

**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 #P24-0067 pursuant to an application for rezoning of property owned by Industrial Properties Management, 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 ±45.6-acre tract of land located at 1355 Aiken Road in Oconee County, Georgia, (tax parcel no. B-01-072), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 March 17, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on April 1, 2025.

ADOPTED AND APPROVED, this 1st of April, 2025.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell
John Daniell, Chairman

Mark Thomas
Mark Thomas, Member

Chuck Horton
Chuck Horton, Member

Amrey Harden
Amrey Harden, Member

Mark Saxon
Mark Saxon, Member

ATTEST:

Holly Stephenson
Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P24-0256

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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 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) In addition to vehicle use areas landscaping, buffers and Landscape Strips as required by Article 8, Landscaping and Buffers, the applicant shall install the following buffers:
 - a) Along the GA 316 ROW, install an enhanced buffer measuring 50' wide meeting the requirements of Sec. 808 to include a 10' high berm, 6' Imitation Wood/ Vinyl fence on top of the berm, and staggered rows of 6' evergreen trees on top of the berm. The enhanced buffer with berm shall not disturb the areas of existing vegetation as indicated on the concept plan and no stormwater facilities or drainage easements shall be within the buffer area. The enhanced buffer shall be outside of any area required to be set aside by GDOT for future GA 316 ROW.
 - b) Along the west side of the proposed driveway facing Pete Dickens Rd. install a buffer meeting the requirements of Sec. 808 to include a 5' high berm, 6' Imitation Wood/ Vinyl fence on top of the berm, and staggered rows of 6' evergreen trees on top of the berm or an 11' high berm and staggered rows of 6' evergreen trees on top of the berm. This berm shall be outside of and not conflict with any proposed utilities or utility easement and shall extend from Aiken Road to the connecting buffer along GA 316.
 - c) Along the eastern property lines adjacent to existing residential uses or zoning, install an 80' wide buffer meeting the requirements of section 808 with a 10' high berm, 6' Imitation Wood/ Vinyl fence on top of the berm, and staggered rows of 6' evergreen trees on top of the berm. Along the western property lines adjacent to existing residential uses or zoning, install a 100' wide buffer planted throughout as proposed on the rezone concept plan.
 - d) On the site development plan and landscape plan, the buffer or landscape strip widths shall be expanded to accommodate the berms as indicated.
 - e) All berms shall have a minimum slope of approximately 2:1.
 - f) No septic area or stormwater ponds and associated stormwater easements shall be allowed within buffer areas.
 - g) All indicated buffer areas shall have irrigation systems.
- 5) All required and enhanced buffers, landscaping and berms shall be installed prior to the first building Certificate of Occupancy.

EXHIBIT “A” TO REZONE NO P24-0256

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CONDITIONS

- 6) No structural buffers may be placed within required stream buffers or conservation corridors.
- 7) The “Main Office” shall have 80% brick and stone facades, with up to 20% metal accent materials.
- 8) The architectural standards for all other buildings shall meet or exceed the standards as indicated in the Oconee County Board of Commissioners zoning resolution P24-0067.

