

REZONE NO. P25-0079

**ACTION DENYING REZONE REQUEST**

APPLICATION SUBMITTED BY: Pittman & Greer Engineering

APPLICATION SUBMISSION DATE: April 21, 2025

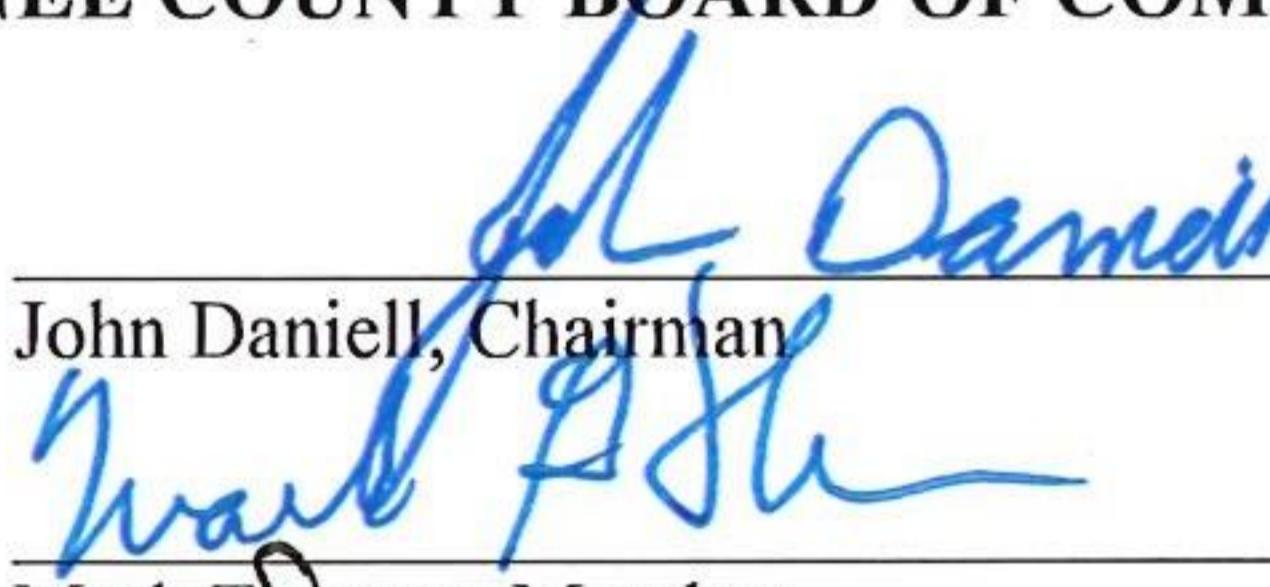
RE: Request to rezone from zoning classification AG (Agricultural District) to zoning classification OIP, OBP, & B-2 (Office Institutional Professional District, Office-Business Park District, and Highway Business District) of a ±14.499-acre tract of land located at the intersection of Mars Hill Rd. and Bell Rd. (unaddressed), Oconee County, Georgia, (tax parcel no. B-02-092) zoned AG (Agricultural District).

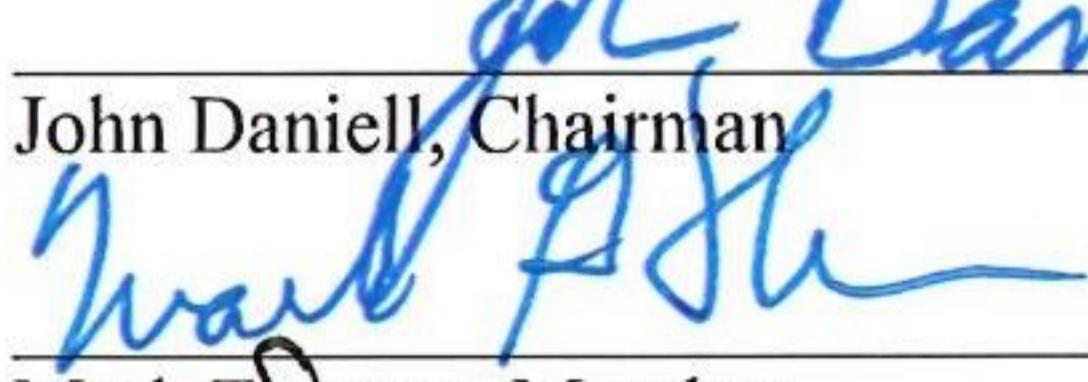
After consideration and a motion and second, the Oconee County Board of Commissioners does hereby deny the above-referenced request for rezoning.

This 8<sup>th</sup> of July, 2025.

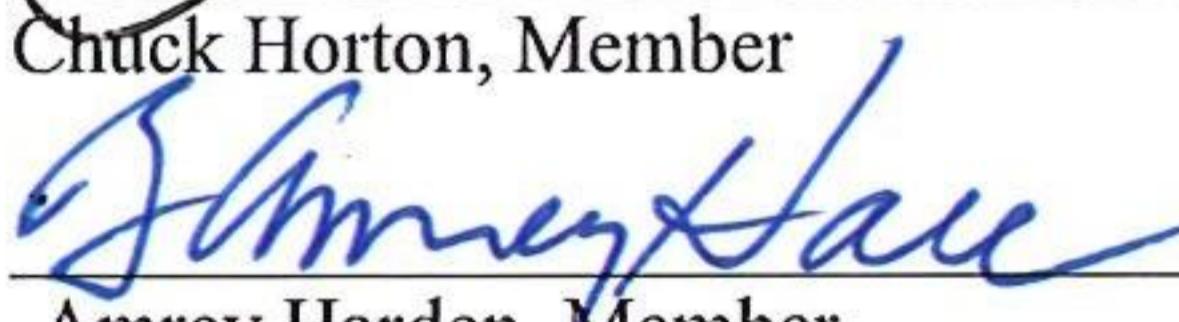
**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY:

  
John Daniell, Chairman

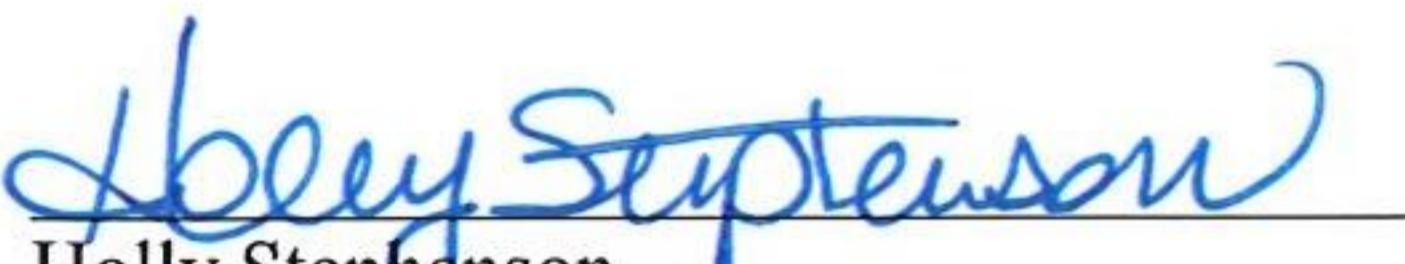
  
Mark Thomas, Member

  
Chuck Horton, Member

  
Amrey Harden, Member

  
Mark Saxon, Member

ATTEST:

  
Holly Stephenson  
Clerk, Board of Commissioners

## EXHIBIT "A" TO REZONE NO P25-0079

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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. The zoning for the proposed 9 lots shall be as follows:

