

**APPROVAL OF A SPECIAL EXCEPTION VARIANCE
FROM THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting approval of a Special Exception Variance based upon the allowances under the Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1303, to grant approval of a Special Exception Variance pursuant to an application requesting approval of a Special Exception Variance on property owned by Industrial Properties Management LLC submitted on October 10, 2025.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting Special Exception Variance approval submitted by Carter Engineering Consultants Inc. on October 10, 2025, regarding a ±45.6-acre tract of land located at 1355 Aiken Rd, Oconee County, Georgia, (tax parcel no. B-01-072), the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A Resolution granting Special Exception Variance approval for the property described above and also described in the attached Exhibit "A" is hereby granted to reduce the required parking for the warehouse area by 63 spaces and to eliminate the requirement for curb and gutter in the warehouse portion of the site.

Said Special Exception Variance 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. Effective Date. This Resolution shall take effect this date.

Said Special Exception Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on January 6, 2026.

ADOPTED AND APPROVED, this 6th day of January, 2026.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell
John Daniell, Chairman

Mark Thomas
Mark Thomas, Member

Chuck Horton
Chuck Horton, Member

Amrey Harden
Amrey Harden, Member

Mark Saxon
Mark Saxon, Member

ATTEST:

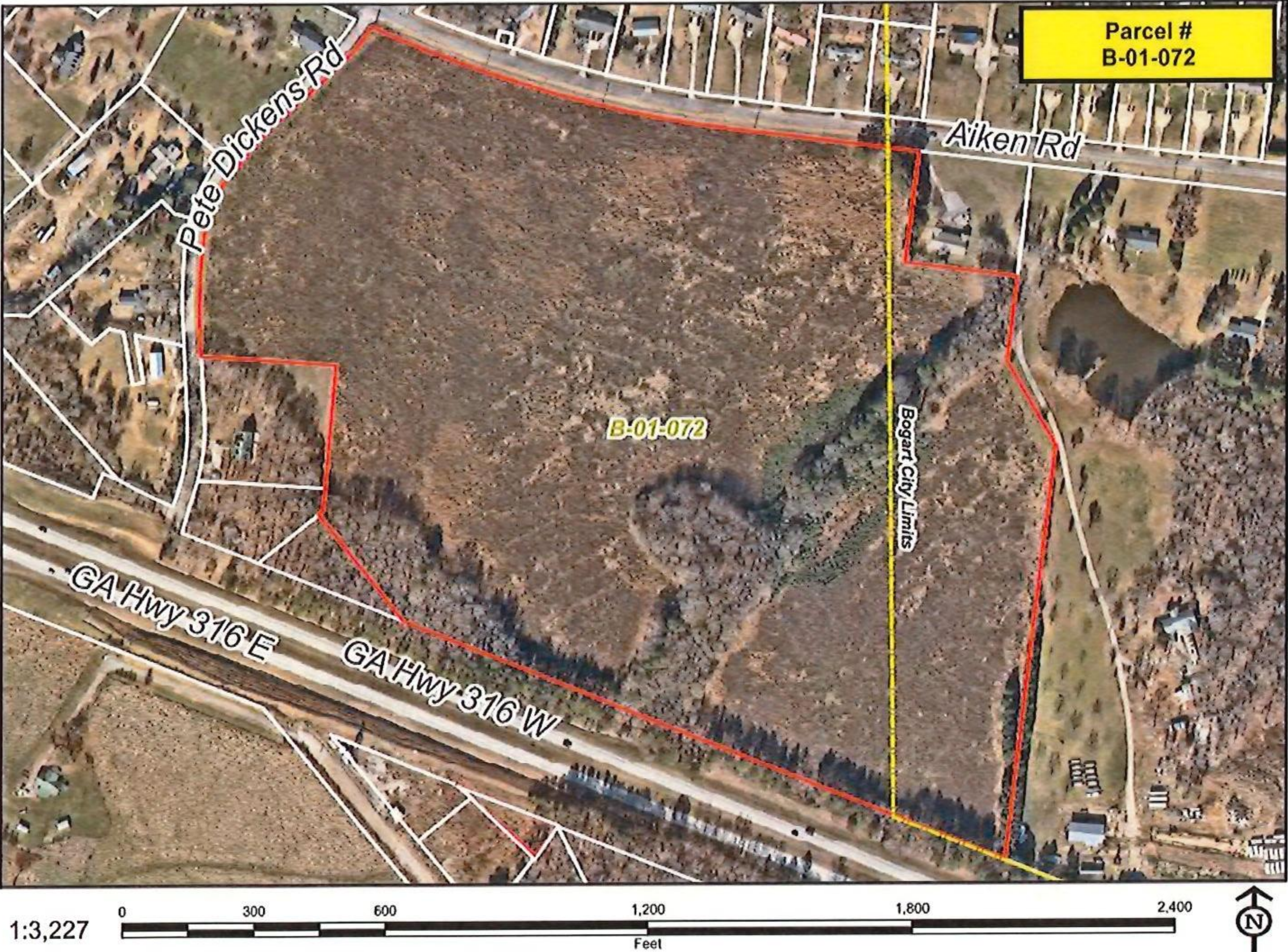
Holly Stephenson
Holly Stephenson
Clerk, Board of Commissioners

