

**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 rezone pursuant to an application for rezoning of property owned by Burgess Jennings Mill Land, LLC & J.G. Griffeth Investments, LLC initiated on August 25, 2025.

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 initiated by Beall & Company on August 25, 2025, requesting to revise the conditions for previously approved rezone #P24-0100 for property located 1240 Research Parkway & 1520 Research Parkway in, Oconee County, Georgia, (tax parcel no. C-01AV-005 & C-01AV-006), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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.

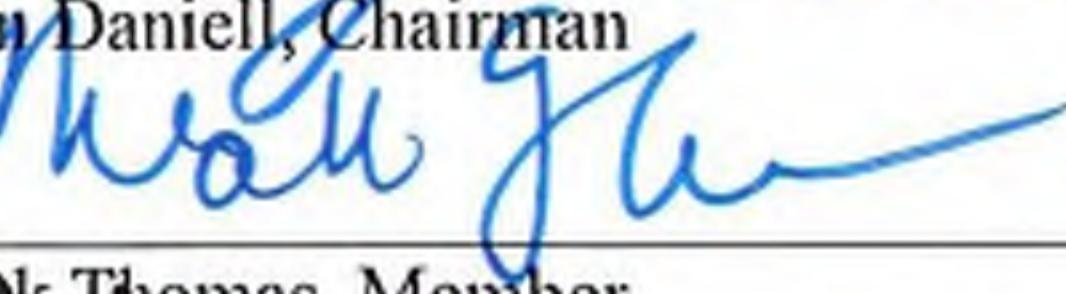
Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on October 20, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on November 4, 2025.

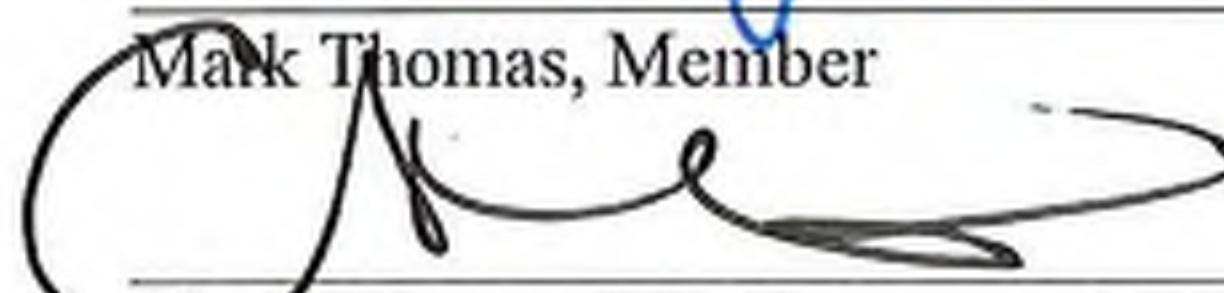
ADOPTED AND APPROVED, this 4th of November, 2025.

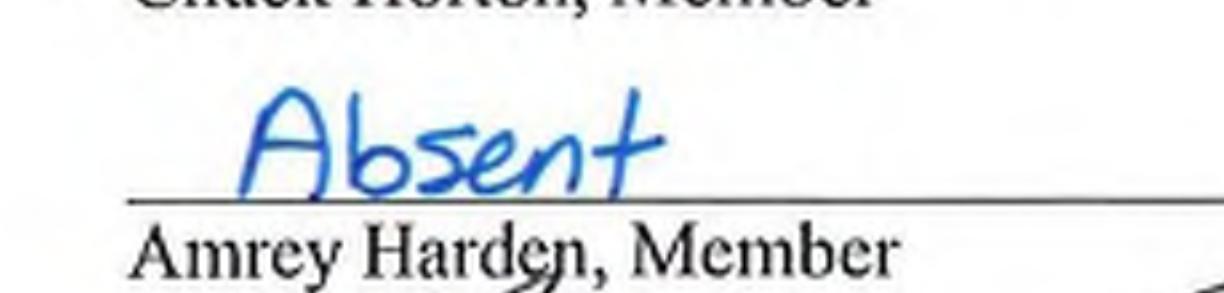
OCONEE COUNTY BOARD OF COMMISSIONERS

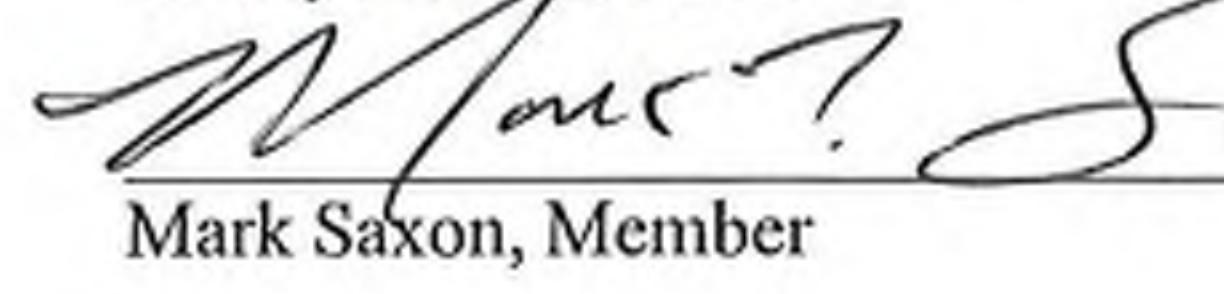
BY:


John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member


Absent
Amrey Harden, Member


Mark Saxon, Member

ATTEST:


Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P25-0188

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CONDITIONS

1. Design for site development 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. The submitted traffic study shall be revised to address outstanding comments.
5. The ditch sections along Goddard Way shall be re-graded to meet Public Works standards.
6. An administrative plat shall be submitted for review and approved/recorded prior to submission of the Site Development Plans.
7. 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.
8. No outdoor display or storage of merchandise shall be allowed, including seasonal items. This shall include seasonal items sold from a trailer.
9. No merchandise or displays are allowed to be stored in parking or drive aisle areas. This includes any use of tractor trailers or shipping containers used for excess storage.
10. The total building square footage of all lots in the Research Quarter subdivision shall not exceed 174,500 square feet.

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CONDITIONS

11. The following uses, allowed by right in the B-2 zoning district, shall not be allowed:

TABLE OF DISALLOWED USES

Recreational Vehicle Parks	Pawnshop or Loan Brokers, other than Mortgage Loan Brokers
Automotive Repair and Maintenance, except Car Washes	Car Washes
Automotive Parts, Accessories, and Tire Stores	Automotive Transmission Repair
General Automotive Repair	Automotive Body, Paint and Interior Repair and Maintenance
Automotive Exhaust System Repair	Automotive Oil Change and Lubrication Shops
Automotive Glass Replacement Shops	Home and Garden Equipment Repair and Maintenance
Tractor and Other Farm Equipment Repairs and Maintenance	Automobile Commercial Parking Lots and Garages
Home Appliance Repair and Maintenance	Truck, Utility Trailer and RV (Recreational Vehicle) Rental and Leasing
Passenger Car Rental and Leasing	Construction, Transportation, Mining and Forestry Machinery and Equipment Rental and Leasing
General Equipment and Tool Rental Centers	Adult Entertainment
Construction Contractors, Builders and Developers, with outdoor storage	Radio and Television Broadcasting Stations
Taxidermists	Archery or Shooting Ranges
Used Car Dealers	New Car Dealers
Motorcycle Dealers	Recreational Vehicle Dealers
All Other Motor Vehicle Dealers	Boat Dealers
Lumber Yards	Auction Houses
Truck Stops and Other Gasoline Stations	School and Employee Bus Transportation
General Freight Trucking, Local	Shuttle Services, Vanpools and Other Ground Passenger Transportation
General Freight Trucking, Long-Distance	Private Schools: Colleges and Universities
Taxi and Limousine Service	Private Schools: Religious Exempt Nonpublic Post-Secondary Institutions
Charter Bus Industry	Private Schools: Junior Colleges
Scenic and Sightseeing Transportation	Specialized Freight (except Used Goods) Trucking, Local
Landscaping Services	Group Daycare Center
Bail Bonding or Bondsperson Services	Cigar and Tobacco Stores, including "Vape" Shops and Electronic Cigarette Stores
Event Venues (as a principal use)	Crematories
Dollar Stores	Variety Stores (Five and Dime)
Massage Therapy Establishment	Tattoo Parlors
Used Merchandise Stores	Construction Contractors, Builders and Developers, office only
Auto Brokers	

