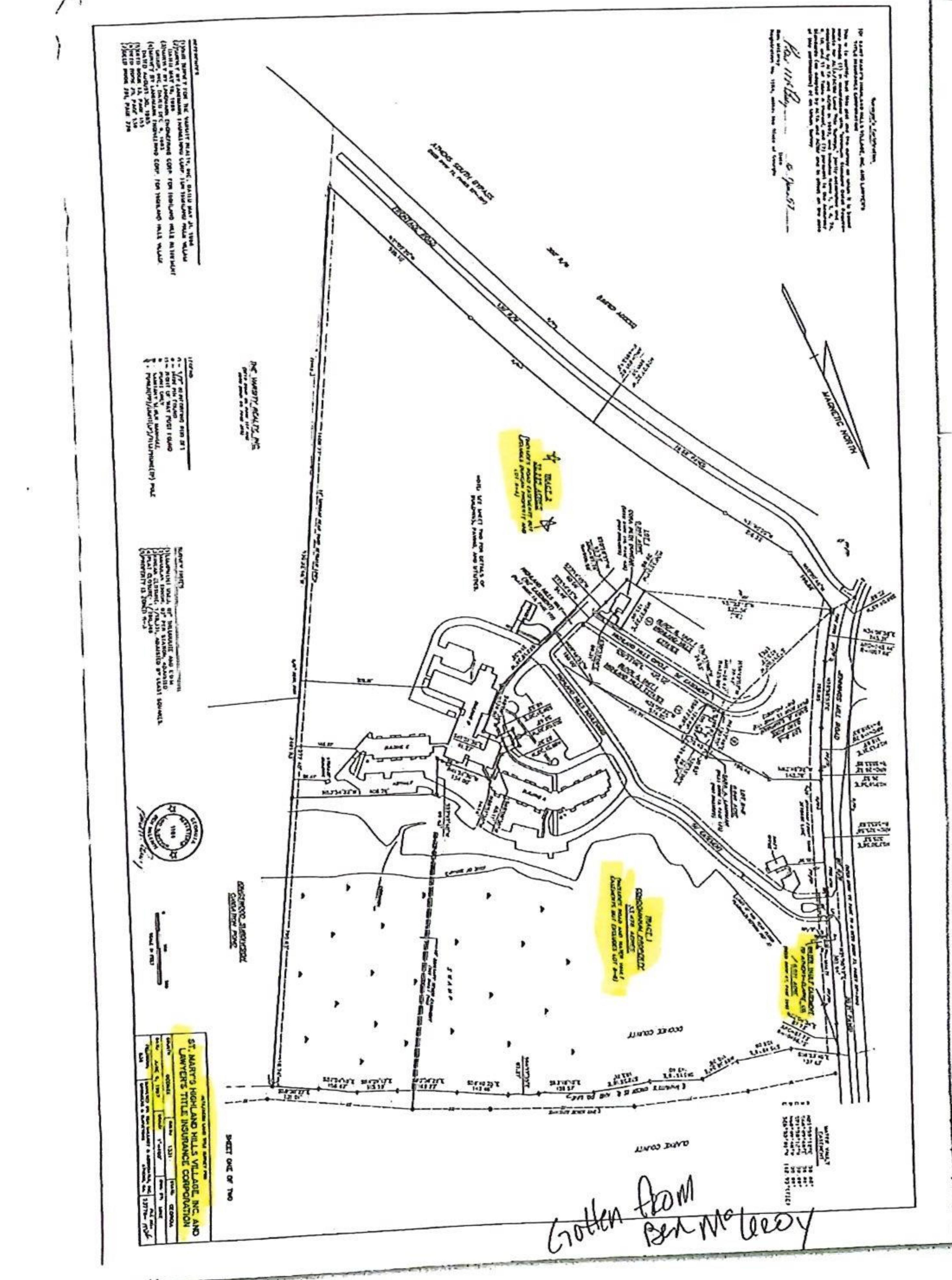
This project once complete will meet the standard landscape guidelines to create a visually appealing property with the use of varying landscape elements. This landscape plan will be designed by a licensed landscape architect. Each island in the parking lot will also have various approved trees for vegetation density in the parking lot area as well.