<u>Proposed Lot #</u>	<u>Zoning</u>
1	OIP
2	OIP
3	OIP
4	OIP
5	OIP
6	OBP
7	OBP
8	OBP
9	OBP

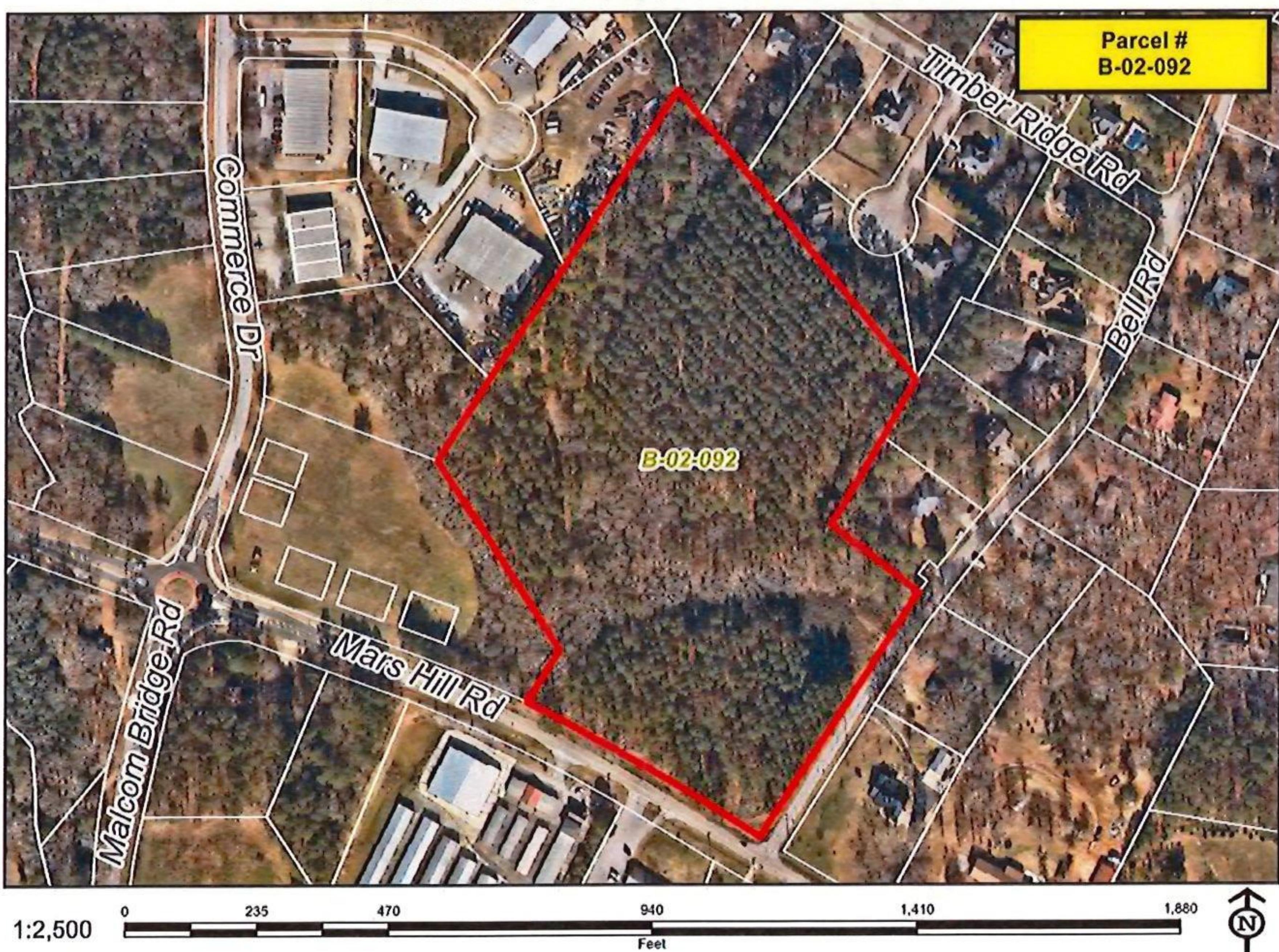
5. At least 80 percent of exterior wall surfaces of all buildings and structures shall be either brick, stone, brick veneer, stone veneer or glass, or combination thereof. Additional primary and accent materials are allowed as indicated in UDC Section 306.03.
6. The total building square footage shall not exceed 114,035 square feet as shown on the concept plan dated February 3, 2025, and revised May 27, 2025.
7. A 1' no access easement along the ROW of Bell Road shall be indicated on the Final Plat.
8. 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.
9. A revised traffic impact statement that meets the requirements of the UDC shall be submitted prior to the Site Development Plan application and indicate the required improvements to achieve a LOS-C for intersections and traffic movements in the study area as defined in the initial TIS, Table 6, dated April 18, 2025, by A&R Engineering, Inc. All road improvements shall be made at the expense of the Owner.

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**TAX MAP**

**REZONE # P25-0079 - CK CAPITAL**



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**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION**

All that tract, or parcel of land, together with all improvements thereon, containing 5.6655 acres, more or less, lying and being in the 240th District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the westerly right-of-way of Bell Road and the northerly right-of-way of Mars Hill Road at an iron; thence continuing along the northerly right-of-way of Mars Hill Road North 58 degrees 25 minutes 00 seconds West, 273.60 feet to a point; thence continuing along the northerly right-of-way of Mars Hill Road North 61 degrees 48 minutes 00 seconds West, 213.80 feet to an iron pin; thence leaving said right-of-way North 33 degrees 11 minutes 00 seconds East, 109.00 feet to an iron pin; thence North 32 degrees 27 minutes 00 seconds West, 29.56 feet to a point; thence North 32 degrees 27 minutes 00 seconds West, 370.44 feet to an iron pin; thence North 33 degrees 49 minutes 00 seconds East, 494.20 feet to a point being the TRUE POINT OF BEGINNING; thence North 33 degrees 49 minutes 00 seconds East, 286.80 feet to an iron pin; thence South 38 degrees 56 minutes 00 seconds East, 664.00 feet to an iron pin; thence South 31 degrees 50 minutes 00 seconds West, 288.50 feet to an iron pin; thence South 51 degrees 50 minutes 00 seconds East, 209.50 feet to an iron pin along the westerly right-of-way of Bell Road; thence continuing along the westerly right-of-way of Bell Road South 33 degrees 44 minutes 00 seconds West, 246.88 feet to a point; thence leaving said right-of-way North 56 degrees 16 minutes 00 seconds West, 216.32 feet to a point; thence North 29 degrees 43 minutes 39 seconds East, 28.45 feet to a point; thence 462.42 feet along an arc of a curve to the left, said curve having a radius of 375.00 feet, a chord bearing of North 05 degrees 35 minutes 57 seconds West, and a chord distance of 433.68 feet to a point; thence North 40 degrees 55 minutes 33 seconds West, 372.81 feet to a point BEING THE TRUE POINT OF BEGINNING.

Said tract being the same as shown and delineated as "OIP Area" on a composite plat by Pittman and Greer Engineering, P.C. dated January 14, 2025.

