

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

TITLE

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classification AG (Agricultural District) to zoning classification B-2 (Highway Business District) pursuant to an application for rezoning of property owned by Severn, 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 Carter Engineering Consultants on December 9, 2024, requesting a rezone of a ±3.14-acre tract of land located at 1901 Epps Bridge Parkway in, Oconee County, Georgia, (tax parcel no. C-01V-006), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

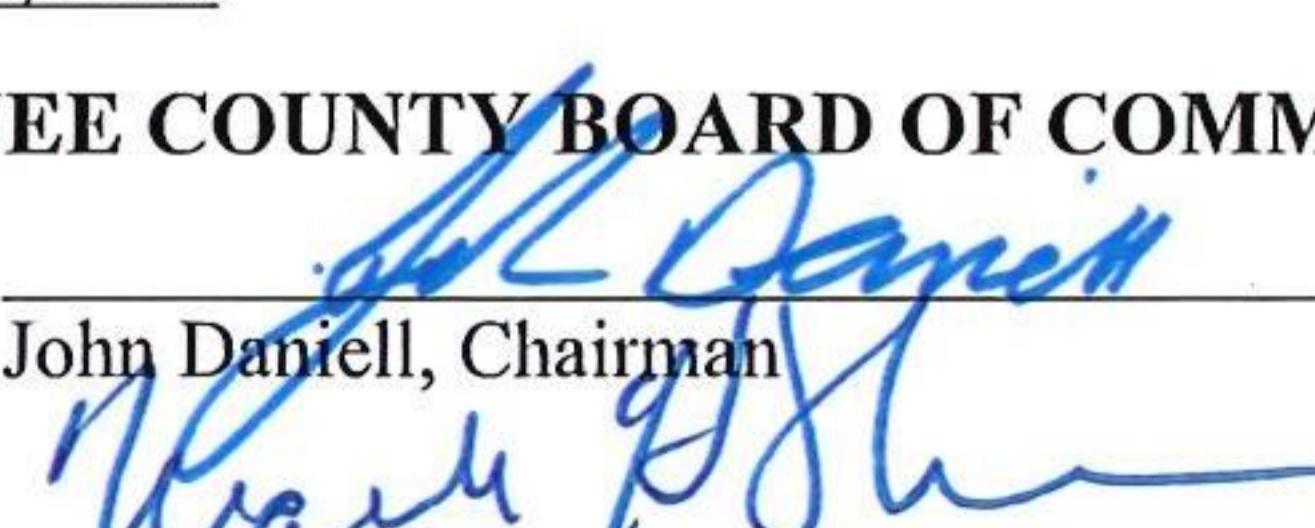
SECTION 4. Effective Date. This Ordinance shall take effect this date.

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.

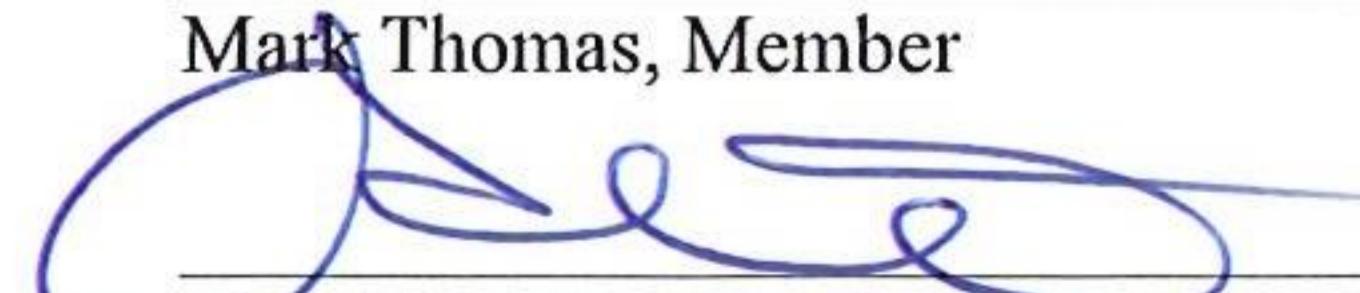
ADOPTED AND APPROVED, this 4th of March, 2025.

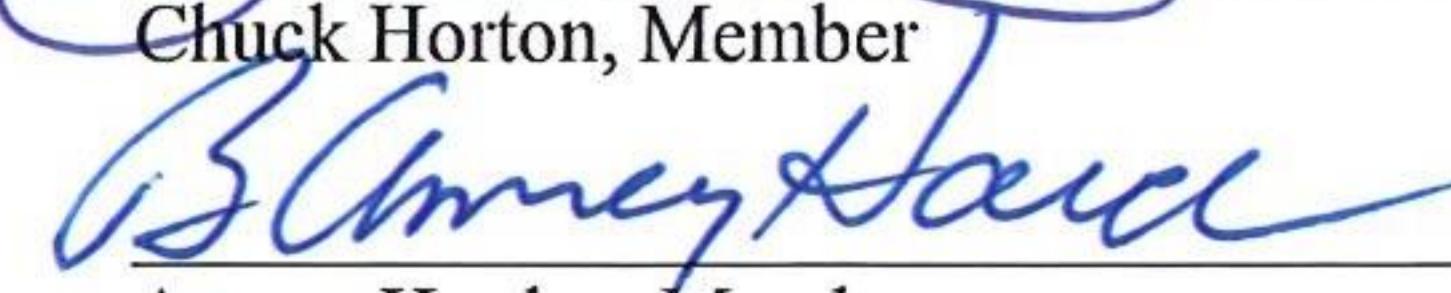
OCONEE COUNTY BOARD OF COMMISSIONERS

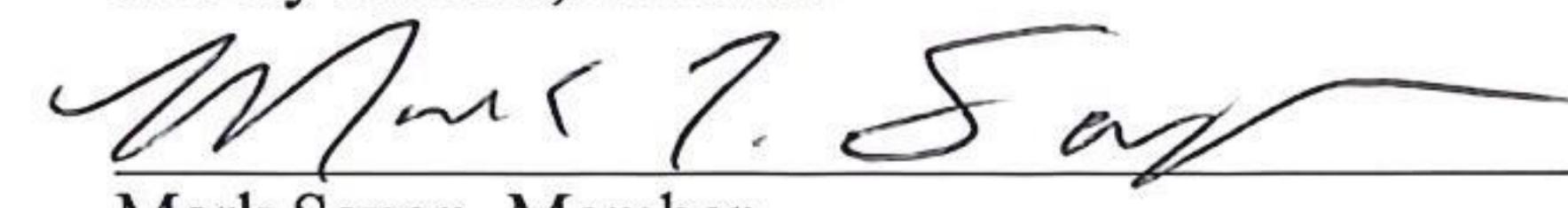
BY:


John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member


Amrey Harden, Member


Mark Saxon, Member

ATTEST:

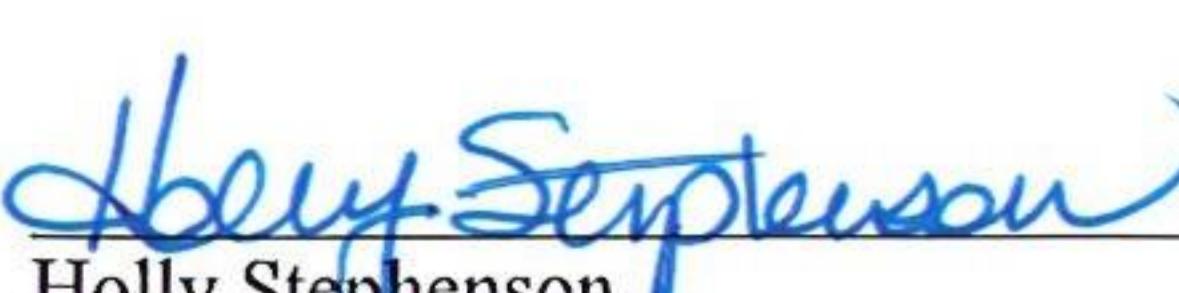

Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P24-0257

Page 1 of 11

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. At least 80 percent of exterior wall surfaces of all buildings and structures shall be either brick veneer, stone veneer or glass, or combination thereof. Additional primary and accent materials are allowed as indicated in UDC Section 306.03.
5. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of principal structures with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.

EXHIBIT "A" TO REZONE NO P24-0257
Page 2 of 11

TAX MAP

Rezone # P24-0257 - Severn, LLC

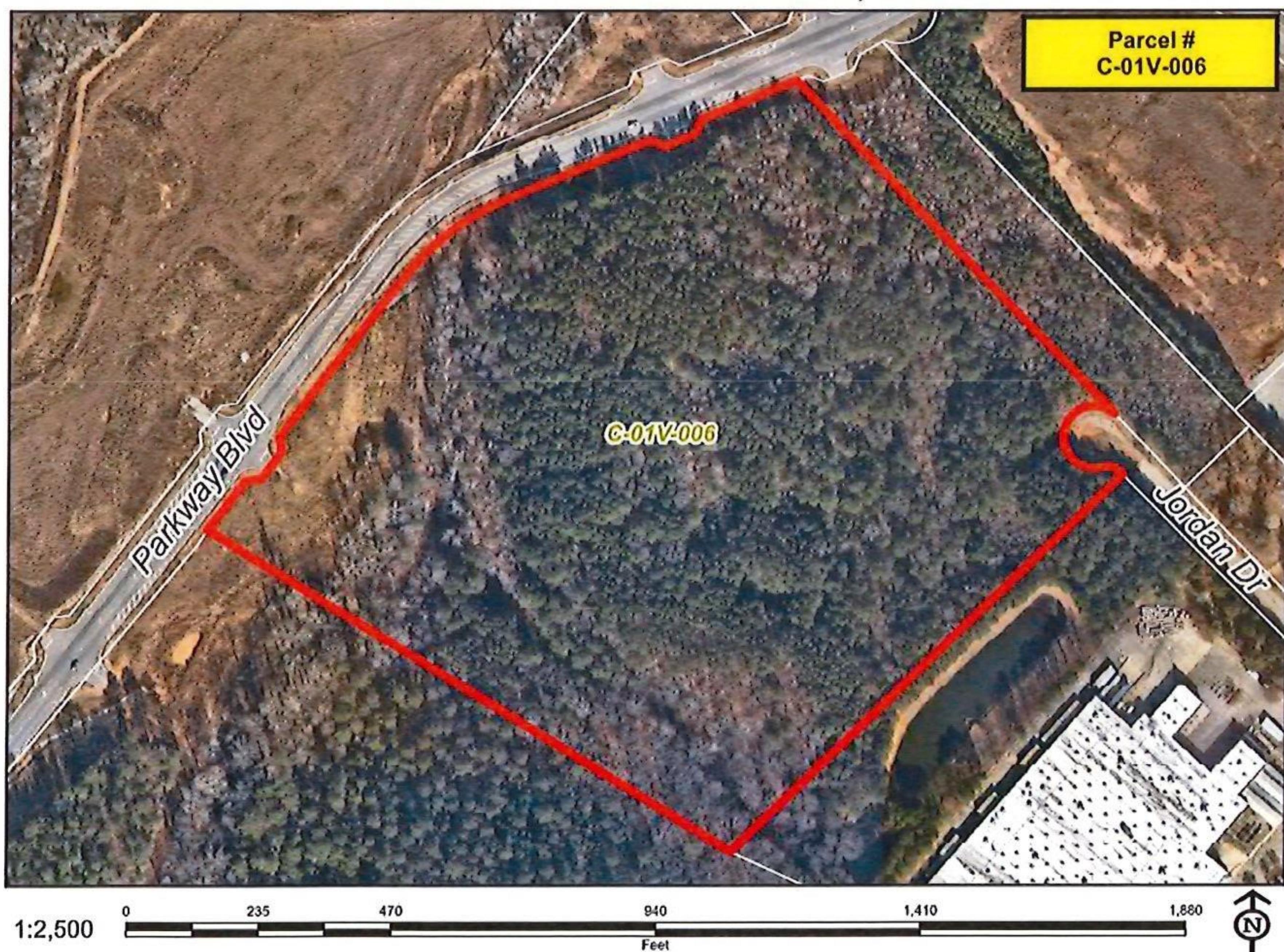


EXHIBIT "A" TO REZONE NO P24-0257
Page 3 of 11

LEGAL DESCRIPTION

Legal Description

Commencing at the iron pin found, N 79°28'15" W, a distance of 1,711.91' from Athens-Clarke County GPS Monument #803, being the point of beginning;

