

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

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

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for special use approval submitted by SPG Planners + Engineers on October 17, 2024 requesting Special Use Approval on a ±356.05 acre tract of land located on 6011 Hog Mountain Road & 1170 Lane Creek Road, Oconee County, Georgia, tax parcel no. A-02-032 & A-03-003, on property owned by Dixon Family Trust of 2012, the Board of Commissioners of Oconee County does hereby grant following:

SECTION 1. A Resolution granting Special Use Approval for the property described above and on the attached Exhibit A is hereby granted for a Recreational (Overnight) Camp with 11 rental units.

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

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

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

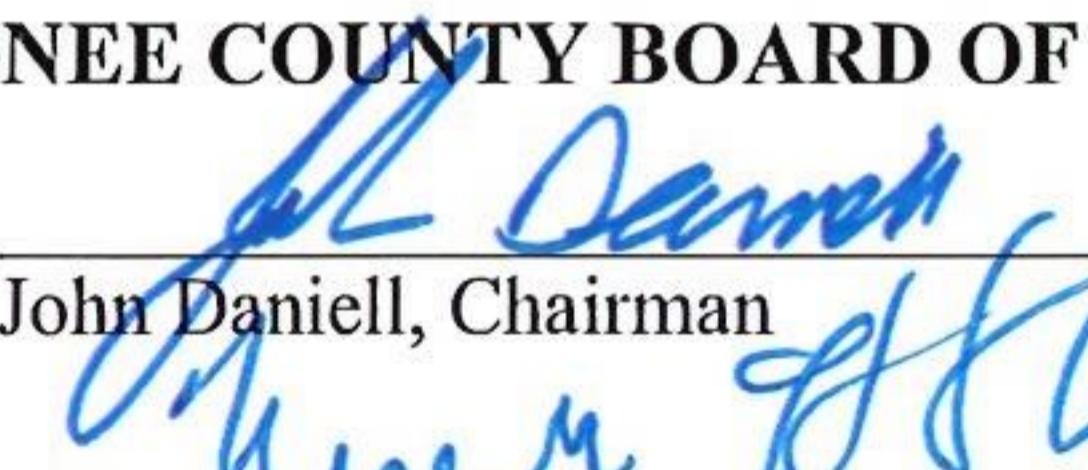
SECTION 4. Effective Date. This Resolution shall take effect this date.

Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on December 9, 2024, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on January 7, 2025.

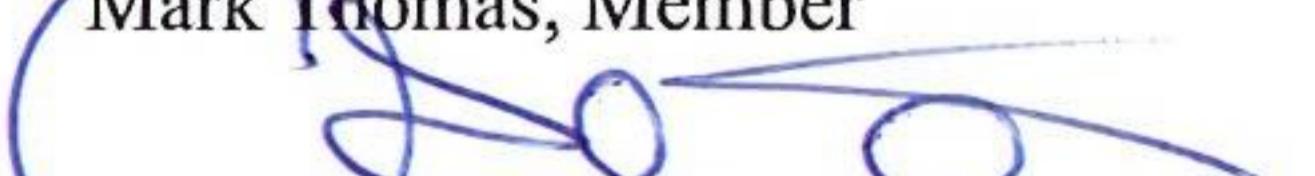
ADOPTED AND APPROVED, this 7th day of January.

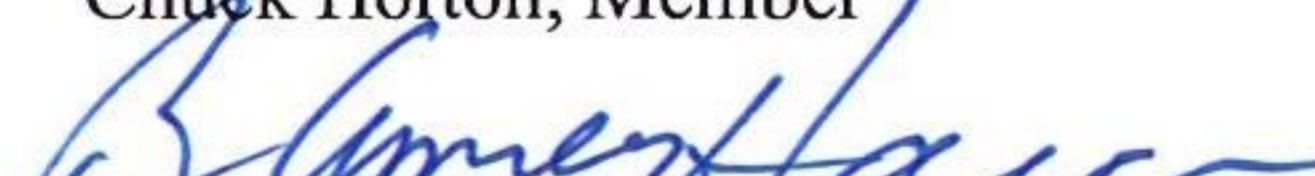
OCONEE COUNTY BOARD OF COMMISSIONERS

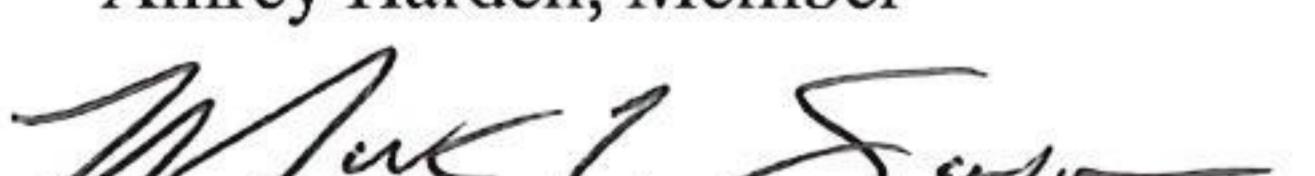
BY:


John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member


Amrey Harden, Member


Mark Saxon, Member

ATTEST:


Holly Stephenson

Clerk, Board of Commissioners

EXHIBIT "A" TO SPECIAL USE APPROVAL #P24-0210

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CONDITIONS

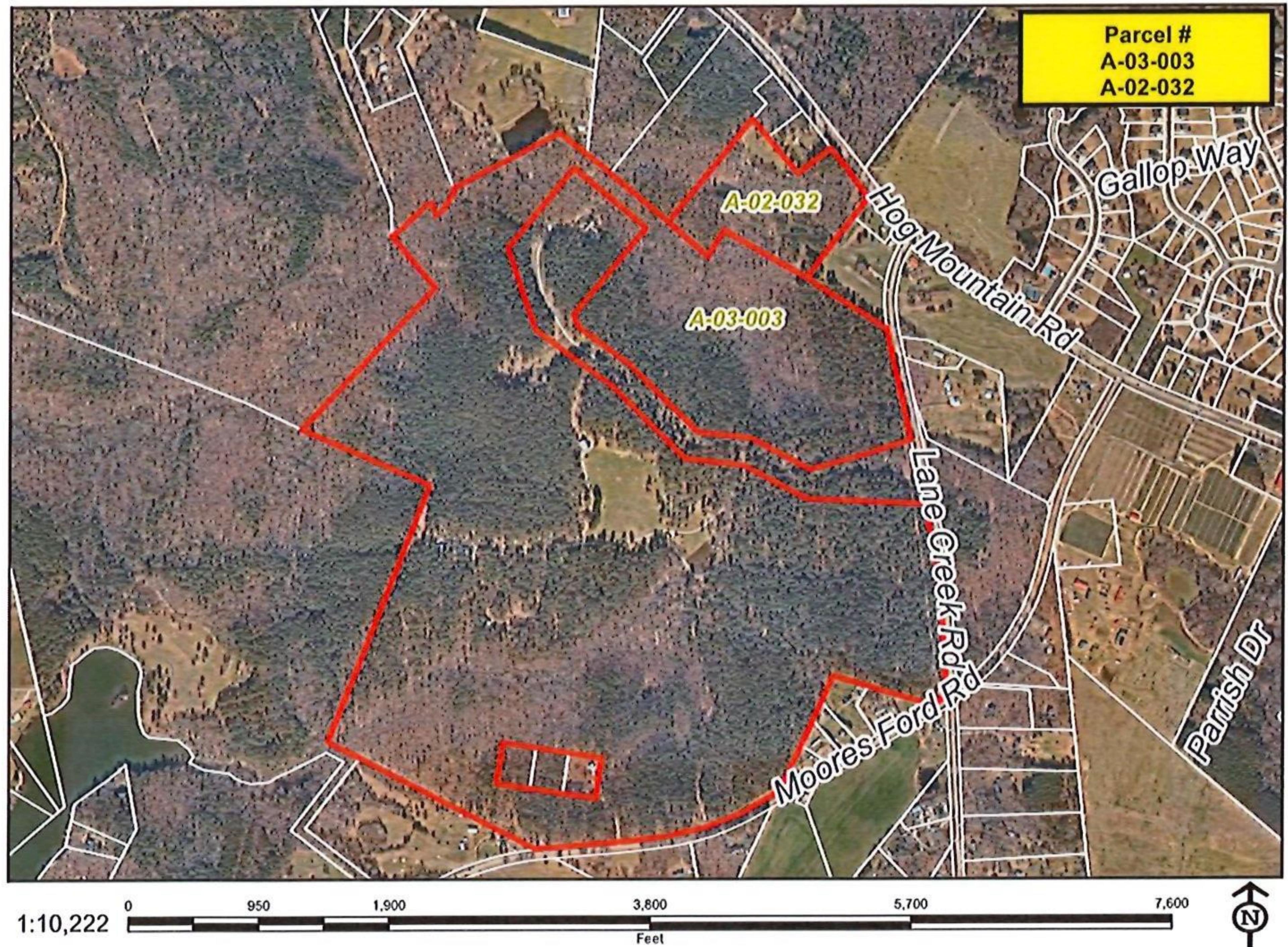
1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not 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 preliminary and site development plan shall indicate a 75' natural buffer along all property lines adjacent to existing residential uses adjacent for areas that propose a commercial use in accordance with Table 8.1.
5. There shall be no outdoor amplified music after 9:00 PM.
6. All existing and proposed commercial drives on the property shall be constructed to meet Fire Codes, capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).
7. The fire pit shall be located in a central point of the project.
8. The occupancy of a unit is limited to a 30 day stay by the same person(s).