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**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION**

All that tract, or parcel of land, together with all improvements thereon, containing 6.5035 acres, more or less, lying and being in the 240th District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the westerly right-of-way of Bell Road and the northerly right-of-way of Mars Hill Road at an iron; thence continuing along the northerly right-of-way of Mars Hill Road North 58 degrees 25 minutes 00 seconds West, 273.60 feet to a point; thence continuing along the northerly right-of-way of Mars Hill Road North 61 degrees 48 minutes 00 seconds West, 213.80 feet to an iron pin; thence leaving said right-of-way North 33 degrees 11 minutes 00 seconds East, 109.00 feet to an iron pin; thence North 32 degrees 27 minutes 00 seconds West, 29.56 feet to a point being the TRUE POINT OF BEGINNING; thence North 32 degrees 27 minutes 00 seconds West, 370.44 feet to an iron pin; thence North 33 degrees 49 minutes 00 seconds East, 494.20 feet to a point; thence South 40 degrees 55 minutes 33 seconds East, 372.81 feet to a point; thence 462.42 feet along an arc of a curve to the right, said curve having a radius of 375.00 feet, a chord bearing of South 05 degrees 35 minutes 57 seconds East, and a chord distance of 433.68 feet to a point; thence South 29 degrees 43 minutes 39 seconds West, 28.45 feet to a point; thence North 56 degrees 16 minutes 00 seconds West, 31.27 feet to a point; thence South 89 degrees 32 minutes 37 seconds West, 322.72 feet to a point BEING THE TRUE POINT OF BEGINNING.

Said tract being the same as shown and delineated as "OBP Area" on a composite plat by Pittman and Greer Engineering, P.C. dated January 14, 2025.

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**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION**

All that tract, or parcel of land, together with all improvements thereon, containing 2.7300 acres, more or less, lying and being in the 240th District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the westerly right-of-way of Bell Road and the northerly right-of-way of Mars Hill Road at an iron pin being the TRUE POINT OF BEGINNING; thence continuing along the northerly right-of-way of Mars Hill Road North 58 degrees 25 minutes 00 seconds West, 273.60 feet to a point; thence continuing along the northerly right-of-way of Mars Hill Road North 61 degrees 48 minutes 00 seconds West, 213.80 feet to an iron pin; thence leaving said right-of-way North 33 degrees 11 minutes 00 seconds East, 109.00 feet to an iron pin; thence North 32 degrees 27 minutes 00 seconds West, 29.56 feet to a point; thence North 89 degrees 32 minutes 37 seconds East, 322.72 feet to a point; thence South 56 degrees 16 minutes 00 seconds East, 31.27 feet to a point; thence South 56 degrees 16 minutes 00 seconds East, 216.32 feet to a point along the westerly right-of-way of Bell Road; thence continuing along the westerly right-of-way of Bell Road South 33 degrees 44 minutes 00 seconds West, 271.92 feet to an iron pin BEING THE TRUE POINT OF BEGINNING.

Said tract being the same as shown and delineated as "B-2 Area" on a composite plat by Pittman and Greer Engineering, P.C. dated January 14, 2025.

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### NARRATIVE

#### MARS HILL PROFESSIONAL CAMPUS

REZONE SUBMITTED 04/21/2025 revised 05/27/2025

#### GENERAL DATA

Property Address: 0 Mars Hill Road

Parcel: B-02-092

Owner: CK Capital

Existing Zoning: AG

Proposed Zoning: OIP, OBP, B2

Existing Use: Undeveloped

Proposed Use: Professional Campus

Property Area: 14.8990 acres

#### ADJACENT LAND USES AND ZONING

North – R1 & OBP Office Park

West – OBP Office Park

South – B2 self storage and AG daycare and single family home

East – R1 single family homes

#### OWNERSHIP TYPE

The development will be privately owned with up to 9 lots to be sold. Each lot could have condo ownership within the lot itself.

#### REZONE REQUEST NARRATIVE

The property is 14.8990 acres and is currently zoned AG and undeveloped. The property owner is CK Capital. The owner is seeking to rezone the property to a mixture of OIP, OBP, and B2 to allow for up to nine lots consisting of office buildings with multi-tenant units that could be used for contractor office, general office, etc. The OIP lots would be used for Office Use (general office, medical office, etc). The OBP lots would be allowed for Office Use (general office, medical office, etc) as well as Office/Warehouse Use (contractor offices, dance studios, etc). The B2 lots could be used for Office, Office/Warehouse as well as other similar B2 uses. The portion of the property adjacent to the R1 neighboring property is proposed to be zoned to OIP to allow for general office only. The portion of the property adjacent to the existing OBP business park is proposed to be zoned to OBP to allow for office/warehouse use for contractor office, etc. These lots could have outdoor storage associated with the businesses. The portion of the property fronting Mars Hill Road is proposed to be zoned to B2 in keeping with other properties along this corridor of Mars Hill Road. At this time the proposed uses would be office/warehouse type uses but could be other uses allowed under the B2 zoning district. The proposed maximum square footage of the entire development is 113,860 sf.

#### ACCESS

Access will be from a proposed public street coming off of Mars Hill Road. There will be sidewalks along all road frontages that will allow pedestrian access.

#### TRAFFIC IMPACT

A traffic impact analysis has been completed and submitted along with the rezone package for this.

#### WATER SUPPLY

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### **NARRATIVE**

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

Estimated water usage is 11,386 gpd.

#### **SEWAGE DISPOSAL**

Sewage disposal will be provided by Oconee County Water Resources. A sewer main will be extended through an easement through 1040 Commerce Drive to Commerce Drive. This easement is shown on the approved site development plans for 1040 Commerce Drive. A capacity letter has been obtained from Oconee County Water Resources and is provided with this request.

Estimated sewer usage is 11,386 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**

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 stormpipe will carry stormwater to the ponds.

#### **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 July 2025 then site development plans will be created and permitted to begin construction in early 2026. The project will be built in phases such that roadway and lot platting will be phase I and then lots will develop as potential owners and/or tenants are found.

#### **BUFFERS**

Buffers are shown along the adjacent property lines to the north and east, 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. If this rezone request is approved, the existing incompatible use buffer on the adjacent office park against this property would no longer be required.

#### **SIGNAGE**

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

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**NARRATIVE**

**BUILDINGS**

The buildings will be all brick façade with metal window frames along with flat or pitched roofs. They could be one or two story buildings.

**ESTIMATED VALUE OF PROJECT**

The complete buildout of the project is estimated to be \$25 Million.

