

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

**TITLE**

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to revise the conditions for a previously approved rezone case #P23-0157 pursuant to an application for rezoning of property owned by Rhino Mini-Storage LLC submitted on December 9, 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 Frank Pittman on December 9, 2024, requesting a rezone of a ±8.37-acre tract of land located at 1052 Moreland Heights Rd in, Oconee County, Georgia, (tax parcel no. B-06-030C), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 February 17, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on March 4, 2025.

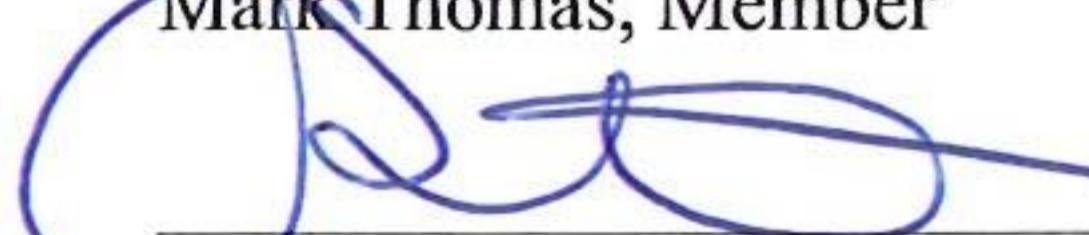
ADOPTED AND APPROVED, this 4<sup>th</sup> of March, 2025.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

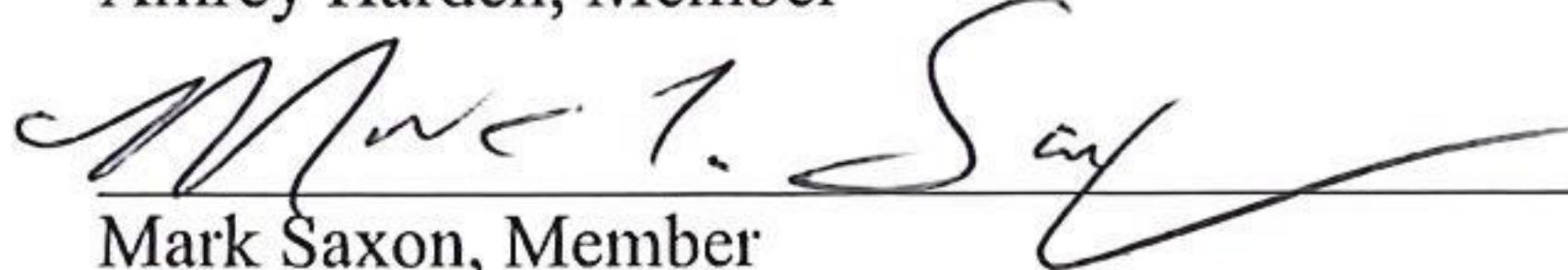
BY:

  
John Daniell, Chairman

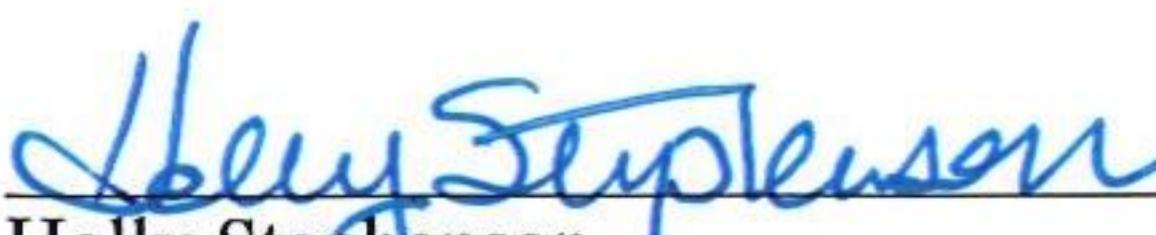
  
Mark Thomas, Member

  
Chuck Horton, Member

  
Amrey Harden, Member

  
Mark Saxon, Member

ATTEST:

  
Holly Stephenson  
Clerk, Board of Commissioners

**EXHIBIT "A" TO REZONE NO P24-0254**

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**CONDITIONS**

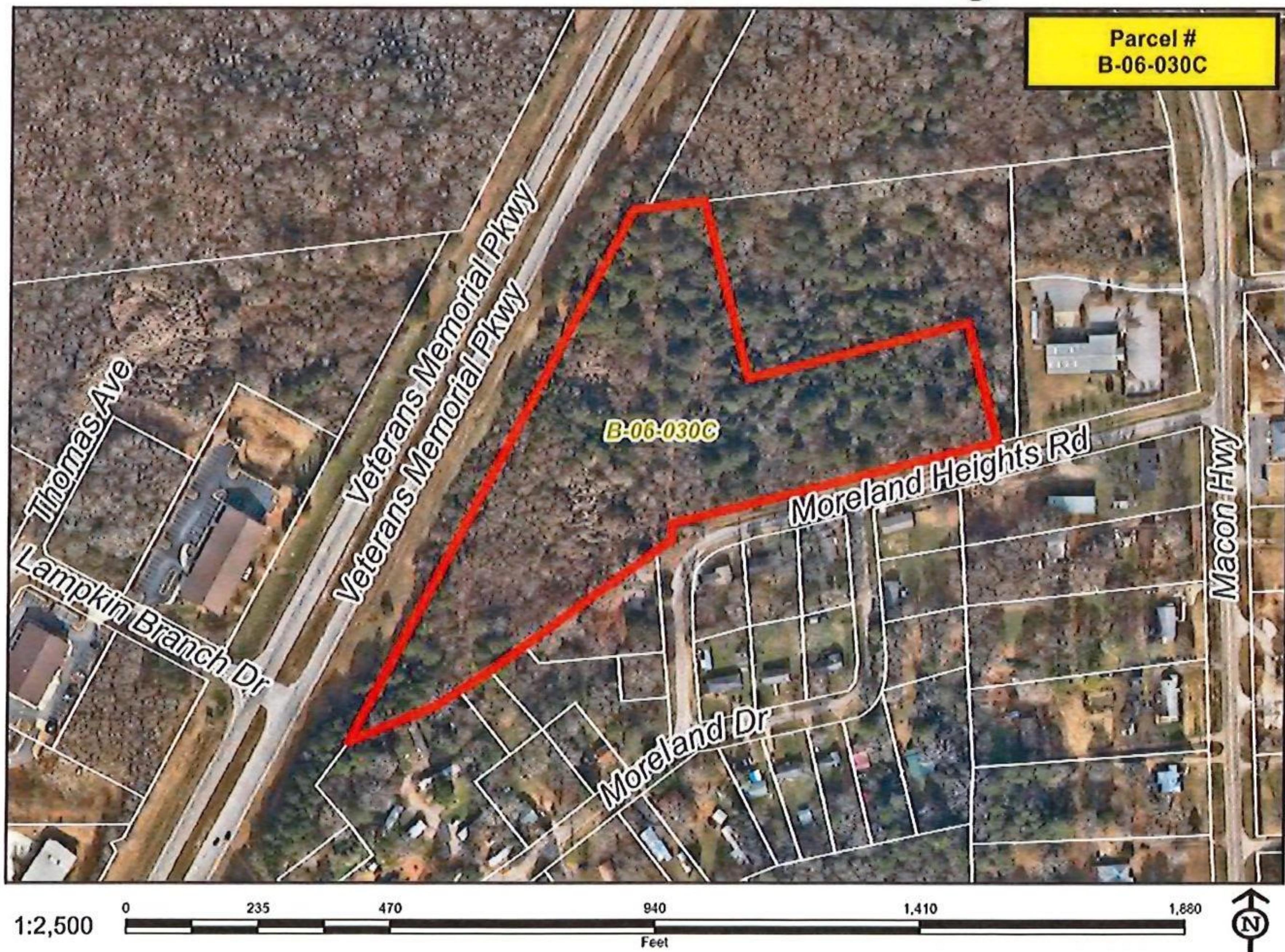
1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not 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 shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. 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. All structures shall be brick or stone on all sides.
5. The total building square footage shall not exceed 73,800 square feet.
6. A traffic impact statement that meets the requirements of the UDC as amended through February 3, 2025, shall be submitted with the Site Development Plan application for review as the proposed average daily trips (ADT) is increasing from previous approvals from 515 to 800 ADT.
7. The developer shall install a 2-foot-tall berm with a vegetative buffer in addition to and within the vehicle use screening area along Moreland Heights Road.

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**TAX MAP**

**Rezone # P24-0254 - Rhino Mini Storage**



**EXHIBIT "A" TO REZONE NO P24-0254**

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**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION**