Thence S 46°03'30" W, a distance of 959.33' to an iron pin found;

Thence S 44°03'45" E, a distance of 7.38' to a point;

Thence S 75°09'29" E, a distance of 31.13' along an arc having a radius of 30.00' and length of 32.73' to a point;

Thence S 12°07'54" W, a distance of 96.63' along an arc having a radius of 55.00' and length of 227.59' to an iron pin found;

Thence S 43°56'42" E, a distance of 817.30' to a set $\frac{1}{2}$ " capped rebar;

Thence N 67°47'53" E, a distance of 180.40' to a point;

Thence N 22°47'53" E, a distance of 28.28' to a point;

Thence N 67°47'53" E, a distance of 59.00' to a point;

Thence S 67°12'07" E, a distance of 28.28' to a point;

Thence N 67°47'53" E, a distance of 271.04' to a point;

Thence N 52°52'36" E, a distance of 231.74' along an arc having a radius of 450.00' and length of 234.38' to a point;

Thence N 37°57'19" E, a distance of 355.41' to a point;

Thence N 07°02'41" W, a distance of 28.28' to a point;

Thence N 37°57'19" E, a distance of 59.00' to a point;

Thence N 82°49'20" E, a distance of 28.35' to a point;

Thence N 37°57'19" E, a distance of 109.30' to a set $\frac{1}{2}$ " capped rebar;

Thence N 58°35'07" W, a distance of 1,092.69' to an iron pin found, N 79°28'15" W, a distance of 1,711.91' from Athens-Clarke County GPS Monument #803, being the point of beginning.

EXHIBIT "A" TO REZONE NO P24-0257

Page 4 of 11

NARRATIVE



Parkway Boulevard

Narrative:

Parcel C 01V 006 is located at Parkway Boulevard and is 28.16 acres with only 3.14 acres being proposed for Rezone for developed. The site is currently undeveloped and contains no existing structures. The proposed development of this site is a hotel designed with 107 rooms and approximately 16,600 S.F. foot print. The request is to rezone from AG to B-2 to allow for the proposed hotel development. The B-2 Highway Business District is intended to serve those business activities generally oriented to the highways. The subject site is located on the north side of Oconee Connector and is approximately 3,426 ft west of the intersection of Epps Bridge Parkway. The proposed development of a hotel will have outdoor patio seating as well as sufficient parking for both customers and employees. A total of 4 stories of 16,600 would result in 66,400 S.F. total floor area. The development will be owned by Oval Hospitality LLC and the expected valuation upon completion would be approximately \$7,500,000.

Adjacent Zoning

The adjacent property to the west is owned by Wright, Rod & J.L., Jr and is currently zoned B-1. The adjacent property to the east is owned by Doris Combs-Marshall and is zoned R-2. The adjacent properties to the north on the opposite side of Parkway Boulevard are zoned AG. The property to the south would be the rest of the portion of the overall parcel. The property at the corner of Oconee Connector and Parkway Boulevard approximately 1,882 ft to the west is a vacant lot and is also zoned B-2 and the Hobby Lobby is approximately 1,055 ft to the west.

Architecture

While a detailed architectural plan for the proposed building has not yet been designed, the owner has submitted pictures of representative architecture to be compatible with the adjacent area. Specifically, the architectural will include windows along the building frontage to allow natural light and masonry materials with accents.

Access and Traffic

The access to this site is via an existing asphalt driveway off Parkway Boulevard installed during the Boulevard construction. Per the Trip Generation Manual by the Institute of Transportation Engineers, 10th Edition, the analysis does not find any adverse impacts associated with the traffic generated by this development and the adjacent properties, streets, and intersections. Pedestrian access will be provided via a proposed sidewalk along the front of the project with connection via the striped parking lot area.

EXHIBIT "A" TO REZONE NO P24-0257

Page 5 of 11

NARRATIVE

Water and Sewer

Public water and sewer will be utilized for this project by existing utilities along the right-of-way of Parkway Boulevard. Gravity sewer runs along the southern boundary of this site. Based on the survey information there is an existing County sanitary sewer manhole on the project side of the stream with a depth of approximately 8.5 ft. The water and sewer demand based on up to 107 rooms.

Probable Water Demands/Assumptions:

101 Rooms Prop.

$100 \times 107 = 10,700 \text{ GPD Daily (7.4 GPM)}$

Peak Hour Demand = 7.4×3 (Peak Factor) = 22.2 GPM

Probable Sanitary Sewer Demands/Assumptions:

Assume 7.4 GPM Average Water + Sanitary Sewer Daile Usage

Peak Hour Demand= 7.4×4 (Peak Factor) = 29.6 GPM

Sidewalks / Curb & Gutter

The proposed projects will install sidewalks along Parkway Blvd within the existing right-of-way for the project frontage. There is an existing asphalt driveway stub into the property with curb and gutter to which the proposed project will connect.

Stormwater Drainage

The existing topography of this site drains to the southeast to an existing stream. A preliminary grading plan for the proposed development has confirmed that retaining walls should not be required. Due to the limited size and surface area of this lot, an underground stormwater management facility is proposed under the front parking area to provide the necessary stormwater management for the proposed development.

Schools

The proposed development of this parcel increases the tax base while not increasing the student population. The net impact to Oconee County Schools based on the proposed development will be positive.

Garbage Collection / Dry Utilities

The proposed development includes a dumpster enclosure located at the rear of the site which can be accessed by private garbage collection service trucks as well as employees in their regular duties. Electric power utility as well as phone data will be coordinated with the utility providers via service along Parkway Blvd to service proposed project demands. There is not currently any information regarding gas utility location along Parkway Blvd at this project location and no gas utility service connection is proposed.