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TAX MAP

Rezone # P25-0188 - Burgess Jennings Mill Land, LLC

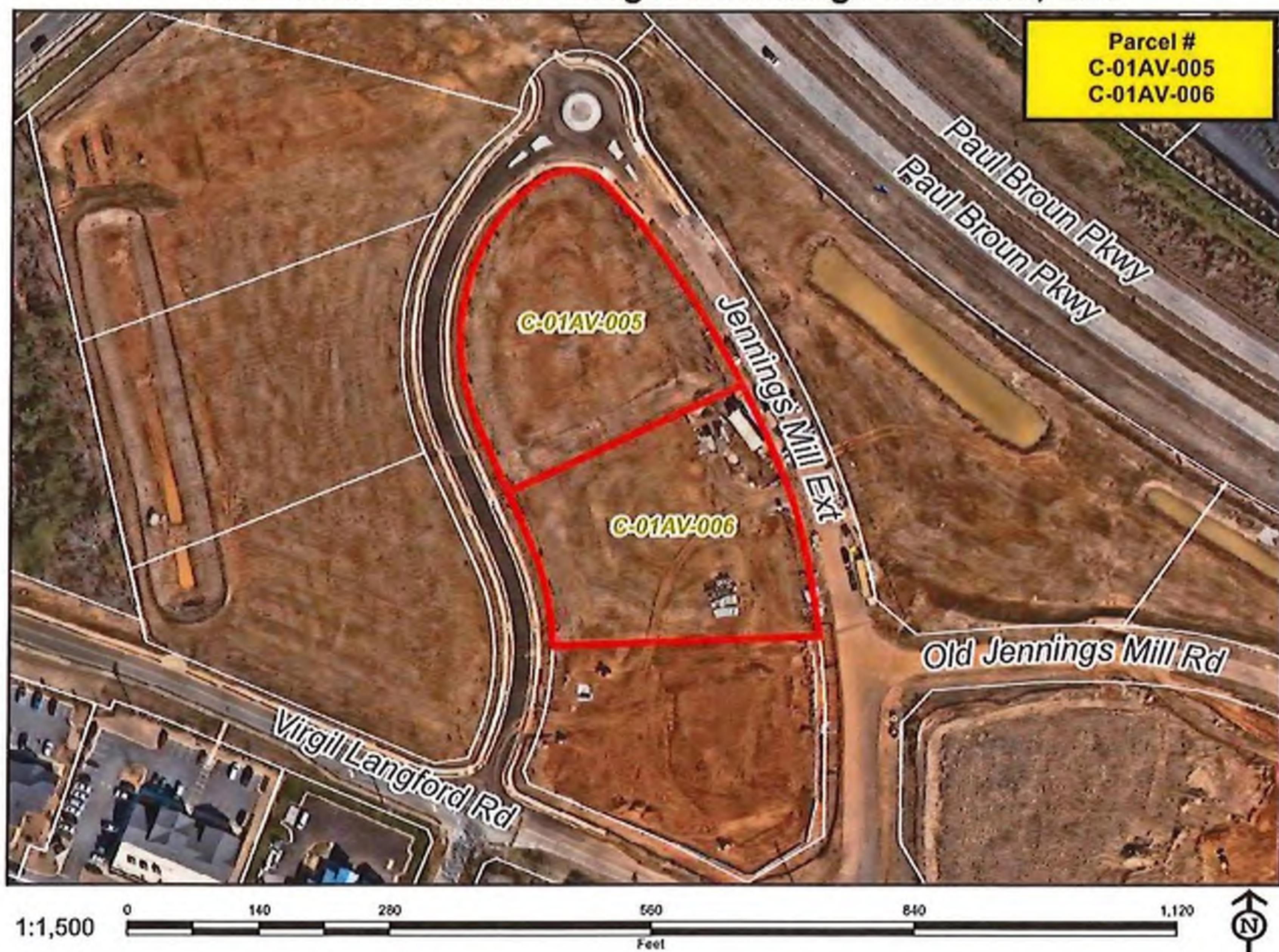


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LEGAL DESCRIPTION

Beall & Company, LLC
08/19/2024

B&C Project #22-024.6
Rezone Modification from B-2 to modified B2
2.927 Acres

LEGAL DESCRIPTION

Tax Parcel #C 01 AV 005
1.475 Acres

All that parcel of land lying and being in the County of Oconee, State of Georgia, GMD 1331, and described as Lot #5 (1.475 acres) on a RETRACEMENT BOUNDARY PLAT For RESEARCH QUARTER, dated February 24, 2025, prepared by BASELINE SURVEYING & ENGINEERING, INC, more particularly described as follows:

Beginning at an iron pin located at the northern right-of-way of Virgil Langford Road at its intersection with the right-of-way of RESEARCH PARKWAY at its southeastern most point;

Thence N22°28'36"W, a distance of 15.53' to an iron pin located at the right-of-way line of RESEARCH QUARTER PARKWAY;

Thence N22°36'12"E, a distance of 21.56' to an iron pin located at the right-of-way line of RESEARCH PARKWAY;

Thence N10°50'11"E, a chord distance of 114.20', an arc distance of 115.01', with a radius of 280' to an iron pin located at the right-of-way line of RESEARCH PARKWAY;

Thence N12°41'50"E, a chord distance of 114.20', arc distance of 115.01', with a radius of 280' to a computed point on the right-of-way line of RESEARCH PARKWAY;

Thence N24°27'51"W, a distance of 57.23' to an iron pin at a property corner; and said pin being the **True Point of Beginning of Lot #5**;

Thence N24°27'51"W, a distance of 78.02' to an iron pin located at the right-of-way line of RESEARCH PARKWAY;

Thence N06°59'30"E, a chord distance of 229.61', arc distance of 241.56', with a radius of 220' to a calculated point on the right-of-way at RESEARCH PARKWAY;

Thence N50°45'24"E, a chord distance of 58.54', arc distance 58 87', with a radius of 160.20' to an iron pin on the right-of-way at RESEARCH PARKWAY;

Thence N80°28'05"E, a chord distance of 63.39', arc distance 67.55', with a radius of 55.00' to an iron pin on the right-of-way at GODDARD WAY;

Thence S42°21'41"E, a distance of 56.50' to an iron pin located at the right-of-way line of GODDARD WAY;

Thence S32°39'58"E, a chord distance of 201.68', arc distance of 201.96', with a radius of 1107.18' to an iron pin at the right-of-way of GODDARD WAY;

Thence S65°32'09"W Thence S42°21'41"E, a distance of 56.50' to an iron pin located at the right-of-way line of GODDARD WAY;
, a distance of 275.11', to an iron pin at a property corner at RESEARCH PARKWAY; and said pin being the **True Point of Beginning for Lot #5**.

