



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

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**March 17, 2025**



**CARTER  
ENGINEERING**

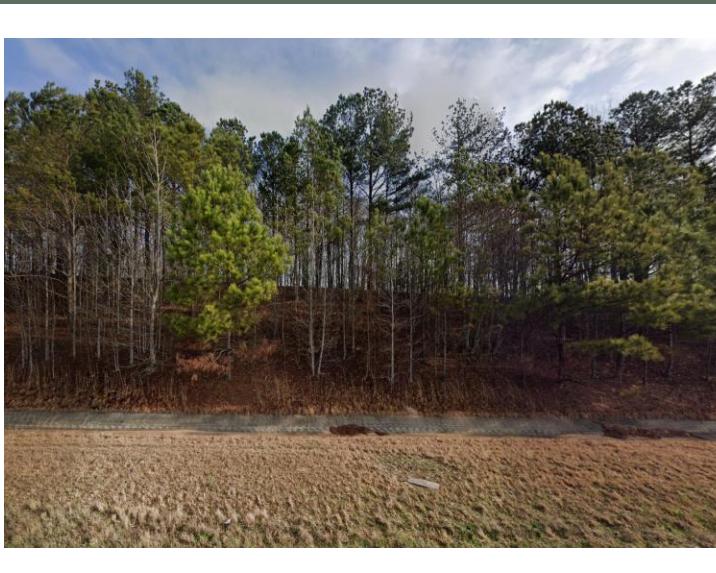
# Existing Conditions



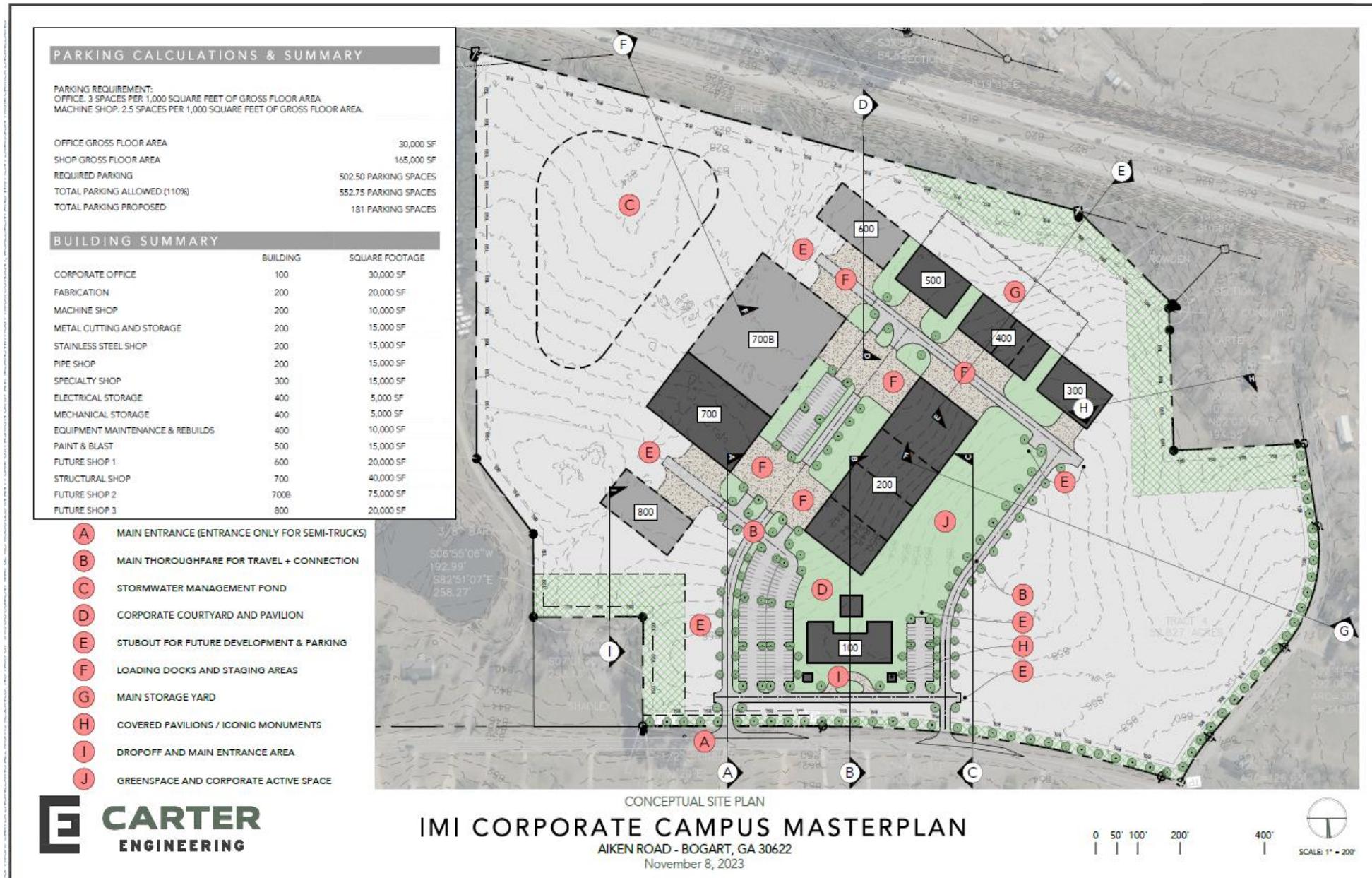
## View of Project Site From Aiken Road & Pete Dickens Road