All that tract or parcel of land, together with all improvements thereon, containing 8.37 acres, more or less, lying and being in the 221st District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the westerly margin of right-of-way of US Highway 441 and the northerly margin of right-of-way of Moreland Heights Drive, thence along the right-of-way of Moreland Heights Road South 75 degrees 53 minutes 51 seconds West, 334.81 feet to an iron pin; thence continuing along the right-of-way of Moreland Heights Road South 75 degrees 53 minutes 18 seconds West, 35.78 feet to an iron pin, being the TRUE POINT OF BEGINNING; thence continuing along the right-of-way of Moreland Heights Drive South 75 degrees 53 minutes 18 seconds West, 593.23 feet to an iron pin; thence continuing along the right-of-way of Moreland Heights Drive South 05 degrees 32 minutes 36 seconds East, 26.78 feet to an iron pin; thence continuing along the right-of-way of Moreland Heights Drive South 54 degrees 41 minutes 22 seconds West, 35.13 feet to an iron pin; thence leaving said right-of-way South 54 degrees 17 minutes 51 seconds West, 287.91 feet to an iron pin; thence South 53 degrees 19 minutes 01 seconds West, 75.39 feet to an iron pin; thence South 57 degrees 12 minutes 16 seconds West, 114.45 feet to an iron pin; thence South 67 degrees 33 minutes 56 seconds West, 166.40 feet to a concrete monument on the easterly right-of-way of the Watkinsville Bypass/US Highway 441; thence along said right-of-way North 27 degrees 58 minutes 04 seconds East, 1065.71 feet to a concrete monument; thence leaving said right-of-way North 83 degrees 19 minutes 07 seconds East, 43.80 feet to an iron pin; thence North 83 degrees 19 minutes 07 seconds East, 82.84 feet to an iron pin; thence South 14 degrees 10 minutes 27 seconds East, 323.32 feet to an iron pin; thence North 75 degrees 49 minutes 33 seconds East, 400.00 feet to an iron pin; thence South 14 degrees 10 minutes 27 seconds East, 216.90 feet to the TRUE POINT OF BEGINNING.

Said tract being the same as Tract 1 on an administrative subdivision plat for Rhino Mini Storage, LLC. by Baseline Engineering & Surveying, Inc. dated 01.26.2021.

## EXHIBIT "A" TO REZONE NO P24-0254

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### NARRATIVE

#### 1052 MORELAND HEIGHTS ROAD

REZONE SUBMITTED 12/09/2024 revised 01/23/2024

#### GENERAL DATA

Property Address: 1052 Moreland Heights Road

Parcel: B-06-030C

Owner: Rhino Mini-Storage LLC

Existing Zoning: OIP

Proposed Zoning: OIP

Existing Use: Undeveloped

Existing Use Allowed: Assisted Living and General Office

Proposed Use: General Office (modified plan)

Property Area: 8.37 acres

#### ADJACENT LAND USES AND ZONING

North – Office Zoned AR (Oconee County owned) and mini storage zoned OBP

West – Watkinsville Bypass / US Hwy. 441

South – Moreland Heights Road and Residential lots zoned M-H as part of Moreland Heights Subdivision

East – mini-self storage, zoned OBP

#### OWNERSHIP TYPE

The development will be privately owned with the office units available for condo ownership.

#### REZONE REQUEST NARRATIVE

The property is 8.37 acres and is currently zoned OIP and undeveloped. The property owner is Rhino Mini-Storage LLC. The owner is seeking to modify the currently approved rezone plan to allow for up to ten office buildings with multi-tenant units that could be used for contractor office, general office, etc. The proposed office maximum square footage is 73,800 sf which is greater than the currently approved 23,400 sf. The assisted living portion of the property will be removed from the previously approved plan. The first three office buildings are already in construction as they were approved previously.

#### SITE DESCRIPTION

The property is located along Moreland Heights Road, west of the intersection of Moreland Heights Road and Hwy 441 business. The site backs up to the Watkinsville Bypass/Us Hwy. 441. The Character Area for the property and its surrounding properties is identified as 'Civic Center' according to the Oconee Future Development Map.

The property is in construction with the first three office buildings that were previously approved.

#### PROPOSED USE

The proposed use of the property is a multi-use commercial development consisting of ten office buildings to be used for contractor offices and general office uses. The buildings could have roll up doors and even small loading docks for loading/unloading. These would not be for tractor-trailer trucks but for commercial trucks associated with the office businesses. The components and their characteristics are as follows:

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**NARRATIVE**

- General Office – The proposed development consists of up to 73,800 sf. of office space in up to ten buildings. These units could be available for general office space, contractor offices with some rear roll up doors, service type businesses, or other types of businesses that would be appropriate for a small strip center. This component will consist of structures with brick and/or stone (authentic or manufactured) and/or stucco.

**ACCESS**

Access will be via shared driveways along Moreland Heights Road. Pedestrian access will be via a sidewalk installed along the frontage of Moreland Heights Road with connections to the buildings from this sidewalk.