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TAX MAP

Special Use # P24-0210 - Dixon Family Trust



LEGAL DESCRIPTION

***** Legal Description - Portion of A 03 003 *****

All that certain tract or parcel of land, lying and being in the 224th G.M.D. of Oconee County, Georgia, also being in the City Limits of Watkinsville, containing 49.405 acres and being more fully described as follows:

Commencing at an IPF at the Northwestern intersection of Right-of-Ways of Lane Creek Road (80' R/W) and Moore's Ford Road (80' R/W);

Thence N 05°54'08" W a distance of 1403.31' to a Point on the Western R/W of Lane Creek Road, Thence leaving said Right-of-Way N 87°09'28" W a distance of 859.12' to a Point; said point being the True Point of Beginning;

Thence S 17°58'48" W a distance of 924.05' to a Point;

Thence S 81°25'12" W a distance of 561.52' to a Point;

Thence N 25°51'40" W a distance of 620.64' to a Point;

Thence S 88°49'37" W a distance of 677.44' to a Point;

Thence N 10°54'39" W a distance of 1465.53' to a Point;

Thence N 48°55'59" E a distance of 234.03' to a Point;

Thence S 53°24'35" E a distance of 586.05' to a Point;

Thence S 45°12'59" E a distance of 749.91' to a Point;

Thence S 83°10'43" E a distance of 431.14' to a Point;

Thence S 61°47'52" E a distance of 520.30' to the True Point of Beginning.

EXHIBIT "A" TO SPECIAL USE APPROVAL #P24-0210

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LEGAL DESCRIPTION

***** Legal Description - Portion of A 03 003U *****

All that certain tract or parcel of land, lying and being in the 224th G.M.D. of Oconee County, Georgia, also being in the City Limits of Watkinsville, containing 16.418 acres and being more fully described as follows:

Commencing at an IPF at the Northwestern intersection of Right-of-Ways of Lane Creek Road (80' R/W) and Moore's Ford Road (80' R/W);

Thence N 05°54'08" W a distance of 1403.31' to a Point on the Western R/W of Lane Creek Road, said point being the True Point of Beginning;

Thence leaving said Right-of-Way N 87°09'28" W a distance of 859.12' to a Point;

Thence N 61°47'52" W a distance of 520.30' to a Point;

Thence N 83°10'43" W a distance of 431.14' to a Point;

Thence N 45°12'59" W a distance of 749.91' to a Point;

Thence N 53°24'35" W a distance of 586.05' to a Point;

Thence N 48°55'59" E a distance of 261.18' to a Point;

Thence S 18°48'11" E a distance of 97.09' to a Point;

Thence S 53°24'35" E a distance of 464.63' to a Point;

Thence S 45°12'59" E a distance of 695.44' to a Point;

Thence S 83°10'43" E a distance of 400.10' to a Point;

Thence S 61°47'52" E a distance of 479.18' to a Point;

Thence N 75°09'22" E a distance of 364.78' to a Point;

Thence N 73°02'02" E a distance of 398.42' to a Point on the Western Right-of-Way of Lane Creek Road ;

Thence along said Right-of-Way S 12°02'31" E a distance of 476.33' to the True Point of Beginning.

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LEGAL DESCRIPTION

***** Legal Description - Portions of A 03 003U & A 03 003 *****

All that certain tract or parcel of land, lying and being in the 224th G.M.D. of Oconee County, Georgia, also being in the City Limits of Watkinsville, containing 65.823 acres and being more fully described as follows:

Commencing at an IPF at the Northwestern intersection of Right-of-Ways of Lane Creek Road (80' R/W) and Moore's Ford Road (80' R/W);
Thence N 05°54'08" W a distance of 1403.31' to a Point on the Western R/W of Lane Creek Road, said point being the True Point of Beginning;

Thence leaving said Right-of-Way N 87°09'28" W a distance of 859.12' to a Point;
Thence S 17°58'48" W a distance of 924.05' to a Point;
Thence S 81°25'12" W a distance of 561.52' to a Point;
Thence N 25°51'40" W a distance of 620.64' to a Point;
Thence S 88°49'37" W a distance of 677.44' to a Point;
Thence N 10°54'39" W a distance of 1465.53' to a Point;
Thence N 48°55'59" E a distance of 234.03' to a Point;
Thence N 48°55'59" E a distance of 261.18' to a Point;
Thence S 18°48'11" E a distance of 97.09' to a Point;
Thence S 53°24'35" E a distance of 464.63' to a Point;
Thence S 45°12'59" E a distance of 695.44' to a Point;
Thence S 83°10'43" E a distance of 400.10' to a Point;
Thence S 61°47'52" E a distance of 479.18' to a Point;
Thence N 75°09'22" E a distance of 364.78' to a Point;
Thence N 73°02'02" E a distance of 398.42' to a Point on the Western Right-of-Way of Lane Creek Road ;
Thence along said Right-of-Way S 12°02'31" E a distance of 476.33' to the True Point of Beginning.

NARRATIVE



SPG Planners + Engineers
1725 Electric Avenue
Suite 320
Watkinsville, GA 30677

T: 706 769 9515
E: hello@onespg.com
onespg.com

October 18, 2024
Revised November 12, 2024

Project Narrative - Special Use

Recreational (Overnight) Camps

Dixon Family Trust of 2012

6011 Hog Mountain Road + 1170 Lane Creek Road

Bogart, GA 30622

Parcels A02 032 + A 03 003

Introduction

The Dixon Family Trust of 2012 and SPG Planners + Engineers are excited to present this Special Use application for rental cabins in Oconee County. Per North American Industry Classification System (NAICS) 7212, rental cabins are considered "Recreational (Overnight) Camps" and must be approved as a Special Use in the AG zoning district in Oconee County.

There are two parcels associated with this effort. The first is Parcel A 02 032, a 19.61 AC property located at 6011 Hog Mountain Road in Bogart, Georgia. The existing zoning is AG with an existing Conservation Easement, set to expire in 2028. There is a vacant 3-bedroom house on the property, to remain and be included as part of this Special Use application. The existing house was previously lived in by the applicants' father, who passed away in 2023. Other existing site features include a pond, gravel drive, vehicular creek crossing, two well houses (to be plugged and abandoned), garage, shed, and stands of mature trees on the property.

The second property is Parcel A 03 003, a 336.44 AC property located at 1170 Lane Creek Road in Bogart, Georgia. The existing zoning is AG with a Conservation Easement, set to expire in 2028. The current land use is agricultural. There is an existing barn, guest house, bunkhouse, pavilion, gazebo, bath house, two ponds, paved and gravel drives, and thick forest on the property.

The proposed use of Parcel A 02 032 is to construct up to ten (10) small cabins, 2-3 bedrooms with approximately 1,000 heated SF each, to be used for recreational (overnight) camps. The applicant would retain ownership of the cabins. The existing 3-bedroom house would remain and be used as a rental as well. The configuration of the cabins would allow guests to enjoy the privacy of their own cabin with the

NARRATIVE

option to congregate in designated recreational areas or access the extensive trail system for nature walks or bike rides. The garage would be converted to a "Common House" for gathering, cooking, games, and other activities. The location of the property provides convenient access to local and regional amenities like golf, fishing, shopping, dining, and parks.