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**NARRATIVE**

**REPRESENTATIVE ARCHITECTURE**

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**NARRATIVE**



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**NARRATIVE**



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**NARRATIVE**



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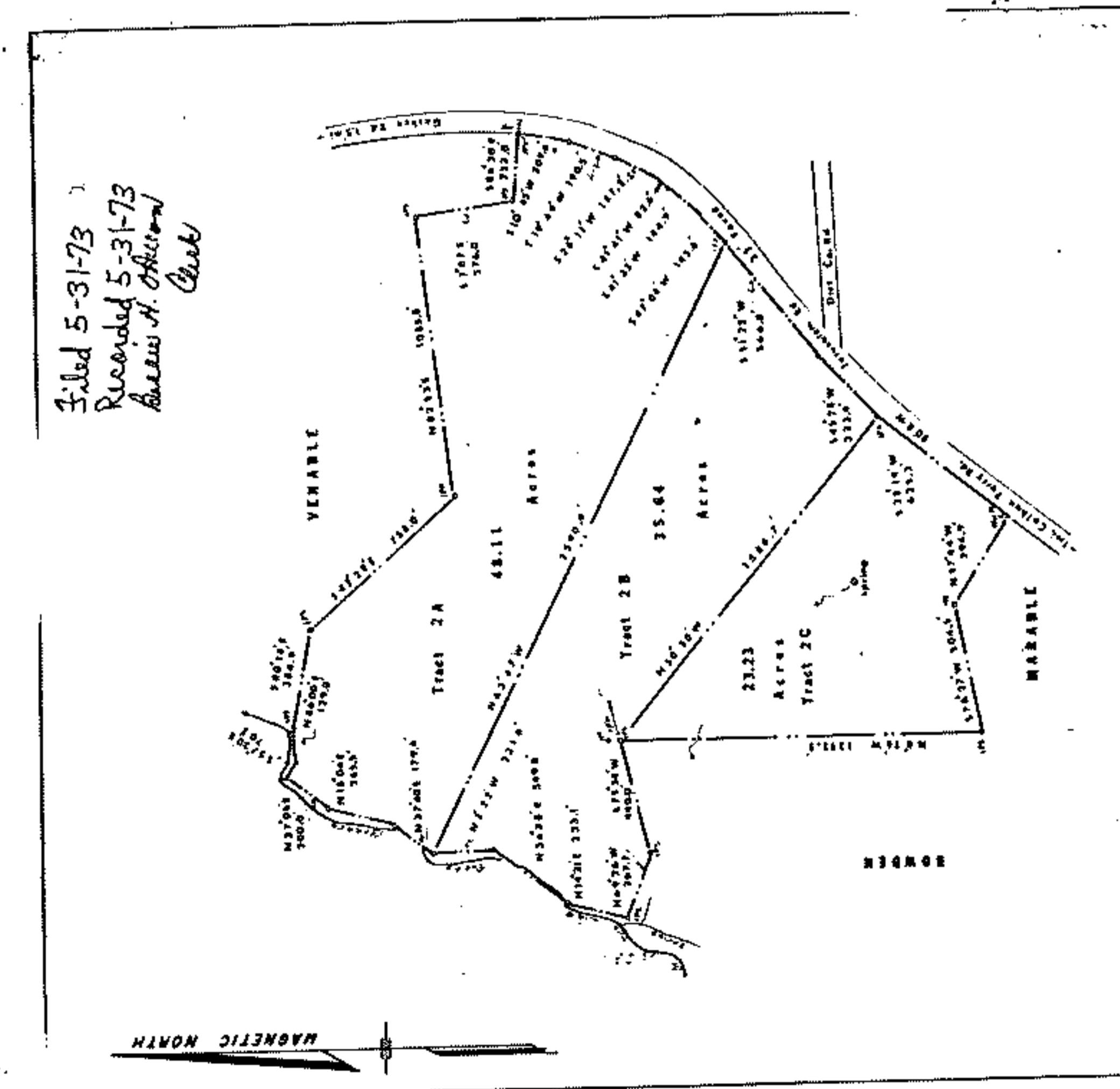
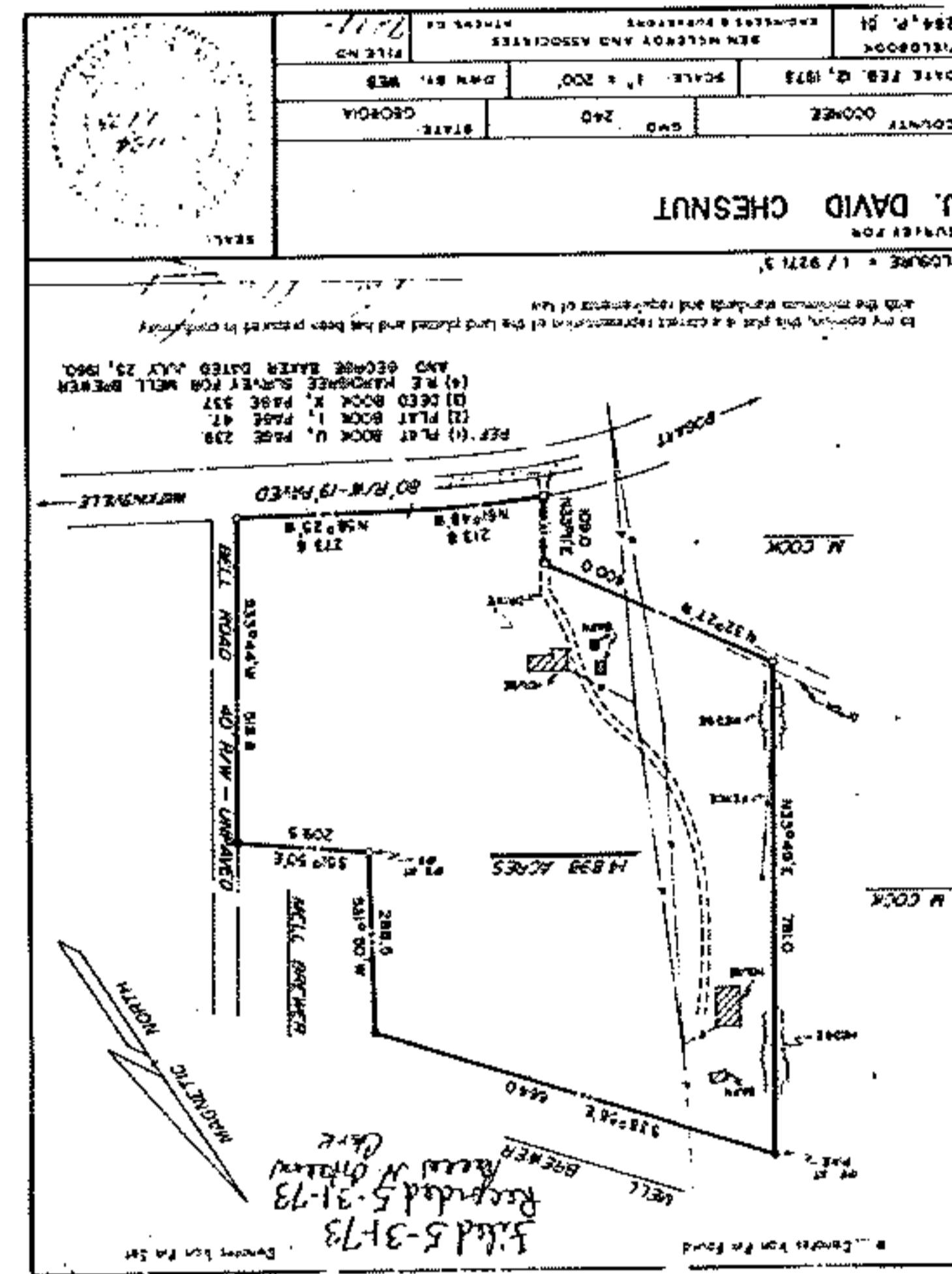
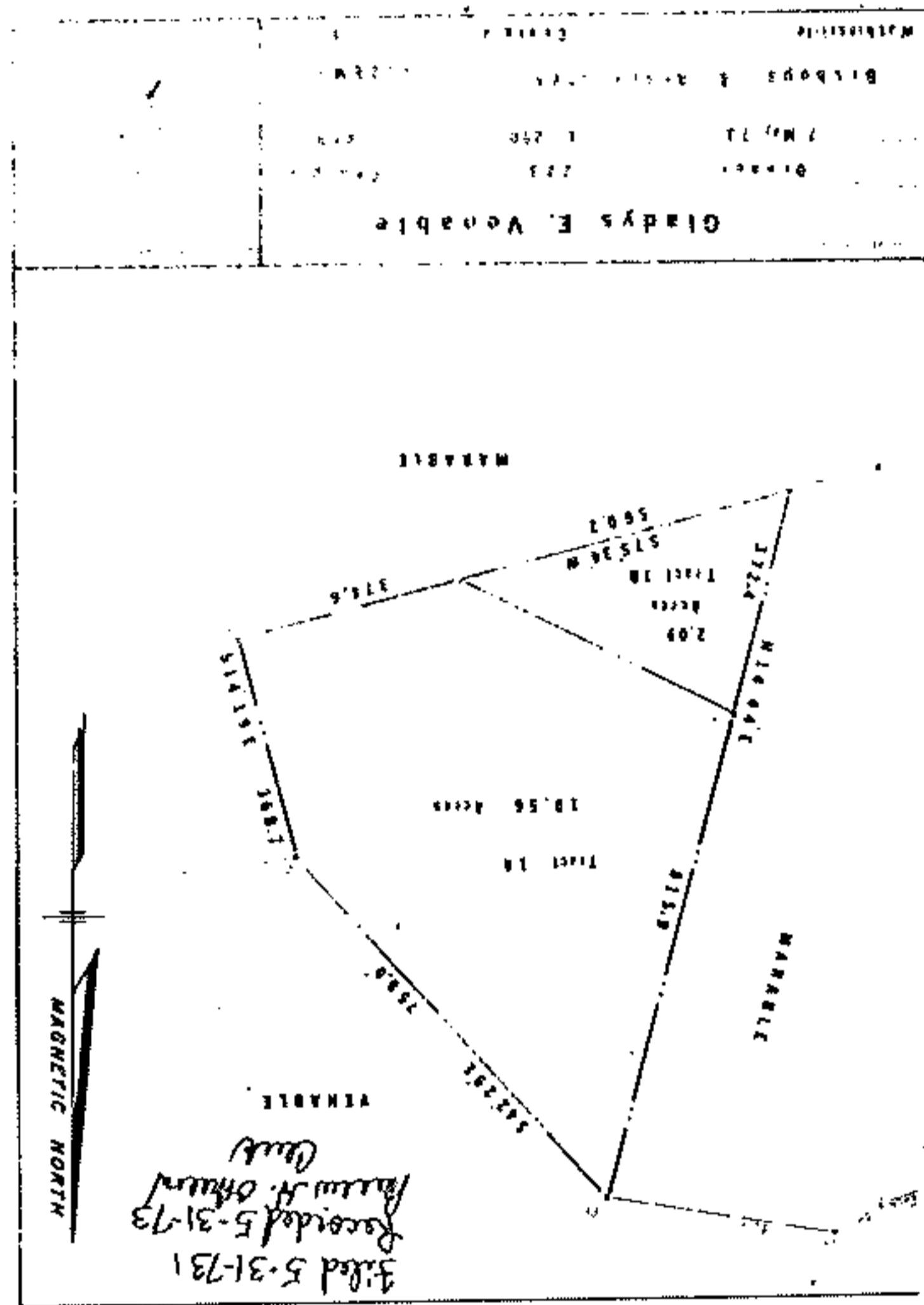
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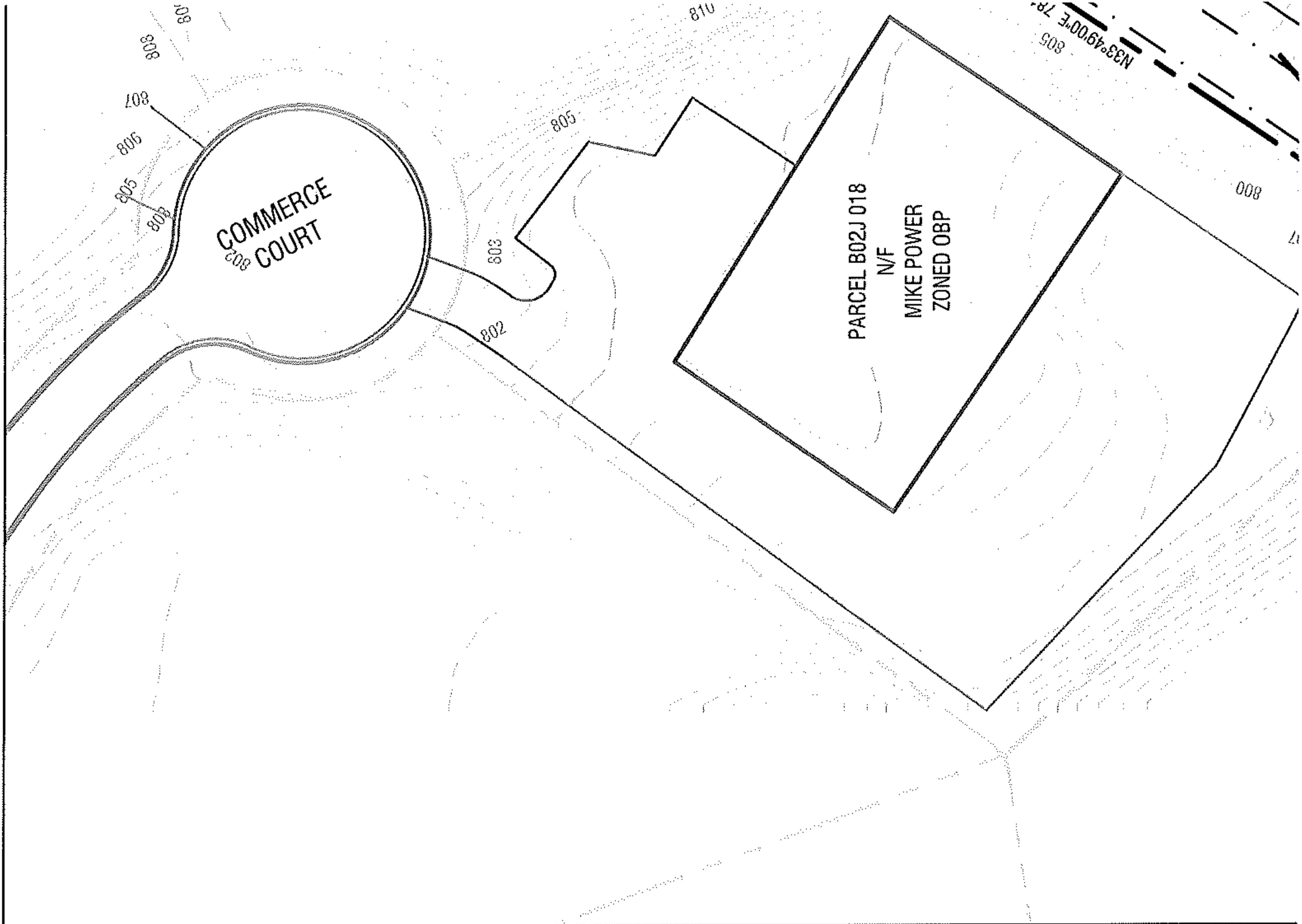
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## PLAT