**TRAFFIC IMPACT**

Per the Institute of Transportation Engineers, Trip Generation, 11<sup>th</sup> Edition (ITE Manual), the proposed development does not generate the 1,000 trips per day that is required to trigger a Traffic Impact Analysis. Trip Generation rates are as follows:

Average Daily Trips (73,800 sf) = 800 ADT total

Peak Hour Trips (AM) = 112 trips total

Peak Hour Trips (PM) = 106 trips total

**WATER SUPPLY**

Water will be provided by Oconee County Water Resources. An 8" watermain exists in the right-of-way of Moreland Heights Drive. A capacity letter has been obtained from Oconee County Water Resources and is provided with this request.

Estimated water usage is 7,380 gpd.

**SEWAGE DISPOSAL**

Sewage disposal will be provided by Oconee County Water Resources. A sewer main will be extended from Hwy. 441 Business into the development to serve the components of the development. A capacity letter has been obtained from Oconee County Water Resources and is provided with this request. Estimated sewer usage is 7,380 gpd.

**GARBAGE COLLECTION**

Garbage collection will be handled by private contractor via dumpsters. Dumpsters will be shielded from view per the Oconee County UDC requirements.

**UTILITIES**

Electricity and Data will be provided by power/data providers in the area.

**STORMWATER MANAGEMENT AND DRAINAGE**

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### **NARRATIVE**

There will be a Stormwater Management Pond constructed onsite to manage the stormwater runoff from the development to meet Oconee County stormwater ordinance. To convey stormwater to the pond, curb and gutter along with RCP, CMP, or HDPE storm pipe will be installed.

#### **IMPACT TO SCHOOL SYSTEM**

There will be a positive impact to the school system from this development as it will generate tax dollars from taxes without adding to the number of children in the school system.

#### **PROJECT SCHEDULE**

Once zoning is approved in approximately February 2025 then site development plans will be created and permitted to begin construction in middle of 2025. The developer reserves the right to build all the buildings at once or in multiple phases as demand dictates.

#### **BUFFERS**

Buffers are shown along the adjacent property lines to the north and south, as required by OC-UDC Section 806. Please see the Rezone Concept Plan for specific buffer locations and widths. The buffers will be designed with details provided during the site development plans approval stage of the project. All other buffers and screening, per OC- UDC requirements, will be met during site development.

#### **COMMON AREA MAINTENANCE**

All common areas will be maintained by the property owner. If/when units are subdivided via condominium, a condo association will be created to manage the common area.

#### **SIGNAGE**

The project will have signage that will meet the Oconee County UDC and be permitted through the sign permit process.

#### **ESTIMATED VALUE OF PROJECT**

The complete buildout of the project is estimated to be \$30 Million.

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**ARCHITECTURAL RENDERINGS**

**REPRESENTATIVE ARCHITECTURE - OFFICE**



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**ARCHITECTURAL RENDERINGS**



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**ARCHITECTURAL RENDERINGS**



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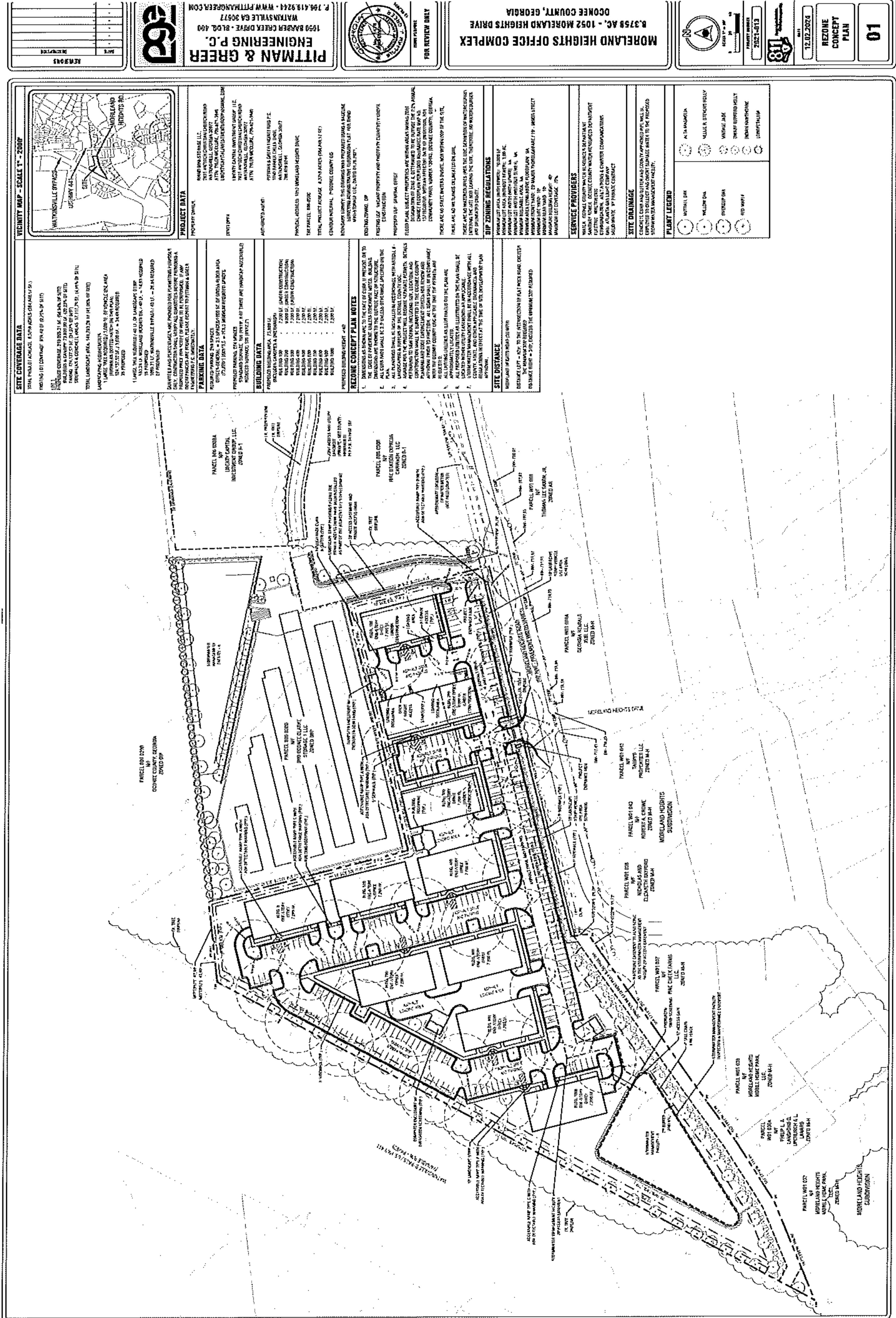
**ARCHITECTURAL RENDERINGS**