The existing drive on Parcel A 03 003 will be used as the main entrance off Lane Creek Road and to connect to a new drive to the cabin area. A portion of the existing drive will have head-in parking for three cabins. The section of the existing drive used for the proposed cabin project will be improved to meet the requirements of Fire and Life Safety and the Oconee County Unified Development Code. These are the only proposed uses and improvements associated with Parcel A 03 003.

Adjacent Properties

The parcel to the south, A 03 003U, is zoned AG and used for residential. It is owned by John G and Mattie B Dixon, the family who established the Dixon Family Trust of 2012 and owns parcels A 03 003 and A 02 032.

The two parcels to the east, A 03 004 B and A 03 004C, zoned AG, are owned by a member of the Dixon Family Trust of 2012, John G Dixon. Parcel A 03 004 B has an existing cabin and potting shed on the property that are currently vacant. Parcel A 03 004 C was historically used for chicken houses, that have since been removed, so the land now sits vacant.

Parcel A 02 025E to the north is zoned AG and has an existing residence.

Parcel A 02 031A to the north is zoned AR and has an existing residence.

Parcel A 02 031A to the west is zoned AG and has an existing residence.

Development Details

Traffic Impacts

The proposed use is estimated to generate approximately 39 daily and 3 peak hour trips, per the 11th Edition ITE Trip Generation Report. The ITE use designated is "260 - Recreational Home" with "Dwelling Units" as the multiplier. Impacts to local traffic will be minimal, as guests will be required to access the property using an existing driveway off Lane Creek Road. This driveway will be paved (chip and seal or similar) and designed to meet Fire and Life Safety drive width standards per the Oconee County UDC. The existing driveway will be extended into the site to provide safe access for guests and maintenance vehicles. There is also an existing driveway off Hog Mountain Road that will remain and be designated for service access only.

Impact to School System

There will be no impact on the Oconee County School System, as recreational (overnight) camps would not qualify guests as eligible for enrollment since they are not long-term rentals.

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NARRATIVE

Method of Water Supply

The existing residential structure currently uses private well water. The applicant would like to convert to Oconee County water service to supply the cabins. A Water Capacity Letter has been provided from the County to assure a new connection to the County main can be established. There is an existing 12" water main along Hog Mountain Road. The estimated GPD is approximately 1,240.

Method of Sewage Disposal

The site will incorporate the use of an existing septic system for the existing house and new individual septic systems for the proposed cabins. Level 3 soil testing has been completed to verify soil conditions are suitable for new septic systems. Please see the enclosed report.

Proposed Utilities and Services

Garbage will be collected in a tip cart corral and transported to the main collection area on a separate property, owned by the applicant.

Fiber internet is available.

Telephone is available.

Electricity is available.

Gas is unavailable.

Method of Stormwater Drainage

Stormwater shall be treated by overland flow and a series of grass swales; approximately 5% of the parcel is proposed as impervious. Additional driveway improvements will be necessary on the adjacent parcel, also owned by the applicant, to provide access to the subject parcel.

Total Number of Proposed Units

Combining the one (1) existing and ten (10) proposed residential structures, there will be a total of eleven (11) 1- and 2-bedroom cabins. An existing detached 2-car garage will remain and be converted to a guest amenity building for storage, recreational equipment, supplies, and a grilling patio.

Architecture/Theme of Project

The architecture will be similar in style to the existing house on the property and the existing structures throughout the adjacent parcels owned by the applicant. The theme throughout the properties owned by the applicant could be described as "Montana lodge". The Dixon's personal home on the adjacent property was constructed with imported lodgepole pines from the Yellowstone National Park area. The barn, stable, bunkhouses, and other structures on these other parcels are all constructed with timber and carry a consistent theme throughout. The new cabins will carry on with this theme and add a "modern rustic" twist to provide a cozy retreat for guests.

Construction / Façade Materials for the Project

The use of natural materials, like wood and stone, and large windows, functional porches, and exposed beams will be used in the construction of the cabins. The façade will be wood paneling with elements of other natural materials for accent and visual interest.

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NARRATIVE

Range of Cost for Buildings

Each cabin is expected to cost approximately \$200,000-\$225,000 to construct, subject to change based on supply chain and market conditions.

Average Square Footage for Buildings

Each cabin is planned to average 1,000 SF (heated).

Estimated Value of Project at Completion

\$2.5MM

Type of Ownership

The Dixon Family Trust of 2012 plans to retain ownership of the land and cabins, to be passed down generationally. The cabin rentals will be managed by the family, likely using an online or app-based system.

Common / Open Space Areas

Both properties will be left mostly undisturbed, as the cabin area is focused on the center of Parcel A 02 032. This provides guests with acres of open space to explore, sit by the pond, and take in nature.

Maintenance of Common / Open Space Areas

The maintenance of all common / open space, as well as the cabin grounds and all facilities, will be the responsibility of the applicant and/or a private service.

Buffers

The applicant is proposing a 50 FT planted buffer along the northern edge of Parcel A 02 032, adjacent to the existing residences. This buffer is not required by the Unified Development Code and is being proposed as a courtesy to the adjacent neighbors.

Sidewalks / Curb and Gutter

Sidewalks and curb and gutter are not proposed. A Special Exception application is submitted concurrent with this Special Use application to remove this requirement. To maintain the rural character of the property yet meet life safety requirements, a 20 FT private drive is proposed for vehicular access. Head-in gravel parking will be dispersed along the main drive, within proximity to each cabin, to limit expansive paved areas and designate at least two parking spaces per cabin. In lieu of sidewalks, existing and proposed soft-surface trails will be used for pedestrian connectivity to the cabins, within the property, and to connect to the more expansive trail system. There will be one ADA accessible cabin with a direct paved connection from the accessible parking space.

Amenity / Recreation Areas

The amenity and recreation areas include the following:

- Guest Common House
- Fire Pit
- Pond
- Manicured Lawn
- Pavilion
- Fishing

NARRATIVE

- Hiking
- Biking
- Picnic / Grilling Areas

Schedule

Construction is expected to begin Q2 2025 and will be phased based on market conditions.

Conclusion

The applicant and design team thank you for the opportunity to submit this Special Use application. We are excited about this project and feel it preserves the agricultural heritage of Oconee County while celebrating the land in a low-impact approach.