<p>I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PRE- PARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE REGULATORY BOARD OF LAND COMMISSIONERS OF THE STATE OF GEORGIA.</p>																									
																									
<b>LOCATION MAP</b>																									
<b>Rufus H. Marable</b>																									
<b>SURVEY FORM</b>																									
<table border="1"> <thead> <tr> <th>County</th> <th>Section</th> <th>Range</th> <th>Section</th> <th>State</th> <th>Georgia</th> </tr> </thead> <tbody> <tr> <td>DeKalb</td> <td>7</td> <td>73</td> <td>SLABE</td> <td>1 + 400'</td> <td>DAVISON BY. APPROVED BY RUFUS H. MARABLE and affixed to plan 1-1-77</td> </tr> <tr> <td colspan="6" style="text-align: center;"> <b>Bishopp &amp; Associates</b> </td> </tr> <tr> <td colspan="6" style="text-align: right;"> <b>3128 N. 2 W. Atlanta, Georgia</b> </td> </tr> </tbody> </table>		County	Section	Range	Section	State	Georgia	DeKalb	7	73	SLABE	1 + 400'	DAVISON BY. APPROVED BY RUFUS H. MARABLE and affixed to plan 1-1-77	<b>Bishopp &amp; Associates</b>						<b>3128 N. 2 W. Atlanta, Georgia</b>					
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### PARKING DATA - LOT 1