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. In summary, the analysis does not find any

EXHIBIT "A" TO REZONE NO P24-0257

Page 6 of 11

NARRATIVE

adverse impacts associated with the traffic generated by this development and the adjacent properties, streets, and intersections.

LAND USE	ITE CODE	WEEKDAY TRIPS	PM PEAK HOUR	
			IN	OUT
HOTEL	310	855	32	31

*Calculations based on 107 proposed rooms

Landscaping, Planting and Buffers

The proposed development will provide a 10 ft landscape strip for vehicle use area along the property frontage to install street trees as required by Oconee County Unified Development Code. The proposed conceptual plan shows a 10 ft landscape strip along the frontage and 10 ft landscape buffers along the sides of the parcel. The proposed concept plan shows a 15 ft use buffer along the SW boundary line adjacent to the property which remains zoned AG (Parcel C 10 062. The local and state stream buffers will remain intact at the rear of this development which is formed by the centerline of the existing stream. Since stream buffers are shown on this proposed development for the stream and additional stream buffers would also be required on the opposite side of the stream totaling over 100 ft in width, no additional incompatible buffer is shown for the remaining portion of Tax Parcel C 01V 006 which remains AG and is not part of this rezone application.

Outdoor Lighting

The proposed lighting of the site will be oriented towards the proposed building and parking area on the interior of the site while reducing the light intensity at the property boundary as much as possible. A detailed photometric layout will be provided during the site development review stage and the lighting will meet the requirements of the Oconee County UDC.

Public and Semi-public Areas

The proposed development will be accessible to the public any necessary easements for all utilities and stormwater will be provided for inspection as required. The maintenance of all on-site facilities will be the responsibility of the property owner.

Signage

Signage for the proposed development will be via on-building signage and a free-standing sign as allowed by the Unified Development Code of Oconee County.

Schedule

The proposed development will occur in a single phase and would occur in an approximately 240-day construction period. Approval of the site development plans is expected to be completed in 2026 with construction to begin in either late 2025 or early 2026 and completed prior to Summer 2026.