EXHIBIT "A" TO REZONE NO P24-0115

Page 12 of 13

PLAT

127



PROJECT DATA:

DEVELOPER: WHITE OAK DEVELOPMENT, LLC
KYLE WARD
02415 MILLIDGE AVE, ATHENS, GA 30605
706-474-1548
kward@brightonfire.com
ST. MARY'S HIGHLAND HILLS, INC
1230 DAWTER STREET, ATHENS, GA 30606
706-535-8440
A PORTION OF PARCEL CO1001
ST. MARY'S HIGHLAND HILLS, INC
1680 JENNINGS MILL ROAD
DOORST, GA 30622

PROPERTY OWNER: ST. MARY'S HIGHLAND HILLS, INC
24 HOUR CONTACT: 706-474-1548
TAX PARCEL INFO: 109
SITE: KREW PROJECT
LAT: N33° 55' 22.78" LONG: W83° 27' 41.58"
TOTAL PARCEL AREA: 1.4335 ACRES
REZONED PROJECT AREA: 1.4335 ACRES
CONTOUR INTERVAL: 2 FT.
CURRENT ZONING: R3
PROPOSED RE-ZONE: R3
USES: HOTEL
EXISTING USE: HOTEL
PROPOSED USE: HOTEL
PROPOSED NO. OF LOTS: 1
BUILDING RETAINING: 1
MAX BUILDING HEIGHT: 55'
DEVELOPMENT CODE: OCG 10-1-1
REQUIRED PARKING: 1.0 PER GROSS ROOM
SIDEWALKS: 1.0 PER GROSS ROOM
FLOOD PLAN: 1.0 PER GROSS ROOM
ENVIRONMENTAL AREAS: 1.0 PER GROSS ROOM
WATER SUPPLY: 1.0 PER GROSS ROOM
SEWAGE DISPOSAL: 1.0 PER GROSS ROOM
LANDSCAPE BUFFER: 1.0 PER GROSS ROOM
SOLID WASTE: 1.0 PER GROSS ROOM
SURFACE DRAINAGE: 1.0 PER GROSS ROOM
EXISTING TEMP PONDS: 1.0 PER GROSS ROOM
THESE PONDS WERE FOR EROSION CONTROL DURING THE CONSTRUCTION OF THE PROJECT AND WILL BE ABANDONED.

VICINITY MAP:
1" = 2000'
Beverly Height
Mill
Village
Athens, Georgia
2010 Tenth & 10th Street
Athens, GA
109

60' ROW CROSS STREET SECTION:

Table 8.1: Situations Where Buffer Required

①					
②					
Area of land or property being developed	1- or 2-family Residences	Multi-Family	Office or Institutional	Commercial	Industrial
Actual dimensions, or other zoning statistics	15 feet	15 feet	15 feet	25 feet	25 feet
1- or 2-family	15 feet	15 feet	15 feet	25 feet	25 feet
Hotel, Motel, Rooming house, Commercial, Industrial	None	None	None	None	None

* See requirements requirements for specific uses in Article 2. Includes uses listed under Art. 2, Art. 3, and Art. 2-2 Family Residential uses listed Art. 2-2.

HOTEL

PER TABLE 6.1 THERE IS 1 SPACE PER UNIT - MAX UNITS ALLOWED BASED ON PARKING SHOWN IS 81 UNITS

④ Hotel w/ Room:	1.0 Per Guest Room
(a) Commercial Hotel	1.0 Per Guest Room
(b) Hotel w/ Motel, Rooming House	1.5 Per Guest Room
(c) Hotel w/ Motel, Rooming House	1.0 Per Guest Room

HEALTH AND FITNESS:
IN TABLE 6.1 THERE IS A USE (#41) THAT OUTLINES PARKING REQUIREMENTS FOR A SPORTS CLUB/HEALTH SPA WHICH REQUIRES 4.5 SPACES PER 1,000SQ.FT
72,000 / 1,000 = 72
72 x 4.5 = 324 PARKING SPACES REQUIRED