Sincerely,



Mick Kittle, PLA
Senior Land Planner
SPG Planners + Engineers

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PLAT

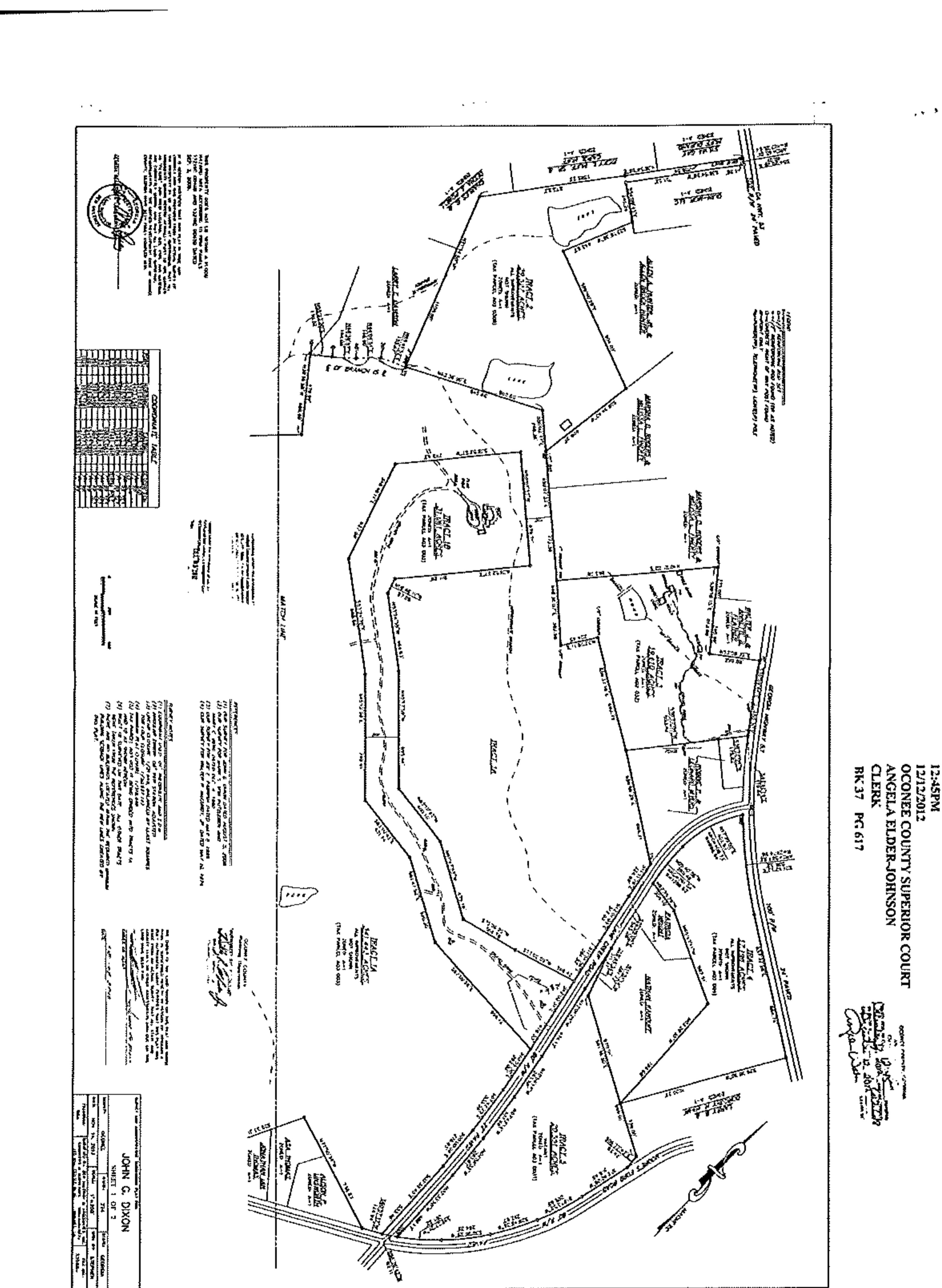
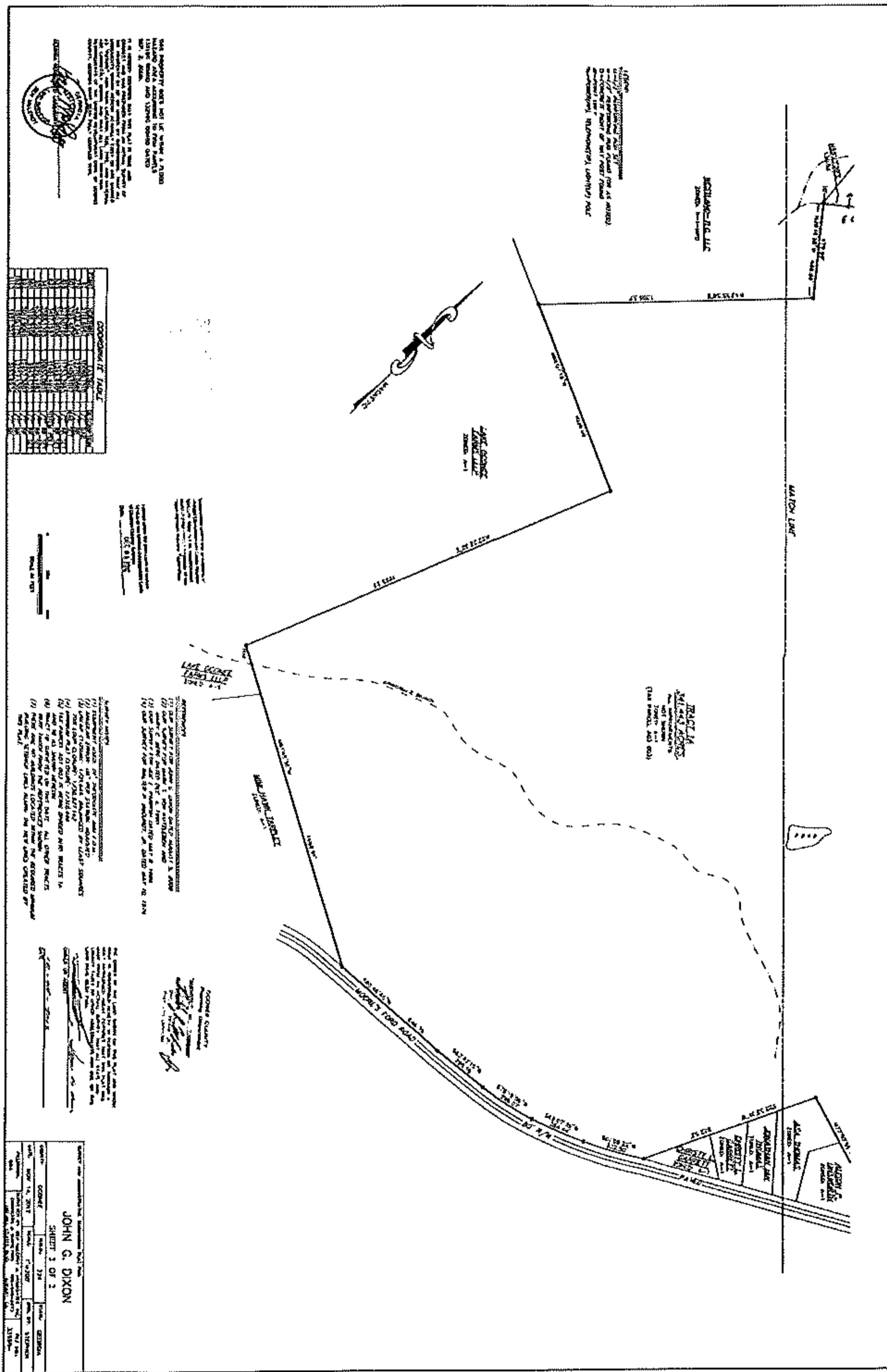


