

**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 Carter Engineering Consultants, Inc. on October 21, 2024 requesting Special Use Approval on a ±74.41 acre tract of land located on 2201 Ruth Jackson Rd, Oconee County, Georgia, tax parcel no. B-02-012BC, on property owned by Prince Avenue Baptist Church, 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 expansion of a church and school campus.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

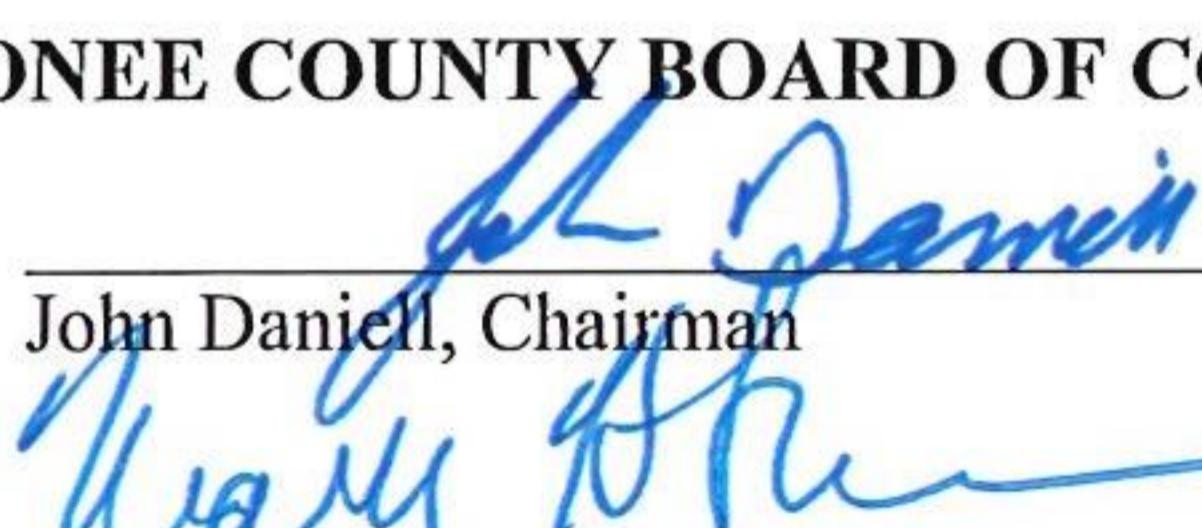
SECTION 4. Effective Date. This Resolution shall take effect this date.

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

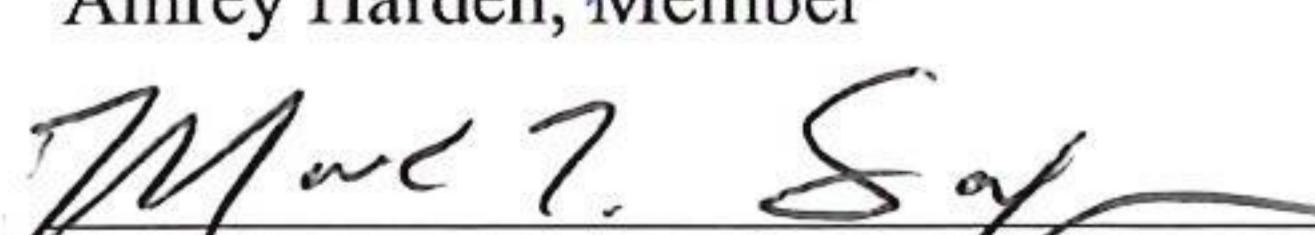
BY:


John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member


Amrey Harden, Member


Mark Saxon, Member

ATTEST:

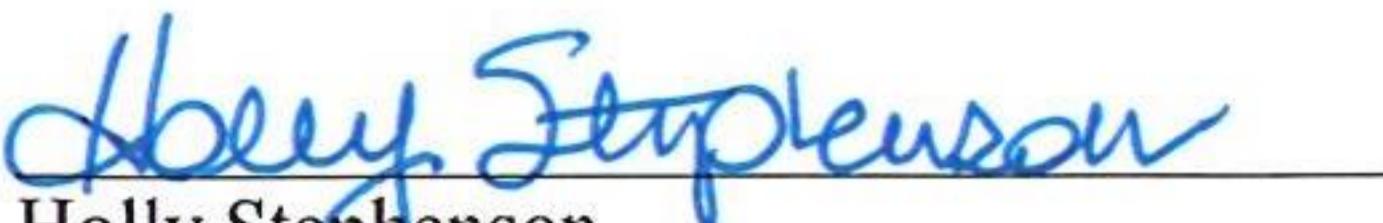

Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO SPECIAL USE APPROVAL #P24-0216

