

**SPECIAL USE APPROVAL  
OCONEE COUNTY, GEORGIA**

**TITLE**

A Resolution granting Special Use Approval, as provided by the Unified Development Code of Oconee County, Georgia, pursuant to Article 12, Division I et seq.

**ENACTMENT CLAUSE**

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for special use approval submitted by Rodney Jones on April 21, 2025 requesting Special Use Approval on a ±6.63-acre tract of land located on 2421 Malcom Bridge Rd, Oconee County, Georgia, tax parcel no. B-02T-001CA, on property owned by Lenru Development, LLC, the Board of Commissioners of Oconee County does hereby grant following:

SECTION 1. A Resolution granting Special Use Approval for the property described above and on the attached Exhibit A is hereby granted for Other Amusement and Recreation Uses.

Said Special Use Approval 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 Resolution be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Resolution.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 Resolution shall take effect this date.

Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on June 16, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on July 8, 2025.

ADOPTED AND APPROVED, this 8<sup>th</sup> day of July.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

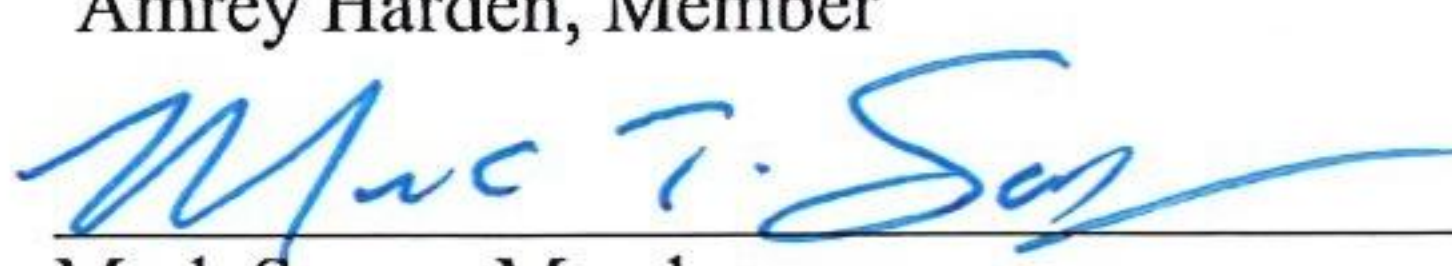
BY:

  
John Daniell, Chairman

  
Mark Thomas, Member

  
Chuck Horton, Member

  
Amrey Harden, Member

  
Mark Saxon, Member

ATTEST:

