



**Industrial Property
Management, LLC –
Rezone # P25-0256**

March 17, 2025



Existing Conditions



Project Site – Parcel # B 01 072

View of Project Site From Aiken Road & Pete Dickens Road



View of Project Site From GA HWY 316



Original IMI Concept Plan – Rezone # P24 - 0067

PARKING CALCULATIONS & SUMMARY

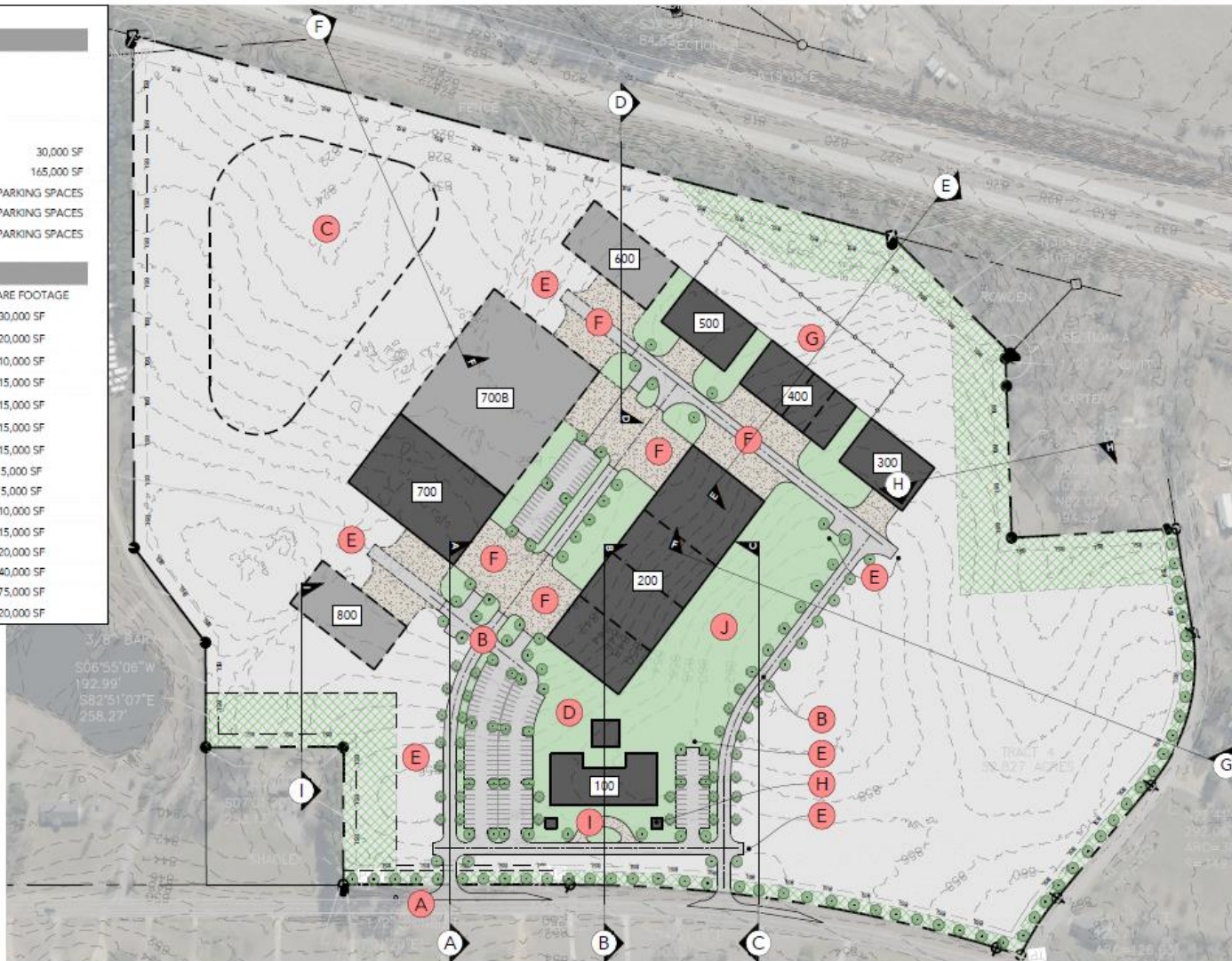
PARKING REQUIREMENT:
OFFICE: 3 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA
MACHINE SHOP: 2.5 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