END OF DESCRIPTION.

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LEGAL DESCRIPTION

Beall & Company, LLC
08/19/2025

B&C Project #22-022.6
Zoning Modification from B2 to Modified B2
2.927 Acres

LEGAL DESCRIPTION

Tax Parcel #C 01 AV 006
1.452 Acres

All that parcel of land lying and being in the County of Oconee, State of Georgia, GMD 1331, and described as Lot #6 (1.452 acres) on a RETRACEMENT BOUNDARY PLAT For RESEARCH QUARTER, dated February 24, 2025, prepared by BASELINE SURVEYING & ENGINEERING, INC, more particularly described as follows:

Beginning at an iron pin located at the northern right-of-way of Virgil Langford Road at its intersection with the right-of-way of RESEARCH PARKWAY at its southeastern most point;

Thence N22°28'36"W, a distance of 15.53' to an iron pin located at the right-of-way line of RESEARCH QUARTER PARKWAY;

Thence N22°36'12"E, a distance of 21.56' to an iron pin located at the right-of-way line of Thence S00°31'02"W, a distance of 103.09' to a concrete right-of-way marker at a property corner;

Thence N10°50'11"E, a chord distance of 114.20', an arc distance of 115.01', with a radius of 280' to an iron pin located at the right-of-way line of RESEARCH QUARTER PARKWAY and said pin being the **TRUE POINT OF BEGINNING** of Lot #6;

Thence N12°41'50"E, a chord distance of 114.20', arc distance of 115.02', with a radius of 280' to a computed point on the right-of-way line of RESEARCH PARKWAY;

Thence N24°27'51"W, a distance of 57.23' to an iron pin at a property corner;

Thence N65°32'09"E, a distance of 275.11' to an iron pin located at the right-of-way line of GODDARD WAY;

Thence S23°46'40"E, a chord distance of 141.45', arc distance of 141.55', with a radius of 1107.18' to a calculated point on the right-of-way at GODDARD WAY at a property corner;

Thence S10°50'10"E, a chord distance of 140.02', arc distance of 140.12', with a radius of 1107.80' to a calculated point on the right-of-way at GODDARD WAY at a property corner;

Thence S87°53'57"E, a distance of 285.16', to an iron pin at a property corner at RESEARCH PARKWAY; and said pin being the **True Point of Beginning for Lot #6**.

END OF DESCRIPTION.

EXHIBIT "A" TO REZONE NO P25-0188

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NARRATIVE

Beall & Company LLC
Revised 08/19/2025

B&C Project 22-024.6
B-2 to Modified B-2 Rezone Request

Project Known As

Lot #5 & Lot #6 (2.927 Combined Acres) of the Research Quarter Development

RESEARCH QUARTER BUSINESS CENTER

Narrative Description of the Rezone Request

PETITION TO REZONE FROM B-2 TO Modified B-2

Tax Parcels C01 AV 005 (1.475 acres); C01 AV 006 (1.452 acres)

Parcels Owned By: Burgess Jennings Mill Land, LLC and J.G. Griffeth Investments, LLC
Oconee County Georgia

Narrative

The subject parcels (Lot #5 and Lot #6) are presently owned by *BURGESS JENNINGS MILL LAND, LLC* and *J.G. Griffeth Investments, LLC*. Approximately 19.289 acres were previously rezoned to B-2 on 07/02/2019 (Rezone #7734) for the purpose of developing a commercial B-2 subdivision similar in character and appearance to their other developments in the area such as: *316 PROFESSIONAL QUARTER*; *PIEDMONT-ATHENS REGIONAL HEALTH CAMPUS*; and *CONNECTOR 1357*. Another zoning modification was submitted in January 2023 increasing the acreage to 23.92 acres and was approved by the Oconee BOC on April 4, 2023 (Process P22-0319; The latest zoning of the property was approved by the BOC on August 6, 2024 (Process P24-0100 which primarily modified the zoning conditions to allow 50% of building exterior wall surfaces to be brick veneer/stone/glass or combination thereof on certain lots within the development (see zoning condition #5 relating of Rezone P24-0100 in "Buildings" paragraph in this report).

(*Beall & Company* has been engaged by the property owners to act as agent in the preparation of the necessary rezone documentation associated with the subject rezone request.)

The Site

The subject properties are bordered on the northwest by the *OCONEE CONNECTOR*; on the northeast by the *PAUL BROUN PARKWAY (ATHENS PERIMETER BYPASS)*; and on the south by the *VIRGIL LANGFORD ROAD*. These properties also front internally on the *OLD JENNINGS MILL ROAD (now known as CAAP Drive)* and on the *JENNINGS MILL EXTENSION (now known as GODDARD WAY)*.

Neighboring uses include multi-story self storage buildings on B-2 zoned property to the south; an electricity substation across Virgil Langford Road to the south; assisted living and memory care uses on B-1 zoned property to the south; medical services and office uses also located on B-1 properties to the south; a dentist office was recently completed at the west corner of Resurgence Drive and Virgil Langford Road; the *Commercial Bank* is located on B-2 zoned property across the Oconee Connector; another bank has occupied B-2 zoned property at the corner of the Oconee Connector and Virgil Langford Road for a number of years; and *University Vascular Surgical* is located directly across the Oconee Connector on B-2 zoned property developed by the petitioner.

EXHIBIT "A" TO REZONE NO P25-0188

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NARRATIVE

Beall & Company LLC
Revised 08/19/2025

B&C Project 22-024.6
B-2 to Modified B-2 Rezone Request

The Development

The original *B-2 Rezone Concept Plan* submitted for rezoning illustrated a commercial subdivision of thirteen lots to be available for purchase or construction once final platted.

Past revisions to the original Concept Plan have been submitted and approved by the Oconee Board of Commissioners.

The current requested revision to the plan only addresses Lot #5 and Lot #6.

It is the owner/developer's intent to combine these two lots into one lot in order to be able to more efficiently develop a two-building shopping center with parking, driveways, utilities, stormwater management, landscaping, lighting and related items.

The proposed improvements and utility extensions will be made as necessary to serve the project and to comply with Oconee County, state, and federal regulations as applicable.

The petitioner still plans to achieve a total maximum building square footage in the overall development of 174,500 square feet (as was originally approved).

Sidewalks and handicap ramps for barrier free access will be installed throughout the project. All utilities will be underground. Extensive landscaping including street trees will be installed throughout the development. The project infrastructure will be developed in one phase over a 6 to 12-month period. Build-out of all of the proposed buildings on lots 5&6 is anticipated to last around 12-18 months.