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 variance application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner at their own expense shall construct the improvements required by the County for public water for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.
4. The applicant shall submit a Field Change along with a revised Hydrology Study for review and approval.

TAX MAP

Variance # P25-0225 - Industrial Property Management, LLC



TYPED LEGAL DESCRIPTION

LEGAL DESCRIPTION

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

SAID TRACT OR PARCEL BEING 45.6 ACRES.

NARRATIVE



Request for Variance
For
IMI Industrial Campus

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

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

Prepared For:
Industrial Properties Management, LLC
P.O. Box 606
Watkinsville, GA 30677
September 2025



Submittal Information

Revision	Date	Submitted To:
A	10/10/2025	Oconee County
B	12/11/2025	Oconee County
C	12/15/2025	Oconee County

NARRATIVE



IMI Industrial Campus
Request for Variance
September 2025

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NARRATIVE



IMI Industrial Campus
Request for Variance
September 2025

Introduction

The property referenced as Tax Parcel No. B 01 072 is currently owned by Industrial Properties Management, LLC. The site is located off Aiken Road in Oconee County, Georgia. The subject property is comprised of 52.83 total acres, with 45.6 acres located in Oconee County (unincorporated) and 7.20 acres located in the City of Bogart. This narrative will accompany the application for the 45.6 acres for Oconee County. The property is currently zoned OBP (Office Business Park). The property will be developed for industrial manufacturing. Oconee County Unified Development Code Section 604.01.b, Table 6.1, requires three parking spots per one-thousand square feet of gross floor area for general offices and half a parking spot per one-thousand square feet of gross floor area for warehouse space. To be in compliance with this code the development would need to provide 78 spaces for building one (main office) and 102 spaces for buildings 2-5 (warehouse space). In lieu of installing the 102 spaces for the warehouse space, the property owner would like to apply for a Special Exception Variance.

Oconee County Unified Development Code Section 612.0 requires curb and gutter installed around every paved loading area and extend along both sides of all access drives. To be in compliance with this code the development would need to install curb and gutter throughout the entire development including the warehouse space. In lieu of installing curb and gutter for the warehouse space, the property owner would like to apply for a Special Exception Variance.

Variance Requested

The requested variance is for the code from Oconee County Unified Development Code Section 604.01.b, Table 6.1, and Section 609.01.d. Section 604.01.b requires three parking spots per one-thousand square feet of gross floor area for general offices and half a parking spot per one-thousand square feet of gross floor area for warehouse space. Therefore, the code would require 78 spaces for the office building and 102 spaces for the warehouse area resulting in 180 total spaces for the entire development. Carter Engineering is aiding the property owner in applying for a Special Exception Variance for the required parking. The 78 spaces required for building one will be provided. The owner is requesting a variance for the 102 spaces required for the warehouse space. The employees in the warehouse space will already be provided with a space at the main office and therefore do not need another space on the property. Carter Engineering is proposing that the development will provide two and a half parking spaces per one-thousand square feet for the machine shop, resulting in 39 spaces installed for the entire warehouse space. This proposal will still provide some parking for the warehouse space but will not result in an excess of parking that will not be utilized by the development. This will result in a total of 117 parking spaces for the entire development.

Section 609.01.d of the code requires curb and gutter to be installed throughout the entire development. The owner is requesting that curb and gutter be limited to the entrance and office building areas, as these are the primary locations of vehicular traffic and pedestrian

NARRATIVE



IMI Industrial Campus
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September 2025

activity. Within the warehouse portion of the site, curb and gutter are not necessary for proper stormwater management. The drainage design incorporates ditches and grate inlets to effectively collect and convey runoff to the proposed stormwater pond. The area will be

utilizing heavy equipment resulting in possible damage to the curb & gutter, therefore causing ongoing repair and cost to the owner.