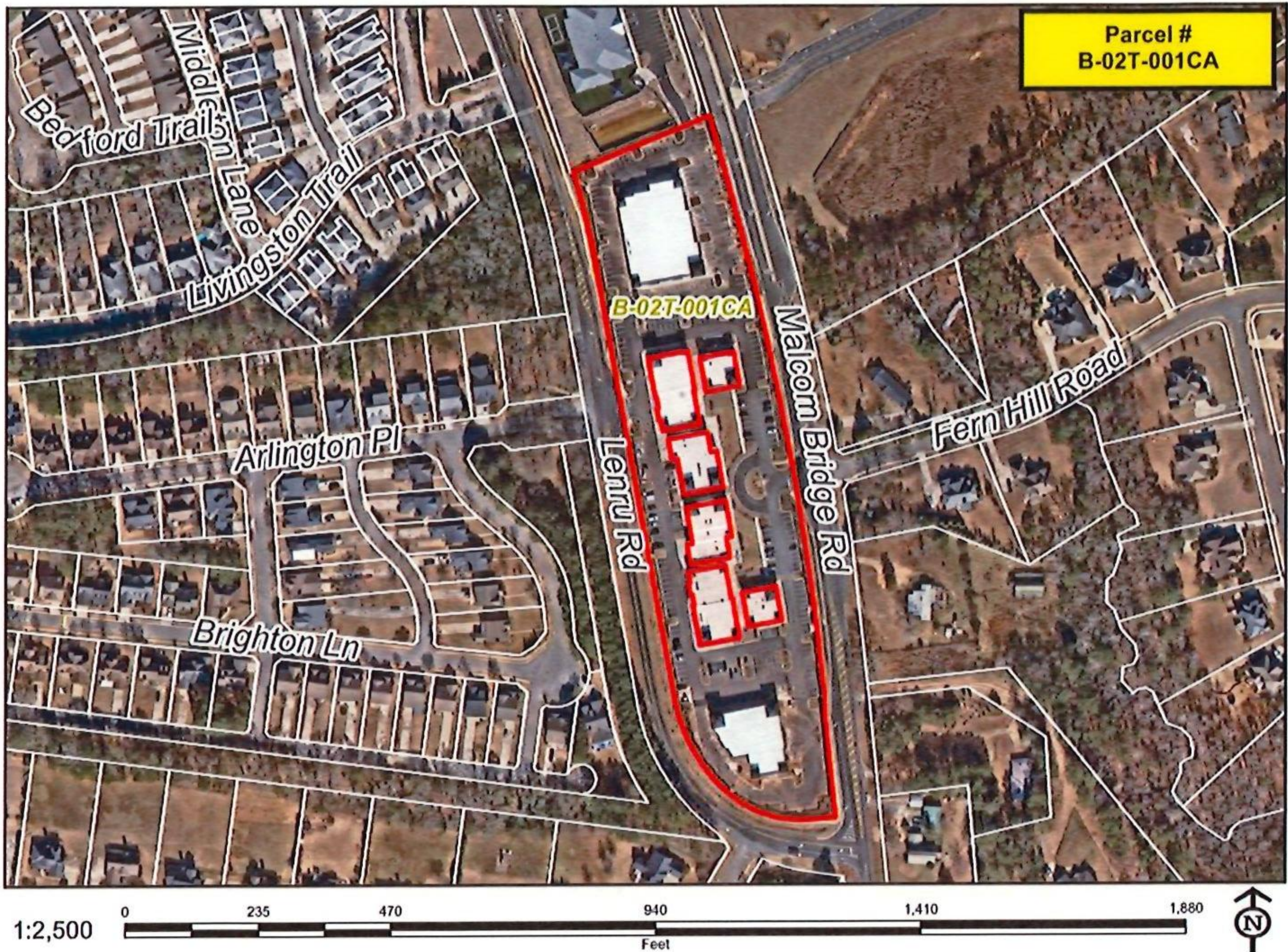
  
Holly Stephenson  
Clerk, Board of Commissioners

**ACTION DENYING SPECIAL USE APPROVAL REQUEST**

**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 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. All hours of operation shall conclude no later than 10:30 PM.

**SPECIAL USE # P25-0081 - LENRU DEVELOPMENT**



**LEGAL DESCRIPTION**

**BUILDING 800 LEGAL DESCRIPTION:**

All that tract or parcel of land, containing 19,881 square feet, more or less, designated as Building 800 (consisting of Units 810 and 820) of The Village at Malcom Bridge Condominium, situate, lying and being in the 240<sup>th</sup> District, G. M. of Oconee County, Georgia, and being particularly described as follows:

To locate the Point of Beginning, commence at GPS Monument set at Georgia West Zone State Plane Coordinates N = 1423145.439 E = 2496692.114, thence running South 24°13'07" West 121.96 feet to a point, which point is the POINT OF BEGINNING of the within described property; thence from said Point of Beginning as thus established, running thence South 10°25'32" East 12.22 feet to a point; thence North 79°34'28" East 0.25 feet to a point; thence South 10°25'32" East 42.66 feet to a point; thence North 79°34'28" East 5.03 feet to a point; thence South 10°25'45" East 59.98 feet to a point; thence North 79°34'15" East 5.03 feet to a point; thence South 10°22'44" East 37.29 feet to a point; thence South 79°36'22" West 0.25 feet to a point; thence South 10°22'44" East 18.36 feet to a point; thence South 79°36'22" West 18.23 feet to a point; thence South 10°23'38" East 0.25 feet to a point; thence South 79°36'22" West 94.91 feet to a point; thence North 10°23'38" West

0.25 feet to a point; thence South 79°36'22" West 12.17 feet to a point; thence North 10°25'32" West 12.08 feet to a point; thence South 79°34'28" West 0.25 feet to a point; thence North 10°25'32" West 131.20 feet to a point; thence North 79°34'28" East 0.25 feet to a point; thence North 10°25'32" West 12.16 feet to a point, thence North 79°34'28" East 12.24 feet to a point; thence North 10°25'32" West 0.25 feet to a point; thence North 79°34'15" East 17.52 feet to a point; thence North 10°25'45" West 4.94 feet to a point; thence North 79°34'28" East 30.03 feet to a point; thence North 10°25'32" West 10.05 feet to a point; thence North 79° 34'28" East 43.28 feet to a point; thence South 10°25'32" East 0.25 feet to a point; thence North 79°34'28" East 12.22 feet to a point, which point is the POINT OF BEGINNING.

**LEGAL DESCRIPTION**

**NARRATIVE**

**The Village at Malcom Bridge**

A Multi-Use Retail Complex  
2421 Malcom Bridge Road  
Oconee County, Georgia  
Tax Parcel B-02T-001CA  
7.524 Acres

**SUP Request for a Family Entertainment Center**

**Narrative**

The purpose of this application is to request a special use permit for The Village at Malcom Bridge, a 7.524-acre commercial development located at the intersection of Lenru Road and Malcom Bridge Road. The site is zoned B-1 (General Commercial District) per Oconee County rezoning case #3539, approved 2/10/04, and rezoned to B-1 with modifications per case #7508, approved 10/2/18.

The project was split into three separate phases for construction and is currently undergoing the final platting and asbuilt process with the county. The development now includes 8 buildings ranging in size from less than 4,000 sf to over 18,000 sf. These buildings are commercial condominiums. The estimated value of the project at completion is \$9.5 million.

The development primarily includes restaurant and retail tenants, but may also include professional offices, physician offices, dry cleaners, hair salons, banks, art galleries, performance studios, food markets, bakeries, locksmiths, photographers and other uses deemed appropriate under B-1 zoning.

A special use permit is requested to allow for Amusement and Recreation Uses (NAICS Ref. 71399) in Suite 820, which was built during phase three of the development. The Village Clubhouse would feature state-of-the-art bowling lanes, cutting-edge golf simulators, an extensive arcade, and a restaurant operated by a respected local restaurateur. This innovative Family Entertainment Center addresses the community's need for diverse, high-quality leisure options under one roof.

**Adjacent Properties**

The property is 7.524 acres with overall dimensions of approximately 1300'x250'. The property has an elongated shape that begins at the intersection of Malcom Bridge Road and Lenru Road and runs northward with road frontage along both rights-of-way.

The parcel to the north was recently developed for Peach State Academy, a child care learning center. The remaining property lines are along Oconee County right-of-way. The properties across the adjacent roads are zoned R-2-MPD to the west, AG to the south and AG and R-1 to

## NARRATIVE

the east. These properties are currently developed and used for public schools and single-family residences.