REQUIRED PARKING: 37 SPACES  
 OFFICES-GENERAL = 3.0 SPACES/1000 SF. OF GROSS FLOOR AREA  
 $(12,000/1,000)*3.0 = 36$  MINIMUM REQUIRED SPACES  
 WAREHOUSE & ENCLOSED STORAGE = 0.5 SPACES/1000 SF. GROSS  
 FLOOR AREA  
 $(1,800/1,000)*0.5 = 0.9$  MINIMUM REQUIRED SPACES

PROPOSED PARKING: 37 SPACES  
 STANDARD SURFACE: 16 (9'X19', 2 OF THOSE ARE HANDICAP ACCESSIBLE)  
 REDUCED SURFACE: 21 (9'X17.5')

### PARKING DATA - LOT 2

REQUIRED PARKING: 35 SPACES  
 OFFICES-GENERAL = 3.0 SPACES/1000 SF. OF GROSS FLOOR AREA  
 $(11,400/1,000)*3.0 = 34.2$  MINIMUM REQUIRED SPACES

PROPOSED PARKING: 35 SPACES  
 STANDARD SURFACE: 19 (9'X19', 2 OF THOSE ARE HANDICAP ACCESSIBLE)  
 REDUCED SURFACE: 16 (9'X17.5')

### PARKING DATA - LOT 3

REQUIRED PARKING: 37 SPACES  
 OFFICES-GENERAL = 3.0 SPACES/1000 SF. OF GROSS FLOOR AREA  
 $(5,200/1,000)*3.0 = 15.6$  MINIMUM REQUIRED SPACES  
 $(6,800/1,000)*3.0 = 20.4$  MINIMUM REQUIRED SPACES

PROPOSED PARKING: 38 SPACES  
 STANDARD SURFACE: 20 (9'X19', 2 OF THOSE ARE HANDICAP ACCESSIBLE)  
 REDUCED SURFACE: 18 (9'X17.5')

### PARKING DATA - LOT 4

REQUIRED PARKING: 37 SPACES  
 OFFICES-GENERAL = 3.0 SPACES/1000 SF. OF GROSS FLOOR AREA  
 $(4,260/1,000)*3.0 = 12.8$  MINIMUM REQUIRED SPACES  
 $(8,000/1,000)*3.0 = 24$  MINIMUM REQUIRED SPACES

PROPOSED PARKING: 37 SPACES  
 STANDARD SURFACE: 19 (9'X19', 2 OF THOSE ARE HANDICAP ACCESSIBLE)  
 REDUCED SURFACE: 18 (9'X17.5')

### PARKING DATA - LOT 5

REQUIRED PARKING: 21 SPACES  
 OFFICES-GENERAL = 3.0 SPACES/1000 SF. OF GROSS FLOOR AREA  
 $(7,000/1,000)*3.0 = 21$  MINIMUM REQUIRED SPACES

PARCEL B02J 018  
 N/F  
 MIKE POWER  
 ZONED OBP



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

**REZONE CASE #:** P25-0079

**DATE:** June 6, 2025

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

**APPLICANT NAME:** Pittman & Greer Engineering

**PROPERTY OWNER:** CK Capital, LLC, C/O Chad Keller

**LOCATION:** Mars Hill Road at Bell Road (unaddressed),  
Parcel B 02 092

**PARCEL SIZE:** ±14.899 acres

**EXISTING ZONING:** AG (Agricultural)

**EXISTING LAND USE:** Vacant

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

**ACTION REQUESTED:** Rezoning from AG (Agricultural) to a mix of B-2 (Highway Business), OBP (Office-Business Park) and OIP (Office-Institutional-Professional)

**STAFF RECOMMENDATION:** Staff recommends conditional approval of this request for OBP and OIP with no B-2 zoning.

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** June 16, 2025

**BOARD OF COMMISSIONERS:** July 8, 2025

**ATTACHMENTS:**

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



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

### **HISTORY**

- The existing parcel is zoned AG (Agricultural) from the original adoption in 1968.
- The plat for the property was recorded May 31, 1973 (Plat Book 4, Page 132). The parcel has not changed since that time.

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

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Residential	R-1 (Single Family Residential)
<b>SOUTH</b>	Day care and mini-warehouse	B-2 (Highway Business) and AG (Agricultural)
<b>EAST</b>	Residential	R-1 (Single Family Residential)
<b>WEST</b>	Mixed Commercial office and contractor offices	B-2 (Highway Business) and OBP (Office-Business Park)

### **PROPOSED DEVELOPMENT**

- The applicant proposes nine (9) lots for commercial offices and warehousing with lots ranging from 1.01 acres to 2.13 acres.
- The proposed concept plan indicates offices and office/warehouses uses.
- The applicant did not propose to exclude any uses from the proposed B-2, OBP or OIP zones.

### **PROPOSED TRAFFIC PROJECTIONS**

- An approximate additional 704 ADT (average daily trips) are estimated with 117 peak hour trips (Trip Generation Manual, 11<sup>th</sup> Edition) for the nine lots.

### **PUBLIC FACILITIES**

#### **Water:**

- The project is proposed to utilize County water services. Estimated water usage is 11,386 GPD.

#### **Sewer:**

- The project is proposed to utilize County sewer services. Estimated sewer usage is 11,386 GPD.

#### **Roads:**

- Access will be via a new public road that connects to Mars Hill 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 the following comment on May 27, 2025: Concept Plan shows sidewalks stopping before Mars Hill Road intersection. Per UDC 1014.02a, sidewalks are required along all rights-of-way of commercial zones.

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

- Reviewed on May 21, 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 May 19, 2025.

## OCONEE BOARD OF EDUCATION

- Reviewed with the following comment on May 26, 2025: We have reviewed the Justin Greer rezone request P25-0079, and we have determined that they have little to no immediate impact.

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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 OIP and OBP uses would be suitable and in harmony with the surrounding areas. Uses allowed in the B-2 zone would be too intense in this area with existing residential and institutional uses. The lots adjacent to existing residential lots and Bell Road, which is a residential street, are recommended to be OIP to provide a buffer to the higher intensity OBP uses.

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

The property is currently vacant. The 1973 recorded plat indicates that a residence was previously on the property. The property does not have a reasonable economic use as currently zoned as this area is no longer an agricultural corridor. The surrounding uses include commercial, residential and institutional 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;**

There will be an increase in road use. The applicant will have to meet a LOS-C standard prior to development. Water Resources has indicated there is capacity for water and sewer services. There is no impact to schools for the proposed commercial lots.

**ii. Environmental impact;**

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

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

The adjacent commercial uses should not be affected in value. The adjacent residential uses will have a required 25' buffer as indicated adjacent to OIP uses.

**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 1973 recorded plat indicates that a residence was previously on the property. The property is not currently in agricultural use and is vacant. The date of the demolition of the residential and agricultural structures is unknown. The 2013 Aerial Imagery does not indicate any structures were on the property at that time.

**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."

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."

The purpose of the B-2 zoning district "is intended to serve those business activities generally oriented to the highways."

Staff finds that the requested uses are consistent with OBP and OIP, but not B-2 as Mars Hill Road is not an arterial highway that would support B-2 uses.