Adjacent Properties

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

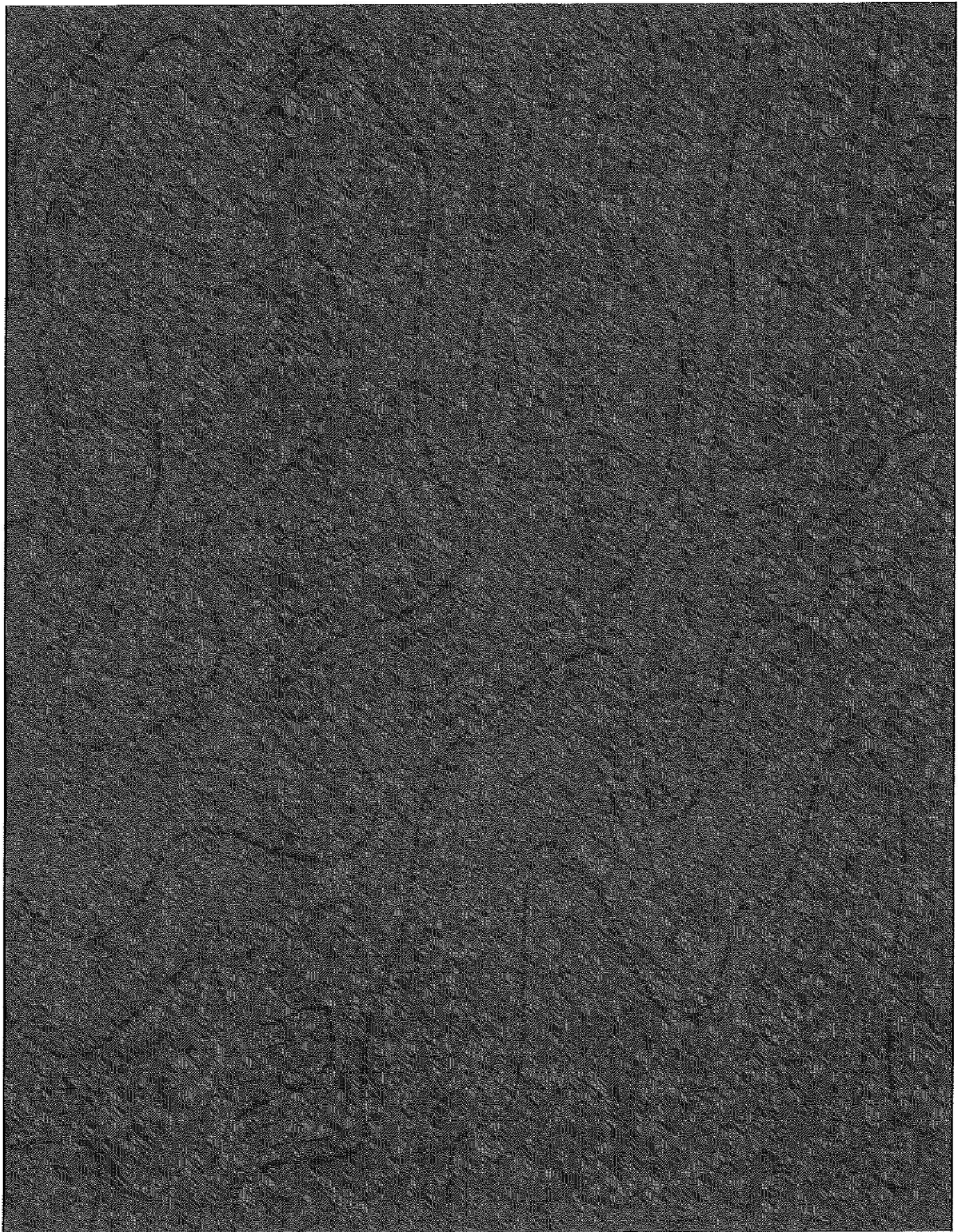
Other Applications

A variance application will be submitted to the City of Bogart along with the application to Oconee County for the Special Exception Variance for Parcel B 01 072.