EXHIBIT "A" TO REZONE NO P24-0256

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TAX MAP

Rezone # P24-0256 - Industrial Property Management, LLC

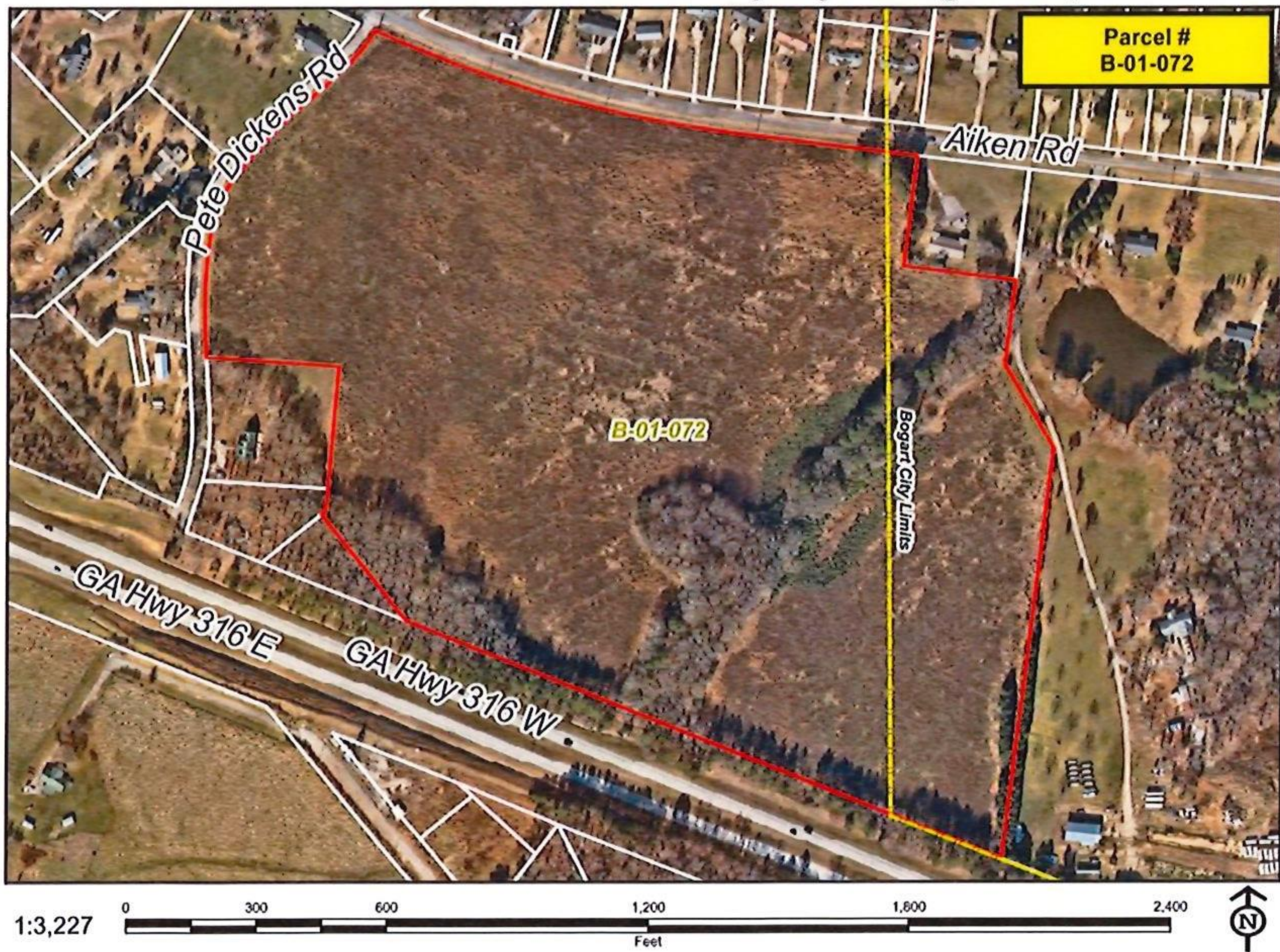


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LEGAL DESCRIPTION

OVERALL LEGAL DESCRIPTION

BEGINNING AT THE ½" REINFORCING ROD FOUND AT THE INTERSECTION OF AIKEN ROAD AND PETE DICKENS ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING AS THUS ESTABLISHED S 66 DEGREES 21 MINUTES 29 SECONDS E A DISTANCE OF 47.14 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT S 74 DEGREES 37 MINUTES 19 SECONDS E A DISTANCE OF 810.91 FEET ALONG AN ARC HAVING A RADIUS OF 2,820.86 FEET AND LENGTH OF 813.73 FEET TO A POINT; THENCE S 82 DEGREES 53 MINUTES 10 SECONDS E, A DISTANCE OF 426.05 FEET TO A POINT; THENCE S 07 DEGREES 01 MINUTES 20 SECONDS W A DISTANCE OF 253.13 FEET TO A POINT; THENCE S 82 DEGREES 51 MINUTES 07 SECONDS E A DISTANCE OF 258.27 FEET TO A POINT; THENCE S 06 DEGREES 55 MINUTES 06 SECONDS W A DISTANCE OF 192.99 FEET TO A POINT; THENCE S 30 DEGREES 24 MINUTES 37 SECONDS E A DISTANCE OF 220.54 FEET TO A POINT; THENCE S 06 DEGREES 58 MINUTES 29 SECONDS W A DISTANCE OF 945.22 FEET TO A POINT; THENCE N 68 DEGREES 20 MINUTES 41 SECONDS W A DISTANCE OF 1,474.38 FEET TO A POINT; THENCE N 38 DEGREES 47 MINUTES 05 SECONDS W A DISTANCE OF 310.90 FEET TO A POINT; THENCE N 51 DEGREES 44 MINUTES 32 SECONDS E A DISTANCE OF 12.84 FEET TO A POINT; THENCE N 05 DEGREES 12 MINUTES 29 SECONDS E A DISTANCE OF 51.27 FEET TO A POINT; THENCE N 05 DEGREES 06 MINUTES 01 SECONDS E A DISTANCE OF 279.95 FEET TO A POINT; THENCE N 85 DEGREES 59 MINUTES 25 SECONDS W A DISTANCE OF 299.01 FEET TO A POINT; THENCE N 85 DEGREES 59 MINUTES 25 SECONDS W A DISTANCE OF 10.85 FEET TO A POINT; THENCE N 02 DEGREES 02 MINUTES 15 SECONDS W A DISTANCE OF 194.55 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT N 22 DEGREES 41 MINUTES 45 SECONDS E A DISTANCE OF 292.06 FEET ALONG AN ARC HAVING A RADIUS OF 349.03 FEET AND LENGTH OF 301.34 FEET TO A POINT; THENCE N 47 DEGREES 25 MINUTES 46 SECONDS E A DISTANCE OF 272.56 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT N 40 DEGREES 17 MINUTES 45 SECONDS E A DISTANCE OF 125.71 FEET ALONG AN ARC HAVING A RADIUS OF 506.15 FEET AND LENGTH OF 126.03 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL BEING 52.8 ACRES.

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LEGAL DESCRIPTION

COUNTY LEGAL DESCRIPTION

BEGINNING AT THE ½" REINFORCING ROD FOUND AT THE INTERSECTION OF AIKEN ROAD AND PETE DICKENS ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING AS THUS ESTABLISHED S 66 DEGREES 21 MINUTES 29 SECONDS E A DISTANCE OF 47.14 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT S 74 DEGREES 37 MINUTES 19 SECONDS E A DISTANCE OF 810.91 FEET ALONG AN ARC HAVING A RADIUS OF 2,820.86 FEET AND LENGTH OF 813.73 FEET TO A POINT; THENCE S 82 DEGREES 53 MINUTES 10 SECONDS E A DISTANCE OF 426.05 FEET TO A POINT; THENCE S 07 DEGREES 01 MINUTES 20 SECONDS W A DISTANCE OF 253.13 FEET TO A POINT; THENCE S 82 DEGREES 51 MINUTES 07 SECONDS E A DISTANCE OF 34.61 FEET TO A POINT; THENCE S 00 DEGREES 32 MINUTES 58 SECONDS E A DISTANCE OF 1,273.23 FEET TO A POINT; THENCE N 68 DEGREES 20 MINUTES 41 SECONDS W A DISTANCE OF 1,277.09 FEET TO A POINT; THENCE N 38 DEGREES 47 MINUTES 05 SECONDS W A DISTANCE OF 310.90 FEET TO A POINT; THENCE N 51 DEGREES 44 MINUTES 32 SECONDS E A DISTANCE OF 12.84 FEET TO A POINT; THENCE N 05 DEGREES 12 MINUTES 29 SECONDS E A DISTANCE OF 51.27 FEET TO A POINT; THENCE N 05 DEGREES 06 MINUTES 01 SECONDS E A DISTANCE OF 279.95 FEET TO A POINT; THENCE N 85 DEGREES 59 MINUTES 25 SECONDS W A DISTANCE OF 299.01 FEET TO A POINT; THENCE N 85 DEGREES 59 MINUTES 25 SECONDS W A DISTANCE OF 10.85 FEET TO A POINT; THENCE N 02 DEGREES 02 MINUTES 15 SECONDS W A DISTANCE OF 194.55 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT N 22 DEGREES 41 MINUTES 45 SECONDS E A DISTANCE OF 292.06 FEET ALONG AN ARC HAVING A RADIUS OF 349.03 FEET AND LENGTH OF 301.34 FEET TO A POINT; THENCE N 47 DEGREES 25 MINUTES 46 SECONDS E A DISTANCE OF 272.56 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT N 40 DEGREES 17 MINUTES 45 SECONDS E A DISTANCE OF 125.71 FEET ALONG AN ARC HAVING A RADIUS OF 506.15 FEET AND LENGTH OF 126.03 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL BEING 45.6 ACRES.

EXHIBIT "A" TO REZONE NO P24-0256

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LEGAL DESCRIPTION

CITY LEGAL DESCRIPTION

COMMENCING AT THE ½" REINFORCING ROD FOUND AT THE INTERSECTION OF AIKEN ROAD AND PETE DICKENS ROAD S 66 DEGREES 21 MINUTES 29 SECONDS E A DISTANCE OF 47.14 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT S 74 DEGREES 37 MINUTES 19 SECONDS E, A DISTANCE OF 810.91 FEET ALONG AN ARC HAVING A RADIUS OF 2,820.86 FEET AND LENGTH OF 813.73 FEET TO A POINT; THENCE S 82 DEGREES 53 MINUTES 10 SECONDS E A DISTANCE OF 426.05 FEET TO A POINT; THENCE S 07 DEGREES 01 MINUTES 20 SECONDS W A DISTANCE OF 253.13 FEET TO A POINT; THENCE S 82 DEGREES 51 MINUTES 07 SECONDS E A DISTANCE OF 34.61 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING AS THUS ESTABLISHED S 82 DEGREES 51 MINUTES 07 SECONDS E A DISTANCE OF 222.76 FEET TO A POINT; THENCE S 06 DEGREES 55 MINUTES 06 SECONDS W A DISTANCE OF 192.99 FEET TO A POINT; THENCE S 30 DEGREES 24 MINUTES 37 SECONDS E A DISTANCE OF 220.54 FEET TO A POINT; THENCE S 06 DEGREES 58 MINUTES 29 SECONDS W A DISTANCE OF 945.22 FEET TO A POINT; THENCE N 68 DEGREES 20 MINUTES 41 SECONDS W A DISTANCE OF 197.29 FEET TO A POINT; THENCE N 00 DEGREES 32 MINUTES 58 SECONDS W A DISTANCE OF 1,273.23 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL BEING 7.2 ACRES (313,193.80 SQFT).