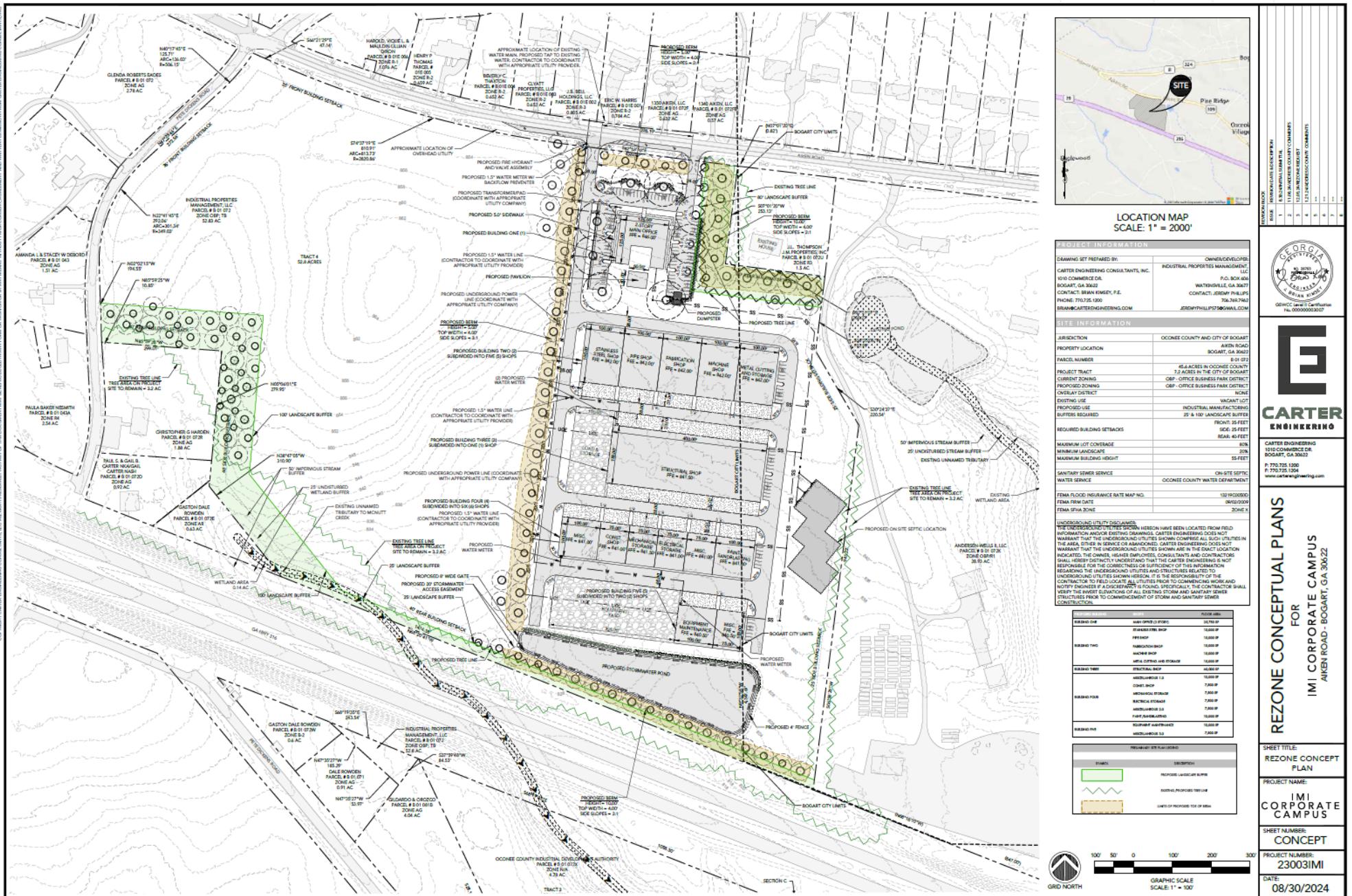
## View of Project Site From GA HWY 316



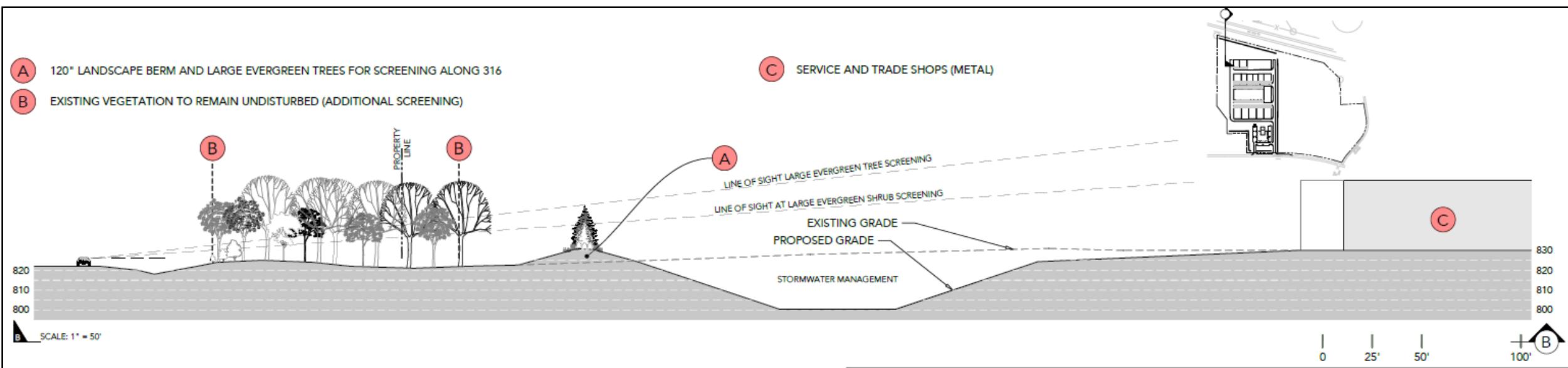