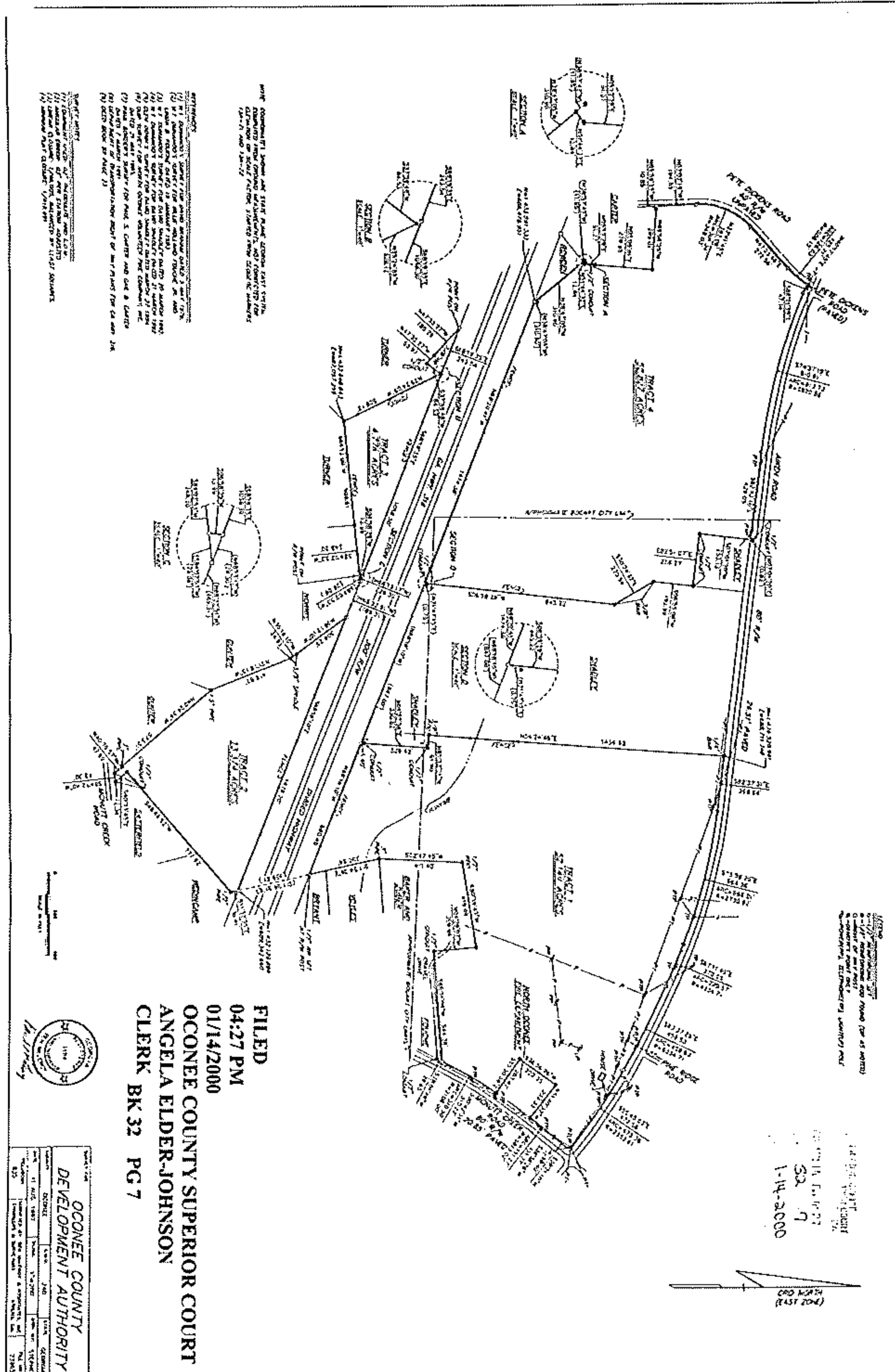
Conclusion

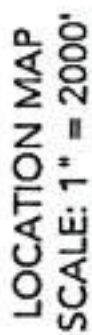
Parcel B 01 072 has 45.6 acres located in Oconee County, GA off of Aiken Road. The proposed development is an industrial manufacturing site that will consist of five buildings, including a two-story general office building with a 25,750 square foot footprint and three warehouse buildings. The Unified Development Code requires 102 parking spaces for the warehouse portion of the development and curb and gutter throughout the entire site. In lieu of providing the full 102 warehouse spaces, the property owner is requesting a Special Exception Variance to provide 39 spaces, as all warehouse employees will already be accommodated with parking at the office building. Additionally, in lieu of installing curb and gutter throughout the warehouse area, the property owner is requesting a Special Exception Variance to limit curb and gutter to the entrance and office building. Curb and gutter in the warehouse area would be subject to damage from heavy equipment and is not necessary for stormwater management, as ditches and grate inlets are proposed to convey runoff to the stormwater pond.