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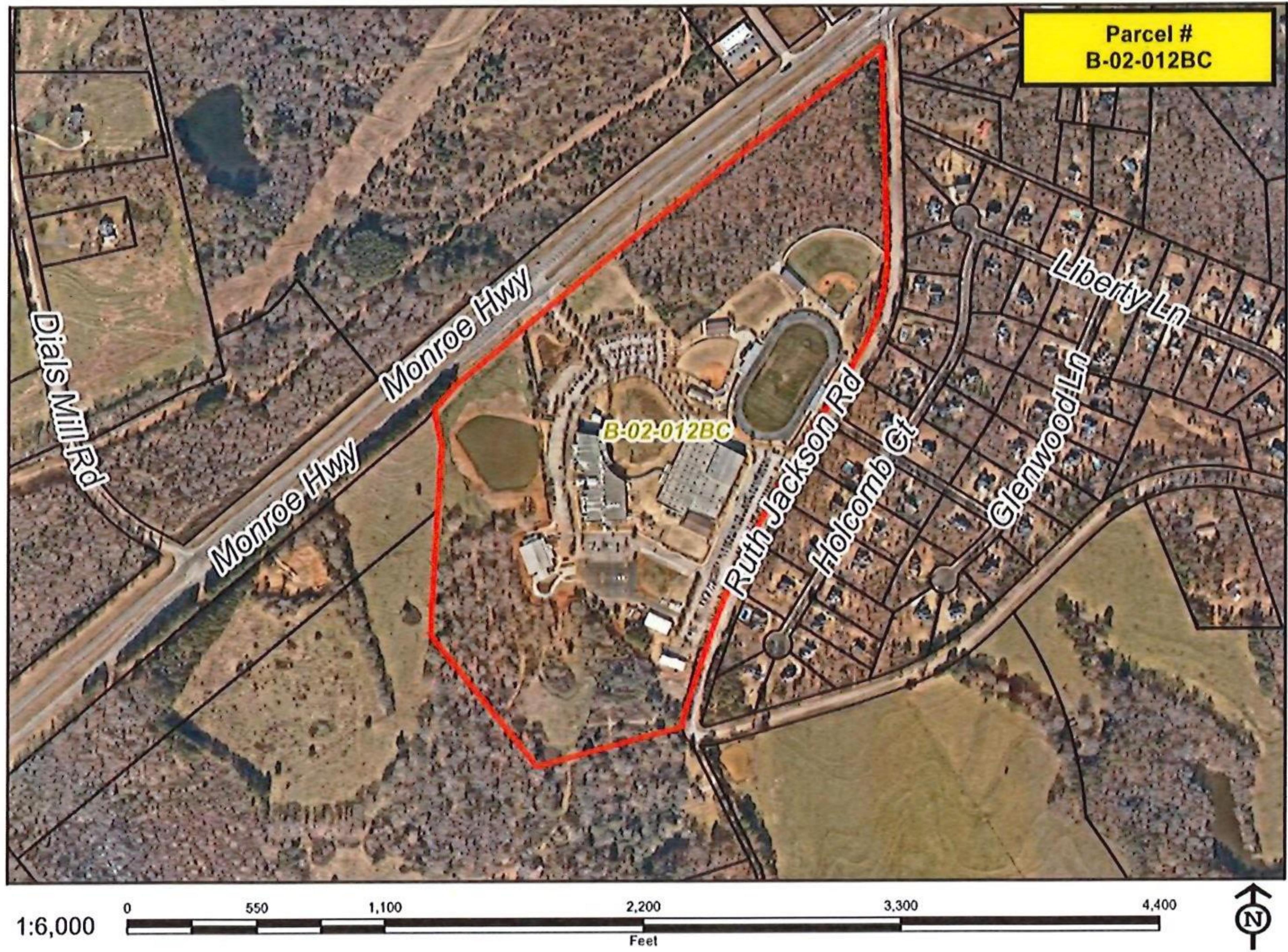
CONDITIONS

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. A Traffic Impact Study shall be conducted and submitted for review according to UDC standards prior to submission of the Preliminary or Site Development Plan for the proposed building.