OFFICE GROSS FLOOR AREA	30,000 SF
SHOP GROSS FLOOR AREA	165,000 SF
REQUIRED PARKING	502.50 PARKING SPACES
TOTAL PARKING ALLOWED (110%)	552.75 PARKING SPACES
TOTAL PARKING PROPOSED	181 PARKING SPACES

BUILDING SUMMARY

	BUILDING	SQUARE FOOTAGE
CORPORATE OFFICE	100	30,000 SF
FABRICATION	200	20,000 SF
MACHINE SHOP	200	10,000 SF
METAL CUTTING AND STORAGE	200	15,000 SF
STAINLESS STEEL SHOP	200	15,000 SF
PIPE SHOP	200	15,000 SF
SPECIALTY SHOP	300	15,000 SF
ELECTRICAL STORAGE	400	5,000 SF
MECHANICAL STORAGE	400	5,000 SF
EQUIPMENT MAINTENANCE & REBUILDS	400	10,000 SF
PAINT & BLAST	500	15,000 SF
FUTURE SHOP 1	600	20,000 SF
STRUCTURAL SHOP	700	40,000 SF
FUTURE SHOP 2	700B	75,000 SF
FUTURE SHOP 3	800	20,000 SF

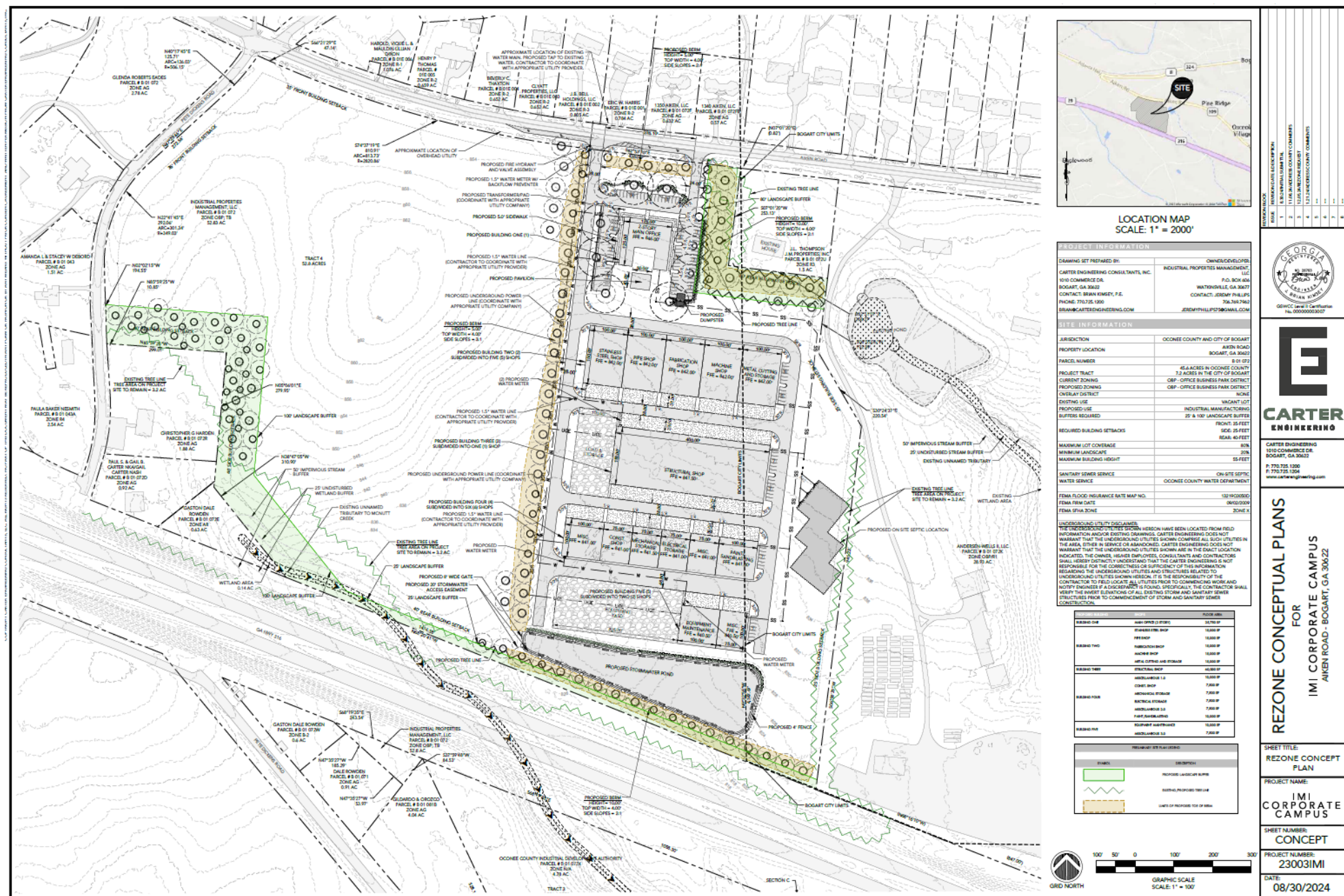
- A** MAIN ENTRANCE (ENTRANCE ONLY FOR SEMI-TRUCKS)
- B** MAIN THOROUGHFARE FOR TRAVEL + CONNECTION
- C** STORMWATER MANAGEMENT POND
- D** CORPORATE COURTYARD AND PAVILION
- E** STUBOUT FOR FUTURE DEVELOPMENT & PARKING
- F** LOADING DOCKS AND STAGING AREAS
- G** MAIN STORAGE YARD
- H** COVERED PAVILIONS / ICONIC MONUMENTS
- I** DROPOFF AND MAIN ENTRANCE AREA
- J** GREENSPACE AND CORPORATE ACTIVE SPACE