NARRATIVE



Request for Rezone
For
IMI Industrial Campus

Aiken Road
Bogart, Ga
(Parcel No. B 01 072)

Prepared By:
Carter Engineering Consultants
1010 Commerce Dr
Bogart, GA 30622



Submittal Information		
Revision	Date	Submitted To:
A	12/05/2024	Oconee County
B	1/21/2025	Oconee County

EXHIBIT “A” TO REZONE NO P24-0256

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NARRATIVE



IMI Industrial Campus
Request for Rezone
December 2024

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Appendix A— Rezone NO. P24 – 0067

EXHIBIT “A” TO REZONE NO P24-0256

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NARRATIVE



IMI Industrial Campus
Request for Rezone
December 2024

Introduction

The property referenced as Tax Parcel No. B 01 072 is currently owned by Industrial Properties Management, LLC. This property was previously rezoned to OBP (Office Business Park) under Rezone Number P24-0067, see Appendix A. The owner would like to rezone the 52.8-acre property to change the rezone conditions for the site. The property is located in both Oconee County and the City of Bogart, a 45.6-acre portion of the site is in Oconee County and 7.2-acres are located in the City of Bogart. Carter Engineering Consultants is aiding the developer, Industrial Properties Management, LLC. in the rezoning and designing the property for industrial manufacturing use. A new rezone request has been submitted for approval.

The Site

The site is located off of Aiken Road in Oconee County, Georgia. The subject property is comprised of 52.83 total acres. The property is currently zoned OBP.

Five properties directly border the parcel. The property is bordered by Parcel No. B 01 072 R (zoned AG), by Parcel No. B 01 072D (zoned AG), and by Parcel No. B 01 072E (zoned AR) to the southwest. The property is bordered by Parcel No. B 01 072K (zoned OBP/R1) to the east and by Parcel No. B 01 072U (zoned R3) to the north. The property is bordered by Aiken Road to the north, Pete Dickens road to the west and GA HWY 316 to the south.

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IMI Industrial Campus
Request for Rezone
December 2024



Oconee County Parcel Map

Conditions of Rezone No. P24-0067

The parcel was previously rezoned under Rezone No. P24-0067 with the following conditions:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, and other submitting 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, except for architectural elements, and landscaping buffers as approved through this rezone.
2. In addition to buffers as required by Article 8, Landscaping and Buffers, the applicant shall install the following buffers as indicated on the concept plans:
 - a. Along the GA 316 ROW, install a buffer meeting the requirements of Sec. 808 to include a 10' high berm with 6' evergreen trees on top and a 6' Imitation Wood/Vinyl fence on top of the berm.
 - b. Along Pete Dickens Rd. and Aiken Rd. ROW, install a buffer meeting the requirements of section 808 to include a 5' berm with 6' evergreen trees and a 6' Imitation Wood/Vinyl fence on top of the berm.
 - c. Along property lines adjacent to residential zones or uses install a buffer meeting the requirements of section 808 as indicated on the concept plan. The buffer may be reduced to 80' when there is a berm installed that is 10' in height with 6' evergreen trees and a 6' Imitation Wood/Vinyl fence on top of the berm.

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IMI Industrial Campus
Request for Rezone
December 2024

- d. On the site and landscaping plan, the buffer or landscape strip widths shall be expanded to accommodate the berms as indicated.
- e. All Berms shall have a minimum slope of approximately 2:1.
- 3. All indicated buffer areas shall have irrigation systems.
- 4. All exterior property line buffers, landscaping and berms shall be installed prior to the first building certificate of Occupancy.
- 5. No structural buffer may be placed within required stream buffers or conservation corridors
- 6. The corporate office (building 100) shall have 80% brick and stone faces with up to 20% metal accent materials.

Carter Engineering is proposing a revision to condition 2 of the original rezone. A proposed 10-foot high berm is shown along GA HWY 316 ROW. On the west side of the property the 316 berm is terminated at the end of the site improvements and is terminated at the property line on the east side of the site. The existing vegetation provides screening in excess and is in compliance with code regulations in Section 808 of the Oconee County Unified Development Code.

Condition 2b requires a 5-foot high berm along Pete Dickens Road, it has been deemed that a berm is not necessary along Pete Dickens Road due to the distance from the proposed site improvements to the road. Therefore a 5-foot high berm has been proposed along the 28-foot access drive to obstruct any view from Pete Dickens Road and the parcels bordering the southwest portion of the property. Moving the berm to follow along the access drive will allow the property owner to separate the east and west side of the property. It will allow for more possible site improvements in the future.

A 5-foot high berm is proposed along Aiken Road however the Aiken Road berm will only extend along the property line in front of the proposed site. The berm will be installed between each proposed entrance rather than extending the entirety of the parcel along Aiken Road.

In the new concept a 10-foot high berm is shown along property lines adjacent to residential zones with an 80-foot landscape buffer. This proposed berm is in compliance with condition 2c of the original rezone.

All proposed berms will be planted with 6' evergreen trees but will not utilize a fence, The berms and plantings will provide adequate screening to obstruct the proposed buildings.

The Development

The subject property will utilize 5 buildings. There will be a 2-story general office building with a 25,750 square foot footprint. Parking will be provided for the office building. The site will contain 4 industrial buildings that will be internally divided into the following shops/storage area:

EXHIBIT "A" TO REZONE NO P24-0256

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IMI Industrial Campus
Request for Rezone
December 2024

Proposed Building/Shops	Floor Area
Main Office	25,750 sf
Stainless Steel Shop	15,000 sf
Pipe Shop	15,000 sf
Fabrication Shop	15,000 sf
Machine Shop	15,000 sf
Metal and Cutting Storage	15,000 sf
Structural Shop	60,000 sf
Miscellaneous 1.0	10,000 sf
Const. Shop	7,500 sf
Mechanical Storage	7,500 sf
Electrical Storage	7,500 sf
Miscellaneous 2.0	7,500 sf
Paint/Sandblasting	10,000 sf
Equipment Maintenance	10,000 sf
Miscellaneous 3.0	7,500 sf

The site will consist of 5-foot wide sidewalks around the proposed office building. The Oconee County Unified Development Code Section 1014.02.a. requires sidewalks along all rights of way in all commercial zones, Carter Engineering has applied for a variance for this condition. Due to the proposed use of the site, it is not believed a sidewalk along Aiken Road ROW would be utilized. The office building parking lot will have 24-foot drive aisles with 9-foot wide and 18-foot-long parking spaces. The rest of the site will utilize 28-foot asphalt drives between and beside the proposed buildings. There will be 36-foot concrete truck loading areas in front of the shop and storage buildings. There will be two storage and equipment yards on site.

The site will drain to the southern portion of the property into a stormwater management facility.

The development is estimated to begin work in June 2025 and end by June 2026.

Access

The site will be accessed with two 28-foot asphalt entrances off Aiken Road. Each entrance will have a 150-foot deceleration lane with a 50-foot taper.

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Buffers / Setbacks / Berms

An unnamed tributary to McNutt creek runs through the site, and there is an associated 25-foot state waters buffer and 50-foot impervious stream buffer.

According to the Oconee County Code of Ordinances, the building setbacks for a property zoned OBP are defined as: front building setback = 35 feet, side building setbacks = 25 feet, and rear building setback = 40 feet.

There are three incompatible use / natural buffers proposed along the property. A 25-foot landscape buffer is proposed on the south portion of the site along GA Hwy 316. An 80-foot landscape buffer is proposed on the northeast portion of the site along Parcel B 01 072U. Lastly, a 100-foot landscape buffer is proposed on the southwest portion of the property along Parcels B 01 072R, B 01 072D, and B 01 072E.