REZONE CONCEPT PLAN:
OCONEE COUNTY, GA
PREPARED FOR
ST. MARY'S HIGHLAND HILLS, INC / WHITE OAK DEVELOPMENT, LLC
REZONE CONCEPT PLAN
REZONE PLANS
REZONE
REVISIONS
PERMIT SET
DRAWN BY: JM/TL
CHECKED BY: JM
DATE: 10-22-24
SCALE: 1" = 60'
CONTENT: REZONE PLANS

MCCD
MC CALL DESIGN & DEVELOPMENT
109 Raedick Avenue, Suite A
Kingsland, GA 31548



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

REZONE CASE #: P24-0115

DATE: November 7, 2024

STAFF REPORT BY: David Webb, AICP (Senior Planner)

APPLICANT NAMES: White Oak Development Partners

PROPERTY OWNER(S): St. Mary's Highland Hills, Inc.

LOCATION: 1660 Jennings Mill Road
Parcel number: C 01 J 001 (partial)

PARCEL SIZE(s): ±14.33 acres



EXISTING ZONING: R-3 (Multi-Family Residential District)

EXISTING LAND USES: Vacant

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Regional Center

ACTION REQUESTED: Rezone the ±14.33 acre property from R3 (Multi-Family Residential District) to B-2 (Highway Business District)

STAFF RECOMMENDATION: Staff recommends conditional approval of this request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: November 18, 2024

BOARD OF COMMISSIONERS: December 3, 2024

ATTACHMENTS:

- Application
- Narrative
- Zoning Impact Analysis
- Plat of Survey
- Concept Plan
- Traffic Impact Analysis
- Architectural Renderings

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The Property was rezoned from A-1 to R-3 (Multi-Family Residential District) by the BOC on December 4, 1979 for multi-family development.
- St. Mary's Highland Hills Retirement Community Received a conditional use permit from the BOC on August 2, 2005, to construct and operate a retirement community.
- The Retirement community contains an extended care facility, single-family residences on lots, and apartments.
- The subject portion of the property was sectioned off from the parent parcel when GDOT acquired the right of way by deed to construct Plaza Parkway.
- No separate plat was created for the 14.33 acre portion that is being requested for rezoning.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Light Manufacturing	OBP (Office-Business Park District)
SOUTH	Vacant-伍德ed	AG (Agricultural District)
EAST	Institutional: St. Mary's Highland Hills retirement community	R-3 (Multi-Family Residential District)
WEST	Paul Broun Parkway Loop 10/ Across the Loop: Dental Office/ Day Care center	OIP (Office-Institutional-Professional District), AG (Agricultural District), OBP (Office-Business Park District)

PROPOSED DEVELOPMENT

- The applicant is proposing to develop two lots for a 17,500 square foot hotel and an 72,000 square foot exercise facility with an outdoor swimming pool, pickleball and tennis courts.

PROPOSED TRAFFIC PROJECTIONS

- The submitted Traffic Impact Analysis by Kimley-Horn dated November 2024 indicates the new ADT will be 2,628. The report concludes the existing Plaza Parkway will be sufficient to handle this increased volume with the addition of deceleration lanes for the two proposed lots. The report concludes the Level of Service (LOS) will meet the required level "C" or better with the improvements indicated on the concept plan.

PUBLIC FACILITIES

Water:

- The applicant proposes public water supplied by Oconee County Water Resources.

Sewer:

- The applicant proposes public sewer supplied by Oconee County Water Resources.

Roads:

- The project proposes two access points on the existing Plaza Parkway.

Environmental:

- The Concept Plan indicates there are wetlands on the site, but no 100-year flood plain areas or state waters. The site will have to meet the requirements of Article 9 Environmental Protection.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Reviewed with the following comments:
 - Existing sidewalks along Plaza Parkway will need to be relocated behind the proposed deceleration lanes. ADA ramps will be required at driveways. Concept plan does not address.