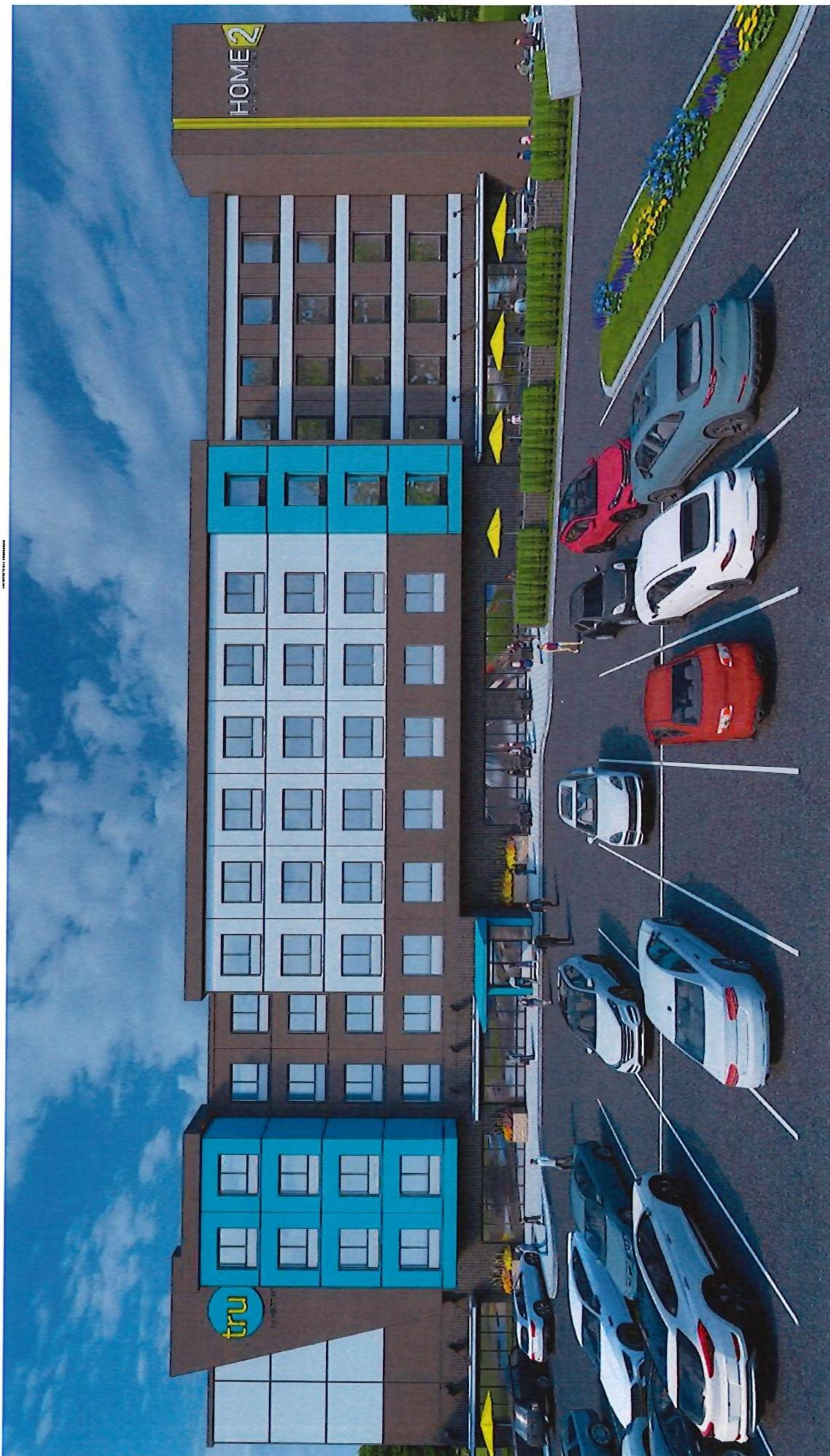


FRONT VIEW

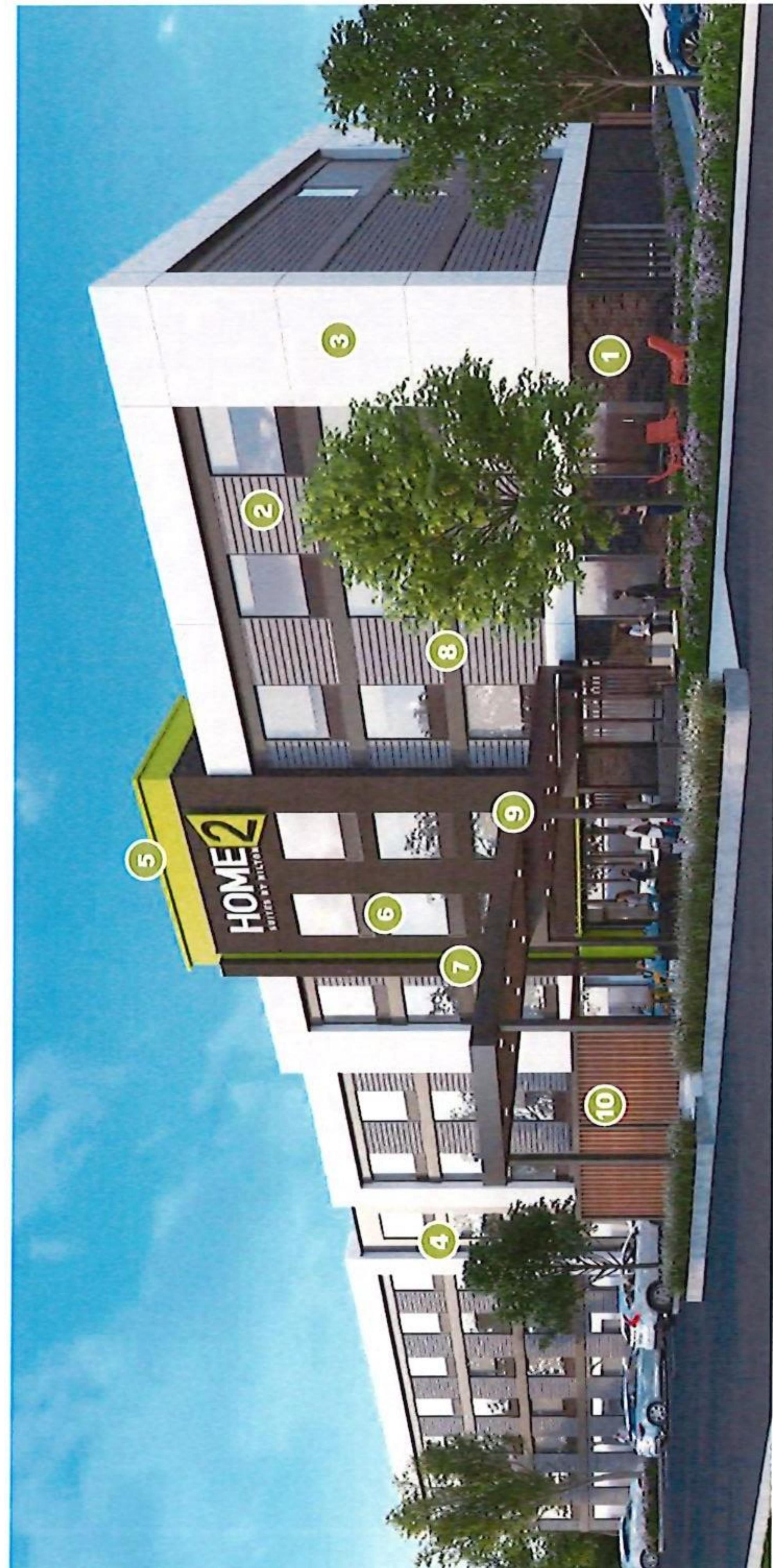
oda.us.com | ODA ARCHITECTURE

DUAL BRAND—TRU | HOME2 SUITES by HILTON
ATHENS, GEORGIA

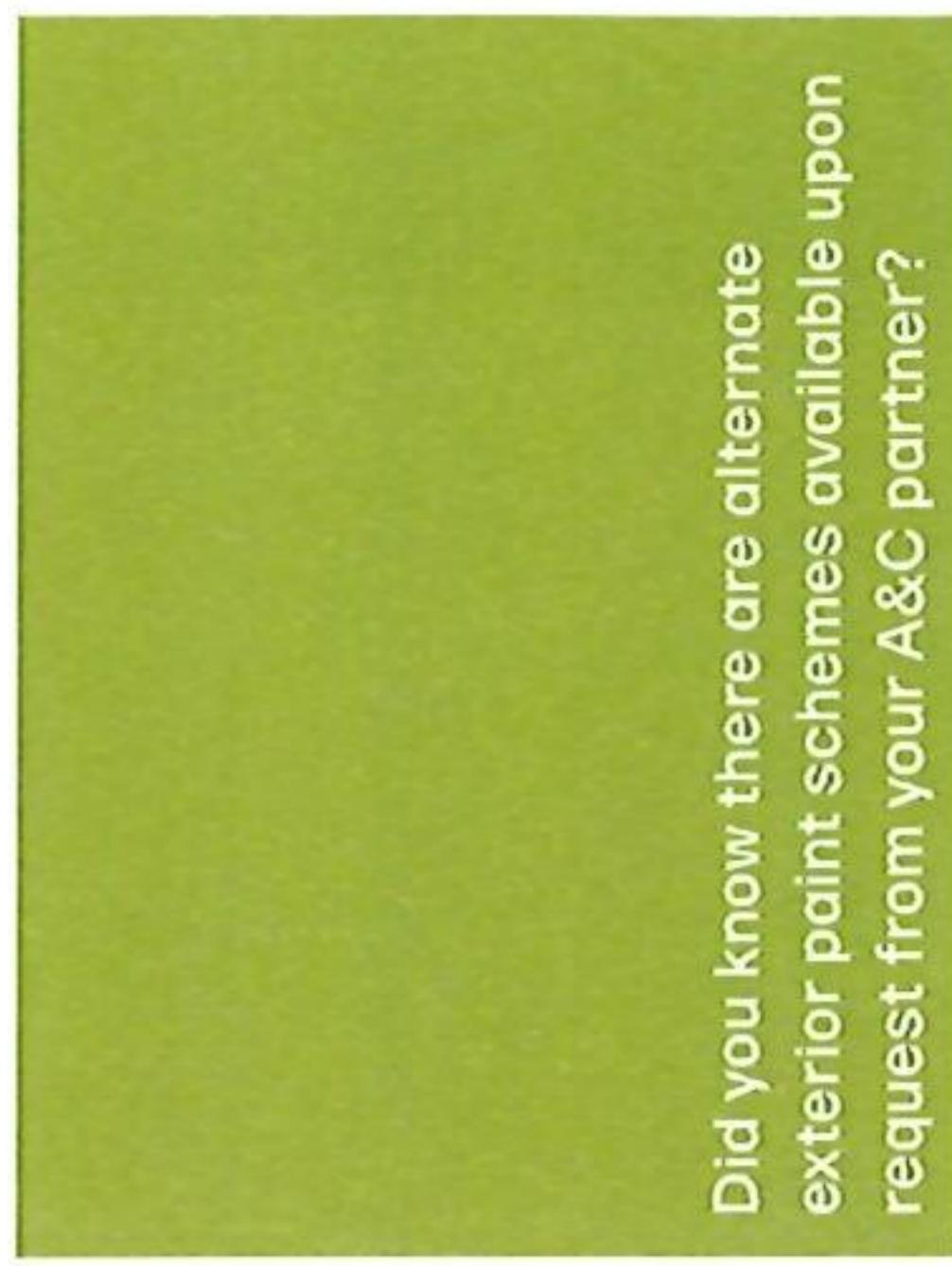
10 NOVEMBER 2022



Exterior | Signature Architectural Gestures



The exterior design is created by combining a set of Signature Architectural gestures each made up of key elements that maximize consistency and bring brand presence to the market place. Simultaneously, these key elements allow flexibility and interpretation in color, material, and finish. This flexibility provides Owners and their Architects the opportunity to customize the exterior and address the local vernacular.