Lot numbers, parcel numbers, Lot acreages, Lot Owners, and Lot Addresses are as follows;

Lot #	parcel #	Lot acreage	owner(s)	Lot Address
Lot #1	(parcel C 01 AV 001)	1.802 acres	Origins Research Parkway LLC	1225 Research Parkway
Lot #2	(parcel C 01 AV 002)	1.921 acres	Burgess/Griffeth	1521 Research Parkway
Lot #3	(parcel C 01 AV 003)	2.443 acres	Burgess/Griffeth	1701 Research Parkway
Lot #4	(parcel C 01 AV 004)	2.145 acres	Burgess/Griffeth	1817 Research Parkway
Lot #5	(parcel C 01 AV 005)	1.475 acres	Burgess/Griffeth	1520 Research Parkway
Lot #6	(parcel C 01 AV 006)	1.452 acres	Burgess/Griffeth	1240 Research Parkway
Lot #7	(parcel C 01 AV 007)	1.466 acres	Jennings Mill LB, LLC	1100 Research Parkway
Lot #8a	(parcel C 01 AV 008a)	1.022 acres	Burgess/Griffeth	1750 Goddard Way
Lot #8b	(parcel C 01 AV 008b)	2.371 acres	Burgess/Griffeth	1175 CAAP Drive
Lot #9	(parcel C 01 AV 009)	1.000 acres	Burgess/Griffeth	1455 CAAP Drive
Lot #10	(parcel C 01 AV 010)	1.407 acres	Burgess/Griffeth	1821 CAAP Drive
Lot #11	(parcel C 01 AV 011)	4.124 acres	Burgess/Griffeth	1470 CAAP Drive

Buildings

Per condition #5 of Rezone P24-0100

At least 80 percent of exterior wall surfaces of all buildings and structures shall be either brick veneer, stone veneer, or glass or combination thereof, for all lots the border the right-of-way of Paul Broun Parkway/Loop 10 and the Oconee Connector. For interior lots and lots that border Virgil Langford, 50 percent of exterior wall surfaces of all buildings and structures shall be either brick veneer, stone veneer or glass, or combination thereof, and additional primary and accent materials are allowed as indicated in UDC Section 306.003. (See Representative Architecture included with other rezone submittals.)

EXHIBIT "A" TO REZONE NO P25-0188
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NARRATIVE

Beall & Company LLC
Revised 08/19/2025

B&C Project 22-024.6
B-2 to Modified B-2 Rezone Request

Two single-story buildings will be constructed on lots 5-6 upon recombination. The roof structure heights will be 16' (± to accommodate positive drainage to downspouts); Parapet wall heights will vary from 2' to 4' for a total of up to 16' in hgt. as depicted on the Representative Architecture exhibit included in the rezone documents.

Building #1 will be 12,615 SF and Building #2 will be 12,980 SF for a total combined square footage of 15,595 square feet on the two combined parcels.

The future buildings within the Research Quarter development will vary in size based on the specific use and the final building size determined for each lot. The petitioner would like to maintain some latitude in building size to be able to go down in size and up in size (while not exceeding the 174,500 total project SF) as may be requested by potential tenants or end users.

Water Supply

Water and Sanitary Sewer mainlines have been extended throughout the project and capacity is available for the project per previous allocations.

Daily Flow Calculation = 174,500 Bldg.SF x 5 gpd/100 SF = 8,723 gallons per day (gpd)

Sewage Disposal

Gravity sanitary sewer main lines have been extended into the project as necessary from existing sanitary sewer lines located in the right-of-way of VIRGIL LANGFORD ROAD. Sewer capacity is available for the project per previous allocations.

Average Daily Flow = 174,500 Bldg.SF x 5 gpd/100 SF = 8,723 gallons per day (gpd)

Surface Water Drainage

Concrete curb & gutter, county approved pipe, grassed and natural waterways, and sheet flow will be employed to collect and divert storm-water to proposed detention/retention areas, infiltration, and water-quality basins. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. Proposed storm-water management structures will be designed to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site improvement construction plans, and in accordance with provisions of the *Unified Development Code of Oconee County*.

Traffic Impact

A new street has been completed along with improvements to existing streets to provide access to all of the proposed lots. Driveway access to lots will occur on Research Parkway, Jennings Mill Extension (nka GODDARD WAY), and Old Jennings Mill Road (nka CAAP Drive).

EXHIBIT "A" TO REZONE NO P25-0188

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NARRATIVE

Beall & Company LLC
Revised 08/19/2025

B&C Project 22-024.6
B-2 to Modified B-2 Rezone Request

The existing signalized intersection at Virgil Langford Road and the Oconee Connector will control all traffic to and from all portions of the proposed development as well as other existing developments on Virgil Langford Road.

Due to all of the past road improvements that have taken place in this immediate vicinity over the past 20 years, the increased trips generated by the subject development will have very little impact on existing traffic pattern in the area.

As with other projects developed in Oconee County by *Burgess & Griffeth* (and noted in paragraph #1 of this document) although this request is to allow a *shopping center* on lot #5 combined with #6, the overall *Research Quarter* development is clearly not a retail shopping center. This proposed development is more akin to a *research and development center* with an added retail component comparable to their other Oconee County developments.

Original Trip Generation for the Original Rezone Submittal – Rezone 7734 (07-02-2019)
Per code 760 (Research and Development Center) of the Trip Generation Manual, the average rate per 1000 SF of gross floor area is 8.11 ADT: Assuming a maximum allowable build-out of 174,500 SF then the trip counts will be as follows:

$174,500 \text{ SF} \times 8.11 \text{ ADT}/1000 \text{ SF} =$	1,253 Average Daily Trips
	216 AM Peak Hour Trips
	187 PM Peak Hour Trips

Note: See the updated *Traffic Impact Study for Research Quarter as prepared by TRAVIS PRUITT & ASSOCIATES dated 08/26/2025* for update uses in the overall project and related additional information. See page #18 of said Study for a breakdown of the updated uses for each land use anticipated to date.

Table 2. Trip Generation Results (from 08/26/2025 study)

Land Use Code: Strip Retail Plaza

Intensity: 26.4

Independent Variable: per 1000 Sq. Ft. GLA

ADT:	1,344		
AM peak:	37 Enter	25 Exit	Total: 62
PM peak:	78 Enter	77 Exit	Total 155

Schedule

The petitioners plan to complete the zoning efforts on the subject property by mid November or December 2025. Construction of the project infrastructure will commence immediately upon approval of the Site Development Construction Plans followed by the approval of the Buildings/Architectural Construction Plans. The infrastructure will require a minimum of 6-12 months and building construction on lots 5-6 will require approximately 12-18 months to complete.

Maintenance of Common Areas

A property owners association will be created to provide for mandatory fees to maintain, control, and insure common areas including but not limited to common facilities, project signs, and storm water management facilities within the project. Provisions for architectural control will also be specified in covenants documents.

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NARRATIVE

Beall & Company LLC
Revised 08/19/2025

B&C Project 22-024.6
B-2 to Modified B-2 Rezone Request

Buffers

Street trees and parking lot buffers will be installed throughout the development. To date there is no evidence of any environmental buffer that exists on the property. If during surveying or development any additional environmental areas are discovered which would require buffering then said buffer will be illustrated on "as-built" and or easement documents.

Utilities

All utilities are proposed to be underground. Any overhead services that currently exist will be rerouted within the appropriate utility corridor acceptable to Oconee County and the affected utility company.

Proposed utilities are power, water, telephone, gas, and cable TV & internet access.

Garbage/Solid Waste Collection

Solid waste collection will be handled by private contract service.

Public & Semi-public Areas

Waterline easements, drainage easements, access easements, and/or road easement/rights-of-way will be established and dedicated to Oconee County as needed. Easements for power, telephone, cable TV, and gas will be dedicated as required for specific utility construction and/or maintenance.

Outdoor Lighting

Light fixtures on metal or fiberglass poles will be installed to illuminate the development for safety and security. These light standards will be oriented inward and down. There are no neighboring residential areas. Said lighting will be full cut-off fixtures in accordance with Oconee UDC regulation

Project Valuation

Based on a total building square footage build-out of 174,500 SF and a finished price of \$250.00/SF, then the total value of the entire Research Quarter project at build-out will be \$43,625,000.00.

Impact on the School System

This total projected value above will positively enhance Oconee County's tax base and help ease the strain that other types of necessary development can place on social services and on the Oconee County's school system.

The proposed plan will have a positive impact on the tax base and the school system since the project will generate no additional students; there will also be favorable initial and ongoing ripple economic impacts on the county and on the school system as a result of the requested zoning and commercial development of the property.