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TAX MAP

Special Use # P24-0216 - Prince Avenue Baptist Church



LEGAL DESCRIPTION

LEGAL DESCRIPTION

Commencing at the found $\frac{1}{2}$ " reinforcing rod at the U.S. Highway 78 intersection with right of way of Ruth Jackson Road;

Thence S 01°37'14" E, a distance of 755.51' to a found $\frac{1}{2}$ " reinforcing rod;

Thence S 01°34'58" E, a distance of 103.79' to a found $\frac{1}{2}$ " reinforcing rod;

Thence S 14°56'41" W, a distance of 462.89' along an arc having a radius of 811.50' and length of 469.41' to a found $\frac{1}{2}$ " reinforcing rod;

Thence S 31°32'21" W, a distance of 537.17' to a found $\frac{1}{2}$ " reinforcing rod;

Thence S 24°50'57" W, a distance of 947.99' along an arc having a radius of 4,067.00' and length of 950.15' to a found $\frac{1}{2}$ " reinforcing rod;

Thence S 18°06'27" W, a distance of 213.92' to a found $\frac{1}{2}$ " reinforcing rod;

Thence S 03°46'21" W, a distance of 49.85' along an arc having a radius of 100.00' and length of 50.38' to a found $\frac{1}{2}$ " reinforcing rod;

Thence S 74°47'37" W, a distance of 640.34' to a found $\frac{1}{2}$ " reinforcing rod;

Thence N 39°03'46" W, a distance of 718.20' to a found $\frac{1}{2}$ " reinforcing set;

Thence N 03°07'55" E, a distance of 800.26' to a found $\frac{1}{2}$ " square rod;

Thence N 10°36'38" W, a distance of 155.39' to found $\frac{1}{2}$ " reinforcing rod;

Thence N 41°08'06" E, a distance of 140.28' to a found right of way marker;

Thence N 49°52'49" E, a distance of 359.71' to a found $\frac{1}{2}$ " reinforcing rod;

Thence N 50°30'10" E, a distance of 7.50' to a set $\frac{1}{2}$ " reinforcing rod;

Thence N 50°24'50" E, a distance of 492.14' along an arc having a radius of 22,798.30' and length of 492.15' to a found $\frac{1}{2}$ " reinforcing rod;

Thence N 52°30'35" E, a distance of 1445.89' to a found right of way post; said rod being the POINT OF BEGINNING.

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NARRATIVE

OCONEE COUNTY
Special Use Request

**PRINCE AVENUE BAPTIST
CHURCH**

SPECIAL USE PERMIT - NARRATIVE
October 21, 2024 (Revised November 15, 2024)

ADDRESS
2131 Ruth Jackson Road
Oconee County, GA

Parcel Number: B 02 012BC

CURRENT ZONING
AG (Agricultural District)

PROPOSED ZONING
AG (Agricultural District) with Special Use

CURRENT USE
Church

PROPOSED USE
Church



**CARTER
ENGINEERING**

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NARRATIVE



PRINCE AVENUE BAPTIST CHURCH
Special Use Permit - Narrative

GENERAL DATA

Property Size: 74.41 Acres
Current Zoning: AG (Agricultural District) – No Zoning Change
Adjacent Zoning: North: B-2 (Business District)
South: AG (Agricultural District)
East: AR (Agricultural Residential District)
West: AG (Agricultural District)

SITE NARRATIVE

PRINCE AVENUE BAPTIST CHURCH, located at 2131 Ruth Jackson Road, seeks special use approval for the development and expansion of their church campus. The Church was granted Conditional Use Approval in 2004 to develop the original 40-acre campus into what it is now. Over the years, the Church has acquired additional parcels of land to have a combined acreage of 74.416 acres. The Church now seeks Special Use Approval for additional parking spaces to help with safer pedestrian and vehicular circulation and to accommodate the growth of the Church. Simultaneously, a new church facility is being proposed to also help with administrative and programming needs accompanied by the associated growth and warranted parking.

Carter Engineering Consultants, Inc. has been engaged by the owner to act as their agent in the preparation and provision of any necessary documents associated with the request of this Special Use Permit.

PROJECT DESCRIPTION

The Special Use Concept Plan accompanying this narrative helps to illustrate the spatial relationships of the site and helps to distinguish existing elements from proposed elements. The proposed parking lot and building is placed in a strategic location to best serve the Church as a whole by aiding in regulating thru traffic and vehicular travel in and around the facilities.

The request for additional parking and for an additional building for church operation is paramount to the future development and current safety of the church members, faculty, and staff. As the church grows, travel to and from the campus has brought to light problems that require attention. In response to this, the church is requesting the opportunity to provide an additional 531 parking spaces and an approximate 30,000 sf (footprint) building with association to the church. To address grade and elevation concerns, the proposed building will likely be 2 stories in height, allowing lower level and upper-level entrance at grade. The proposed use of the building includes meeting rooms, classrooms, dining area, and events for adult and student educational and recreational activities.