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PLAT





Dixon-Hedges Special Use Plan

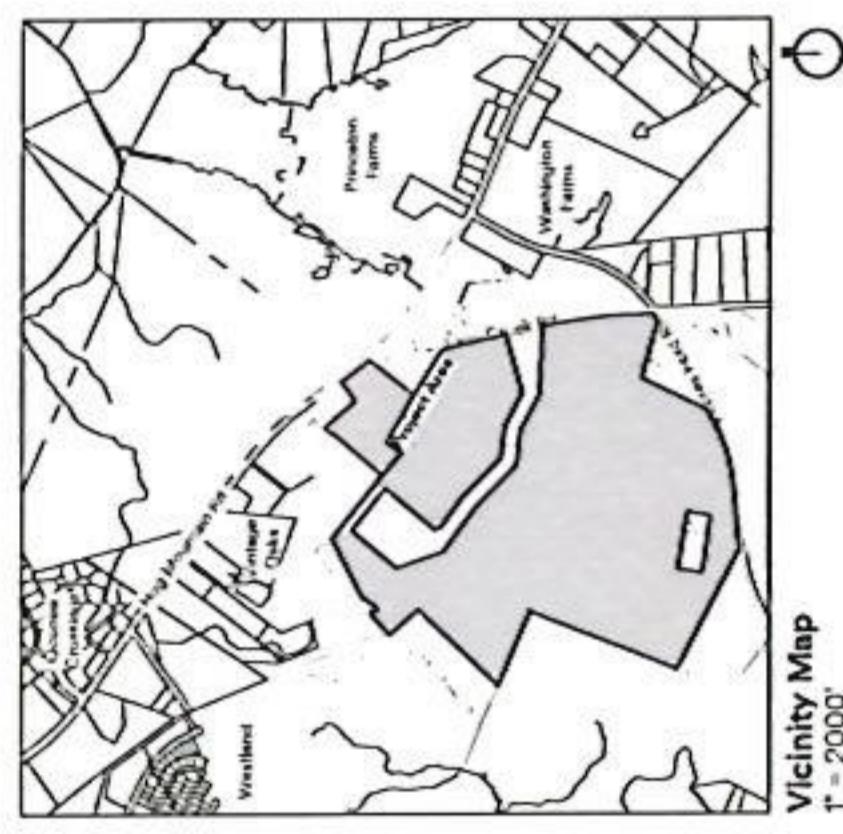
Bogart, Georgia
Oconee County

Special Use Concept Plan

10/18/24

EXHIBIT "A" TO SPECIAL USE APPROVAL #P-L-010
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CONCEPT PLAN



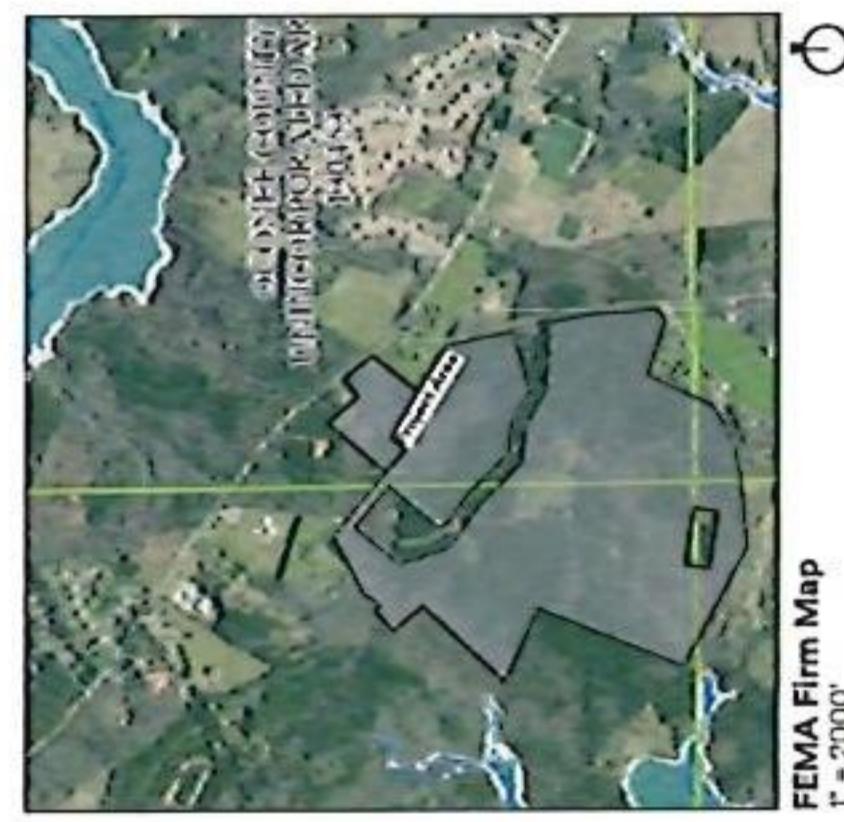
Project Team

Owner	Planners/Engineers/ Landscaping Architect
Dixon Family Trust Of 2012 110 Line Creek Road Bogart, Georgia 30029 Contact: F. Tylie Hedges, Agent Tyliehedges@gmail.com 700.818.4779	SPG Planners + Engineers 1725 Electric Avenue, STE 200 Winterville, GA 30677 Contact: Ed Lamm, P.E. edlamm@spg.com 700.749.9715
Developer	Land Surveyor
Dixon Family Trust Of 2012 110 Line Creek Road Bogart, Georgia 30029 Contact: Tylie Hedges, Agent Tyliehedges@gmail.com 700.818.4779	Ben McLean And Associates, Inc. 140 Mill Center Boulevard Bogart, Georgia 30029 Contact: Ben McLean Bogart@bmassociateseng.com 700.749.9715

Project Data

The nature of project is to allow the construction of Recreational (Oven) Camps in the form of small cabin. The applicable property has minimal improvements, including an existing house, that will be preserved and included with the Special Use designation. This recreational (oven) camp development will require infrastructure, such as a paved driveway, new water connection, and associated site grading.

Project Address / Parcel	24 Hour Erosion Control Contact:
Parcels(s) A 02 012, A 03 005 110 Line Creek Road, 110 Line Creek Road Bogart, Georgia	TBD
Project Land Use	Project Comments
Recreational (Oven) Camps	County Comments County Comments
Total Disturbed Area	
5.7 AC	
Project Zoning	
AC - Agricultural	
Total Project Area (Parcel)	
5.7 AC	
Total Proposed Addt Impervious Area	
0.02 AC	



FEMA Firm Map
1/2000

Sheet Index

Sheet Number	Sheet Title
SUP-1	Cover Sheet
SUP-2	Overall Site Plan
SUP-3	Special Use Concept Plan



Scale:

Dixon-Hedges Special Use
Plan
110 Line Creek Road, 110 Line Creek
Road
Bogart, Georgia
Oconee County
10/18/24

Project Info:

Project No.	Project Name	Date	Description
1	10/18/24	10/18/24	County Comments County Comments



Print Info:

SPG Planners + Engineers
1725 Electric Avenue, STE 200
Winterville, GA 30677
700.749.9715
www.spgeng.com

Preliminary Site Plan

Cover Sheet

SUP-1

SPG

OWNER
Dolan Family Trust #42010
1101 Lake Creek Road
Mount Orab, OH 45152
Contact: Matt Dolan, Agent
705.474.7777
705.474.7777



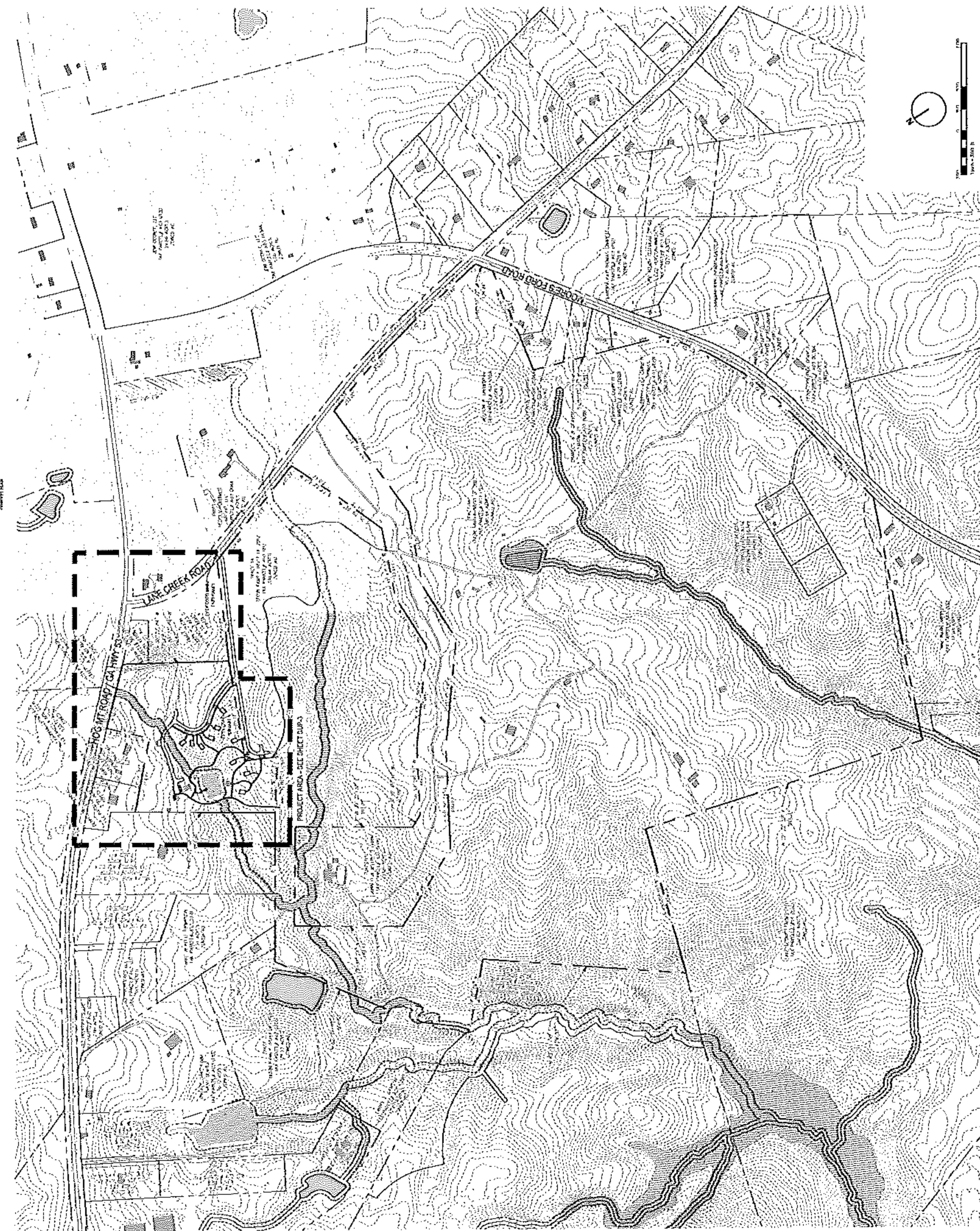
Project No. 70150-24
Dixon-Hedge Special Use
Plan
1011 Hig Mountain Road, 1170 Lemon Creek
Road, Mount Orab, Clermont
County, Ohio