There are four berms proposed on the site to obstruct views from adjacent parcels and roadways. A 5' berm is proposed along Aiken Road adjacent to the site and will end at each entrance of the site. A 5' berm is proposed along the proposed 28-foot access drive that runs north to south on the site. A 10' berm is proposed on the northeast portion of the property adjacent to Parcel B 01 072U and on the south portion of the property along GA 316 ROW.

Adjacent Use

Five properties directly border the parcel. The property is bordered by two properties that are for agricultural use and one property zoned that is residential use, to the southwest. The property is also bordered by a property with business park/residential use and a parcel that is residential use, to the east and north, respectively.

Traffic

The proposed development of the property is not expected to have any adverse effects on traffic within the area. The owner believes that most of the peak traffic to the property during the week will be between 8:00 am - 5:00 pm. The traffic will increase during peak hours.

The development is estimated to be an average daily trip total of 340 trips. The AM peak hour trip estimate is 110 total, and the PM peak hour trip is approximately 110 total.

Water Supply

The proposed office development will utilize an existing county water supply located off of Aiken Road through the Oconee County Utility Department.

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Sewage Disposal

The proposed office development will utilize an on-site septic system. Utilizing the Georgia DPH Manual for On-Site Sewage Management Systems, the development is estimated to use approximately 3,500 GPD.

Utilities

The proposed development will be equipped with access to electricity.

Solid Waste

Garbage collection will be by private contract with dumpsters on the property.

Schools

The proposed rezone of the property could potentially provide additional residences within the Oconee County School District if employees move to the area.

Type of Ownership

The project will be privately owned.

EXHIBIT "A" TO REZONE NO P24-0256

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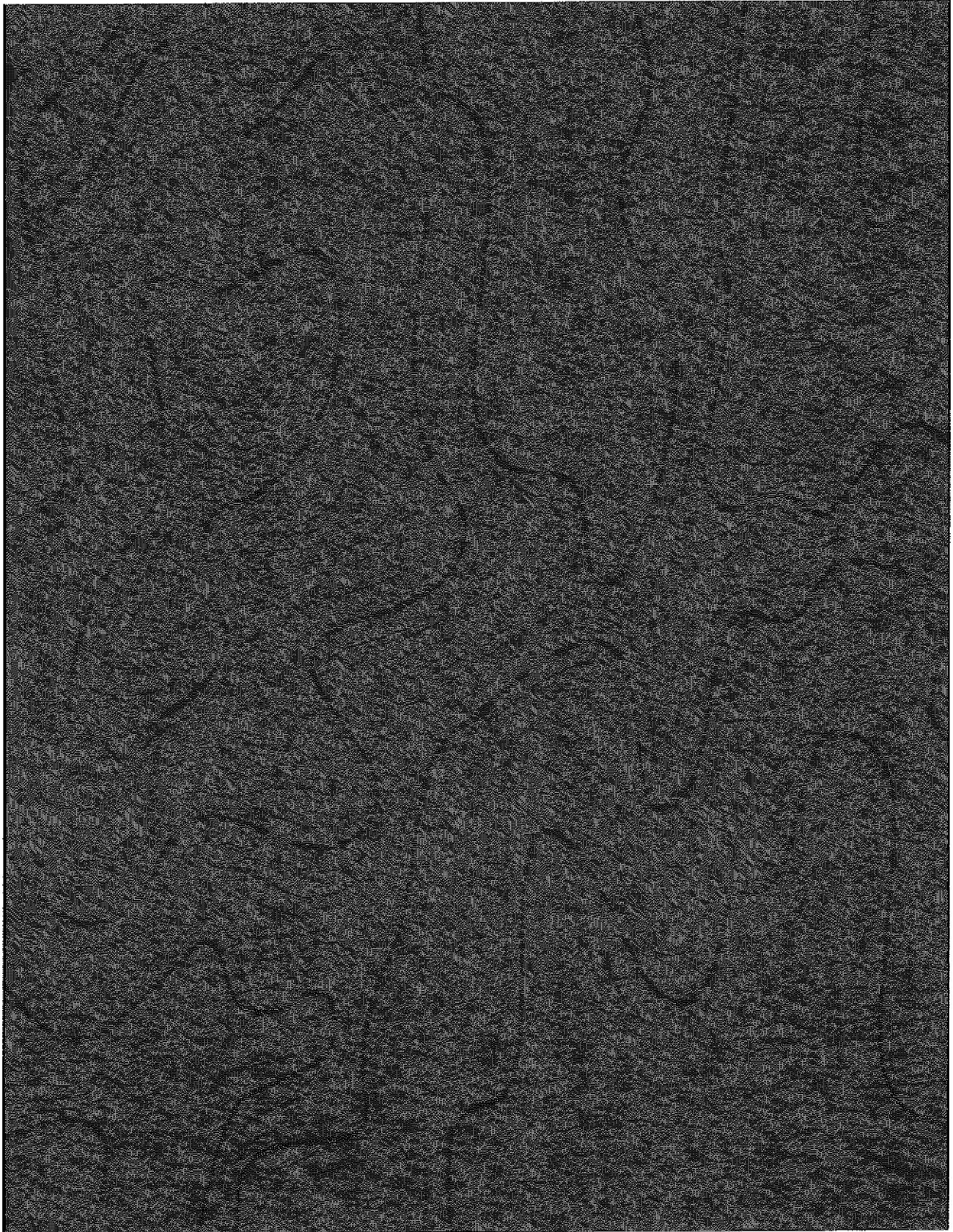
IMI Industrial Campus
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APPENDIX A
REZONE P24-0067

EXHIBIT "A" TO REZONE NO P24-0256

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NARRATIVE



REPRESENTATIVE PHOTOS

EXHIBIT "A" TO REZONE NO P24-0062
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ARCHITECTURAL RENDERINGS

IMI INDUSTRIAL CAMPUS
Industrial Services Group



Proposed landscape and the use, placement, and orientation of windows and multiple materials will aid in providing and promoting an appealing aesthetic for the campus – enhancing views inward and outward.

Material Concept



REPRESENTATIVE PHOTOS

EXHIBIT "A" TO REZONE NO P24-0067
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ARCHITECTURAL RENDERINGS

IMI INDUSTRIAL CAMPUS

Industrial Services Group



BRICK / STONE ACCENTS

The architectural accents along the structures would be a neutral color brick and/or stone. The accents would be located along the base of the buildings to an approximate height of 48 inches. Accents would also be provided along the corners of the buildings (if windows aren't present) and within vertical bays along the length of the facade to break up spans of siding.

METAL SIDING

The proposed metal siding is to be a non-contrasting color that would discourage unsightly views from adjacent properties. The muted color of the buildings would allow the aesthetic of the landscape to take precedence over the buildings themselves.

WINDOW TREATMENTS

Windows shall be provided to aid in breaking up the spans of siding. Treatment of the windows will be in a minimalistic fashion so as to provide little contrast to the overall structure. Windows will be provided along break room areas and along top portions of the structure to act as a type of architectural clerestory.