ZONING AND LAND USE

The current zoning is AG (Agricultural District)
The proposed zoning is AG (Agricultural District) with Special Use Approval

North: B-2 (Business District)
South: AG (Agricultural District)
East: AR-1 (Agricultural Residential District)
West: AG (Agricultural District)

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NARRATIVE



PRINCE AVENUE BAPTIST CHURCH

Special Use Permit - Narrative

The proposed use of the expanded campus will remain the same. It will be used as a Christian Church and School at a Community Scale.

VEHICULAR ACCESS

Vehicular access to the site will be provided through existing curb cuts along the Church property. A new right-in, right-out entrance along Highway 78 is proposed to help regulate and alleviate traffic and circulation throughout the campus. Design of the RIRO entrance will be in accordance with State DOT standards and regulations. This will be a new entrance off of Highway 78.

IMPACT TO LOCAL TRAFFIC

As a result of this development, there will be no negative increase in traffic on the adjoining roadways. The subject property is currently utilized as an area for use by Church members and staff. The building will be primarily used for Wednesday mid-week activities. The additional parking is needed to help alleviate traffic concerns throughout the campus and to offer a better parking proximity for church members attending worship services. Traffic is not expected to increase significantly as the planned building and parking expansion will serve primarily current church members with a small percentage of growth in the future. In summary, the analysis does not find any adverse impacts associated with the traffic generated by this development and the adjacent properties, streets, and intersections.

TRAFFIC GENERATION

A Trip Generation Analysis has been prepared for the site by referencing the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition). The ITE is the industry standard source for providing and analyzing trip generation for various land uses. The ITE manual states that such uses under the "Church" designation may include "meeting rooms, classrooms, dining, catering, and event venues", as such is the case in question. The building will be primarily used for Wednesday mid-week activities. Traffic is not expected to increase significantly as the planned building and parking expansion will serve primarily current church members with a small percentage of growth in the future. In summary, the analysis does not find any adverse impacts associated with the traffic generated by this development and the adjacent properties, streets, and intersections.

LAND USE	ITE CODE	AVERAGE DAILY TRIPS		
		S.F.	RATE	ADT
CHURCH CAMPUS	560	60,000	7.60	456

WATER SUPPLY

Oconee County currently serves the subject property.

Existing water lines and water taps will be utilized to serve the proposed facility.

Probable Water Demands and Assumptions:

Building: 7 GPD PER SEAT @ 1,000 SEAT ASSUMPTION (TOTAL FOR ALL ROOMS IN THE BUILDING)

Formula: 7 GPD/SEAT X 1,000 SEATS = 7,000 GPD

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NARRATIVE



PRINCE AVENUE BAPTIST CHURCH

Special Use Permit - Narrative

SEWAGE DISPOSAL

Sewage disposal is currently served by the Oconee County Water Resources through a public sewer line. There is no increase in sewer demand as a result of the parking addition. Sewer demand for the proposed building will be minimal due to its limited use throughout the week. The estimated Gallons per Day for the new building is 7,000 GPD.

STORMWATER MANAGEMENT

The existing stormwater pond will be relocated to accommodate proposed parking; however, a stormwater pond is currently being constructed for future development at the southwest corner of the property (for the new gymnasium). This pond will be enlarged to accommodate the stormwater management required for the proposed facility and new parking shown on the concept plan. Post development runoff will be maintained in accordance with State and County standards and regulations.

IMPACT TO SCHOOL SYSTEM

There will be no adverse effects to the school system.

PROJECT IDENTITY

Project signage (if any) will be provided and applied for under a separate permit. All signs will be installed according to the Oconee County UDC.

AMENITIES + RECREATIONAL AREAS

There are no recreational areas proposed for the site.

COMMON AREAS

There are no common areas proposed for the site.

PUBLIC & SEMI-PUBLIC AREAS

No additional easements, rights-of-way, or other public and/or semi-public areas are proposed.

SIDEWALKS, CURB AND GUTTER, + PEDESTRIAN CIRCULATION

The pedestrian circulation within the development will be designed to focus on a balanced relationship between vehicle and pedestrian traffic. The network of connections will promote walkability and allow for subtle grade transitions for pedestrian access.

ENVIRONMENTAL IMPACTS + BUFFERING

There are no environmentally sensitive areas within the area of impact. The area is in a minimal flood hazard zone (Zone X). A Stormwater Management Plan and Erosion Control Plan will be prepared to mitigate any necessary or expected offsite impactions during the construction process. There is a 15' landscape buffer required on the South and West property line abutting the Power Family Land Partnership, LLP. There is an established buffer along this property line which will be maintained.