### Development Details

The development was designed in accordance with the Oconee County Unified Development Code for B-1 zoning. It is specifically intended that the landscaping, buildings, signage, uses and hours of operation are regulated in a manner to cooperate harmoniously and minimize adverse impacts to the surrounding areas.

### Architecture

All buildings, monuments, and other vertical structures have complimentary design features, colors and materials. Exterior wall surfaces are either brick veneer, stone veneer, cement-based siding, stucco or glass. Roof materials include architectural tab shingles, tile, slate, wooden shakes or standing seam metal. The minimum roof pitch is 6:12 for gables or hipped roofs. The maximum building height is 35 feet. Chimneys and cupolas are allowed. Roof-mounted equipment such as solar panels and HVAC units are prohibited as well as outside neon lighting and signs higher than the eaves line of the roof.

### Access and Traffic

369 parking spaces are provided for the entire development which gives a ratio of more than 5 spaces per 1,000 sf. There is a continuous drive around the perimeter of the buildings for staff, customer, vendor and emergency access. The site is designed to discourage through-traffic by eliminating sight lines and direct paths between each public road.

Vehicular parking, truck loading areas and 5' pedestrian sidewalks are provided throughout the development with ADA ramps and crosswalks as necessary. The site shall be extensively landscaped around the perimeter with a mix of landscaping and hardscaping around central common areas and focal points. The primary drive and parking areas is paved asphalt with 24" concrete curb and gutter.

### Traffic Impact

According to the *Trip Generation, 8<sup>th</sup> Edition* manual published by the Institute of Transportation Engineers, for bowling alleys (ITE Land Use #437) the average trip generation rate is 33.33 trips per 1,000 sf leasable space per weekday. For a multipurpose recreational facility (ITE Land Use #435) the average trip generation rate is 1.99 trips per 1,000 sf leasable space per weekday. The average trip generation rate for shopping centers (ITE Land Use #820) is 42.94 trips per 1,000 sf leasable space per weekday. During the initial permitting process, traffic was analyzed for the entire development as a shopping center. Since the average trip generation rates for a bowling alley and multipurpose recreational facility were less than a shopping center, we kept the original traffic impact analysis as it assumed the greater demand.

## NARRATIVE

The average trip generation rate for shopping centers (ITE Land Use #820) is 42.94 trips per 1,000 sf leasable space per weekday. The morning and evening hourly rates are 1.00 and 3.73 trips per peak hour of adjacent street traffic, respectively.

Assuming full build-out of 75,240 sf, the proposed traffic impact will be:

(75,240 sf) (42.94 daily trips/1000 sf) = 3,231 trips per day  
(75,240 sf) (1.00 AM trips/1000 sf) = 75 trips per morning peak hour  
(75,240 sf) (3.73 PM trips/1000 sf) = 281 trips per evening peak hour

The development includes a full access drive at the main entrance on Malcom Bridge Road which aligns with Fern Hill Road, a full access drive at the rear entrance on Lenru Road which aligns with Arlington Place and a full access drive near the southern portion along Lenru Road. Interparcel access is provided throughout the development and extended to the recently developed parcel along the northern property line.

A traffic study was conducted by A&R Engineering, Inc. for full buildout of 75,240 sf of development. According to the study, *Traffic Impact Study for Malcom Bridge Road Development*, dated June 21, 2018, no traffic signal or left-turn lanes are required. Deceleration lanes were recommended and installed at each entrance.

### Utilities

Water and sanitary sewer are available onsite and are provided by Oconee County. Domestic and fire protection water service are tapped from existing mains running along Malcom Bridge Road and Lenru Road. Sanitary sewer gravity flows into an existing main across Lenru Road and drains to the Triple Creek Pump Station. At this time, water and sewer connections have been made and are currently being asbuilt.

### Stormwater Drainage

The existing topography slopes gently towards Malcom Bridge Road. The development utilizes underground ponds to provide water quality, channel protection and peak flow detention in a similar pattern to the predeveloped conditions. The asbuilt underground ponds have been certified and meet the local and state requirements.

### Impact to Schools

The proposed entertainment center is not expected to adversely affect the local school. The Village Clubhouse provides an interactive environment where families and friends can gather to enjoy different activities. The close proximity to Malcom Bridge Elementary School and Malcom Bridge Middle School, located immediately east of the site, creates a convenient location for families in the community.

NARRATIVE

Landscaping

The site is extensively landscaped around the perimeter with a mix of landscaping and hardscaping around central common areas and focal points. All landscaping shall be installed and maintained in accordance with the approved landscape plan.