REPRESENTATIVE PHOTOS

EXHIBIT "A" TO REZONE NO P24-0067
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ARCHITECTURAL RENDERINGS

IMI INDUSTRIAL CAMPUS

Industrial Services Group



BRICK / STONE ACCENTS

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METAL SIDING

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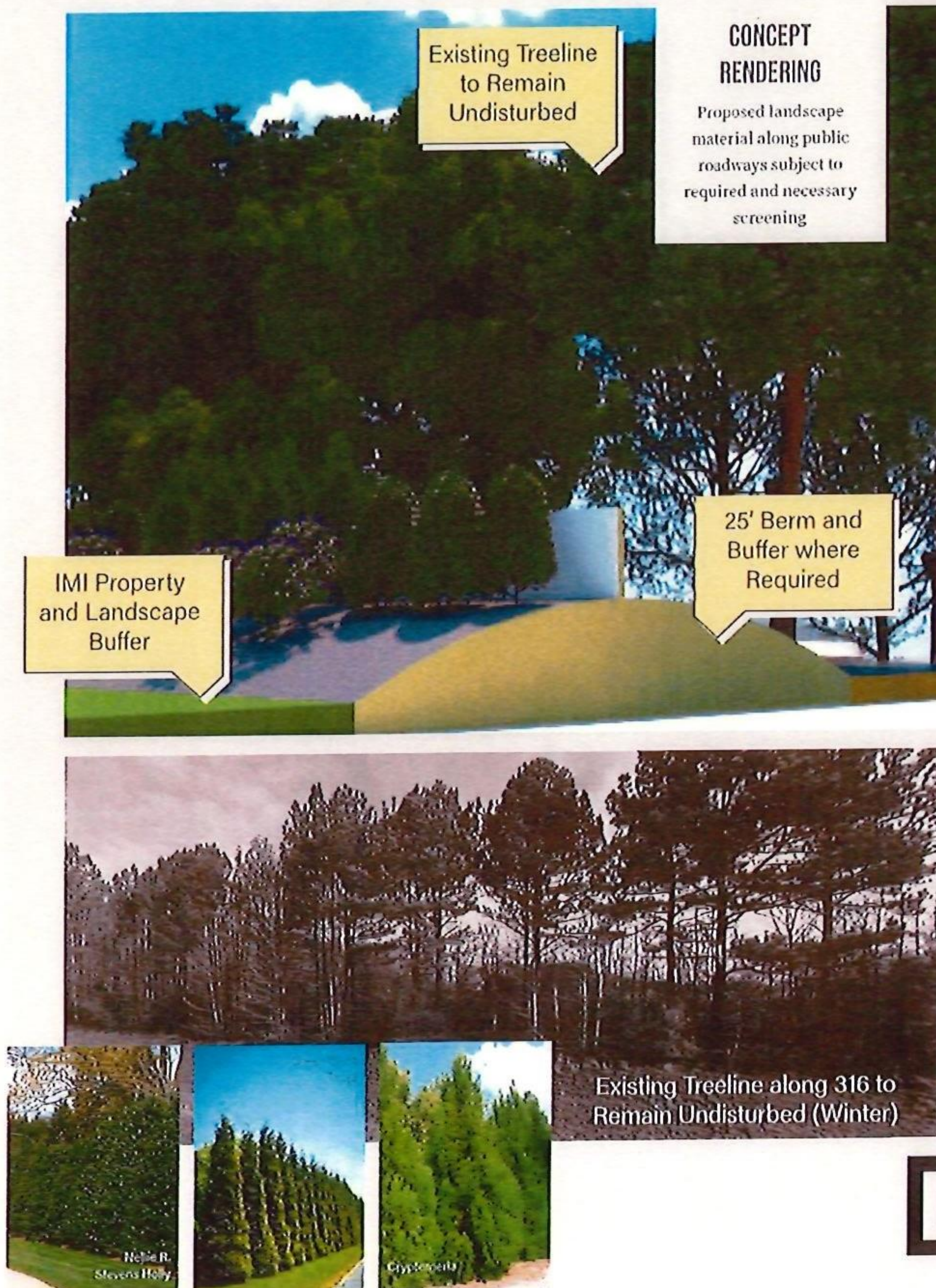


REPRESENTATIVE PHOTOS

ARCHITECTURAL RENDERINGS

IMI INDUSTRIAL CAMPUS

Industrial Services Group



REPRESENTATIVE PHOTOS

EXHIBIT "A" TO REZONE NO P24-0067
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ARCHITECTURAL RENDERINGS

IMI INDUSTRIAL CAMPUS

Industrial Services Group

Materials	Accents	Landscape
Materials	Accents	Landscape
Materials	Accents	Landscape



Below are precedent images that are for reference only. These images help to portray the idea of the aesthetic being non-contrasting.