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NARRATIVE



PRINCE AVENUE BAPTIST CHURCH
Special Use Permit - Narrative

LIGHTING

Outdoor lighting (streetlights and parking lights) may be provided for security purposes. Any proposed outdoor lighting fixtures for this development will be full-cutoff and fully shielded to minimize impaction to surrounding properties. All lighting fixtures and layout shall adhere to all standards and specifications set forth in the Oconee County Code of Ordinances.

TRASH DISPOSAL + RECYCLING

All solid waste disposal and screening requirements deemed necessary shall be in accordance with the Oconee County Code and shall be applied for as development plans are submitted. Solid waste will be collected onsite by a private contractor and disposed of accordingly.

PROJECT SCHEDULE

The development will begin as soon as funds are available, and all permits are obtained. It is assumed this project will begin construction in the Spring of 2025 and take 8-12 months to complete.

OWNERSHIP

The project is privately owned.

ESTIMATED VALUE

The estimated value of the proposed project is approximately \$10,250,000.00

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NARRATIVE



PRINCE AVENUE BAPTIST CHURCH
Special Use Permit - Narrative

CONSTRUCTION/FAÇADE MATERIALS + REPRESENTATIVE ARCHITECTURE THEMES

The building exteriors shown below are representative of what the proposed building would consist of. The exterior of all new structures will be in substantial conformance with the existing church and school campus. The exteriors will primarily be masonry exterior composed of brick, stone, architectural block, and EIFS to mimic the look of the rest of the campus.



Existing Church Exterior

NARRATIVE



PRINCE AVENUE BAPTIST CHURCH
Special Use Permit - Narrative

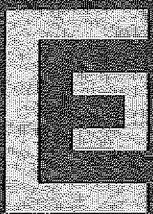


Existing School Exterior



Existing Field House Exterior

NARRATIVE



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ENGINEERING

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PLAT



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

SPECIAL USE CASE #: P24-0216

DATE: November 26, 2024

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

APPLICANT NAME: Carter Engineering Consultants

PROPERTY OWNER: Prince Avenue Baptist Church

LOCATION: 2201 Ruth Jackson Road
Parcel: B-02-012BC

PARCEL SIZE: ±74.41 acres



EXISTING ZONING: AG (Agricultural District)

2023 COMPREHENSIVE PLAN CHARACTER AREAS MAP: Community Village

EXISTING LAND USE: School and church campus

ACTION REQUESTED: Change in conditions of prior approval of Special Use #P23-0116 to construct an event facility and associated parking.

REQUEST SUMMARY: The applicant is requesting a change in conditions of previously approved Special Use P23-0116 to construct a 60,000 square foot Event Facility with 531 parking spaces.

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

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The subject property is zoned AG. Parcel B-02-012BC has been owned by the current owner since 1998. The tract is currently used for the church and school campus.
- Conditional Use Permit no. 1180 was approved on 08-04-1998 in order to allow for the construction of a community scale church campus, including a school, church, athletic facilities, and radio station, on Tract B-02-12BC (then ±40 acres).
- Condition Use Permit no. 3945 was approved on 09-07-2004, modifying CUP no. 1180 to amend previously approved architectural requirements for the school.
- Prince Avenue Baptist Church has since acquired additional contiguous acreage and the tracts were administratively recombined in 2013, 2016 and 2022 to form a single tract totaling ±74.41 acres.
- The previous resolutions approved under case #7787 allowed expansion of the church and school campus limited to 16,000 SF for a fellowship hall and 8,000 SF for a maintenance building.
- On August 1, 2023, the Board approved a change in conditions, case # P23-0116 to modify the existing concept plan to allow for a 30,000 SF gymnasium and associated parking as a further expansion of the campus.
- There are two buildings currently under construction, a Worship Building Expansion (35,778 SF) and a Competition Gymnasium (27,720 SF).
- Due to the approval of the Conditional Use Permit prior to the adoption of the UDC in 2006, the church and school campus is a legal non-conforming use that is not subject to current standards for a Community Scale Church.

PROPOSED DEVELOPMENT

- The applicant is proposing to construct a 60,000 square feet Event Facility with 531 parking spaces to further expand the church campus.
- The applicant's estimated value of the proposed improvements for the project is \$10, 250,000.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Commercial	B-2 (Highway Business District)
SOUTH	Commercial offices	AR (Agricultural Residential District), AG (Agricultural District)
EAST	Residential and agricultural	AR (Agricultural Residential District), AG (Agricultural District)
WEST	Agricultural	AG (Agricultural District), B-2 (Highway Business District)

TRAFFIC PROJECTIONS

- There is an estimated 417 ADT (average daily trips) to be expected for additional 60,000 SF building (Trip Generation Manual, 11th Edition).