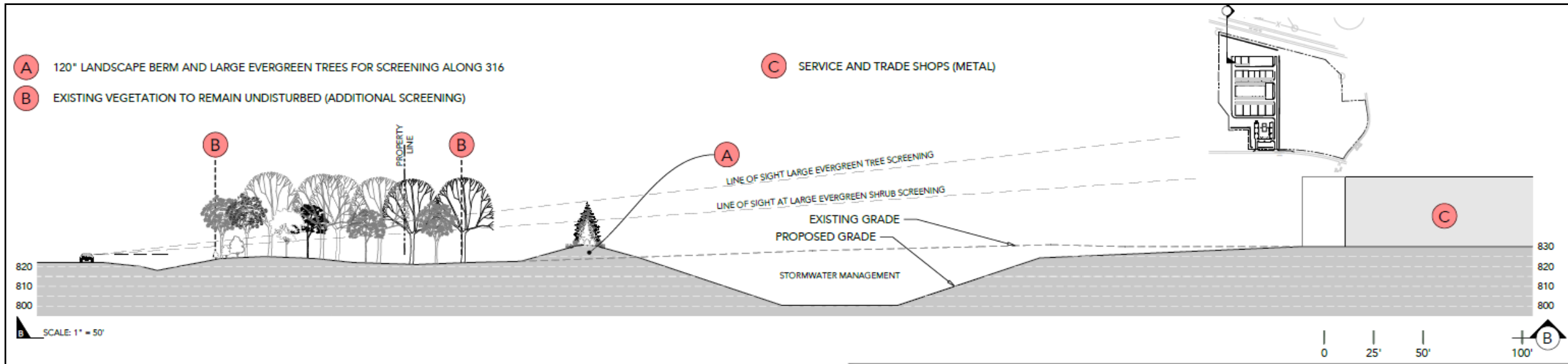
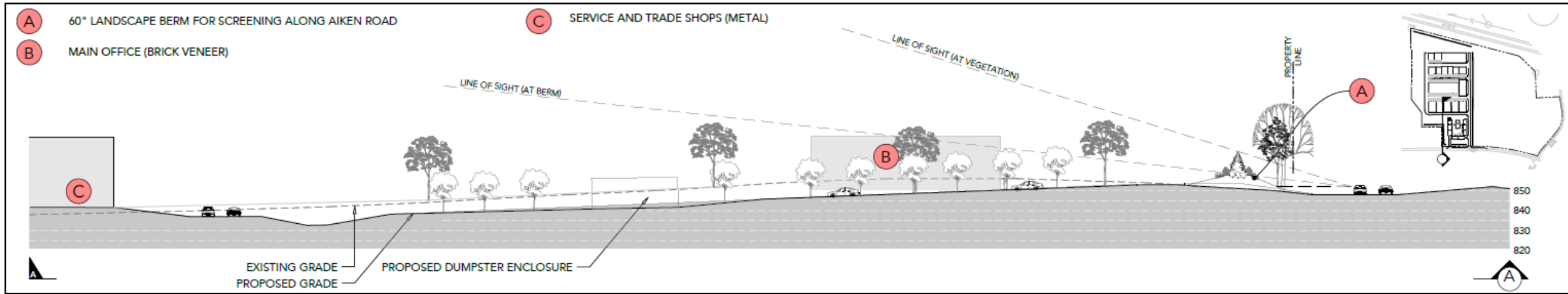
CONCEPTUAL SITE PLAN
IMI CORPORATE CAMPUS MASTERPLAN
AIKEN ROAD - BOGART, GA 30622