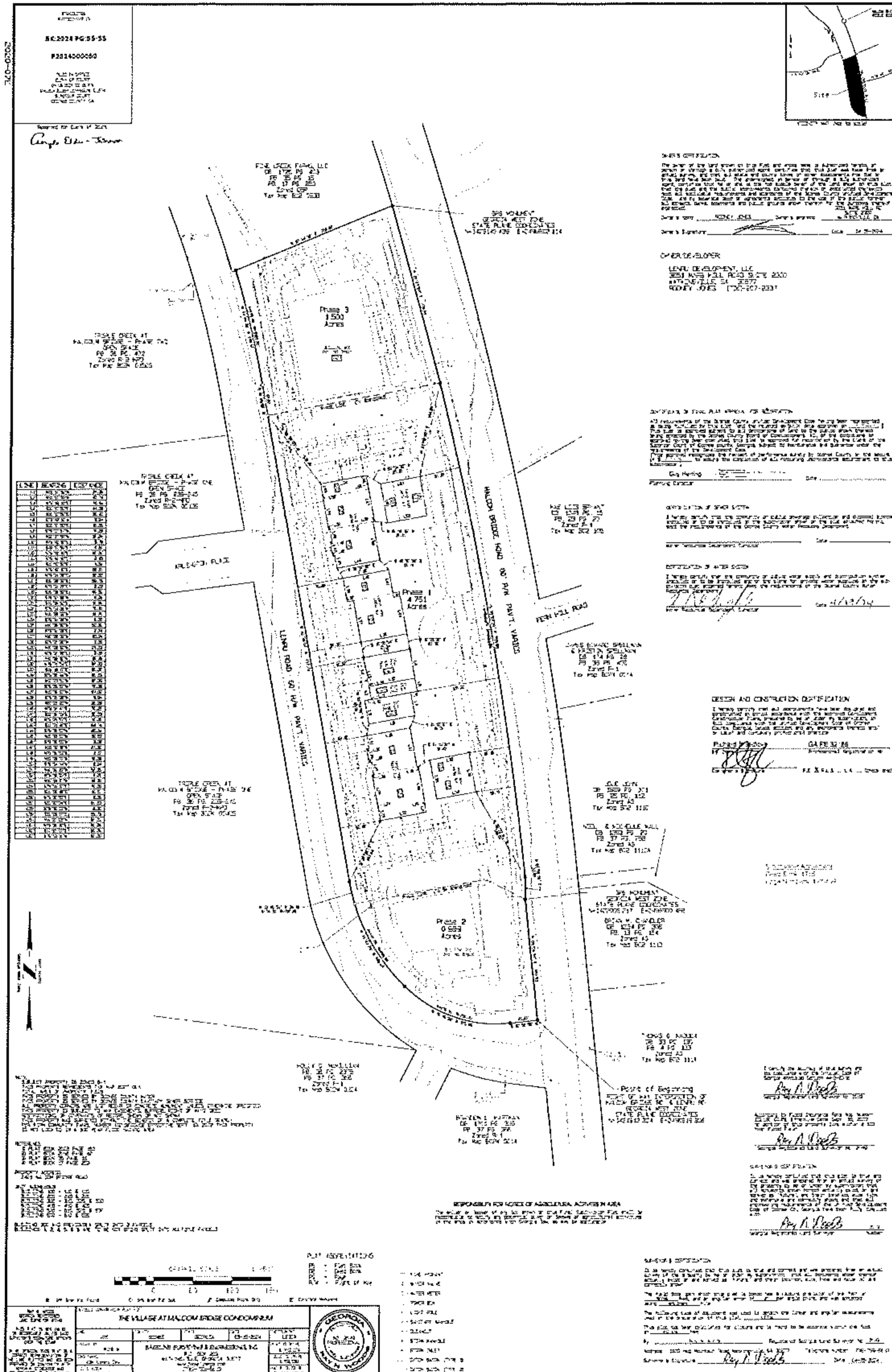
Schedule

The overall development is within the final stages of construction. Pending approval of the SUP, the family entertainment center is expected to open within the next few months.

# EXHIBIT "A" TO SPECIAL USE APPROVAL #P25-0081

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## PLAT







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

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**SPECIAL USE CASE #:** P25-0081

**DATE:** June 5, 2025

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

**APPLICANT NAME:** Rodney Jones

**PROPERTY OWNER:** Lenru Development, LLC

**LOCATION:** 2421 Malcom Bridge Road, Building 800  
Parcel: B 02T 001CA

**PARCEL SIZE:** ±6.63

**EXISTING ZONING:** B-1 (General Business District)

**2023 COMPREHENSIVE PLAN CHARACTER AREAS  
MAP:** Suburban Neighborhood

**EXISTING LAND USE:** Shopping Center

**ACTION REQUESTED:** Special Use Approval for “Other Amusement and Recreation Uses”

**REQUEST SUMMARY:** The applicant is requesting Special Use Approval a fully enclosed Family Entertainment Center, that falls under the UDC use of “Other Amusement and Recreation Uses”

**STAFF RECOMMENDATION:** Staff recommends conditional approval of this request.

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** June 16, 2025

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

**ATTACHMENTS:**

- Application
- Narrative
- Special Use Impact Analysis
- Plats of Survey
- Concept Plan
- Architectural Sketches



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

### **HISTORY**

- The existing property is part of the Villages of Malcom Bridge shopping center.
- The property was rezoned to B-1 on February 10, 2004 (Case #3539) with a modification to the zoning approved October 2, 2018 (Case #7508).
- The current property was created by a condominium plat recorded April 19, 2024 (Plat Book 2024, Pg 55).
- The shopping center has multiple buildings complete, while some are still under construction.
- The applicant has submitted As-Built plans and a proposed condominium final plat for the subject building 800 that is still under review.

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

	EXISTING LAND USES	EXISTING ZONING
<b>NORTH</b>	Commercial- Day Care, Dog Day Care, Retail	B-1 (General Business District)
<b>SOUTH</b>	Residential- Harperfield	R-1 (Single Family Residential)
<b>EAST</b>	Schools (Malcom Bridge Middle and Elementary)	AG (Agricultural District)
<b>WEST</b>	Residential- Triple Creek at Malcom Bridge	R-2/ MPD (Two-Family Residential/ Master Planned Development)

### **PROPOSED PROJECT DESCRIPTION**

- The applicant is requesting Special Use Approval to construct/ build out a Villages of Malcom Bridge suite for a family entertainment center.
- The proposed size of the suite is 14,980 square feet (SF). This complies with the limit for a single use of 15,000 SF as indicated by Rezoning #7508 condition #16.

### **SPECIAL USE REQUIREMENTS**

There are no specific standards in Article 3 for Other Amusement and Recreation Uses that are in a fully enclosed building.