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NARRATIVE

Beall & Company LLC
Revised 08/19/2025

B&C Project 22-024.6
B-2 to Modified B-2 Rezone Request

Based on \$9,494.00 per million in value, the annual taxes to be generated upon completion of the entire Research Quarter project will amount to $(\$43,625,000 \times \$9,494/\$1,000,000) = \$414,175.00$ in county plus school taxes.

TABLE OF DISALLOWED USES

The Table of Disallowed Uses will remain the same as that which was attached to Rezone No. P24-0100 as approved on 08/06/2024.

EXHIBIT "A" TO REZONE NO P25-0188
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ARCHITECTURAL RENDERINGS

Research Quarter Lots 5 & 6



Representative Architecture

EXHIBIT "A" TO REZONE NO P25-0188
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ARCHITECTURAL RENDERINGS

Research Quarter Lots 5 & 6



Representative Architecture

Research Quarter Lots 5 & 6

EXHIBIT "A" TO REZONE NO P25-0188
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ARCHITECTURAL RENDERINGS



Representative Architecture

Research Quarter Lots 5 & 6

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ARCHITECTURAL RENDERINGS



Representative Architecture

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ARCHITECTURAL RENDERINGS



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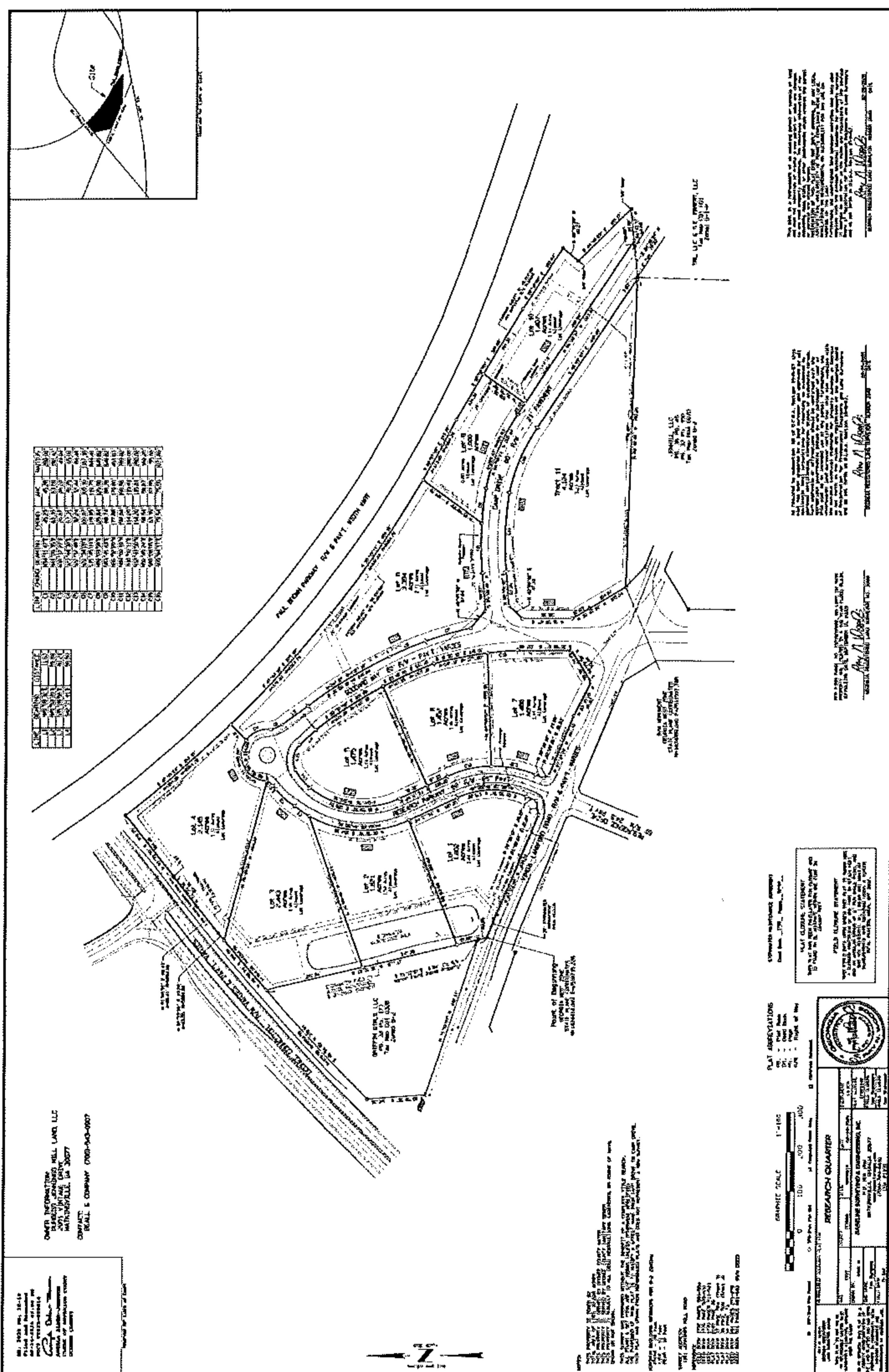
ARCHITECTURAL RENDERINGS