November 8, 2023



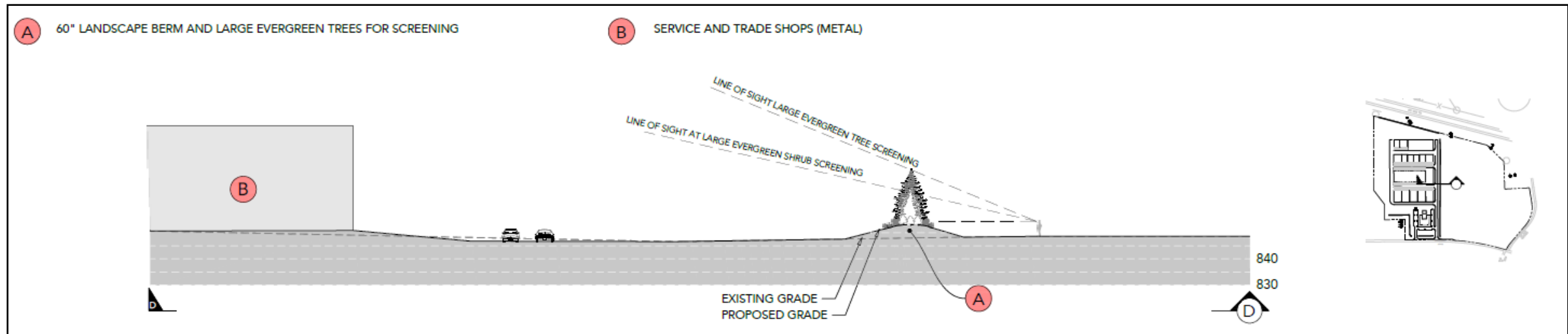
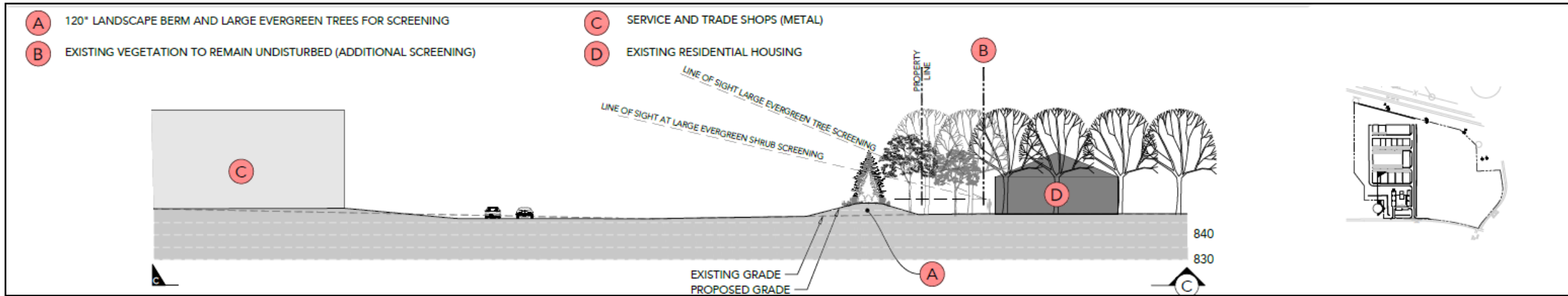
Proposed IMI Concept Plan – Rezone # P24-0256