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## PLAT





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

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**REZONE CASE #:** P24-0254

**DATE:** February 7, 2022

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

**APPLICANT NAME:** Pittman & Greer Engineering

**PROPERTY OWNER:** Rhino Mini Storage, LLC

**LOCATION:** 1052 Moreland Heights Road, Parcel B 06 030C

**PARCEL SIZE:**  $\pm 8.37$  acres

**EXISTING ZONING:** OIP (Office-Institutional Professional)

**EXISTING LAND USE:** Offices (under construction)



**FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION:** Civic Center

**ACTION REQUESTED:** Modify the previously approved rezoning (P23-0157) to increase the maximum allowed office area from 23,400 SF to 73,800 SF, increase the number of buildings from four to ten, and remove the previously approved Assisted Living Facility from the concept plan.

**STAFF RECOMMENDATION:** Staff recommends conditional approval of this request.

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** February 17, 2025

**BOARD OF COMMISSIONERS:** March 4, 2025

**ATTACHMENTS:**

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

## **BACKGROUND INFORMATION & FINDINGS OF FACT**

### **HISTORY**

- The existing parcel was rezoned from OBP to OIP under rezoning number P21-0054, approved on June 1, 2022.
- There was an amendment of previous conditions approved October 3, 2023, by the Board of Commissioners (P23-0157). The amended concept plan included one assisted living facility of 73,842 SF and three office buildings with a total of 20,400 SF.

### **SURROUNDING LAND USE AND ZONING**

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Office and self-storage facility	OIP (Office-Institutional Professional) and OBP (Office-Business Park)
<b>SOUTH</b>	Residential	M-H (Mobile Home)
<b>EAST</b>	Self-storage	OBP (Office-Business Park)
<b>WEST</b>	Office and services	OBP (Office-Business Park)

### **PROPOSED DEVELOPMENT**

- Modify the previously approved rezoning (P23-0157) to increase the maximum allowed office area from 23,400 SF to 73,800 SF, increase the number of buildings from four to ten, and remove the previously approved Assisted Living Facility from the concept plan.
- The three office buildings currently under construction will include multi-tenant units that could be used for contractor office, general office, or other similar allowed uses.
- The seven other proposed buildings would have roll up doors and small loading docks for loading/unloading for smaller commercial trucks associated with the office businesses.
- The assisted living component is requested to be removed from the Concept Plan.
- The development will include a stormwater management facility located in the southwest corner of the property.
- Construction is currently underway on the first three office buildings with associated parking and stormwater facilities.
- The projected project valuation is \$30 million.

### **PROPOSED TRAFFIC PROJECTIONS**

- An approximate additional 800 ADT (average daily trips) are estimated with 112 peak hour trips (Trip Generation Manual, 11<sup>th</sup> Edition) for the ten buildings. This is an increase from the previous Concept Plan and Narrative (P23-0157) which indicated a 515 ADT.