**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.**

A developing regional shopping center that is approved approximately 2,500 away along Mars Hill Road at Highway 78 is a changing factor that will increase traffic in this area. Therefore, the more intense B-2 zone would not be supported. There are less intense uses allowed in the OBP and OIP zones, which would be more compatible for this area.

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

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 OIP and OBP zoning complies with the Comprehensive Plan, but B-2 does not as there is no access to an arterial highway.

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

It is likely that other OBP and OIP zoned properties exist in the county that would permit office and light warehousing uses. There are also likely other B-2 zoned properties that exist that would permit the proposed uses.

## **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 to rezone to OBP and OIP 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. The zoning for the proposed 9 lots shall be as follows:

<u>Proposed Lot #</u>	<u>Zoning</u>
1	OIP
2	OIP
3	OIP
4	OIP
5	OIP
6	OBP
7	OBP
8	OBP
9	OBP

5. At least 80 percent of exterior wall surfaces of all buildings and structures shall be either brick, stone, brick veneer, stone veneer or glass, or combination thereof. Additional primary and accent materials are allowed as indicated in UDC Section 306.03.
6. The total building square footage shall not exceed 114,035 square feet as shown on the concept plan dated February 3, 2025, and revised May 27, 2025.
7. A 1’ no access easement along the ROW of Bell Road shall be indicated on the Final Plat.

8. 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.
9. A revised traffic impact statement that meets the requirements of the UDC shall be submitted prior to the Site Development Plan application and indicate the required improvements to achieve a LOS-C for intersections and traffic movements in the study area as defined in the initial TIS, Table 6, dated April 18, 2025, by A&R Engineering, Inc. All road improvements shall be made at the expense of the Owner.

Site Picture



# REZONE # P25-0079 - CK CAPITAL



1:2,500

0

235

470

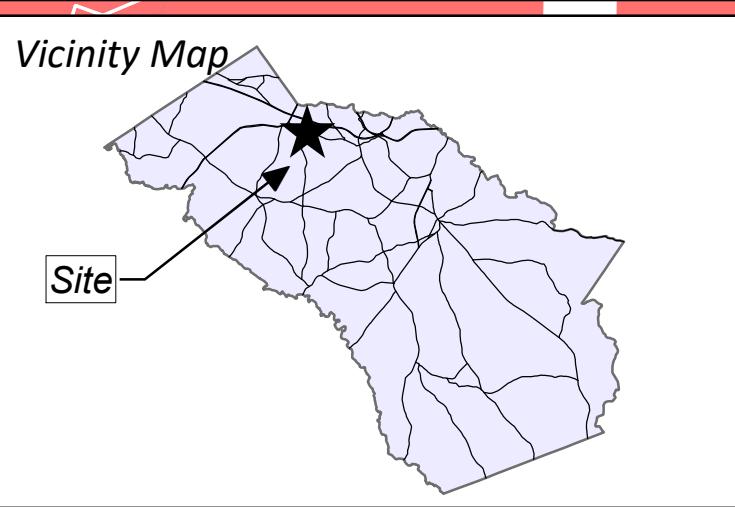
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1,410

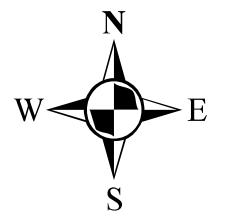
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Feet





## Oconee County Planning Department



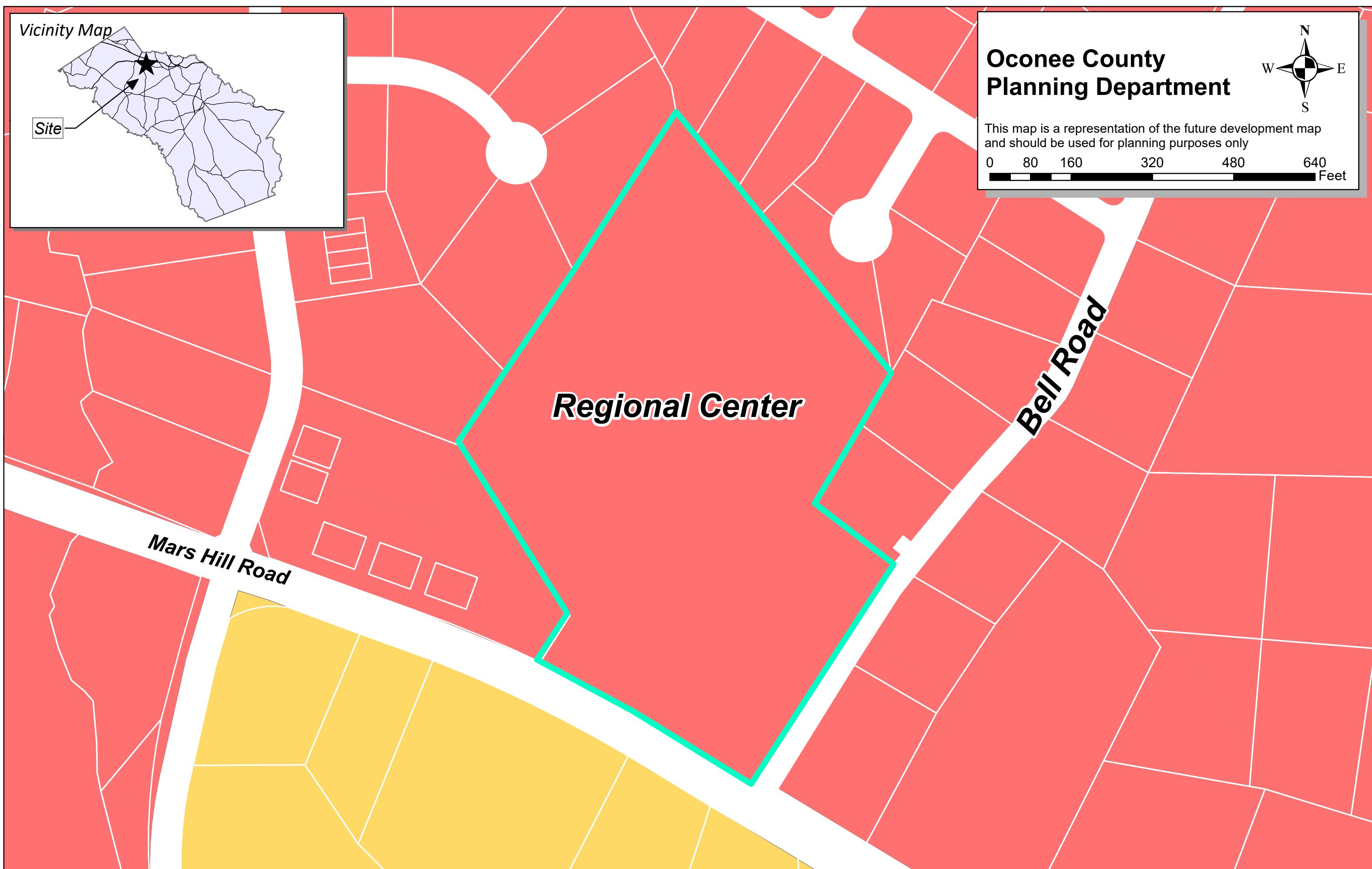
This map is a representation of the future development map  
and should be used for planning purposes only