Organic Colors

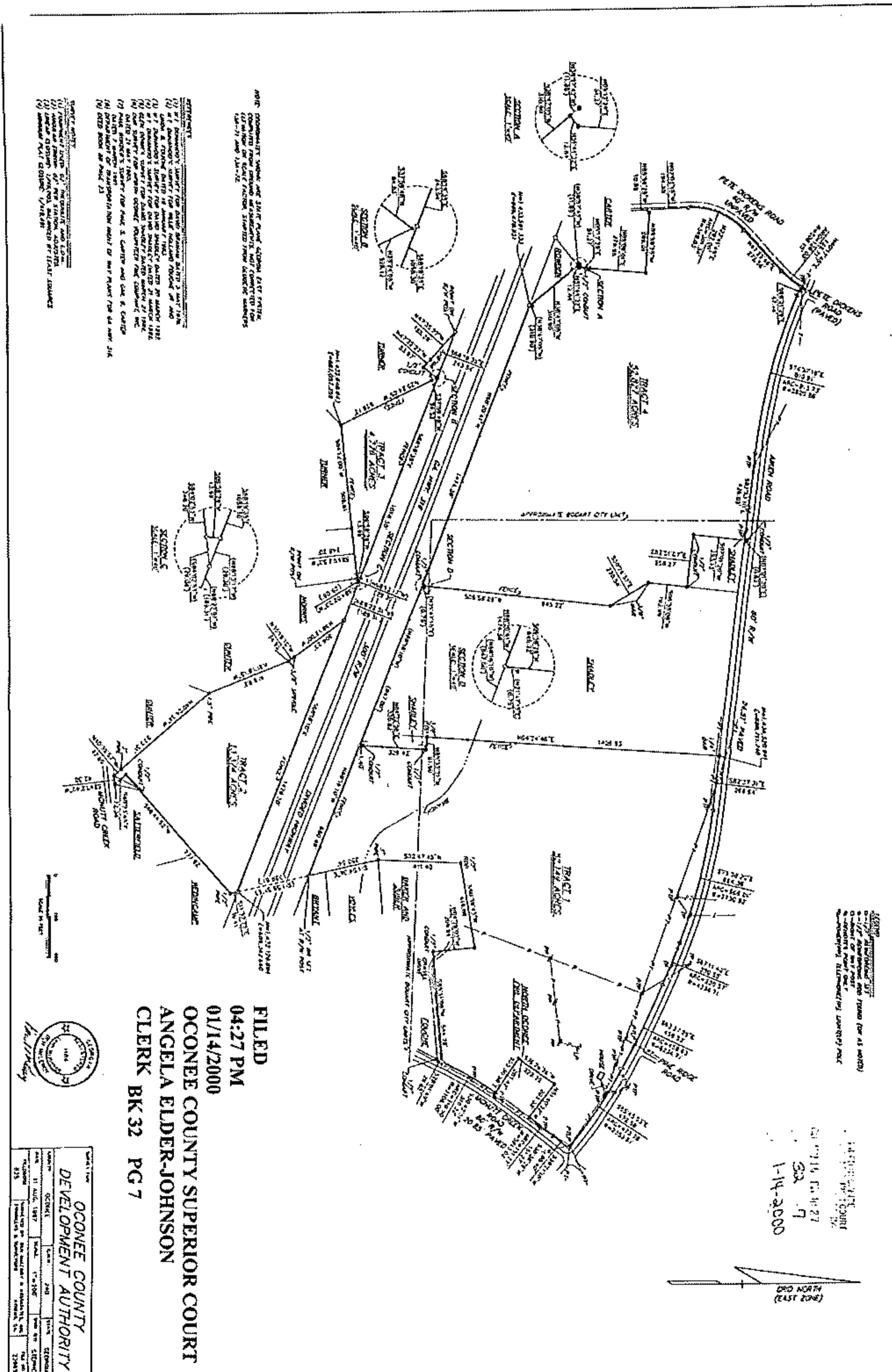


PRECEDENT IMAGES



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PLAT





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

REZONE CASE #: P24-0256

DATE: March 7, 2025

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

APPLICANT NAMES: Carter Engineering Consultants

PROPERTY OWNER(S): Industrial Property Management, LLC

LOCATION: Aiken Road, at the intersection of Pete Dickens Road, A portion of Parcel B 01 072

PARCEL SIZE(s): ±52.8 acres

Area to be modified in unincorporated area: ± 45.6 acres

Area to be modified in City of Bogart: ± 7.2 acres



EXISTING ZONING: OBP (Office Business Park)

EXISTING LAND USES: Vacant

2023 FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Workplace Center

ACTION REQUESTED: Modify the conditions of zoning P24-0067 for an existing OBP (Office Business Park) zoned property to revise the concept plan with a shift of building locations and delete previous conditions on buffers.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: March 17, 2025

BOARD OF COMMISSIONERS: April 1, 2025

ATTACHMENTS:

- Application
- Narrative
- Zoning Impact Analysis
- Plat of Survey
- Concept Plan
- Architectural Renderings
- Development of Regional Impact #4380- Final Report

CONCURRENT APPLICATIONS: Within the City of Bogart, modify the conditions of zoning approved December 5, 2000, for an existing OBP zoned property to revise the concept plan for a metal manufacturing facility and corporate headquarters.

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- This parcel is split between Oconee County, unincorporated and the City of Bogart
- The parcel was initially zoned TB (Technology Business) on December 5, 2000. All TB zoning districts were converted to OBP (Office-Business Park) zoning districts in 2019 by a Unified Development Code Amendment.
- The Board of Commissioners approved a county initiated rezoning May 7, 2024 (rezoning # P24-0067).
- The applicant submitted a Preliminary Site Plan (P24-0185) and Site Development Plan (P24-0186) for review on September 13, 2024.
- The review of the plans indicated that:
 - The proposed site plan was not in conformance with the approved concept plan approved May 7, 2024 (rezoning # P24-0067).
 - A Development of Regional Impact (DRI) review was required.
 - A separate application for zoning action within the City of Bogart was required as the plans now have construction and land disturbance within the City limits.
- Further review of the submitted plans cannot proceed with approval by both the Board of Commissioners and the City of Bogart Mayor and Council.
- A Development of Regional Impact (DRI #4380) Final Report was completed March 2, 2025.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Residential	AG (Agricultural District) and R-2 (Two Family Residential District)
SOUTH	Agricultural and Residential (across GA 316)	AG (Agricultural District) and B-2 (Highway Business District)
EAST	Residential and Commercial storage facility (within the City of Bogart)	R-2 (Two Family Residential District) and OBP (Office Business Park District)
WEST	Residential	AG (Agricultural District)

PROPOSED DEVELOPMENT

- The applicant is proposing a metal manufacturing facility and corporate headquarters.
- The total square footage of all buildings is 228,250.

PROPOSED/ REQUESTED MODIFICATIONS:

- Carter Engineering is proposing a revision to condition 2 of the original rezone. A proposed 10-foot-high berm is shown along GA HWY 316 ROW. On the west side of the property the 316 berm is terminated at the end of the site improvements and is terminated at the property line on the east side of the site. The existing vegetation provides screening in excess and is in compliance with code regulations in Section 808 of the Oconee County Unified Development Code.
- Condition 2b requires a 5-foot-high berm along Pete Dickens Road, it has been deemed that a berm is not necessary along Pete Dickens Road due to the distance from the proposed site improvements to the road. Therefore a 5-foot-high berm has been proposed along the 28-foot access drive to obstruct any view from Pete Dickens Road and the parcels bordering the southwest portion of the property. Moving the berm to follow along the access drive will allow the property owner to separate the east and west side of the property. It will allow for more possible site improvements in the future.
- A 5-foot-high berm is proposed along Aiken Road however the Aiken Road berm will only extend along the property line in front of the proposed site. The berm will be installed between each proposed entrance rather than extending the entirety of the parcel along Aiken Road.
- In the new concept a 10-foot-high berm is shown along property lines adjacent to residential zones with an 80-foot landscape buffer. This proposed berm is in compliance with condition 2c of the original rezone.
- All proposed berms will be planted with 6' evergreen trees but will not utilize a fence, The berms and plantings will provide adequate screening to obstruct the proposed buildings.

PROPOSED TRAFFIC PROJECTIONS

- The narrative indicates 340 (ADT) average daily trips for this development.

PUBLIC FACILITIES

Water:

- The applicant proposes public water supplied by Oconee County Water Resources.

Sewer:

- The applicant proposes an on-site septic system.

Roads:

- The proposed access will be from the existing Aiken Road.

Environmental:

- The Concept Plan indicates there are existing state waters and wetlands on the site. There are no 100-year flood plain areas. The development will have to follow the UDC, state and Federal requirements for development adjacent to state waters and wetlands.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Reviewed with no comments on March 6, 2025

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Reviewed with the following comments on February 25, 2025.
- Approved as presented with the standard condition:
 - 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 CHIEF

- Reviewed with no objection to the rezoning on February 26, 2025.
 - The plans must comply with all locally adopted codes, state adopted codes, and the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
 - Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner." 120-3-3 Rules and Regulations for the State Minimum Fire Safety Standards.

OCONEE BOARD OF EDUCATION

- Reviewed with no comments on March 7, 2025

GEORGIA DEPARTMENT OF TRANSPORTATION

- Reviewed March 3, 2025, with the following comments:
- There are 3 GDOT projects in the vicinity of the development:
 - PI 0013763 – SR 316 at Dials Mill Rd/Dials Mill Ext – Interchange
 - PE: FY 2021
 - RW: FY 2024
 - CST/UTL: FY 2026
 - Let to Construction: 11/21/2025
 - PI 0013764 – SR 316 at McNutt Creek Rd
 - PE: FY 2022
 - RW: FY 2026
 - CST/UTL: FY 2027
 - Let to Construction: 6/15/2027
 - PI 0019182 – SR 316 Sign Upgrade (by mileposts)

- PE: FY 2022
 - CST: FY 2025
 - Let to Construction: 6/13/2025
 - Recommend constructing storm water detention pond further away from SR 316 right of way. It is likely that SR 316 will be widened in the future and it would be preferred to not impact the pond.
 - Ensure drainage follows GDOT Driveway and Encroachment Manual according to Chapter 6.2 in regards to runoff on GDOT right of way.
 - If work is to be performed in GDOT right of way (none shown), a special encroachment permit will be needed from the District Traffic Operations Office.
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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 property is currently zoned OBP. Staff analysis indicates the proposed modification to amend the concept plan, architectural elements, and landscaping buffers is suitable and in harmony with the agricultural, low density residential and light industrial uses nearby the property.