### **PUBLIC FACILITIES**

#### **Water:**

- The project is proposed to utilize County water services. Estimated water usage is 7,380 GPD.

#### **Sewer:**

- The project is proposed to utilize County sewer services. Estimated sewer usage is 7,380 GPD.

#### **Roads:**

- Access will be via shared driveways along Moreland Heights Road.

### **ENVIRONMENTAL**

- The property contains no identified state waters, wetlands, or flood plain.

## **COMMENTS FROM OTHER DEPARTMENTS & AGENCIES**

### **OCONEE COUNTY PUBLIC WORKS DEPARTMENT**

- Reviewed with no comments on February 3, 2025.

### **OCONEE COUNTY WATER RESOURCES DEPARTMENT**

- Reviewed on February 3, 2025, with the recommendation that the standard condition be required:  
*The owner, all at owner's expense, shall construct the improvements required by the County for public water and public waste water services for subject property and shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.*

### **OCONEE COUNTY FIRE-DEVELOPMENT REVIEW**

- Reviewed with no comments on January 26, 2025.

### **OCONEE BOARD OF EDUCATION**

- Reviewed with no comments on January 28, 2025.

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## **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. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.**

The proposed use is a modification of the existing use. Staff finds that the proposed development is suitable in view of the existing nearby development and zoning.

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

The property has a reasonable economic use as it is currently zoned. The proposed use is a modification of the existing use.

**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 proposed use is a modification of the previously approved use. There will be an increase in road use, but a decrease in proposed water-sewer use.

**ii. Environmental impact;**

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

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

The proposed use is a modification of the existing use and is not anticipated to affect the existing use, usability, and/or value of adjoining property.

**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 subject property is not currently vacant as three buildings are currently under construction. This criteria does not apply.

**E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**

The purpose of the OIP zoning district is stated as "*It is the intent of the OIP District to provide an area for business and professional offices as well as for social, fraternal, political, civic and community organizations. The district is also designed for institutional uses such as hospitals, nursing homes, convalescent centers, institutional planned*

*developments and clinics.*" Staff finds that the requested use is 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.**  
The proposed use is a modification of the previously approved use. Staff finds that the proposed conditions give supporting grounds for approval of the zoning proposal.

**G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.**

The subject property lies within the Civic Center Character Area as shown on the Comprehensive Plan Character Areas Map. The Comprehensive Plan describes this Character Area as "*the center of civic activities in unincorporated Oconee County. The Character Area includes a relatively high intensity mix of businesses, retail shopping, offices, sports and recreational complexes, public schools, a college campus, and other public and semi-public uses (such as the Oconee Civic Center, libraries, and museums) that create a multi-dimensional environment.*" Staff finds that the proposed commercial development is in conformity with the Future Development Map and the goals and objectives of the Oconee County Comprehensive Plan.

**H. The availability of adequate sites for the proposed use in districts that permit such use.**

The proposed use is a modification of the existing use. Per prior zoning actions the site is appropriate for the proposed use.

## **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 this request subject to the following conditions to be fulfilled at the expense of the owner/developer:

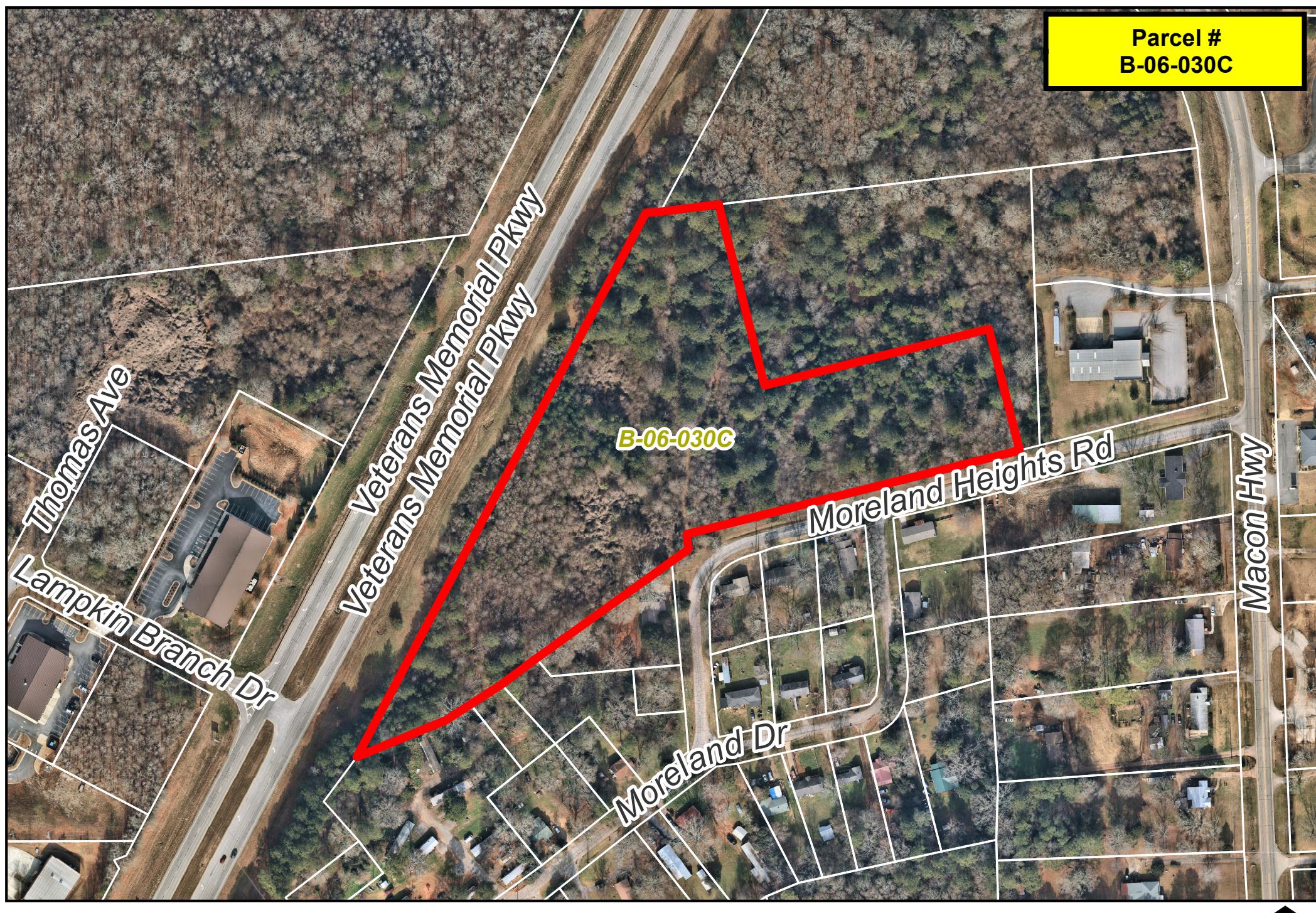
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2. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. 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. All structures shall be brick or stone on all sides.
5. The total building square footage shall not exceed 73,800 square feet.
6. A traffic impact statement that meets the requirements of the UDC as amended through February 3, 2025, shall be submitted with the Site Development Plan application for review as the proposed average daily trips (ADT) is increasing from previous approvals from 515 to 800 ADT.