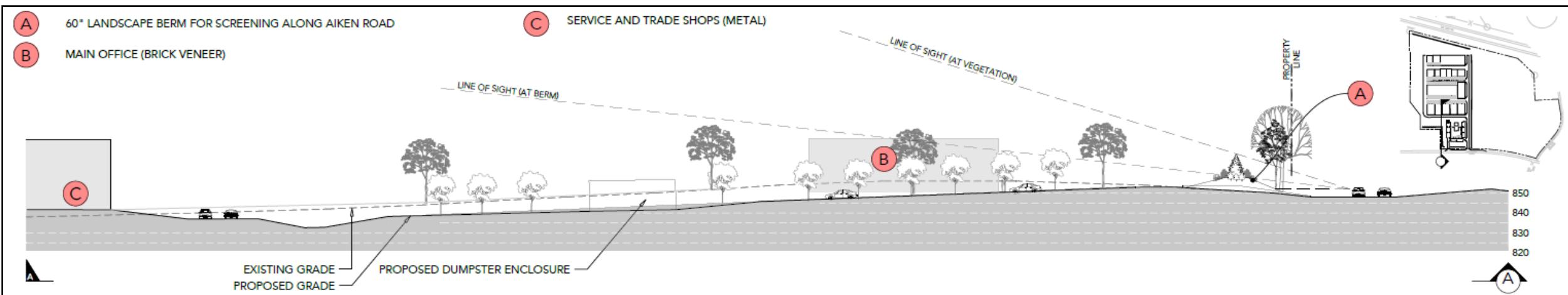
# Original IMI Concept Plan – Rezone # P24 - 0067