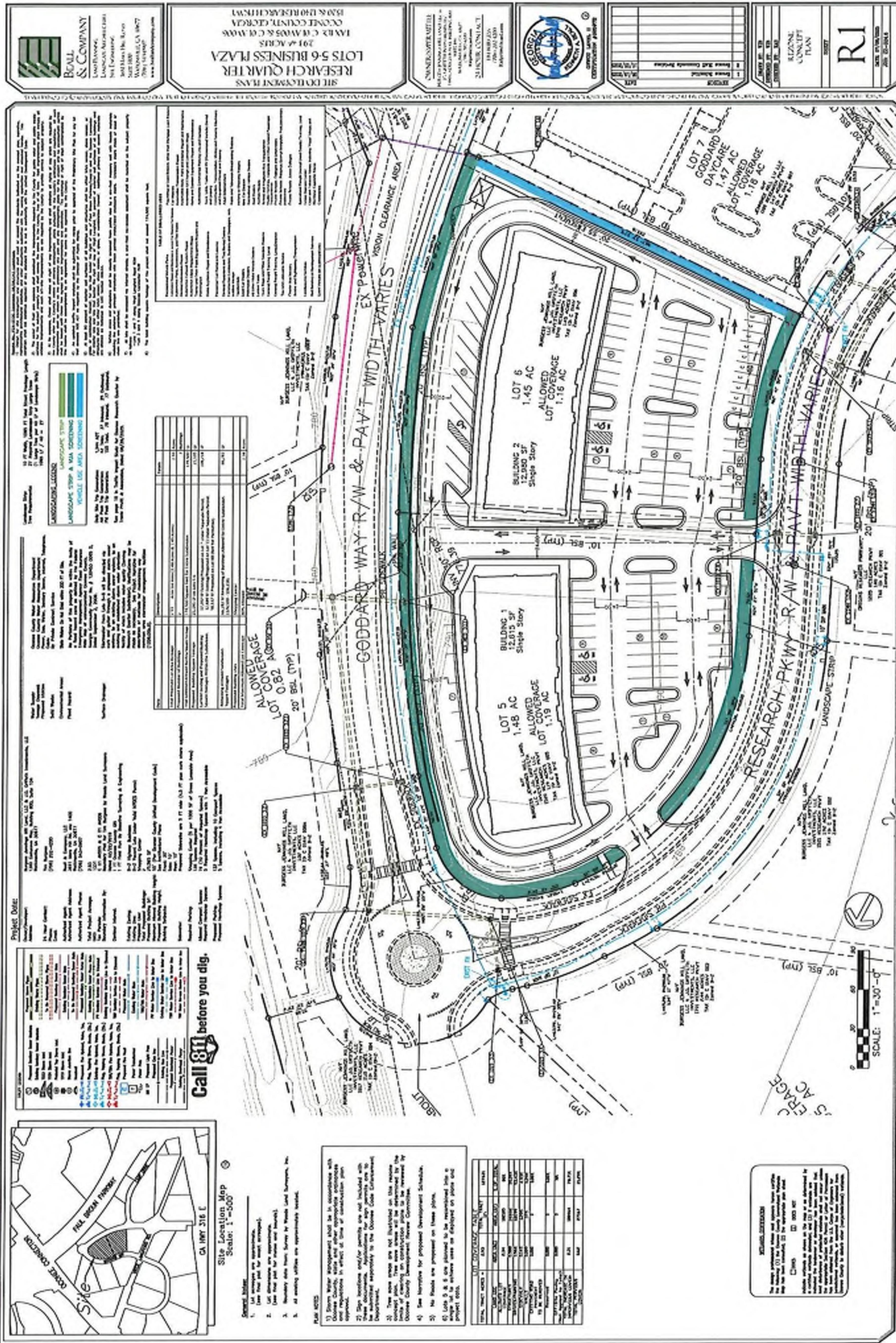


EXHIBIT "A" TO REZONE NO P25-0188

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PLAT







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

REZONE CASE #: P25-0188

DATE: October 10, 2025

STAFF REPORT BY: David Webb, AICP, Planning Manager

APPLICANT NAME: Beall & Company, LLC (Kenneth A. Beall)

PROPERTY OWNER: Burgess Jennings Mill Land, LLC & J.G. Griffeth Investments, LLC

LOCATION: 1240 Research Parkway & 1520 Research Parkway (Parcels C-01AV-005 & C-01AV-006)

PARCEL SIZE: ± 2.93 acres (lots 5 and 6-Research Quarter)
Full subdivision: ± 23.92 acres



EXISTING ZONING: B-2 (Highway Business District)

EXISTING LAND USE: Vacant property with existing roads

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Regional Center

ACTION REQUESTED: Change the conditions of the previous zoning (case # P24-0100), zoned B-2, to modify conditions with an updated concept plan. The changes requested are:

1. Combine lots 5 and 6 into one lot
2. Revised Concept Plan approval for a retail center to develop a two-building shopping center with parking, driveways, utilities, stormwater management, landscaping, lighting and related items.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: October 20, 2025

BOARD OF COMMISSIONERS: November 4, 2025

ATTACHMENTS:

- Application
- Narrative
- Zoning Impact Analysis
- Plat of Survey
- Concept Plan
- Warranty Deed/ Legal Description
- Traffic Impact Analysis

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The applicant is seeking a change in conditions of rezoning (case #P24-0100), zoned B-2, to modify conditions and the concept plans.
- The Final Plat for Research Quarter was recorded 2-24-2025 in Plat Book 2025, Page 18.
- An Amended Final Plat was recorded June 19, 2025 in Plat Book 2025, Page 49
- Case #P24-0100 was approved August 6, 2024 that changed the conditions of zoning from #P22-0319.
- Case # P22-0319 was approved April 4, 2023, that changed the previous conditions of rezoning #7734.
- Rezoning #7734 changed the zoning of the properties from A-1 and B-2 to B-2 on July 2, 2019.
- The subject properties are zoned B-2 and they have been owned by the current owners since 2019. The parcels are vacant lots with existing roads.
- There are currently buildings for three lots that are in active review or construction:
 - Lot 7- Goddard School- 17, 202 SF Pre-School (SDP P24-0195)- under construction
 - Lot 11 Business Park with 32,482 SF of medical offices (SDP P24-0121)-under construction
 - Lot 8B- Hotel with 58,532 SF (SDP P24-0094)- not approved/under review

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Business uses	B-2 (Highway Business District)
SOUTH	Commercial uses (self-storage, utility, medical offices)	AG (Agricultural District), B-1 (General Business District)
EAST	Roadways, business uses	AG (Agricultural District), B-1 (General Business District), B-2 (Highway Business District)
WEST	Business uses	B-2 (Highway Business District)

PROPOSED DEVELOPMENT

- The applicant is requesting a change in the conditions of a rezoning and previous concept plans for uses that were not previously indicated.
- The changes requested are:
 - Combine lots 5 and 6 into one lot
 - Revised Concept Plan approval for a retail center to develop a two-building shopping center with parking, driveways, utilities, stormwater management, landscaping, lighting and related items.
- The applicant's estimated value of the proposed improvements for the project is \$43 million.
- The project is currently under construction for roads and utilities.

PROPOSED TRAFFIC PROJECTIONS

- There is an estimated total 6,530 ADT (average daily trips) to be expected for the commercial abd retail subdivision use (Trip Generation Manual, 11th Edition) based on the Traffic Impact Analysis dated August 26, 2025, that was submitted as part of this rezoning application.

PUBLIC FACILITIES

Water:

- The project is proposed to utilize County water services in the amount of approximately 8,723 gpd.
- The Water Resources Department has indicated in a letter that potable water is available at this location.

Sewer:

- The project is proposed to utilize sewer in the amount of approximately 8,723 gpd.
- The Water Resources Department has indicated in a letter that sewer collection is available at this location.

Roads:

- The site will be accessed from Virgil Langford Road through the newly platted Research Parkway.

ENVIRONMENTAL

- No 100-year flood plain, jurisdictional wetlands, or state waters are known to exist on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Reviewed with Comments on October 3, 2025, by Jody Woodall, Director of Public Works: I would recommend curb and gutter on all the roads. The character of the area has become an urban business park. Curb and gutter streets would be complimentary of the development.

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Reviewed with no comments on October 3, 2025.

OCONEE COUNTY FIRE DEVELOPMENT REVIEW

- Reviewed with no comments on October 3, 2025.

OCONEE BOARD OF EDUCATION

- Reviewed with comments on October 6, 2025: We have reviewed the Beall & Company, LLC rezone request P25-0188, and we have determined that they have little to no immediate impact. We appreciate you continuing to send these items to us to review.

TRANSPORTATION CONSULTANT REVIEW

- Review with the following comments on October 3, 2025:

WSP reviewed a traffic impact study (TIS) prepared by Travis Pruitt & Associates dated August 26, 2016. The TIS was developed for the proposed Oconee Research Quarter located at the northwest quadrant of the Virgil Langford Road at Oconee Connector intersection. WSP reviewed the submitted TIS and has the following comments.

Section XII. Queue Lengths

Provide existing storage for the turn lanes in the queue length tables.

Section XIV. Design Year (2032) Build Conditions

Per chapter 20 of the Highway Capacity Manual, 7th edition, “LOS is determined for each minor-street movement (or shared movement), as well as the major-street left turns...” The intersection LOS rows for TWSC intersections should be removed.

Section XV. Conclusions and Recommendations

- Per Oconee County UDC Section 12.06.04.b(4) “Negative impacts on area roads and intersections must be minimized in the design of the development project. The traffic analysis required by this Section shall demonstrate that, following completion of the development, the surrounding roads and affected intersections included in the traffic analysis will operate at a Level of Service no lower than “C”, considering both projected traffic demand/capacity on the existing system and improvements proposed by the developer.” The UDC does not address mitigation provided by the County or State where an intersection is projected to have a LOS worse than a C in the open year of development. Provide mitigation for intersections 2, 3 and 5 which are shown to operate below the County’s LOS standard based on the analysis shown in Table 16.
- In Section XII, Table 9 shows that eastbound left turn lane queue exceeds the storage at intersection 2. Provide mitigation for the queue at this location.