Project No. 70150-24
No. 1
1170 Lemon Creek
Road, Mount Orab
Clermont
County, Ohio

Project No. 70150-24
Planners +
Engineers
SPG Planners + Engineers
1775 Electric Avenue, P.O. Box 120
Kennesaw, GA 30046
770.422.1000
www.spge.com
Planners +
Engineers
Overall Site Plan

SUP-2

APPROVED FOR PUBLISHING AND APPROVAL FOR RECORD



OWNER	1inch Family Trust et al 2012 1170 Land Grove Road Eden Prairie, Minnesota 55342 CONTACT: Tracy Hodges, Agent Inchthedgefamilytrust.com
ACREAGE	49.147
MAP	Landmark 49.147

STORMWATER UTILITY LEGEND		OPEN SPACE	
	Native Plant		Open Space
	Impervious Surface		Pervious Surface
	Impervious Surface with Stormwater Details		Pervious Surface with Stormwater Details
	Impervious Surface with Stormwater Details and Stormwater Utility		Pervious Surface with Stormwater Details and Stormwater Utility

UNIT MIX		HED	
ITEM	QUANTITY	ITEM	QUANTITY
ITEM 1	1000	ITEM 1	1000
ITEM 2	500	ITEM 2	500
ITEM 3	200	ITEM 3	200
ITEM 4	100	ITEM 4	100
ITEM 5	50	ITEM 5	50
ITEM 6	25	ITEM 6	25
ITEM 7	10	ITEM 7	10
ITEM 8	5	ITEM 8	5
ITEM 9	2	ITEM 9	2
ITEM 10	1	ITEM 10	1
TOTAL	2000	TOTAL	2000

CAMPUS PARKING		PARKING	
PERMIT	PERMIT	PERMIT	PERMIT
PERMIT	PERMIT	PERMIT	PERMIT
PERMIT	PERMIT	PERMIT	PERMIT

1. સાધુબાબુની પાત્રાની પ્રાણી વિશ્વાસી	2. સાધુબાબુની પાત્રાની પ્રાણી વિશ્વાસી
3. સાધુબાબુની પાત્રાની પ્રાણી વિશ્વાસી	4. સાધુબાબુની પાત્રાની પ્રાણી વિશ્વાસી

UTILITY DATA

IMPERVIOUS COVERAGE
PARCEL A02 012
100% OF THE AREA AND 100%
OF THE IMPERVIOUS SURFACE
IN THIS PARCEL IS IMPERVIOUS
AND IS NOT SUBJECT TO
IMPERVIOUS SURFACE TAXES.

1. NAME	2. ADDRESS	3. TELEPHONE NUMBER	4. TYPE OF BUSINESS	5. NAME OF PERSON TO CALL
Mr. John Smith	123 Main Street, Anytown, USA	555-1234	Hardware Store	John Smith
Mr. John Smith	123 Main Street, Anytown, USA	555-1234	Hardware Store	John Smith
Mr. John Smith	123 Main Street, Anytown, USA	555-1234	Hardware Store	John Smith
Mr. John Smith	123 Main Street, Anytown, USA	555-1234	Hardware Store	John Smith



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

SPECIAL USE CASE #: P24-0210

DATE: November 26, 2024

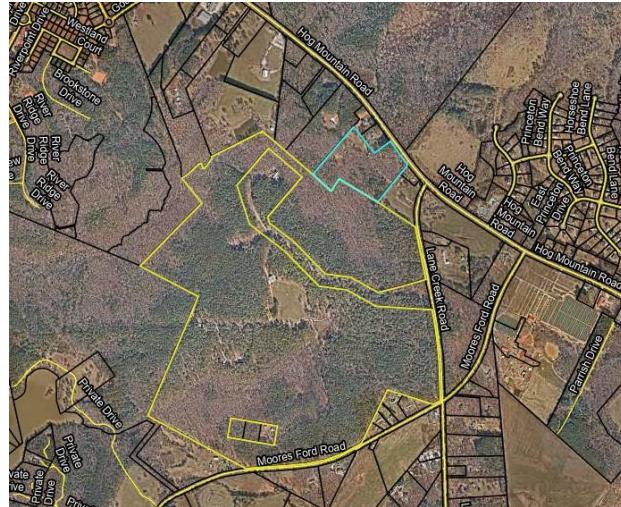
STAFF REPORT BY: David Webb, AICP (Senior Planner)

APPLICANT NAME: SPG Planners + Engineers (Mick Kittle, PLA)

PROPERTY OWNER: Dixon Family Trust of 2012

LOCATION: 6011 Hog Mountain Road (Parcel A 02 032) and 1170 Lane Creek Road (Parcel A 03 003)

PARCEL SIZE: ± 356.05 acres



EXISTING ZONING: AG (Agricultural District)

2023 COMPREHENSIVE PLAN CHARACTER AREAS MAP: Suburban Neighborhood and Country Estates

EXISTING LAND USE: Residential and Agricultural

ACTION REQUESTED: Special Use Approval for Recreational (Overnight) Camps

REQUEST SUMMARY: The applicant is requesting Special Use Approval for the construction of 10 recreational cabins for overnight rentals along with converting an existing dwelling to use for overnight rentals.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: December 9, 2024

BOARD OF COMMISSIONERS: January 7, 2024

ATTACHMENTS :

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

CONCURRENT APPLICATION: A Special Exception Variance from Section 609.1 to 1) allow gravel parking in lieu of paved parking; 2) to allow a portion of a gravel drive to remain as a service drive and remove the requirement for paved commercial drive; and 3) remove the requirement for curb and gutter to allow the commercial access road to have vegetated ditches.

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The two existing properties are in current use as single family residential and agricultural uses.
- The 6011 Hog Mountain Road property has an existing 1,530 SF residential structure that was constructed in 1981 according to Property Appraisal records.
- The 1170 Lane Creek Road property has two existing residential structures, 3,477 SF dwelling built in 1998, and a 420 SF dwelling built in 2004. There are several barns and storage sheds on the property as well. A proposed paved commercial access road is the only proposed use of the 1170 Lane Creek Road property.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Residential	AG (Agricultural District)
SOUTH	Residential	AG (Agricultural District)
EAST	Residential	AG (Agricultural District)
WEST	Residential / Agricultural	AG (Agricultural District)

PROPOSED PROJECT DESCRIPTION

- The applicant is requesting Special Use Approval for the construction of 10 recreational cabins for overnight rentals along with converting an existing dwelling to use for overnight rentals.
- The proposed new cabins are proposed to be 1,000 heated SF each.
- The existing 3-bedroom house will be used as a rental as well.
- The garage would be converted to a “Common House” for gathering, cooking, games, and other activities.
- A paved driveway will be expanded to accommodate the commercial traffic.

SPECIAL USE REQUIREMENTS

There are no specific standards in Article 3 for Recreational (Overnight) Camps.

TRAFFIC PROJECTIONS

- There is an estimated 39 daily and 3 peak hour trips to be expected for the Recreational (Overnight) Camps use (Trip Generation Manual, 11th Edition).

PUBLIC FACILITIES

Water:

- The project is proposing to utilize Oconee County water.
- Water Resources provided a letter of water availability but stated public sewer is not available.

Sewer:

- Sewage disposal will be provided via on-site septic.

Roads:

- The site will be accessed from Lane Creek Road. A second “service vehicles” access will use the existing gravel drive on Hog Mountain Road

ENVIRONMENTAL

- The concept plan indicates there are State Waters on the site. The site will have to meet the requirements of Article 9 Environmental Protection.
- The concept plan indicates there are no Wetlands or Flood Hazard Areas on the site.\

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

Water Resources Department:

- No concept plan comments as of November 26, 2024
- Water Resources provided a letter of water availability but stated public sewer is not available.

Public Works Department:

- No comments as of November 26, 2024

Fire Department:

A preliminary review indicated:

1. The fire department turnaround cannot be on grass pavers.
 - a. When grass grows on the pavers they become like ice.
2. A Gravel road does not meet the code.
 - a. The 2018 IFC states the following:
 - i. SECTION D102
REQUIRED ACCESS
D102.1 Access and loading.
Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).
3. The trees need to be moved from to close to the road, if the trees are that close to the road it will impede the path a of the fire trucks.
4. There will need to be 2 fire hydrants on the property and one at the entrance.