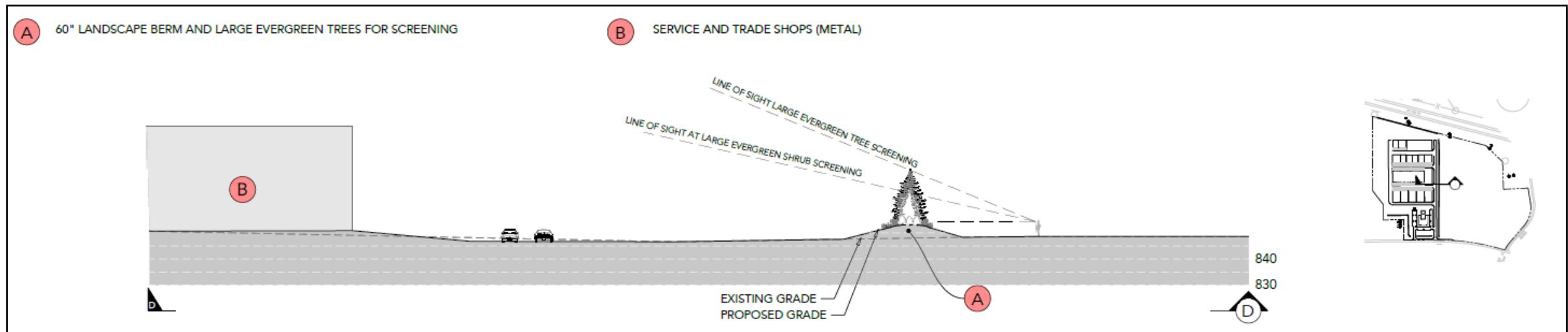
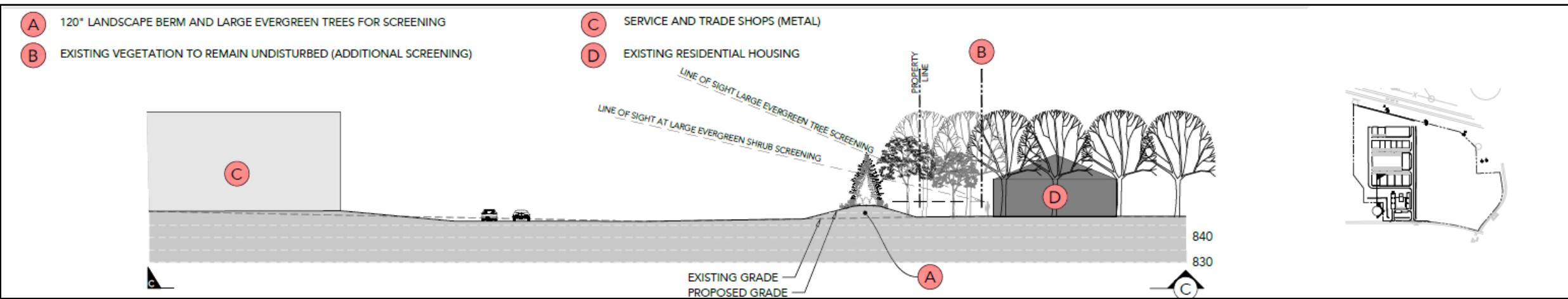
# Proposed IMI Concept Plan – Rezone # P24-0256



# 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**

	① Provide a buffer on the lot of this use				
	1- or 2-Family Residence	Multi-Family	Office or Institutional	Commercial	Industrial
② Along a side or rear lot line next to this less intense use or zoning					
AG Agricultural land, or Active Agricultural use in any zoning district	N/A <sup>1</sup>	15 feet <sup>1</sup>	15 feet	15 feet	25 feet
1- or 2-Family Residential <sup>2</sup>	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