PUBLIC FACILITIES

Water:

- The project is proposed to utilize County water services.
- The Water Resources Department has indicated in a letter that potable water is available at this location.

Sewer:

- The project is proposed to utilize County sewer services at a rate of 7,000 gallons per day.
- The Water Resources Department has indicated in a letter that sewer is available at this location.

Roads:

- The application indicates that an additional right-in/ right out entrance on U.S. Highway 78 will be construction. This will require GDOT permitting.

- There are existing site entrances on U.S. Highway 78 and Ruth Jackson Road.

ENVIRONMENTAL

- No 100-Year Flood Plain, Jurisdictional Wetland areas, or state water buffers are located on the subject site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

Water Resources Department:

- No comments received as of 11-26-2024

Public Works Department:

- No comments received as of 11-26-2024

Fire Department:

- No comments received as of 11-26-2024

STAFF ANALYSIS

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

A. 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 finds that the requested event center and associated parking is allowed in AG zoning by special use approval as an expansion of a currently permitted church and school campus.

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

The subject property lies within the Community Village Center Character Area as shown on the 2023 Oconee County Comprehensive Plan Update Character Area Maps. The Comprehensive Plan describes this Character Area as containing “a large grocery or drug store, small office complexes such as “office condominiums,” financial institutions, full-service restaurants, medical/dental clinics, gas stations, community gathering spaces, and institutional uses (such as libraries or community centers).” The Comprehensive Plan supports B-1, B-1-MPD, B-2 and B-2-MPD “with OIP (Office-Institutional-Professional), in appropriate locations, depending on their location and potential impact on the surrounding area.” Staff finds that the proposed special use is compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan and Future Development Map as a use that will support the existing church and school campus.

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 predominantly zoned AR, AG, and B-2. Primary land uses in the area are a mixture of agricultural, commercial, and residential uses. The event facility and parking should not impede the normal and orderly development of surrounding property due to the primarily agricultural, residential, and commercial mix of uses of the surrounding properties. There are landscape buffers along the south and west property lines that are maintained. 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 Community Village Center a desirable pattern of development for the area would include institutional uses. The proposed expansion of the church campus should not impede the normal and orderly development of surrounding properties.

E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?
The existing and proposed access points from U.S. Highway 78 (two entrances) and Ruth Jackson Road (three entrances) are expected to be adequate to serve the proposed use. The anticipated traffic generation of 417 ADT is below the required threshold of 1,000 ADT that would require a new traffic impact analysis.

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 and proposed access points from U.S. Highway 78 (two entrances) and three from Ruth Jackson Road, each with existing deceleration lanes, should be adequate to provide for traffic/pedestrian safety, accommodate the volume of traffic, and provide emergency vehicles with access into the campus. Adequate access through existing and proposed parking lot drives for appropriate fire department vehicles should 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?

The Water Resources department has indicated that water and sewer are available with capacity to be determined at time of site plan approval. The impacts to police and fire protection services should be minor for this expansion to the existing campus. Public schools should not be impacted by this event facility project. 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 existing site will be subject to Article 8 requirements for landscape buffers adjacent to all neighboring properties of lower intensity. There are existing buffers along the south and west property lines which are to be maintained.

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 above and beyond those already associated with the existing campus. Existing facilities such as the football stadium have use after school hours.

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?

The dimensions and style of the proposed events facility should not be detrimental to adjacent agricultural, residential, and commercial development. The proposed structure is to be a brick and architectural block, with other accent materials to align with the look of the rest of the campus.

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 present special use request. Staff recommends it be subject to the following conditions to be fulfilled by the developer/owner at their expense:

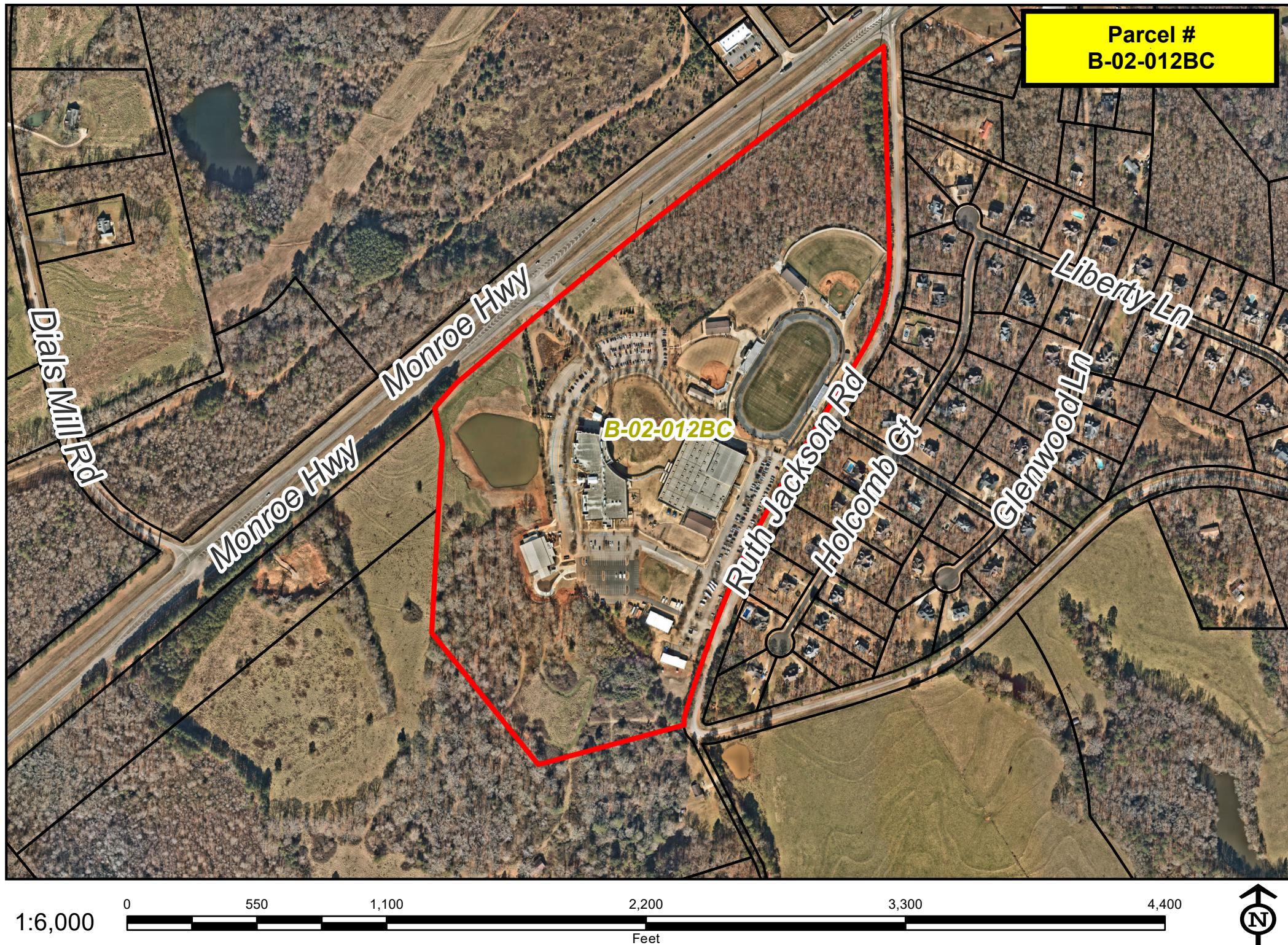
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2. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include 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.

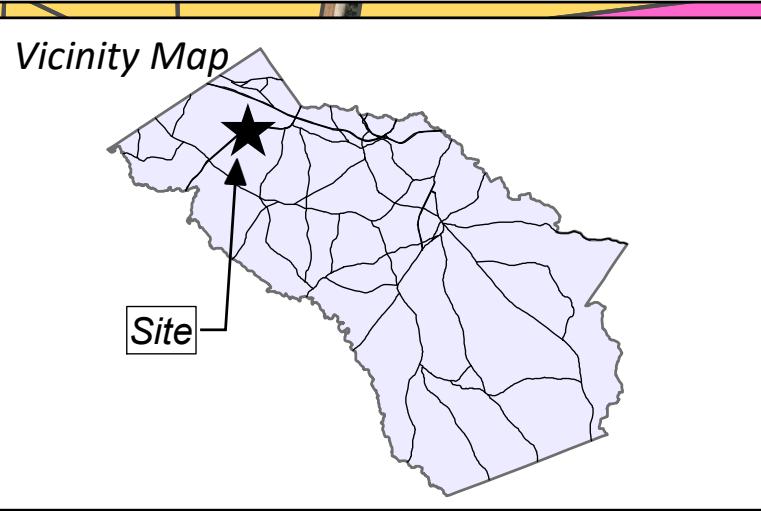
4. A Traffic Impact Study shall be conducted and submitted for review according to UDC standards prior to submission of the Preliminary or Site Development Plan.