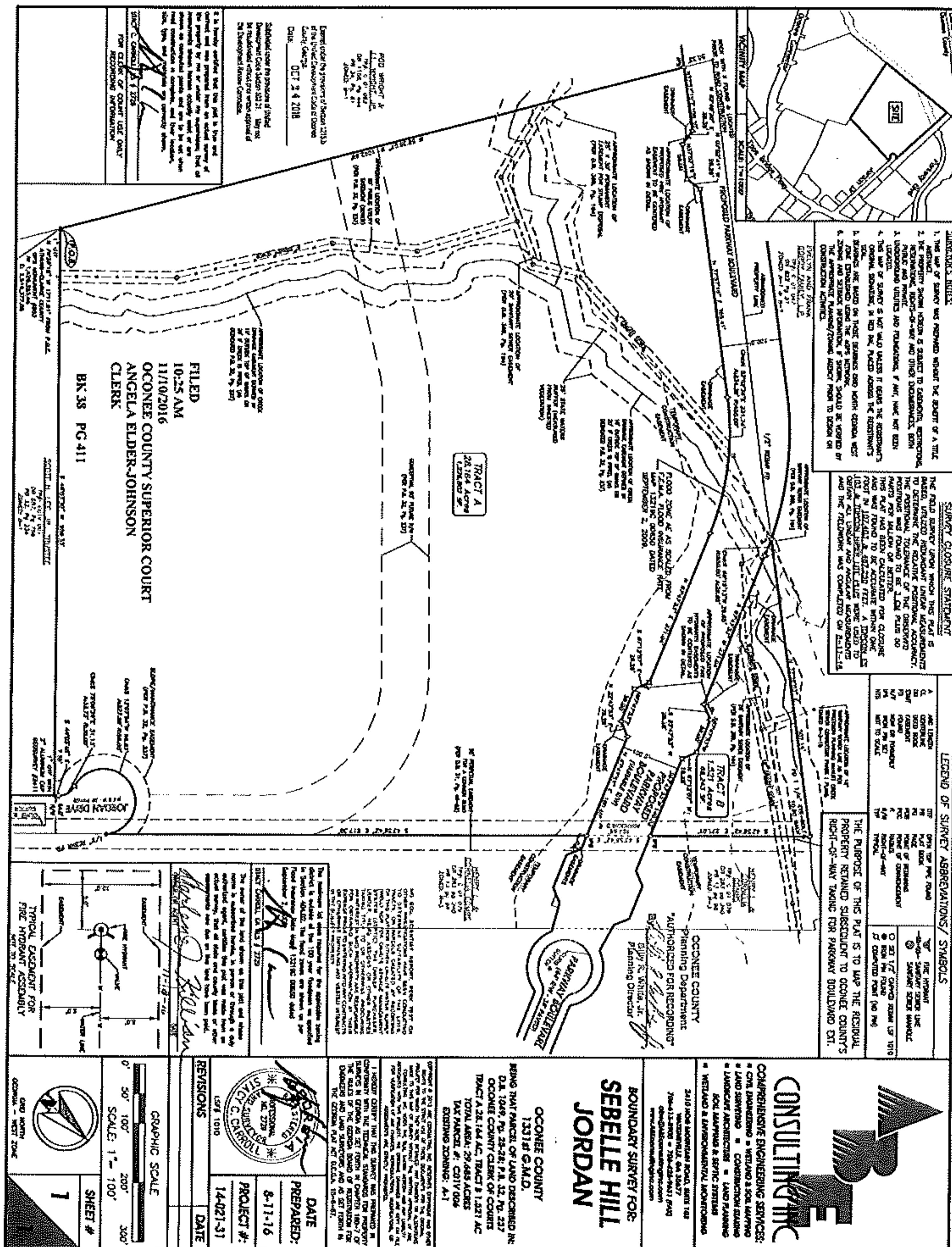


- 1 Support**
Base that symbolizes a strong foundation, strength and durability.
Authentic and substantial material.
- 2 Core**
Backdrop for all other materials to layer onto.
Cost-effective material with strong directionality and high relief to create shade and shadow, while providing textural and color contrast to **Wrap** and **Accent Band**.
- 3 Wrap**
Monolithic wrap that encapsulates the **Core**.
Visually acts as a continuous plane around the building and terminates the building to the sky.
- 4 Link**
Connecting piece that breaks up large segments of the building design.
- 5 Beacon**
Emerges from the **Keep** to cap the iconic entry tower and bring hierachic to the main entrance.
- 6 Keep**
Foreground for the brand's iconic tower.
Placed prominently on the primary building entry.
- 7 Beam**
The **Beam** sets back in plane and extends from the ground up through the **Keep**.
- 8 Accent Band**
Strong horizontal, 3-dimensional banding providing articulation to the **Core** of the building.
Depth creates a distinct shadow line.
- 9 Porte Cochere**
A memorable welcome at the building entry.
Provides shelter and shading from the elements.
Transitions to public spaces.
- 10 Screen Wall / Trellis**
Provides physical and visual screening for the outdoor lobby extension.
Warm color and materiality.
Trellised over seating and lounge areas.

EXHIBIT "A" TO REZONE NO P24-0257

Page 10 of 11

PLAT





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

REZONE CASE #: P24-0257

DATE: February 7, 2022

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

APPLICANT NAME: Carter Engineering Consultants

PROPERTY OWNER: Severn, LLC

LOCATION: A portion of 1901 Epps Bridge Parkway (along Parkway Blvd.); Parcel C 01V 006

PARCEL SIZE: ± 3.14 acres rezoning request out of the
 ± 28.16 acres total parcel

EXISTING ZONING: AG (Agricultural)

EXISTING LAND USE: Vacant

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Regional Center

ACTION REQUESTED: Rezoning of 3.14 acres from AG (Agricultural) to B-2 (Highway Business)

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
- Water-Sewer Availability Letter



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The AG zoning has not changed since the original zoning adoption in 1968.
- The existing parcel was created as a remainder parcel from the Wal-Mart property on September 12, 2001 (Plat book 32, Page 264)
- The Parkway Boulevard right-of-way acquisition further divided the parcel as recorded November 10, 2016 (Plat book 38, Page 411) to create the current parcel size of ± 28.164 acres.
- The Parkway Boulevard construction created a commercial driveway apron and stormwater improvements along the public road that are proposed to be used by commercial development.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Vacant/ wooded across Parkway Blvd.	AG (Agricultural)
SOUTH	Wal-Mart shopping center (Walton Plaza) and vacant/ wooded	B-1 (General Business District)
EAST	Vacant/ wooded	R-2 (Two-Family Residential District)
WEST	Vacant/ wooded across Parkway Blvd.	AG (Agricultural)

PROPOSED DEVELOPMENT

- The concept plan and narrative indicate a proposed 66,400 SF hotel with 107 rooms.
- The hotel is proposed to be four (4) stories
- The development will include an underground stormwater management facility located under the parking lot.
- The projected project valuation is \$7.5 million.

PROPOSED TRAFFIC PROJECTIONS

- An approximate additional 855 ADT (average daily trips) are estimated with 32 peak hour trips (Trip Generation Manual, 11th Edition) for the 107-room hotel.

PUBLIC FACILITIES

Water:

- The project is proposed to utilize County water services. Estimated water usage is 10,700 GPD.

Sewer:

- The project is proposed to utilize County sewer services. Estimated sewer usage is 10,700 GPD. There is an existing sanitary sewer line on the property.

Roads:

- Access will be via the existing Parkway Boulevard.

ENVIRONMENTAL

- The property contains identified state waters and wetlands, but no flood plain.
- The requirements of UDC Article 9- Environmental Protection and Article 11- Erosion Control and Stormwater Management will have to be met.

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 27, 2025.

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.

Properties located west along Parkway Boulevard from the site are zoned B-2 and developed as a shopping center (Costco/ Hobby Lobby). Properties south of the subject property are zoned B-1 along Epps Bridge Parkway and developed as the Lowe's and Wal-Mart shopping centers. This request for a hotel is compatible with the uses and zoning of the area and neighboring properties.

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

The property does not have a reasonable economic use as it is currently zoned. The current AG uses would not be compatible with this existing and emerging commercial area of Oconee County.

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;

There will be no increase in population with the proposed hotel use. Existing facilities are planned or are in place to address the needs for streets, water and sewer for commercial development of the parcel.

ii. Environmental impact;

The property contains identified state waters and wetlands, but no flood plain. The stormwater management and land disturbance will be required to be in compliance with Oconee County ordinances.

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

The proposed use is in harmony with the existing and proposed commercial developments. Staff finds there will be no effect on 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 has been vacant as created since it was split from the Wal-Mart shopping center property in 2001.

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

The purpose of the B-2 zoning district is to "serve those business activities generally oriented to the highways" (Unified Development Code Sec. 205.10). The subject property must be developed according to the principal uses allowed in the

B-2 zoning district. Staff finds that the requested approval for a hotel is consistent with the stated purpose of the B-2 zoning district.

F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
There are no known existing or changing conditions or land use patterns affecting the use and development of the property.

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

The subject portion of the property lies within the Regional Center character area, as shown on the 2023 Oconee County Comprehensive Plan Update Character Area Maps. The 2023 Plan indicates “the area is characterized by regional-serving retail and commercial services, office complexes for medical and corporate offices, hotels, restaurants and entertainment facilities, higher-density residential planned developments, and single-family detached subdivisions. (P. 68).” The appropriate zoning for the Regional Center Character Area is OIP (Office-Institutional-Professional), B-1 (General Business), and B-2 (Highway Business). Staff analysis indicates the proposed rezoning to B-2 complies with the Comprehensive Plan.