STAFF ANALYSIS

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

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

The purpose of the AG zoning district is to “preserve prime agricultural areas, allow mini farm estates where appropriate, and discourage the subdivision of land into suburban development which requires significant increases in public services such as schools, fire protection, transportation improvements or waste disposal” (Unified Development Code Sec. 205.01). The specific property must be developed according to the principal uses allowed in the AG zoning district. Staff notes that the requested Recreational (Overnight) Camps are allowed with a Special Use Permit Approval.

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

The subject portion of the property lies within with the Country Estates and Suburban Neighborhood character areas, as shown on the 2023 Oconee County Comprehensive Plan Update Character Area Maps. The Country Estates character area “provides a transition between the more rural areas of the county and traditional suburban residential development and provides an “edge” between the urban and rural fringe.” The Suburban Neighborhood area indicates “This Character Area consists principally of single-family detached houses with some higher density housing included in a planned development or near an established nonresidential area.” The Comprehensive Plan does not address this proposed use. The best fit would be as a semi-public/ institutional use, similar to a public park with overnight cabins.

The Comprehensive Plan lists semi-public and institutional uses as a compatible secondary use for both of the Character Areas. Staff finds that the proposed special use for Recreational (Overnight) Camps is compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan and Future Development Map.

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

Nearby lots are zoned AG. Primary land uses in the area are a mixture of agricultural and residential. The proposed Recreational (Overnight) Camps should not impede the normal and orderly development of surrounding properties. There will be required landscape buffers. Staff finds that the proposed development is suitable in view of the existing nearby development and zoning.

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

Based on the character area designation of Country Estates and Suburban Neighborhood, a desirable pattern of development for the area would include institutional uses. The proposed development aligns with the intent for this character area.

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

The existing access point from Lane Creek Road is expected to be adequate to serve the proposed use.

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

The existing access point from Lane Creek Road is expected to be adequate to serve the proposed use. The proposed development does not generate the 1,000 trips per days that is required to trigger a Traffic Impact Analysis. Adequate access through existing and proposed parking lot drives for appropriate fire department vehicles will be confirmed by the Fire Department prior to approval of final plans.

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

Water Resources has indicated public water is available, but not sewer. Impacts to police and fire protection services should be minor for this use. Public schools will not be impacted by this Recreational (Overnight) Camps. Staff finds that public facilities should be adequate to serve this special use.

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

The site will be subject to Article 8 requirements for landscape buffers adjacent to all neighboring properties of lower intensity.

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

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

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

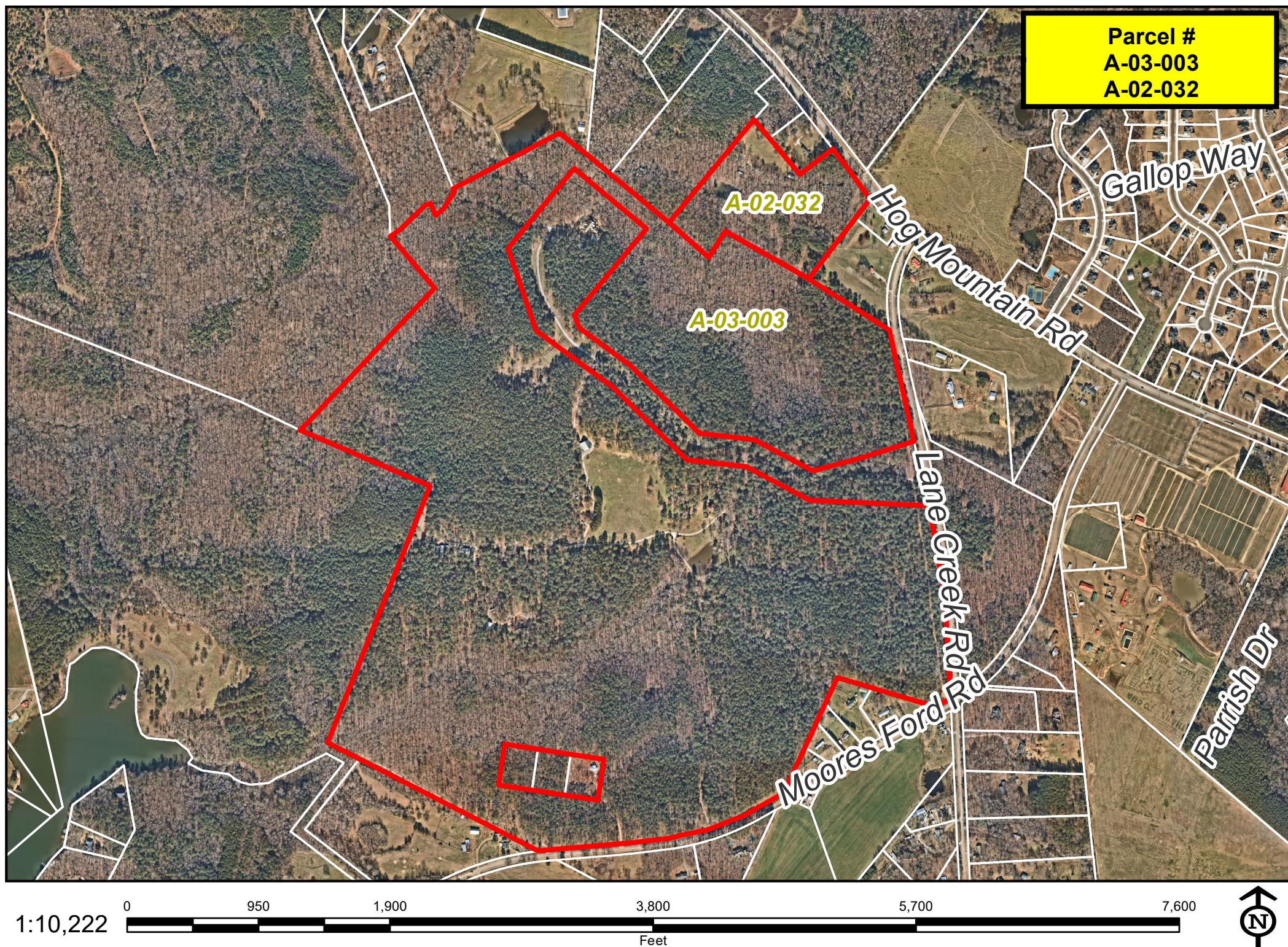
This application is for Recreational (Overnight) Camps. The applicant is not proposing a change in zoning. The AG zone has a height limitation of 40 feet. It is not expected the proposed buildings will exceed the height limitation.

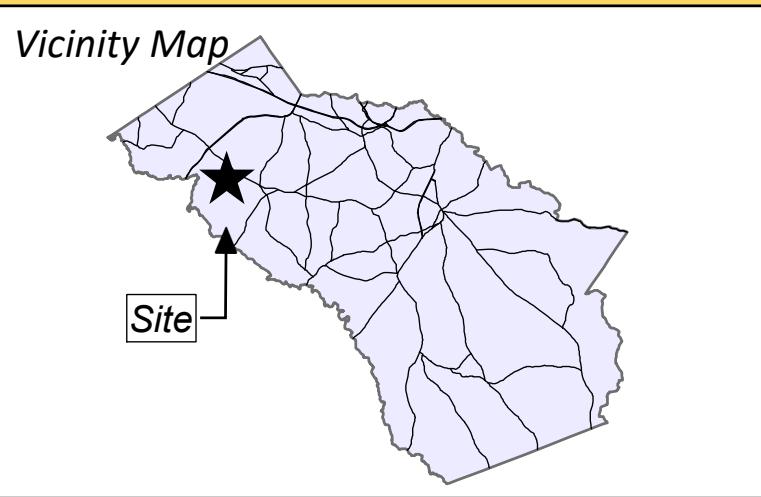
STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends approval of the special use request. Staff recommends it be subject to the following conditions to be fulfilled by the developer/owner at their expense:

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 preliminary and site development plan shall indicate a 50' buffer along all property lines adjacent to existing residential uses adjacent for areas that propose a commercial use in accordance with Table 8.1.
5. There shall be no outdoor amplified music after 9:00 PM.
6. All existing and proposed commercial drives on the property shall be constructed to meet Fire Codes, capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