0 80 160 320 480 640 Feet

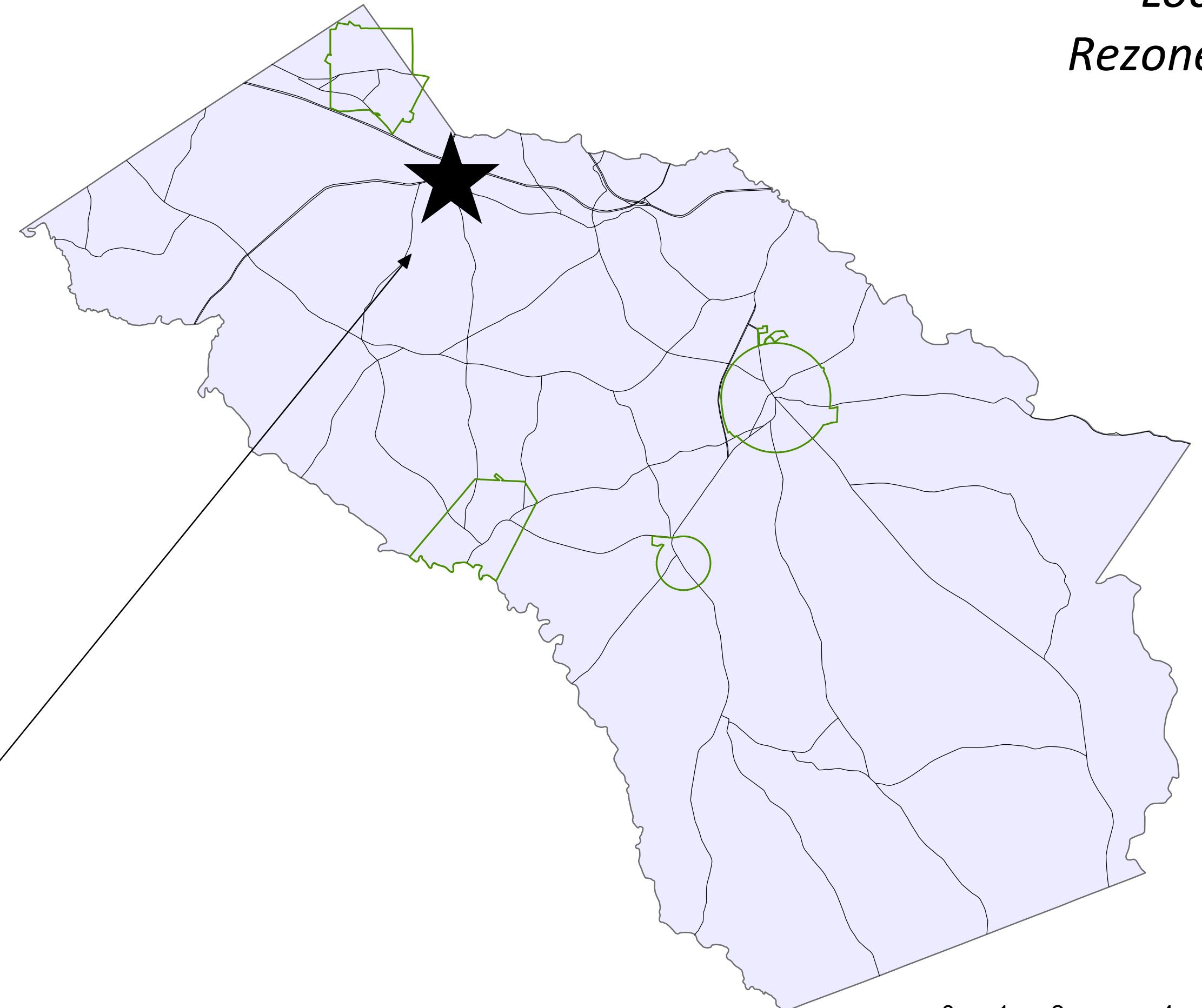
**Regional Center**

**Mars Hill Road**

**Bell Road**

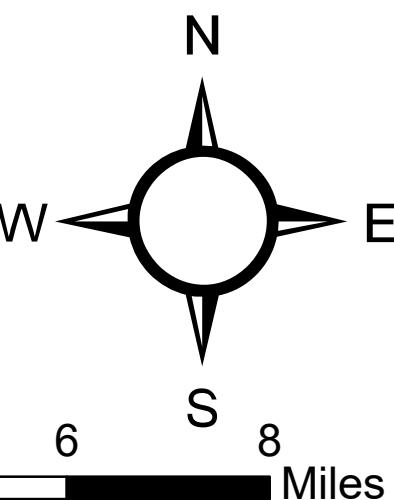


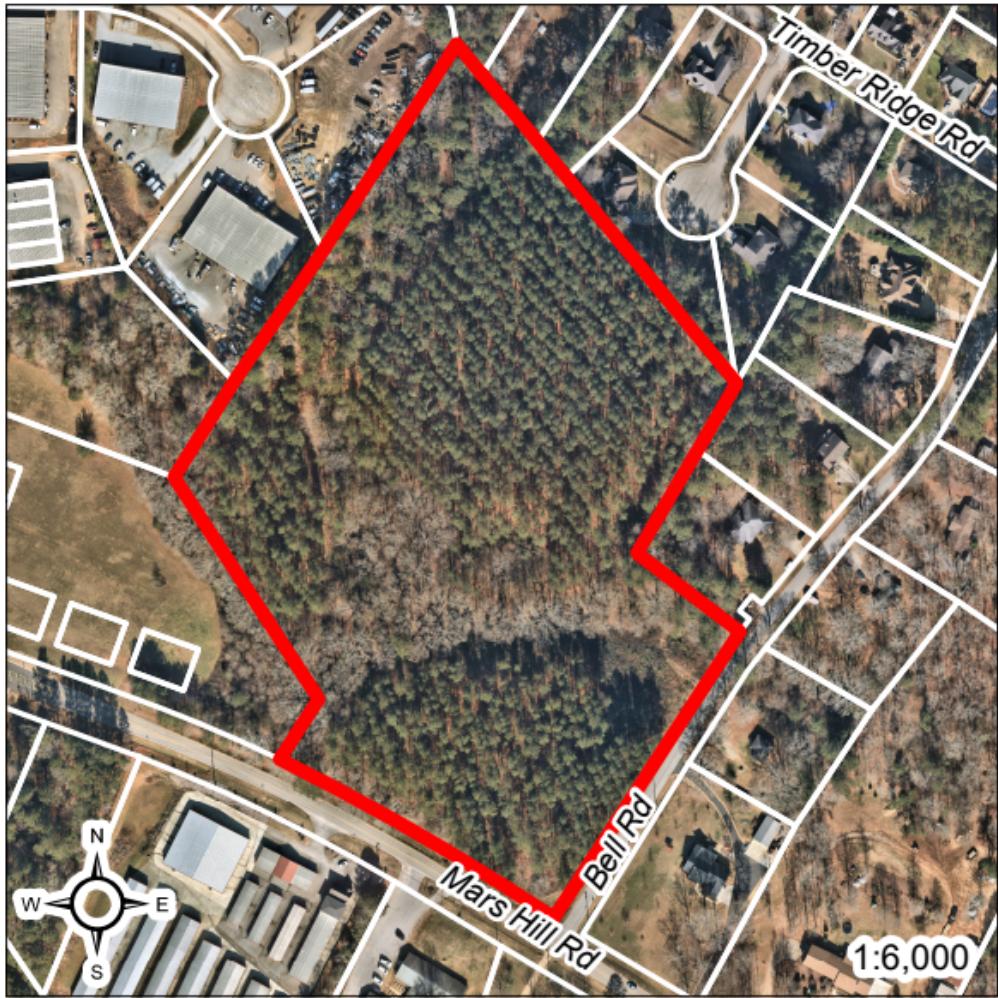
*Location Map -*  
*Rezone # P25-0079*  
*CK Capital*



1:120,000

0 1 2 4 6 8 Miles





1:6,000