Proposed Berm Details – Aiken Road & GA Hwy 316



Proposed Berm Details – Residential & Pete Dickens Road



Oconee County Unified Development Code

Sec. 808.03.

Minimum required screening.

- a. A buffer shall be provided that creates a barrier between differing land uses or adjoining properties which substantially blocks the sight lines, noise transmission, and the transfer of artificial light and reflected light between said differing land uses or adjoining properties including all components of said differing land uses or adjoining properties.
- b. A buffer, as defined herein, shall also incorporate optimal placement of the foregoing components on the property and in relationship to the adjoining property, so as to provide the most effective barrier described above. This shall include particular consideration to the vertical relationship, lines of sight and resulting view angles between differing land uses and adjoining properties and may involve the grading design, building heights, architectural styles, and placement of design elements on the property being developed.

Table 8.1: Situations Where Buffer Required

② Along a side or rear lot line next to this less intense use or zoning ↓	① Provide a buffer on the lot of this use				
	↓	↓	↓	↓	↓
	1- or 2-Family Residence	Multi-Family	Office or Institutional	Commercial	Industrial
AG Agricultural land, or Active Agricultural use in any zoning district	N/A ¹	15 feet ¹	15 feet	15 feet	25 feet
1- or 2-Family Residential ²	None	25 feet	25 feet	50 feet	100 feet
Multi-Family Residential	None	None	25 feet	25 feet	50 feet
Office, Institutional, Commercial or Industrial	None	None	None	None	None

¹ See separation requirements for certain uses in Article 3.