Site Picture



# Rezone # P24-0254 - Rhino Mini Storage

Parcel #  
B-06-030C

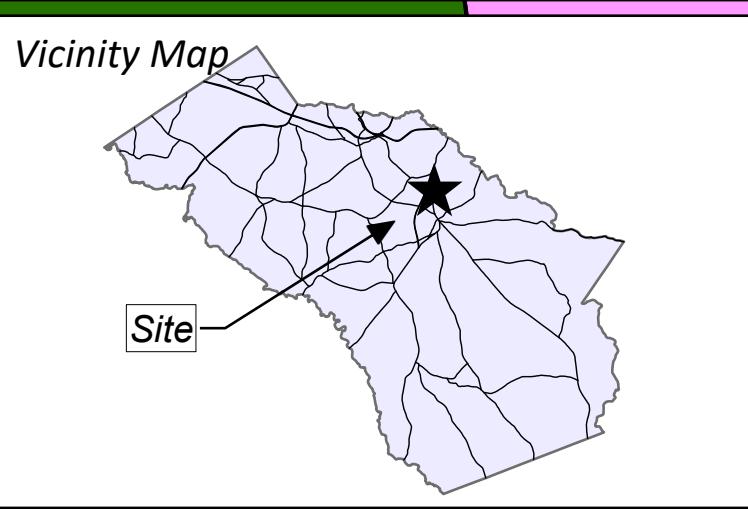


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Feet

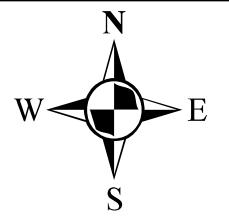




## Oconee County Planning Department

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

0 120 240 480 720 960 Feet

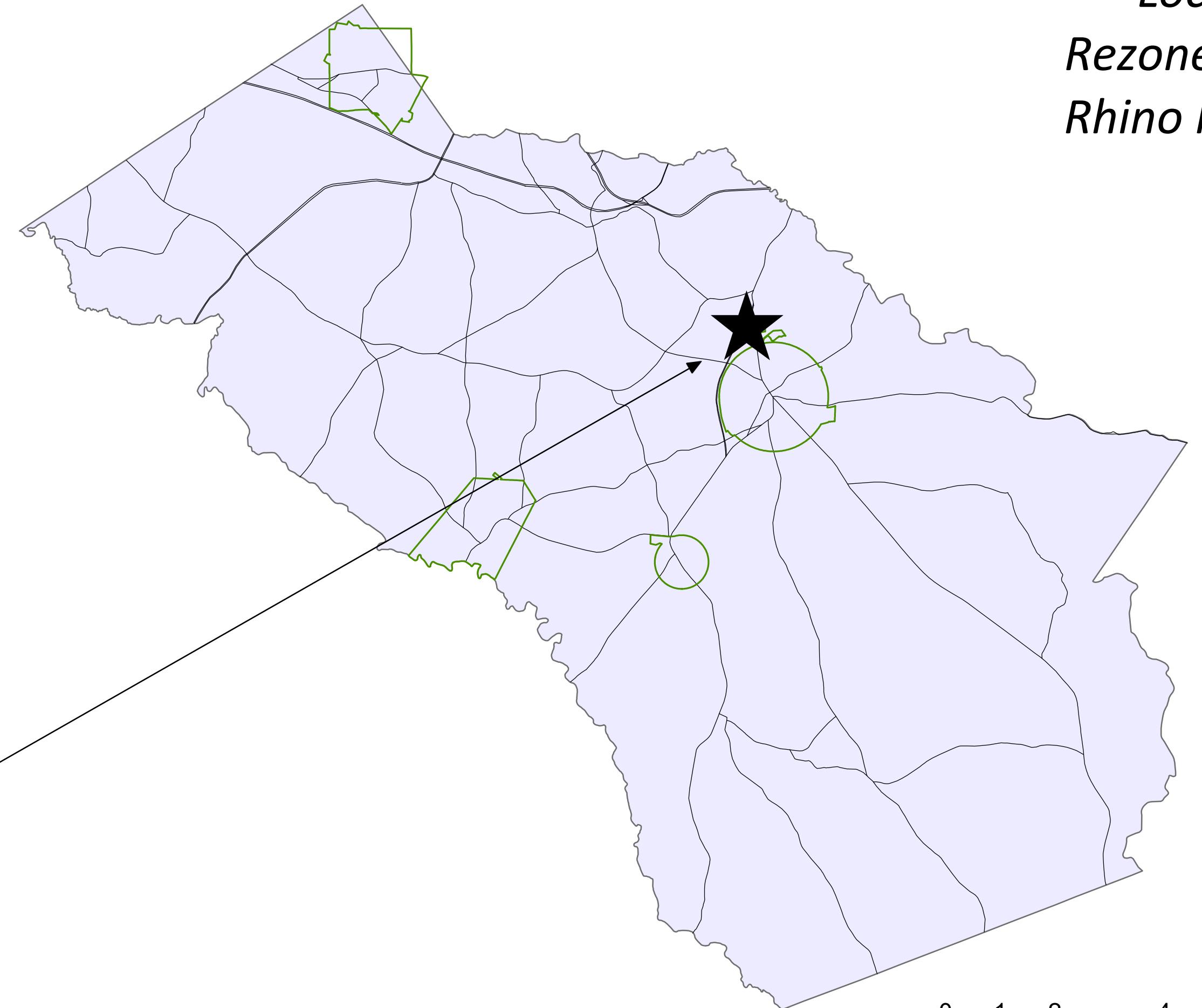


*Civic Center*  
*Parks/Recreation/Conservation*

*Public Institutional*

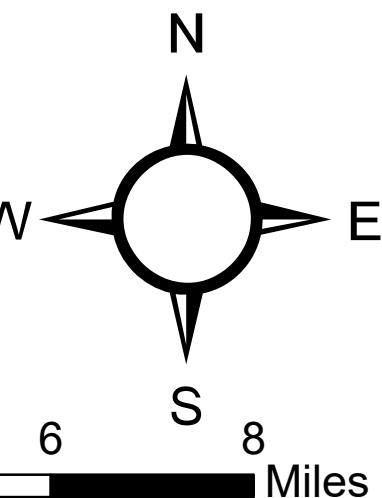
*Community Village*  
*Traditional Neighborhood*

*Location Map -*  
*Rezone # P24-0254*  
*Rhino Mini Storage*



1:120,000

0 1 2 4 6 8 Miles





Veterans Memorial Pkwy  
Veterans Memorial Pkwy

Moreland Heights Rd

Moreland Dr



1:6,000