### **TRAFFIC PROJECTIONS**

- The provided traffic estimates are for the whole shopping center. Transportation improvements for the shopping center are constructed, including turn/ deceleration lanes, a wider intersection at Lenru Drive and a roundabout at the schools' entrance.
- There is an estimated 3,231 Average Daily Trips for the whole shopping center (Trip Generation Manual, 11<sup>th</sup> Edition) based on a total of 75,240 total SF.

### **PUBLIC FACILITIES**

#### **Water:**

- The project is connected to Oconee County water.

#### **Sewer:**

- The project is connected to Oconee County sewer.

#### **Roads:**

- The site has existing access to Lenru Road and Malcom Bridge Road.

### **ENVIRONMENTAL**

- The concept plan indicates there are no State Waters, Wetlands or Flood Hazard Areas on the site.

## **COMMENTS FROM OTHER DEPARTMENTS & AGENCIES**

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### **Water Resources Department:**

- Reviewed with no comments on May 27, 2025.

### **Public Works Department:**

- Reviewed with no comments on May 27, 2025

### **Fire Department:**

- Reviewed with the following comments on May 19, 2025:  
There is no objections to the special use permit.
  1. There may be modifications to the site required once the building permit is applied for.
  2. Depending upon the use of the building and the occupant load of the building there could be other code requirements that were not known at the time the original site plan was applied for.
    - a. If the occupant load exceeds 300 people of the restaurant or Throughout all mercantile occupancies exceeding 12,000 SF (1115 m2) in gross area, the building will be required to be sprinklered.

### **Board of Education:**

- Reviewed with the following comment on May 26, 2025: We have reviewed the Rodney Jones rezone request P25-0081, 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 SPECIAL USE CONSIDERATION” AS SET FORTH IN SECTION 1207.02 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

### **A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?**

The UDU states: “The B-1 General Business District is intended for those business activities providing goods and services for local citizens of Oconee County and surrounding areas.” (Unified Development Code Sec. 205.09). The specific property and building suite must be developed according to the requested use. Staff notes that the requested Other Amusement and Recreation Uses are allowed with a Special Use Permit Approval.

### **B. Is the proposed special use compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan?**

The subject property lies within the Suburban Neighborhood character areas, as shown on the 2023 Oconee County Comprehensive Plan Update Character Area Maps. The Suburban Neighborhood area indicates “This Character Area consists principally of single-family detached houses with some higher density housing included in a planned development or near an established nonresidential area.” The Comprehensive Plan does not address this proposed use. However, this use complies with a Suburban Neighborhood “Development Strategy” that states: *Promote innovative and mixed-use development in appropriate locations, such as MPDs in the unincorporated area.* This development was rezoned prior to the adoption of the current Comprehensive Plan. Staff analysis indicates this request complies with the Comprehensive Plan.

### **C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?**

Nearby lots are zoned B-1, R-2, AG (schools) and R-1. Primary land uses in the area are a mixture of commercial, institutional and residential. The proposed “Other Amusement and Recreation Uses” should not impede the normal and orderly development of surrounding properties as transportation improvements are installed for this shopping center. Staff finds that the proposed development is suitable in view of the existing nearby development and zoning.

**D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?**

Based on the character area designation of Suburban Neighborhood, a desirable pattern of development for the area would include mixed commercial uses to support adjacent residential developments. The proposed development aligns with the intent for this character area.

**E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?**

The existing access to Lenru Road and Malcom Bridge Road is adequate to serve the proposed use.

**F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?**

The transportation improvements are installed for this shopping center to meet expected traffic demands. Adequate access exists for fire department vehicles and will be confirmed by the Fire Department prior to approval of final plans.

**G. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?**

The public water and sewer services exist. Water Resources reviewed the proposal with no comments. The proposed "Other Amusement and Recreation Uses" should not impede the normal and orderly development of surrounding properties as transportation improvements are installed for this shopping center. Public schools will not be impacted by this use. Staff finds that public facilities should be adequate to serve this special use.

**H. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, and odor?**

The site will be subject to Article 8 requirements for landscape buffers adjacent to all neighboring properties of lower intensity.

**I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?**

The hours and manner of operation associated with the proposed special use are not expected to have significant adverse impacts on nearby properties. The applicant did not indicate expected hours of operation in the application.

**J. Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?**

The proposed use will be in an existing building that is compatible with the approved shopping center.

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## **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 approval of the special use request. Staff recommends it be subject to the following conditions to be fulfilled by the developer/owner at their expense:

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 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.