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

The property does not have a reasonable use without amendments to conditions as the property has been vacant for 25 years since it was rezoned to TB on December 5, 2000. The original Industrial Development Authority concept plan in 2000 included a mix of office, institutional, manufacturing, and warehousing uses.

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 modifications will not have an effect on schools, streets, or sewer. Existing facilities are planned or are in place to address the needs for water for commercial development of the parcel.

ii. Environmental impact;

The Concept Plan indicates there are existing state waters and wetlands on the site. There are no 100-year flood plain areas. The development will have to follow the UDC, state and Federal requirements for development adjacent to state waters and wetlands.

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.

Adjoining properties are predominantly low density residential, and some commercial uses. The proposed modification is not anticipated to affect the usability or value of adjoining properties as required and recommend buffers will be installed.

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

The purpose of the OBP zoning district is to “provide a location for offices, institutions, limited related business and service activities and limited industrial operations and processes in buildings of high character in attractive surroundings.” (UDC Section 205.11). Staff analysis indicates the modification is consistent with the stated purpose of the existing 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 property lies within the Workplace Center Character Area as shown on the Character Area Maps, 2023 Oconee County Comprehensive Plan Update. This Character Area is intended primarily for larger-scale heavy commercial, industrial, wholesale, and office uses that may be land intensive, generate high employee, or truck traffic, or create noise, odor, or other impacts associated with manufacturing and production uses. Staff finds the proposed amendment to the conditions of the existing OBP zoning district is in conformity with the Comprehensive Plan.

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

This site was originally zoned in 2000 with modifications approved May 7, 2024. There are no other available OBP zoned sites to meet the needs of the proposed development.

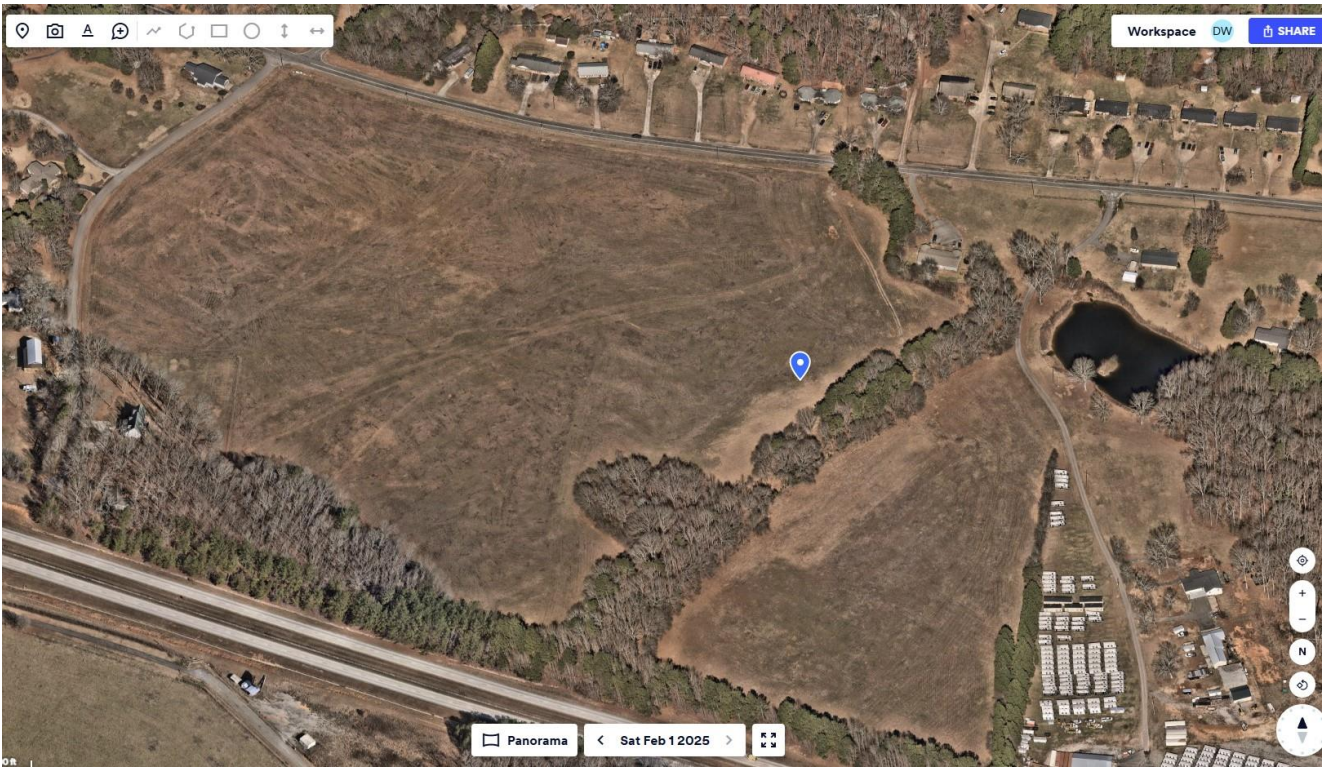
STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends conditional approval of the request to amend previous conditions of rezoning P24-0067 for areas within unincorporated Oconee County being ±45.6 acres 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 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. In addition to vehicle use areas landscaping, buffers and Landscape Strips as required by Article 8, Landscaping and Buffers, the applicant shall install the following buffers:
 - A. Along the GA 316 ROW, install an enhanced buffer measuring 50' wide meeting the requirements of Sec. 808 to include a 10' high berm, 6' Imitation Wood/ Vinyl fence on top of the berm, and staggered rows of 6' evergreen trees on top of the berm. The enhanced buffer with berm shall not disturb the areas of existing vegetation as indicated on the concept plan and no stormwater facilities or drainage easements shall be within the buffer area. The enhanced buffer shall be outside of any area required to be set aside by GDOT for future GA 316 ROW.
 - B. Along the west side of the proposed driveway facing Pete Dickens Rd. install a buffer meeting the requirements of Sec. 808 to include a 5' high berm, 6' Imitation Wood/ Vinyl fence on top of the berm, and staggered rows of 6' evergreen trees on top of the berm. This berm shall be outside of and not conflict with any proposed utilities or utility easement and shall extend from Aiken Road to the connecting buffer along GA 316.

- C. Along all property lines adjacent to existing residential uses or zoning, install an 80' wide buffer meeting the requirements of section 808 with a 10' high berm, 6' Imitation Wood/Vinyl fence on top of the berm, and staggered rows of 6' evergreen trees on top of the berm.
 - D. On the site development plan and landscape plan, the buffer or landscape strip widths shall be expanded to accommodate the berms as indicated.
 - E. All berms shall have a minimum slope of approximately 2:1.
 - F. No septic area or stormwater ponds and associated stormwater easements shall be allowed within buffer areas.
 - G. All indicated buffer areas shall have irrigation systems.
- 5. All required and enhanced buffers, landscaping and berms shall be installed prior to the first building Certificate of Occupancy.
 - 6. No structural buffers may be placed within required stream buffers or conservation corridors.
 - 7. The "Main Office" shall have 80% brick and stone facades, with up to 20% metal accent materials.
 - 8. The architectural standards for all other buildings shall meet or exceed the standards as indicated in the Oconee County Board of Commissioners zoning resolution P24-0067.