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.

Nearby lots are predominantly zoned B-1, B-2, OBP, and AR. Primary land uses in the area are a mixture of business, commercial, and institutional uses with some residential uses. The proposed commercial

development should not impede the normal and orderly development of surrounding property due to the primarily commercial and office uses of the surrounding properties. Staff is of the opinion that the proposed development is potentially suitable in view of the existing nearby development and zoning.

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

The property has a reasonable economic use as a Business Park District as currently zoned.

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 current requests to amend the conditions of rezoning to allow a retail strip shopping plaza. The development will cause an increase in demand for water and sewer services. The total traffic generation is also increasing to a total of 6,530 ADT for the full commercial subdivision. There are no anticipated impacts on the school system.

ii. Environmental impact;

No environmentally sensitive areas are known to exist on the site. Stormwater management must be conducted on the site according to Oconee County ordinances.

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

The proposed development is in keeping with surrounding uses and is not anticipated to affect 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.

The subject property is in a platted commercial subdivision. As this is a change of conditions with no change to the concept plan, this criteria is not applicable to this request. The proposed use fits the character of the properties in the vicinity of the subject property.

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

The purpose of the B-2 zoning district is to “serve those business activities generally oriented to the highways” (Unified Development Code Sec. 205.10). The subject property must be developed according to the principal uses allowed in the B-2 zoning district. Staff notes that the requested commercial development in B-2 zoning must have end users that align with the allowable uses in B-2 per Sec. 205-10. Staff holds that the requested approval for commercial development is consistent with the stated purpose of the B-2 zoning district. However, not all B-2 uses are appropriate at this location as reflected in the previous and recommended list of prohibited 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.

The commercial development of parcels to the north, south, east, west of the subject parcel supports the proposed B-2 development. Staff holds that these conditions give supporting grounds for approval of the requested change of conditions.

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

The subject portion of 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 change of conditions for the existing B-2 zoning complies with the Comprehensive Plan.

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

It is likely that other B-2-zoned and otherwise commercial-zoned properties exist in the county that would permit the requested commercial use. However, this site has access to high-capacity highways that are not available in other locations.

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 subject to the following conditions to be fulfilled at the expense of the owner/developer:

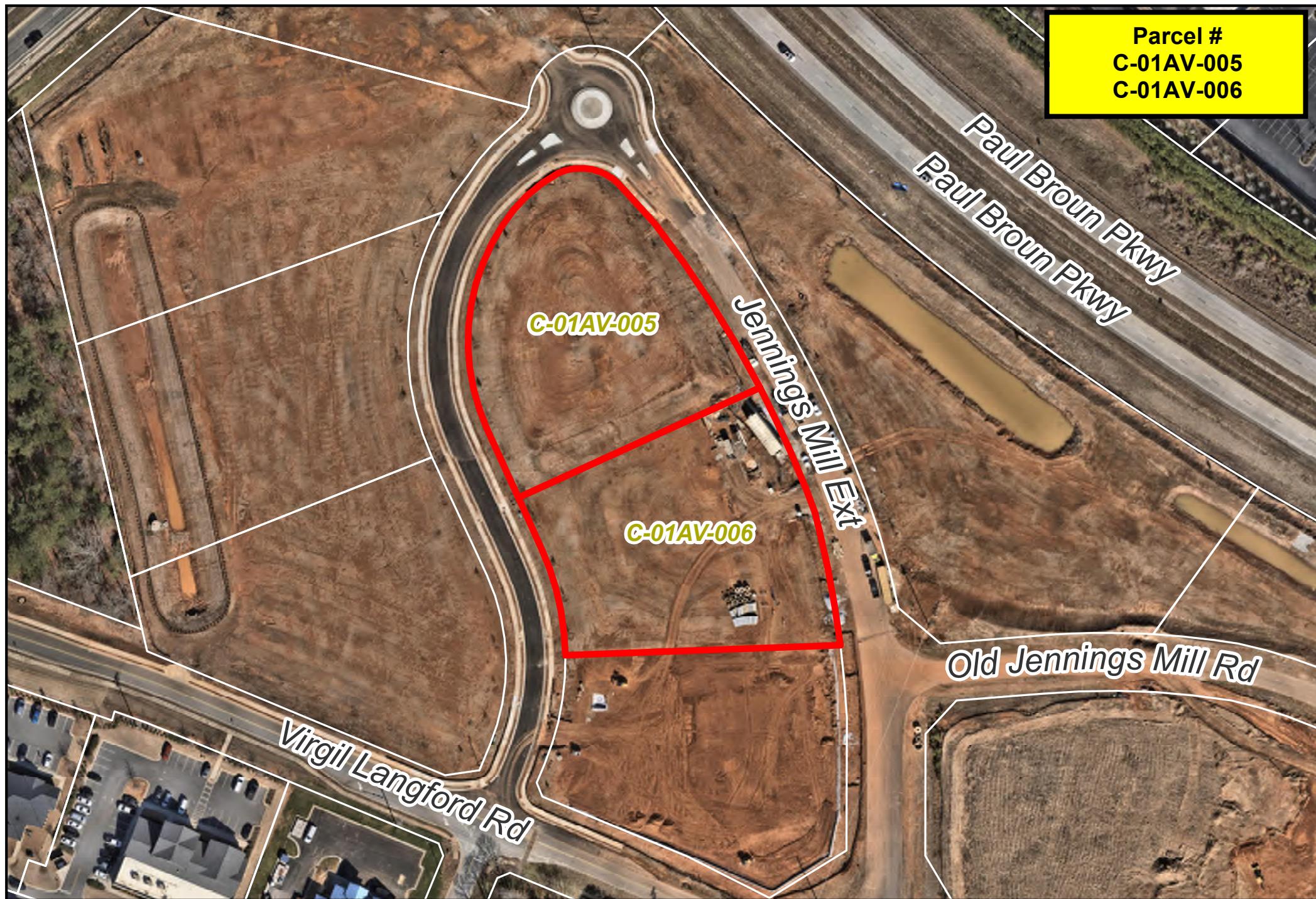
1. Design for site development and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that 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. An updated traffic impact analysis shall be submitted for review prior to submission of the Site Development Plans to address comments from the Traffic Consultant. Required traffic improvements to meet the UDC shall be incorporated into the Development Plans for lots 5 and 6 development.
5. The Goddard Way road along the frontage of lots 5 and 6 shall be updated to curb and gutter.
6. An administrative plat shall be submitted for review and approved/recorded prior to submission of the Site Development Plans.
7. 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.
8. No outdoor display or storage of merchandise shall be allowed, including seasonal items. This shall include seasonal items sold from a trailer.
9. No merchandise or displays are allowed to be stored in parking or drive aisle areas. This includes any use of tractor trailers or shipping containers used for excess storage.
10. The total building square footage of all lots in the Research Quarter subdivision shall not exceed 174,500 square feet.