Site Picture

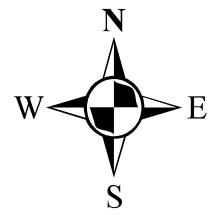


Special Use # P24-0216 - Prince Avenue Baptist Church





Oconee County Planning Department



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

0 205 410 820 1,230 1,640
Feet

Community Village

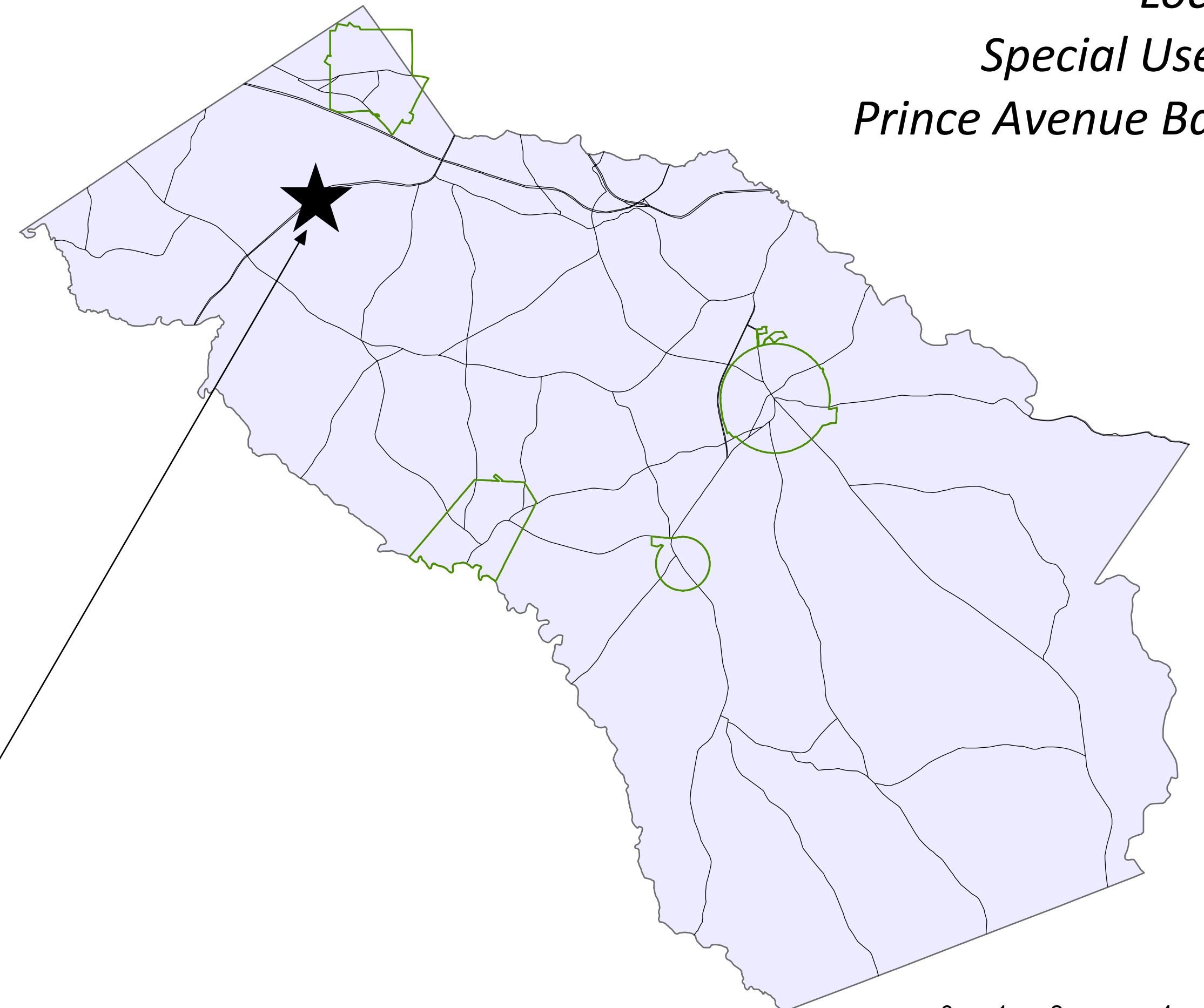
Monroe Highway

Community Village

**Civic
Center**

**Suburban
Neighborhood**

Location Map -
Special Use # P24-0216
Prince Avenue Baptist Church



1:120,000

0 1 2 4 6 8 Miles