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Reviewed with no comments

OCONEE COUNTY FIRE CHIEF

- Reviewed with no comments

OCONEE BOARD OF EDUCATION

- No comments received as of 11-7-2024

OCONEE COUNTY PLANNING- TRANSPORTATION CONSULTANT

- Comments for the Traffic Impact Analysis:
 - Section 4.0 Projected Background (Non-Project) Traffic: Provide documentation on where the growth rate came from or how it was developed.
 - Appendix: Please provide backup data for the traffic counts mentioned in Section 3.1.

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.

The nearby lots are predominantly zoned R-3 and B-2. Primary land uses in the area are a mixture of big box retail (Costco/ Hobby Lobby), the St. Mary’s nursing home, and light industrial uses. The proposed development should not impede the normal and orderly use of surrounding property due to the primarily retail and institutional uses of the surrounding properties. Staff analysis indicates that the proposed B-2 zoning is suitable for this area.

B. Whether the property to be rezoned has a reasonable economic use as currently zoned.

The property has been vacant since it was rezoned in 1979. Water Resources does not have sewer capacity to allocate for a multi-family residential use as currently zoned. The proposed hotel and exercise facility uses align with the adjacent retail and institutional 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 existing street, water and sewer infrastructure can serve the proposed hotel and exercise facility uses. No impact is anticipated on the schools.

ii. Environmental impact;

The Concept Plan identifies wetlands on the site. The site will have to meet the requirements of Article 9 Environmental Protection.

iii. Effect on the existing use, usability and/or value of adjoining property.

The proposed development is in keeping with surrounding uses and the development is not anticipated to affect the existing use, usability, and/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 been vacant since it was rezoned to R-3 in 1979. Staff finds the proposed B-2 zoning with the proposed hotel and exercise facility uses to be in harmony with the surrounding mix of land uses.

E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.
The purpose of the B-2 zoning district is to “serve those business activities generally oriented to the highways” (Unified Development Code Sec. 205.10). The specific property must be developed according to the principal uses allowed in the B-2 zoning district. Staff finds that the proposed hotel and exercise facility uses are consistent with the stated purpose of the proposed zoning district.

F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
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 portion of the property lies within the Regional Center character area, as shown on the 2023 Oconee County Comprehensive Plan Update Character Area Maps. The 2023 Plan indicates “the area is characterized by regional-serving retail and commercial services, office complexes for medical and corporate offices, hotels, restaurants and entertainment facilities, higher-density residential planned developments, and single-family detached subdivisions. (P. 68).” The appropriate zoning for the Regional Center Character Area is OIP (Office-Institutional-Professional), B-1 (General Business), and B-2 (Highway Business). Staff analysis indicates the proposed B-2 zoning complies with the Comprehensive Plan.

H. The availability of adequate sites for the proposed use in districts that permit such use.
There are limited commercial sites that have the visibility from Loop 10 with the existing road network in place to access the site. The proposed use of the subject property aligns with the Comprehensive Plan. Staff analysis indicates there are no other adequate sites for the proposed hotel and exercise facility uses in this general area.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends conditional approval of the request to rezone ±14.33 acres to B-2 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 wastewater 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. At least 80 percent of exterior wall surfaces of all buildings and structures shall be either brick veneer, stone veneer or glass, or combination thereof. Additional primary and accent materials are allowed as indicated in UDC Section 306.03.

5. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of principal structures with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.
6. An updated traffic impact analysis shall be submitted for review prior to approval of the Preliminary Site Plan/ Plat to address comments from the Transportation Consultant.
7. All lots shall be accessed via Plaza Parkway; a one-foot no-access easement shall be recorded on the subject property on the frontage of Paul Broun Parkway/Loop 10 and Jennings Mill Road.
8. The following uses shall be excluded:
 - Dollar Stores
 - Variety Stores (Five and Dime)
 - Massage Therapy Establishment
 - Car, motorcycle, recreational vehicle and boat dealers
 - Pawnshop
 - Cigar and Tobacco Stores, including “Vape” Shops and Electronic Cigarette Stores
 - Tattoo Parlors
 - Used Merchandise Stores
 - Recreational Vehicle Parks and Subdivisions

SITE PICTURE