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

This site was previously prepared for commercial use with the extension of a public road. This location is in close proximity to existing and planned commercial uses. While there may be other available sites zoned B-2, this location has already seen public investment to prepare the location for commercial 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:

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. At least 80 percent of exterior wall surfaces of all buildings and structures shall be either brick veneer, stone veneer or glass, or combination thereof. Additional primary and accent materials are allowed as indicated in UDC Section 306.03.
5. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of principal structures with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.

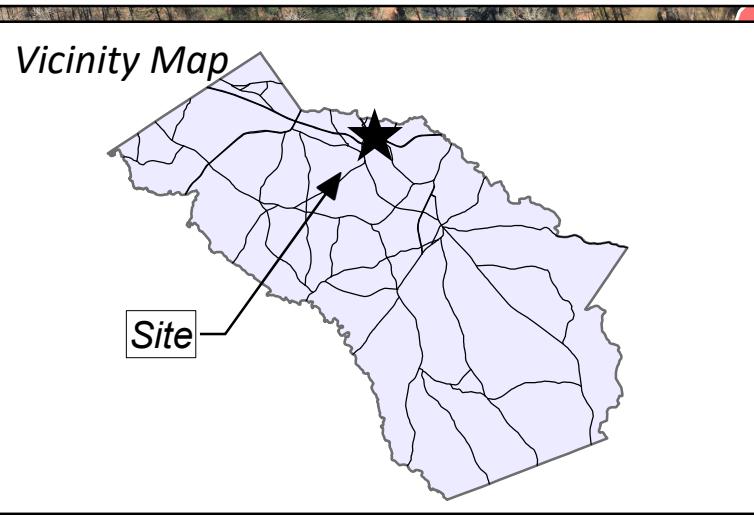
Site Picture



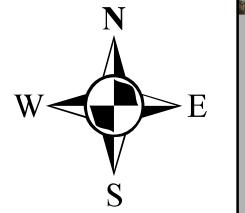
Rezone # P24-0257 - Severn, LLC

Parcel #
C-01V-006





Oconee County Planning Department



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

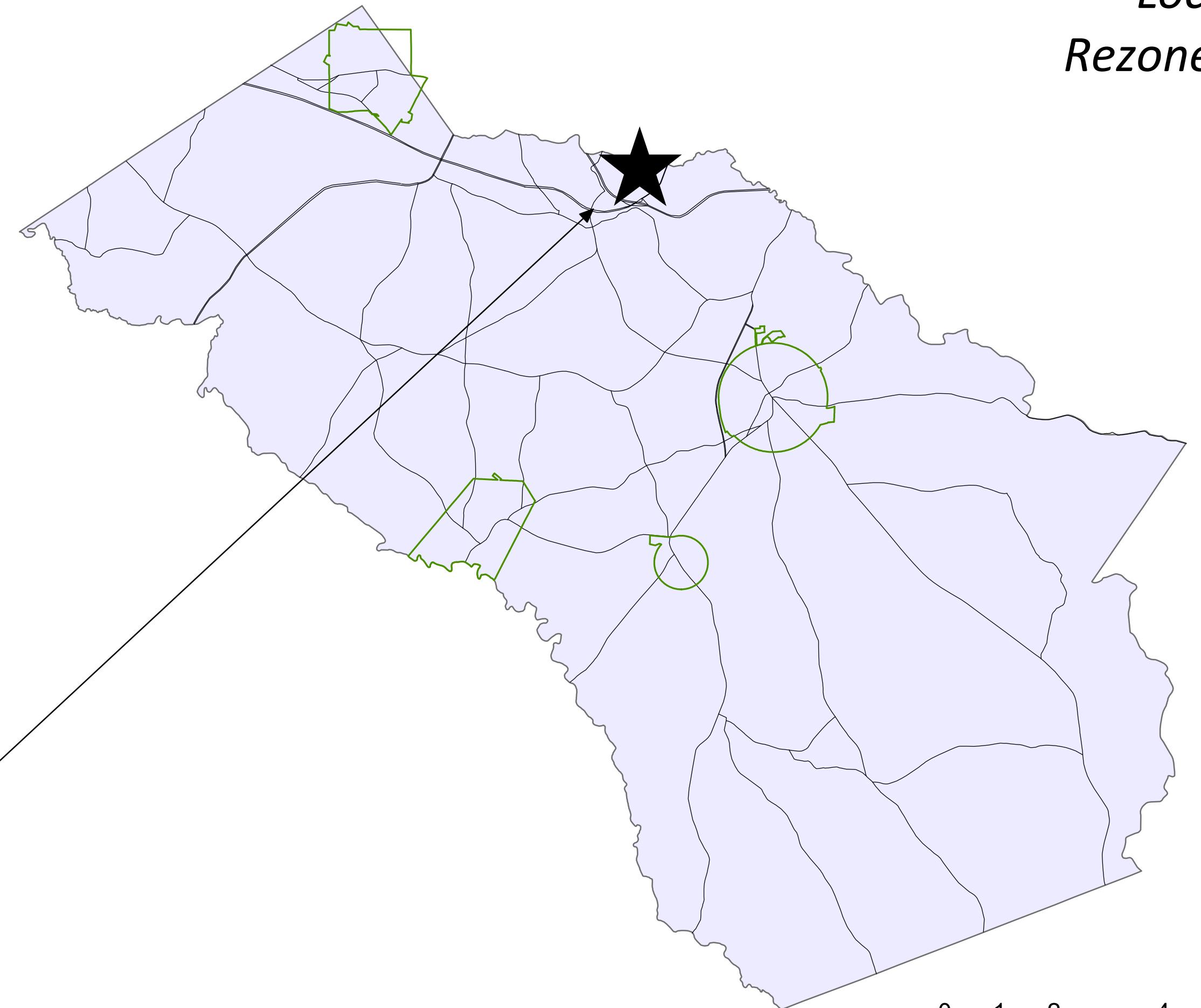
0 90 180 360 540 720
Feet

***Regional
Center***

***Regional
Center***

***Regional
Center***

Location Map -
Rezone # P24-0257
Severn, LLC



1:120,000

0 1 2 4 6 8 Miles