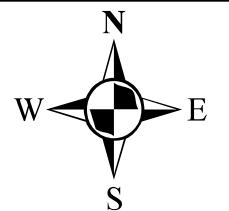
Special Use # P24-0210 - Dixon Family Trust





Suburban Neighborhood

**Oconee County
Planning Department**

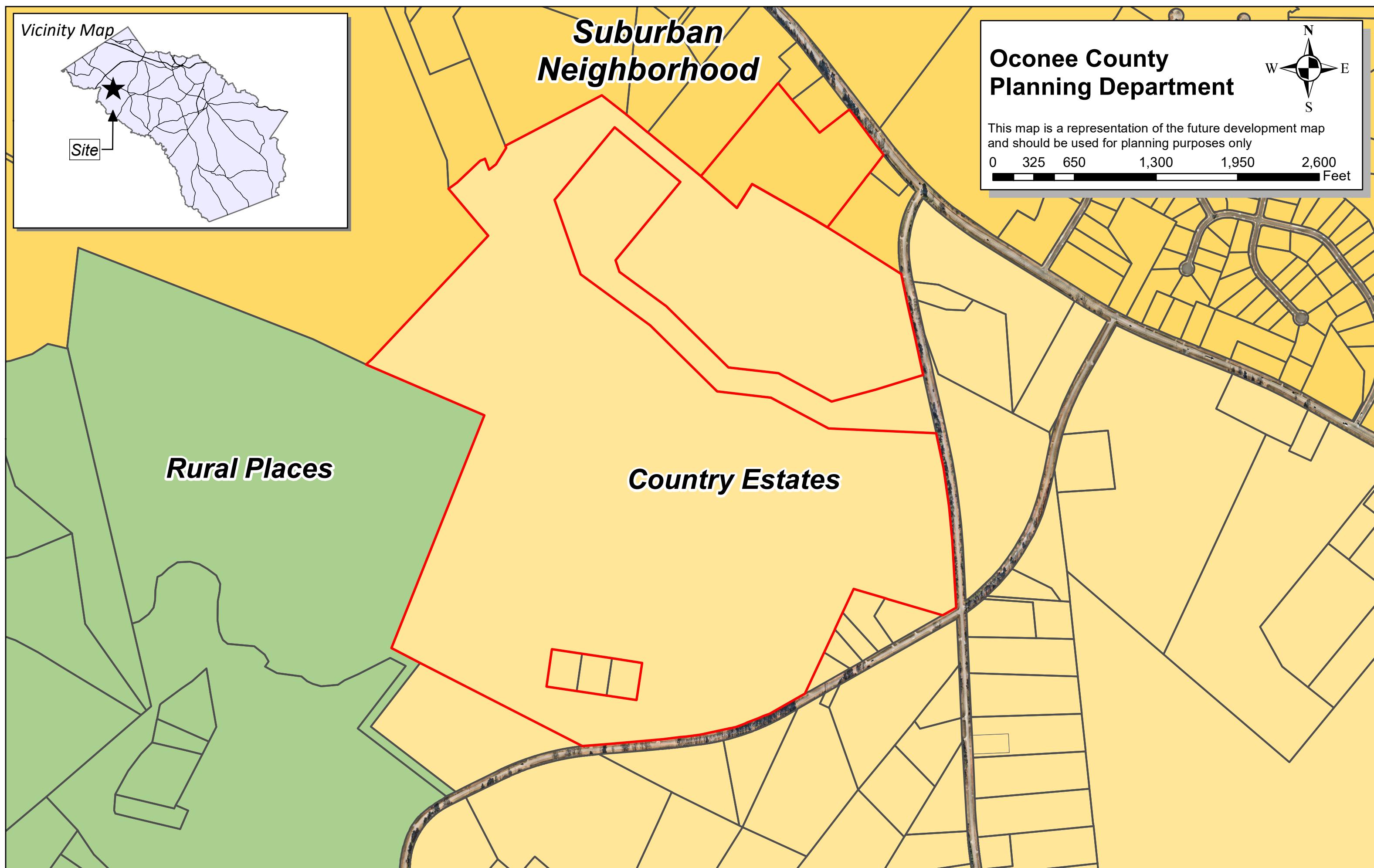


This map is a representation of the future development map
and should be used for planning purposes only

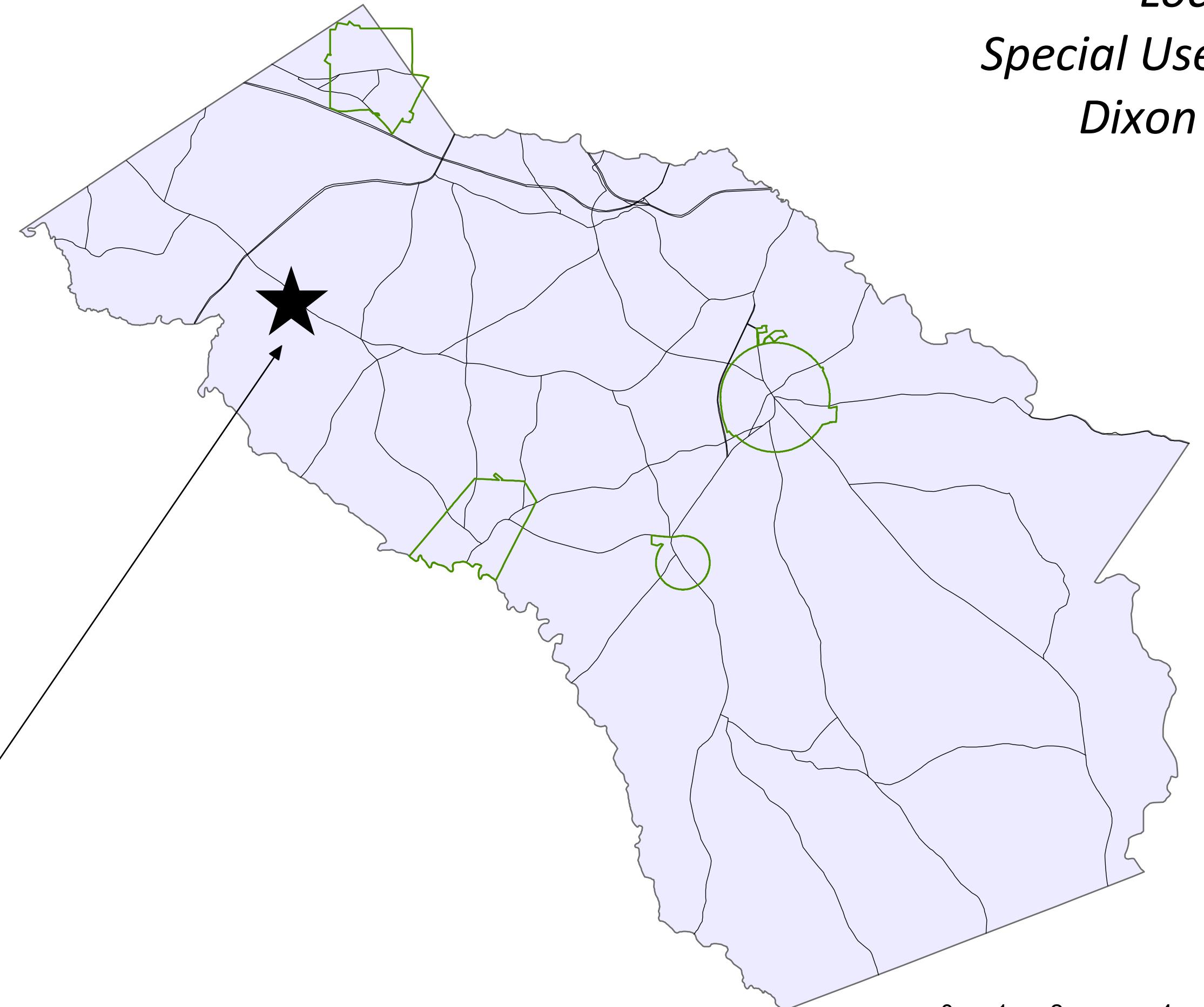
0 325 650 1,300 1,950 2,600
Feet

Rural Places

Country Estates



Location Map -
Special Use # P24-0210
Dixon Family Trust



1:120,000

0 1 2 4 6 8 Miles