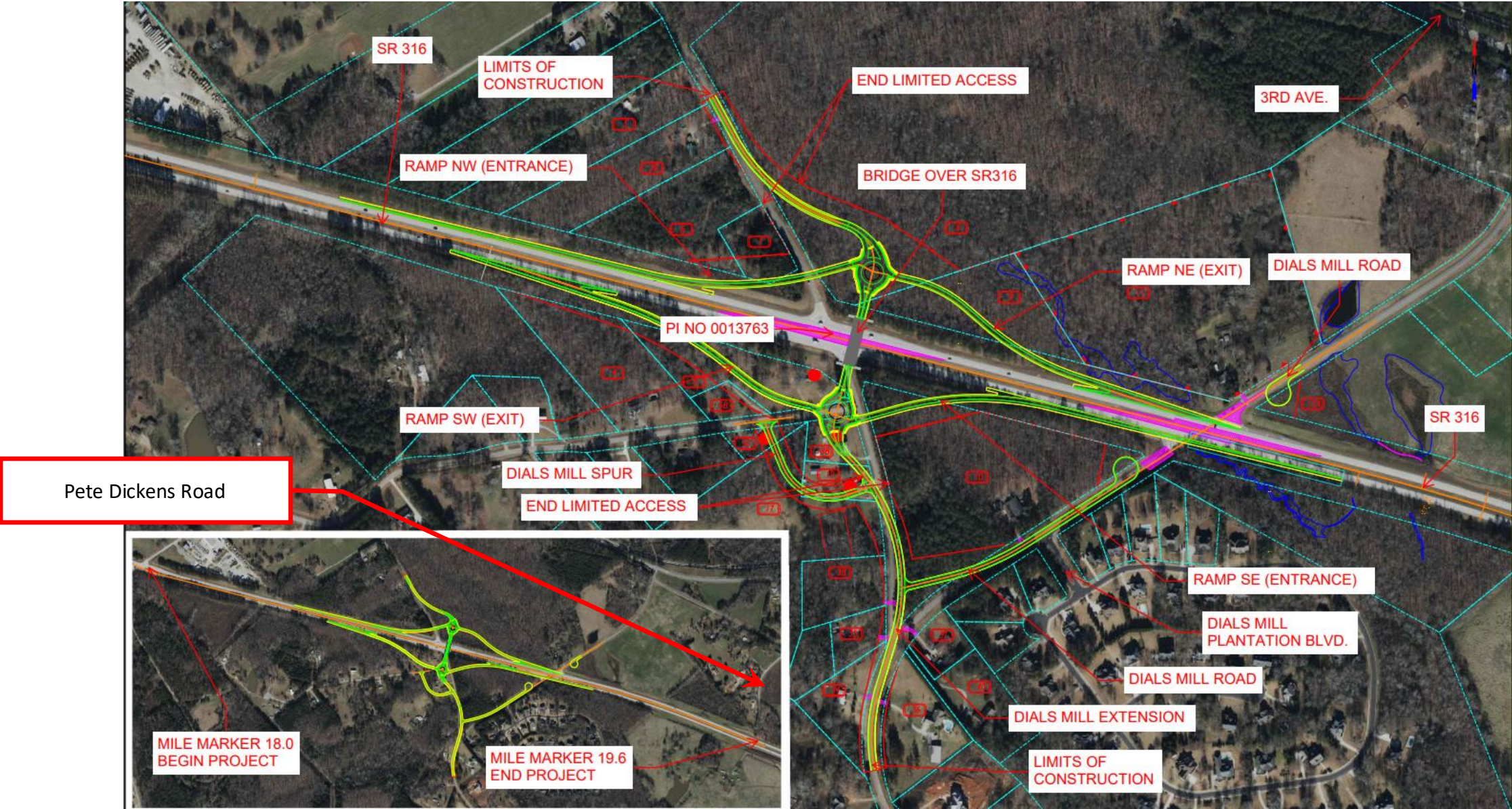
² Includes any land zoned AR-3, AR, R-1 or R-2, and any 1- or 2-Family Residential use zoned AG or R-3.

- (2) A structural buffer, as defined herein, shall incorporate all of the following components:

- (a) The required width as shown in Table 8.1
- (b) Trees as specified in 808.04.b.1.b.
- (c) At least one of the following components:
 - (i) Fence
 - (ii) Berm
 - (iii) Free-standing wall
 - (iv) Evergreen plant material

- iv. Berms are required to be vegetated throughout. The combination of the berm and the density of the planting are to be determined by the natural growth pattern of the different species and required to be staggered to create a 6-foot tall opaque visual screen within two years of installation. All shrubs must be evergreen with the exception of a maximum of 20% flowering, deciduous plants.

Other Projects in the Vicinity – GDOT PI 0013763 SR 316 at Dials Mill Rd/Dials Mill Ext



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Industrial Properties
Management Project Site