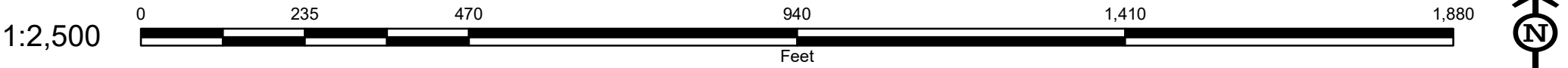
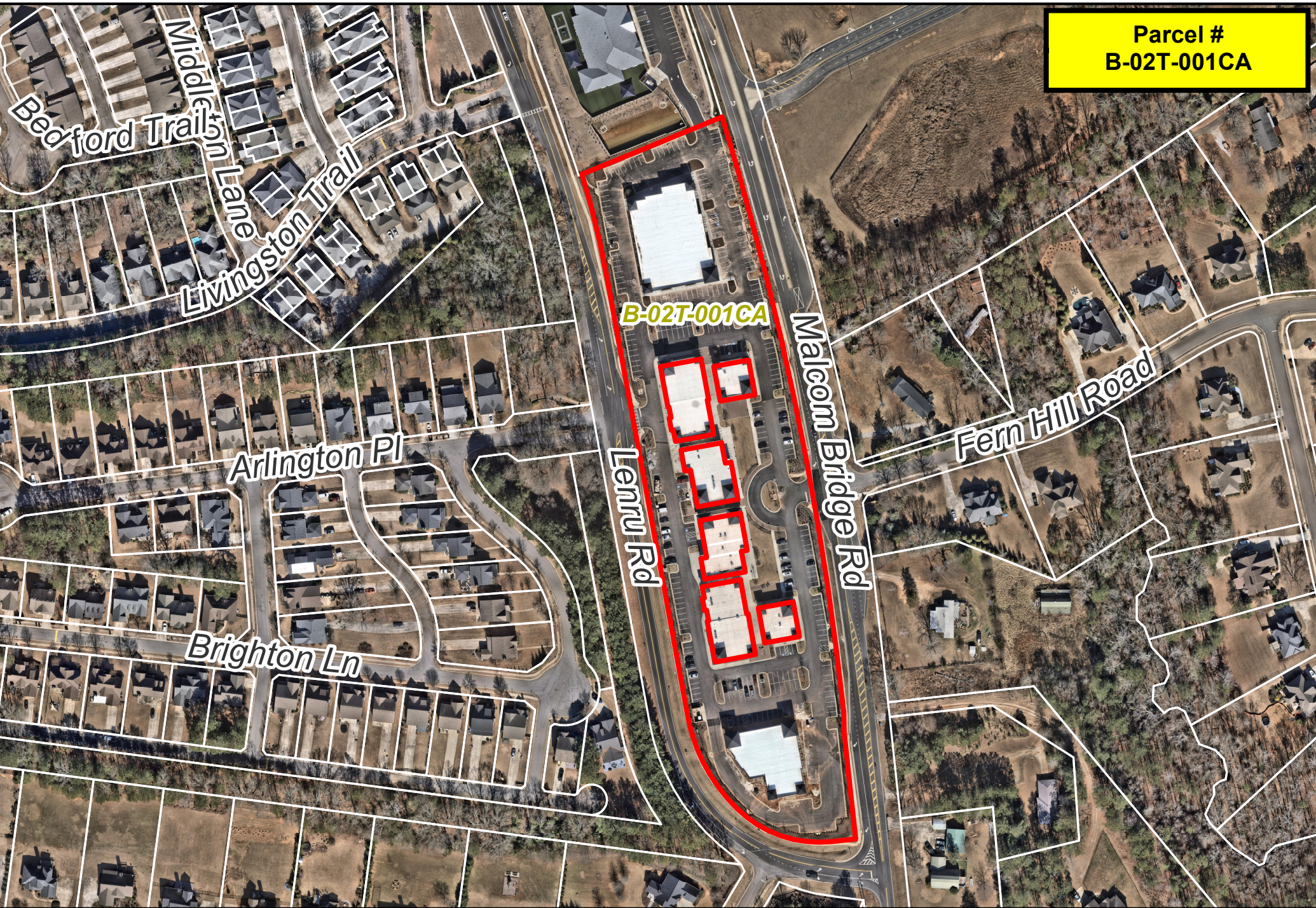
## Site Picture