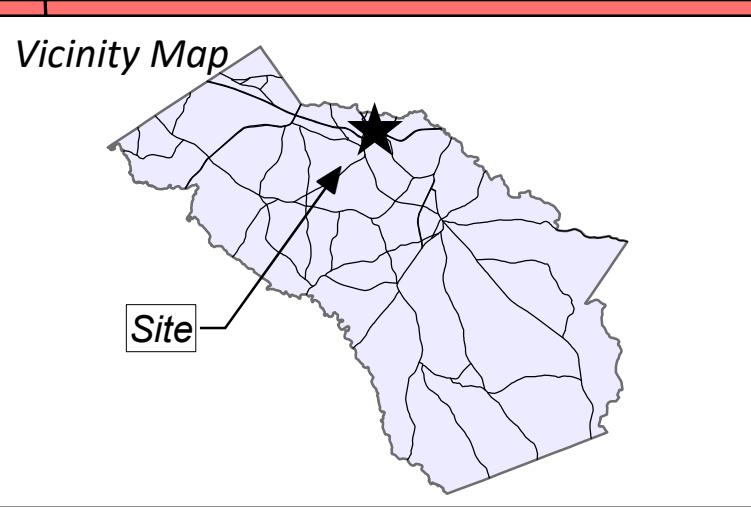
11. The following uses, allowed by right in the B-2 zoning district, shall not be allowed:

TABLE OF DISALLOWED USES	
Recreational Vehicle Parks	Pawnshop or Loan Brokers, other than Mortgage Loan Brokers
Automotive Repair and Maintenance, except Car Washes	Car Washes
Automotive Parts, Accessories, and Tire Stores	Automotive Transmission Repair
General Automotive Repair	Automotive Body, Paint and Interior Repair and Maintenance
Automotive Exhaust System Repair	Automotive Oil Change and Lubrication Shops
Automotive Glass Replacement Shops	Home and Garden Equipment Repair and Maintenance
Tractor and Other Farm Equipment Repairs and Maintenance	Automobile Commercial Parking Lots and Garages
Home Appliance Repair and Maintenance	Truck, Utility Trailer and RV (Recreational Vehicle) Rental and Leasing
Passenger Car Rental and Leasing	Construction, Transportation, Mining and Forestry Machinery and Equipment Rental and Leasing
General Equipment and Tool Rental Centers	Adult Entertainment
Construction Contractors, Builders and Developers, with outdoor storage	Radio and Television Broadcasting Stations
Taxidermists	Archery or Shooting Ranges
Used Car Dealers	New Car Dealers
Motorcycle Dealers	Recreational Vehicle Dealers
All Other Motor Vehicle Dealers	Boat Dealers
Lumber Yards	Auction Houses
Truck Stops and Other Gasoline Stations	School and Employee Bus Transportation
General Freight Trucking, Local	Shuttle Services, Vanpools and Other Ground Passenger Transportation
General Freight Trucking, Long-Distance	Private Schools: Colleges and Universities
Taxi and Limousine Service	Private Schools: Religious Exempt Nonpublic Post-Secondary Institutions
Charter Bus Industry	Private Schools: Junior Colleges
Scenic and Sightseeing Transportation	Specialized Freight (except Used Goods) Trucking, Local
Landscaping Services	Group Daycare Center
Bail Bonding or Bondsperson Services	Cigar and Tobacco Stores, including "Vape" Shops and Electronic Cigarette Stores
Event Venues (as a principal use)	Crematories
Dollar Stores	Variety Stores (Five and Dime)
Massage Therapy Establishment	Tattoo Parlors
Used Merchandise Stores	Construction Contractors, Builders and Developers, office only
Auto Brokers	

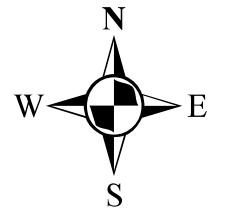
Rezone # P25-0188 - Burgess Jennings Mill Land, LLC

Parcel #
C-01AV-005
C-01AV-006





Oconee County Planning Department



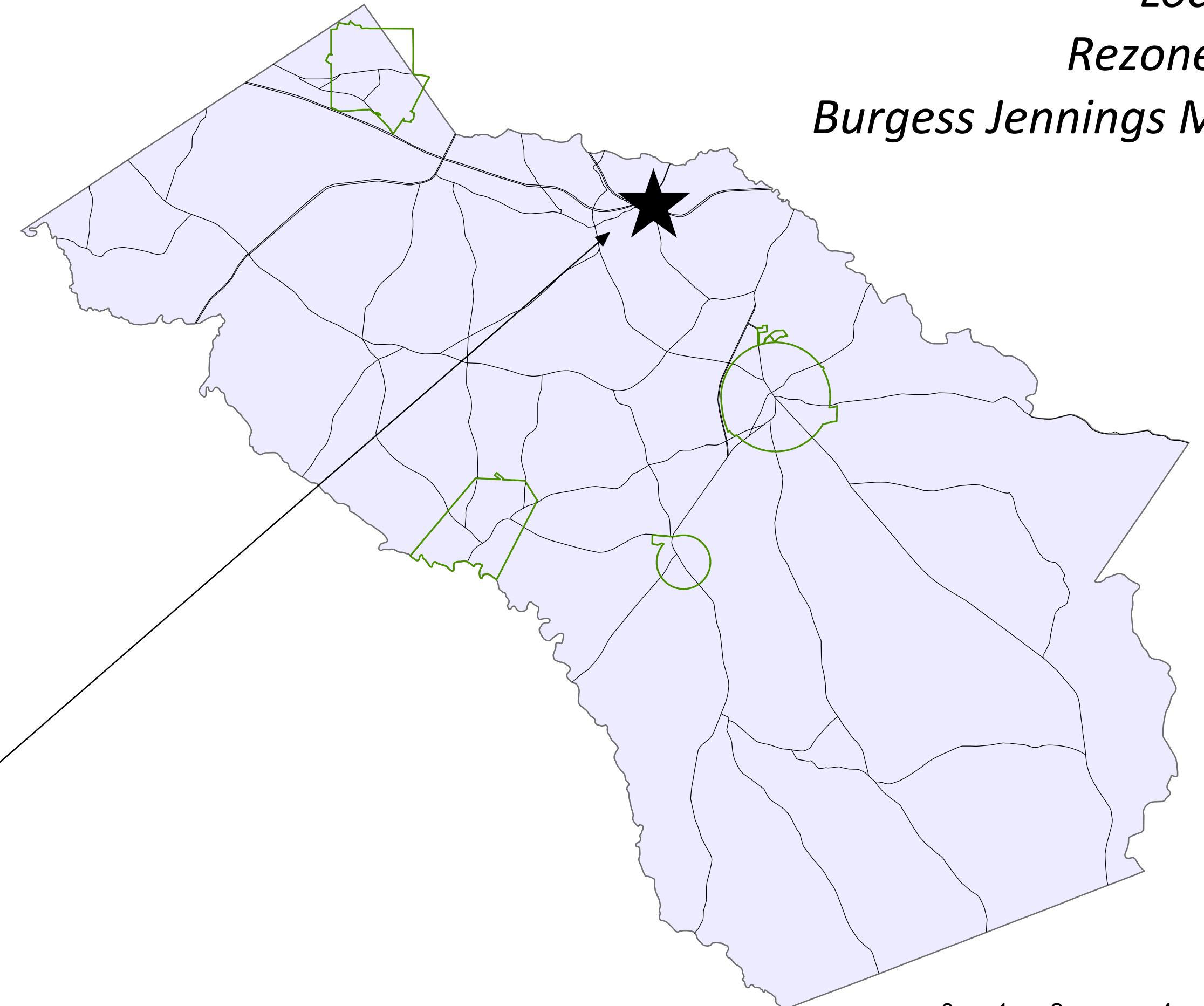
This map is a representation of the future development map
and should be used for planning purposes only

0 90 180 360 540 720
Feet

**Regional
Center**

**Regional
Center**

Location Map -
Rezone # P25-0188
Burgess Jennings Mill Land, LLC



1:120,000

0 1 2 4 6 8 Miles