Site Picture



Rezone # P24-0256 - Industrial Property Management, LLC

Parcel #
B-01-072

B-01-072

Pete Dickens Rd

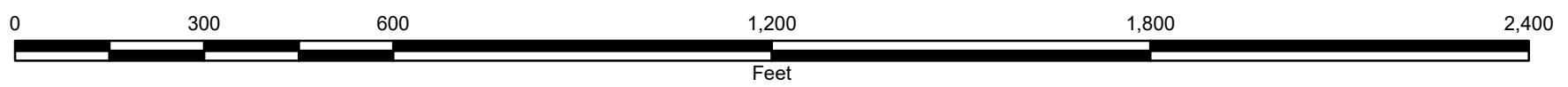
Aiken Rd

Bogart City Limits

GA Hwy 316 E

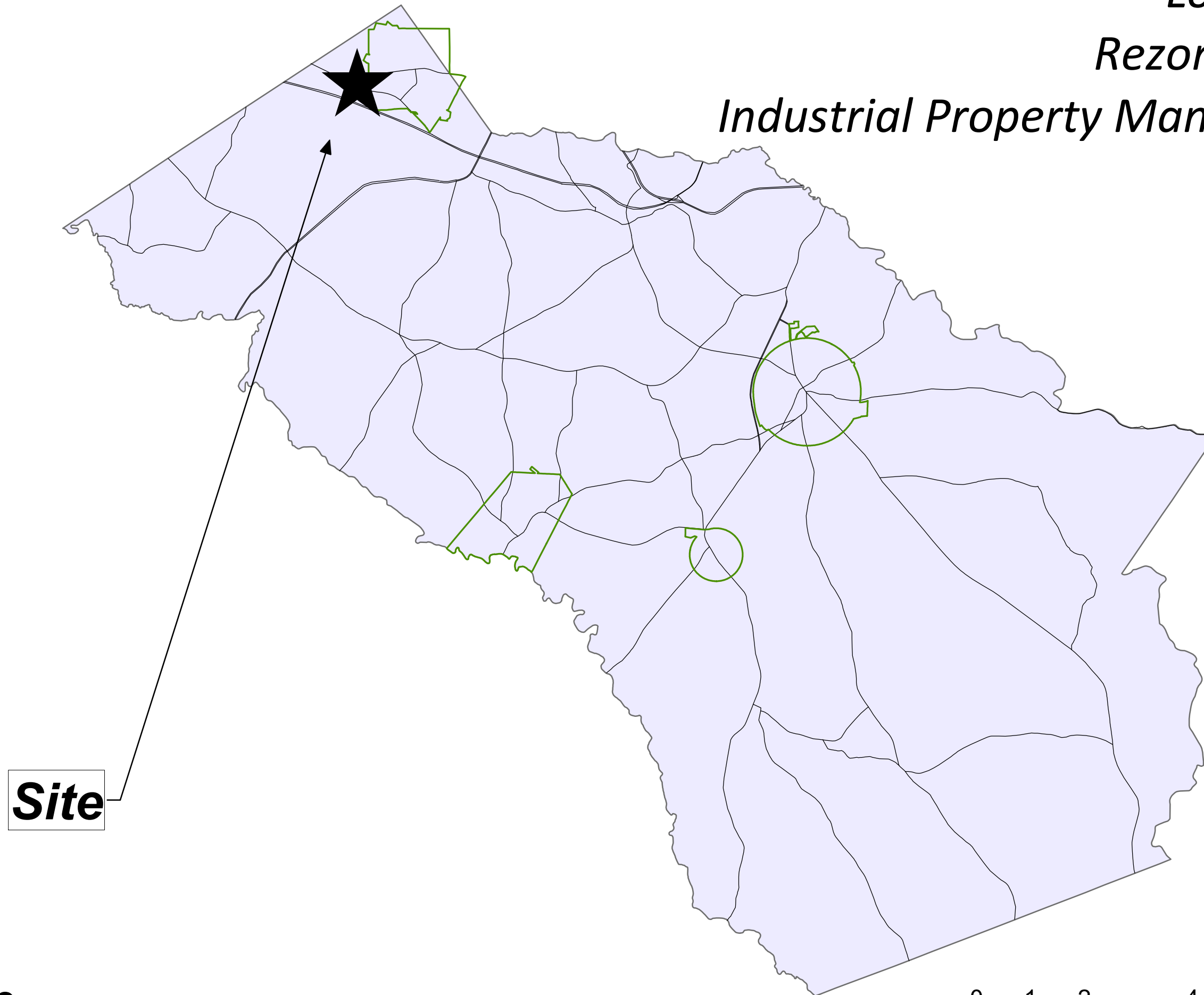
GA Hwy 316 W

1:3,227

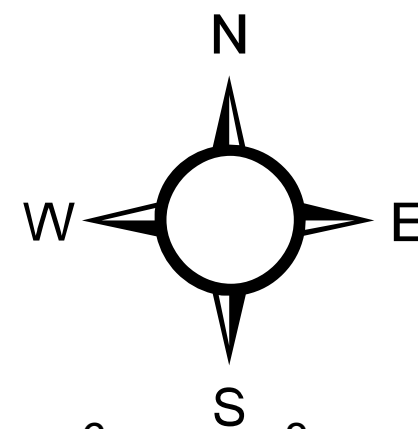


*Location Map -
Rezone # P24-0256*

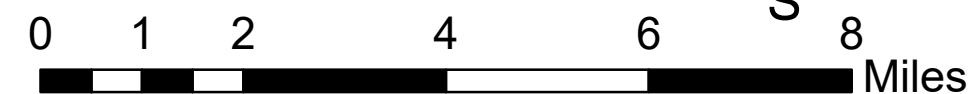
Industrial Property Management, LLC

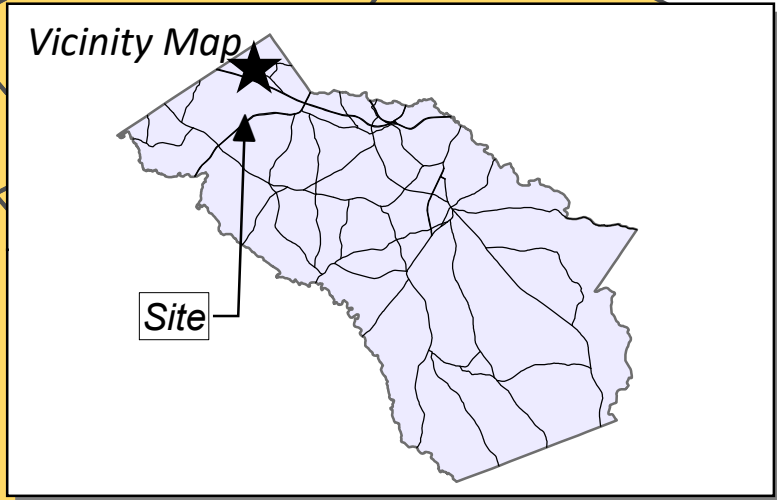


Site



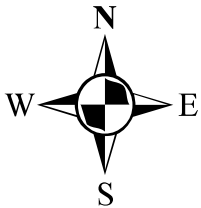
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**Corridor
Commercial**

**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

A scale bar with markings at 0, 120, 240, 480, 720, and 960 feet.

**Suburban
Neighborhood**

Workplace Center

Bogart City Limits

**Suburban
Neighborhood**

Bogart City Limits



Pete Dickens Rd

Aiken Rd

Bogart City Limits
Unincorporated Oconee Co.

GA Hwy 316 E

GA Hwy 316 W

Pete Dickens Rd



1:9,000