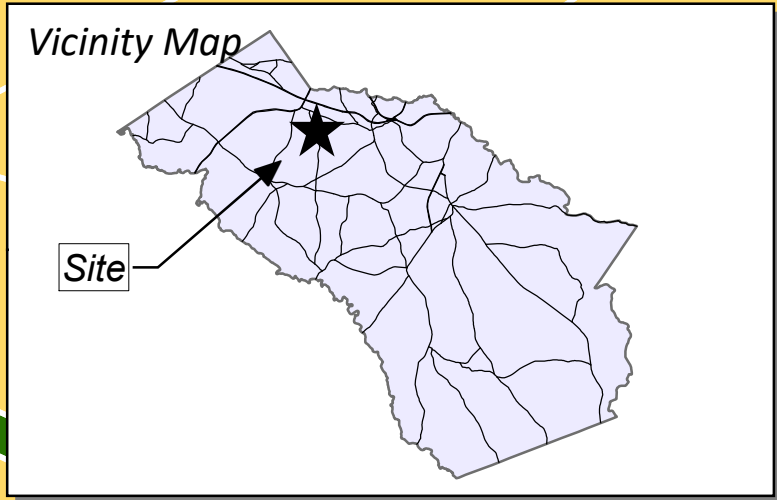


# SPECIAL USE # P25-0081 - LENRU DEVELOPMENT

Parcel #  
B-02T-001CA

B-02T-001CA

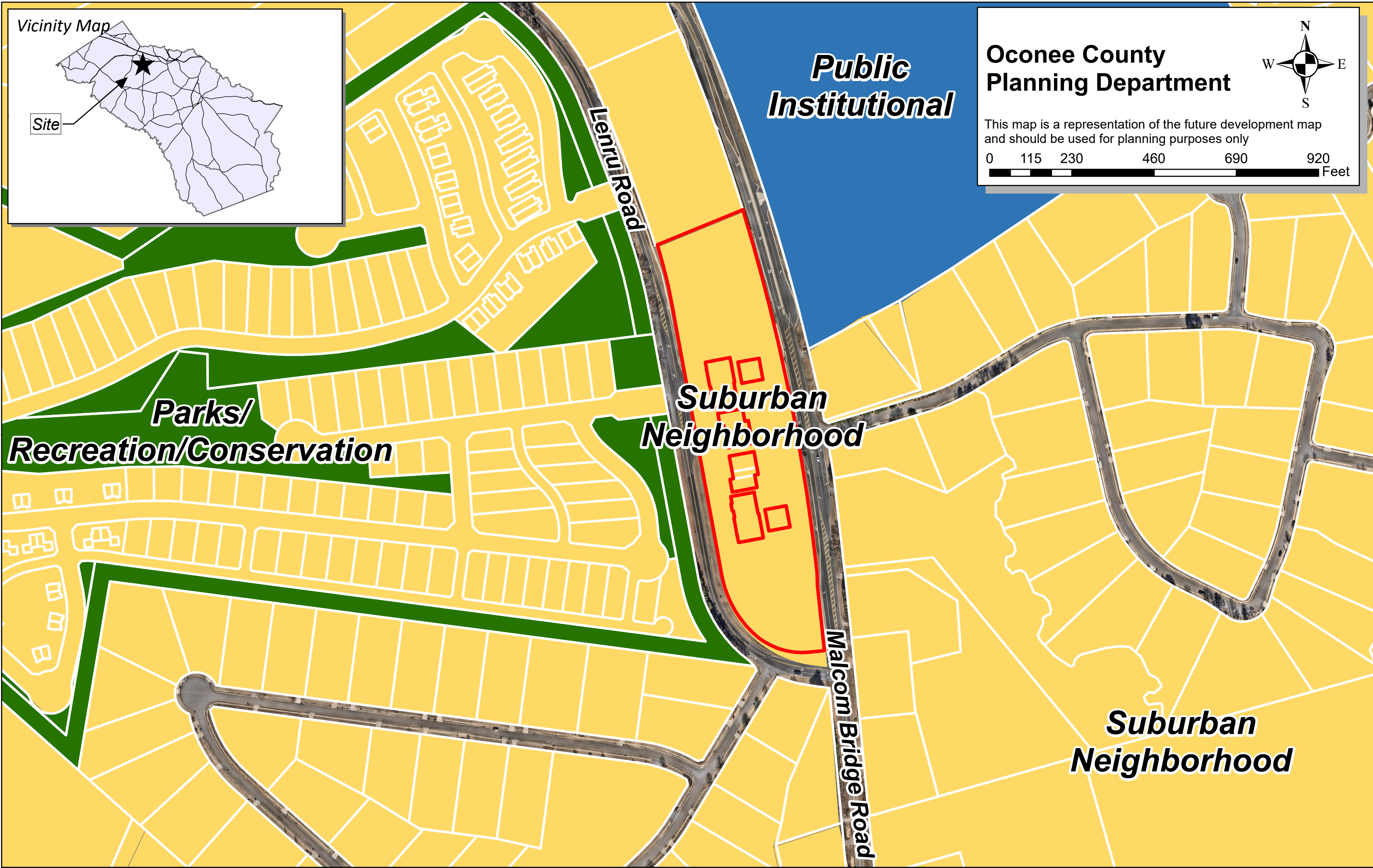




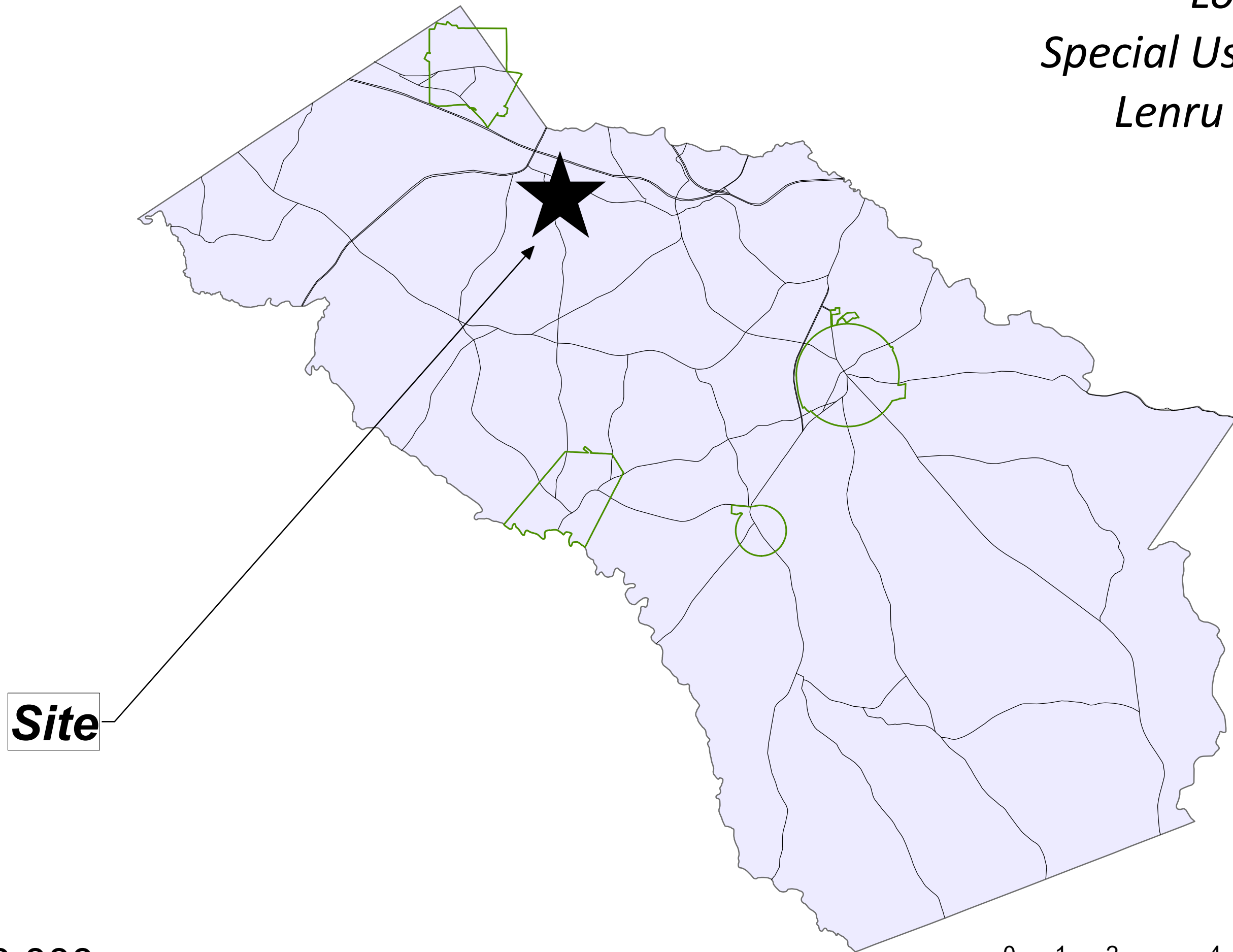
**Oconee County  
Planning Department**

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

0 115 230 460 690 920 Feet



*Location Map -  
Special Use # P25-0081  
Lenru Development*