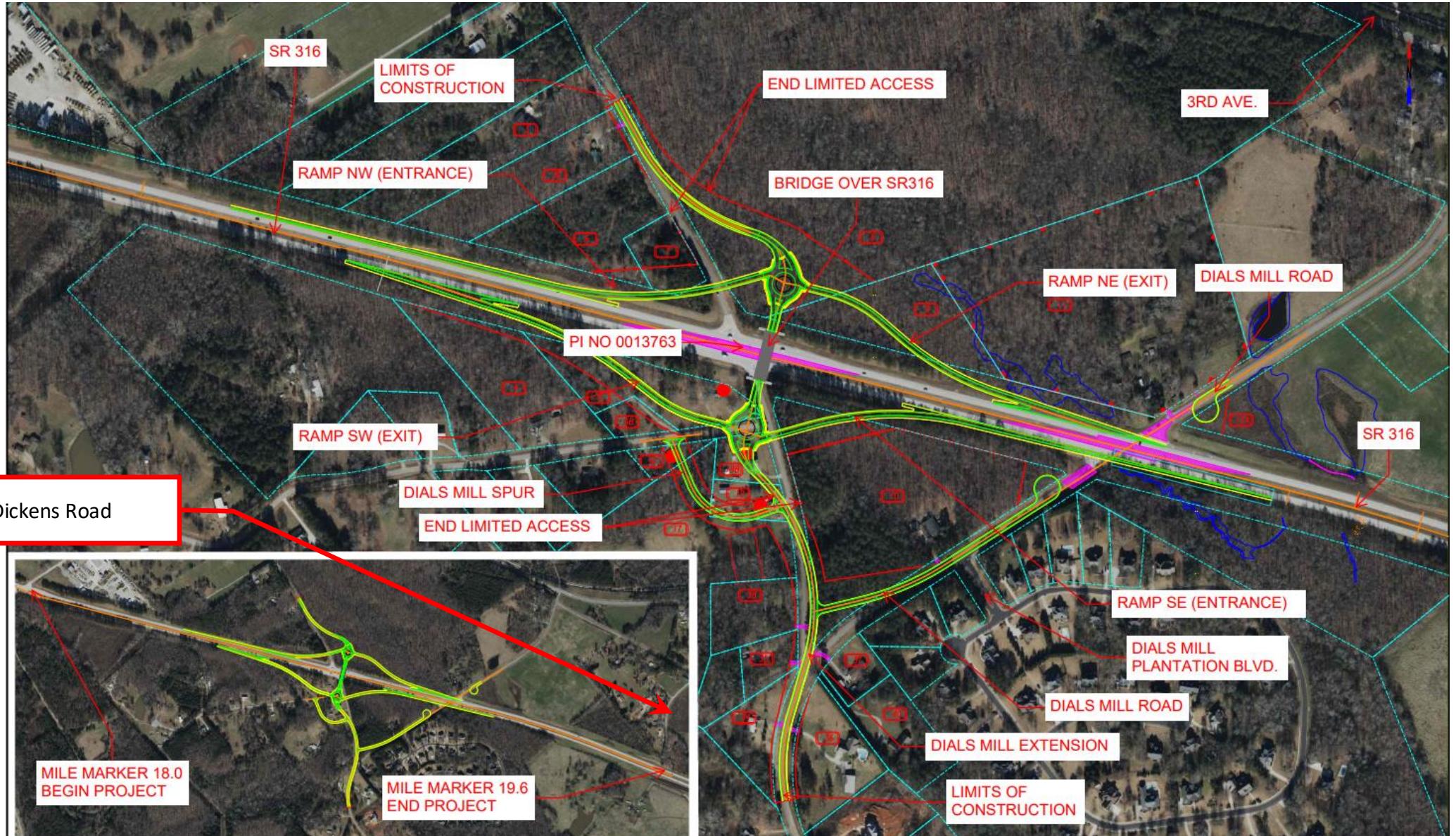
<sup>1</sup> See separation requirements for certain uses in Article 3.  
<sup>2</sup> Includes any land zoned AR-3, AR, R-1 or R-2, and any 1- or 2-Family Residential use zoned AG or R-3.

(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



## Other Projects in the Vicinity – GDOT PI 0013764 SR 316 at Mcnutt Creek