**Site**

1:120,000

0 1 2 4 6 8 Miles



Livingston Trail

Arlington Pl

Brighton Ln

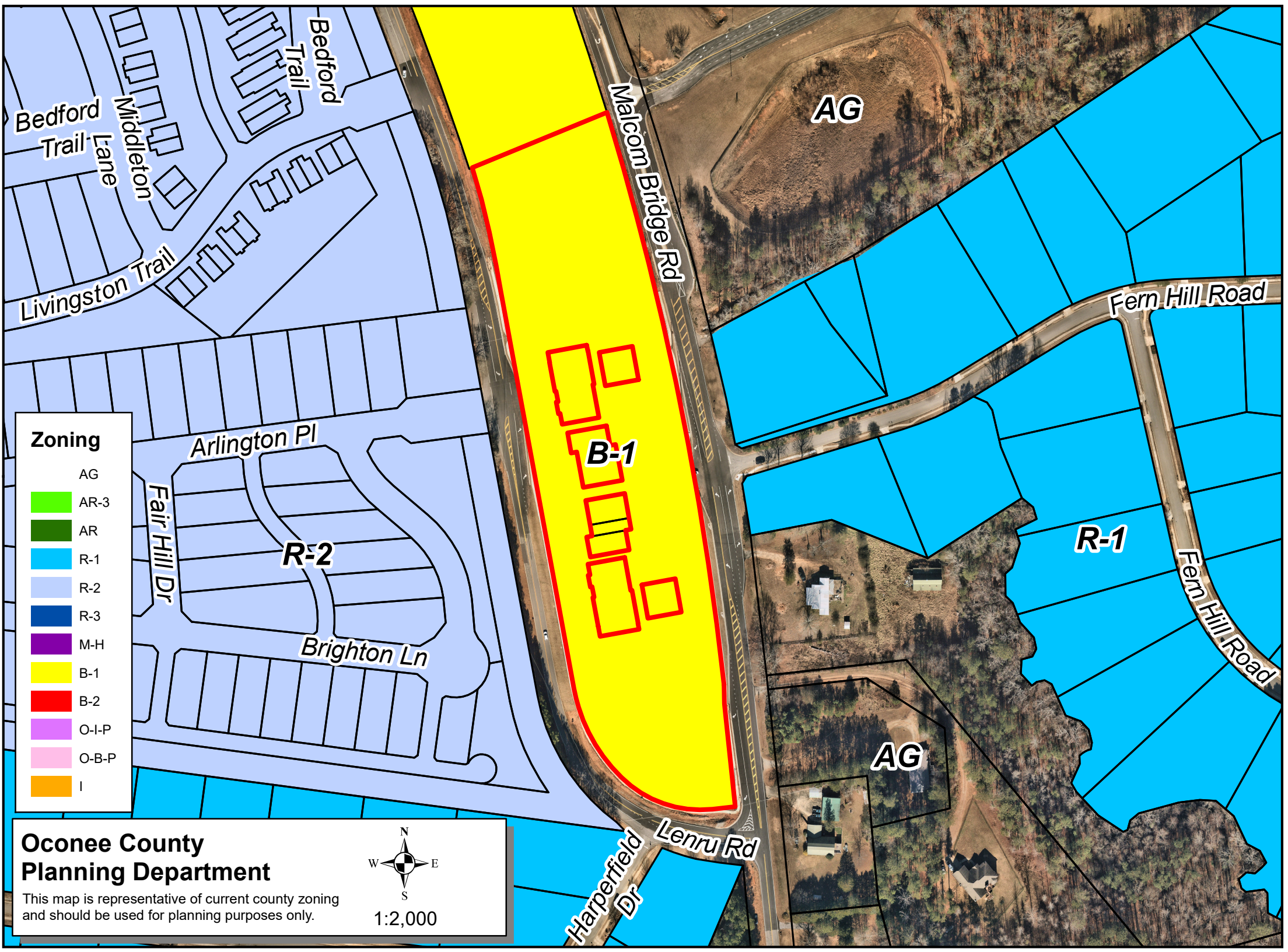
Lenu Rd

Malcom Bridge Rd

Fern Hill Road



1:6,230



**Zoning**

- AG
- AR-3
- AR
- R-1
- R-2
- R-3
- M-H
- B-1
- B-2
- O-I-P
- O-B-P
- I

**Oconee County  
Planning Department**

This map is representative of current county zoning  
and should be used for planning purposes only.

1:2,000