NARRATIVE



PLAT

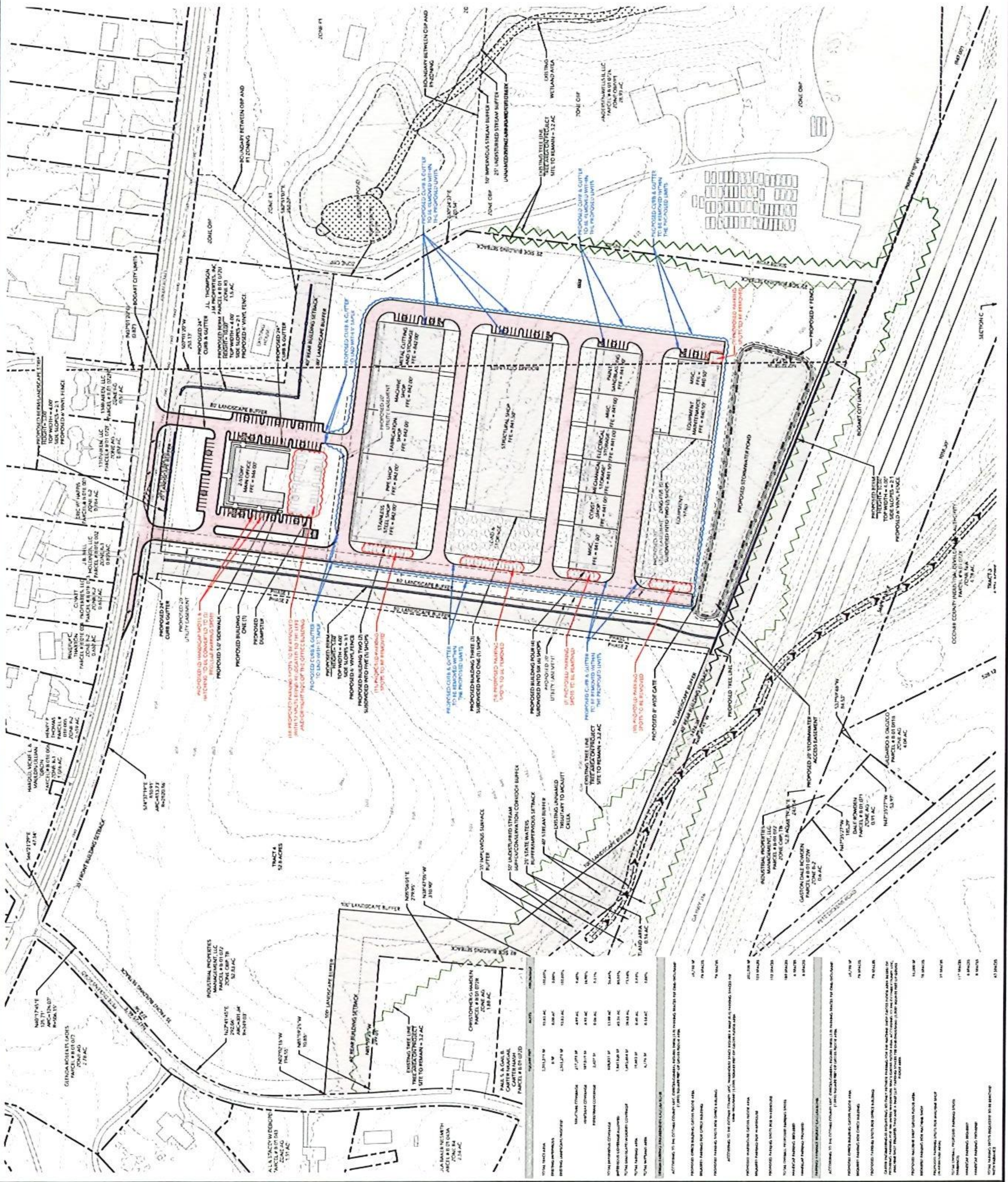
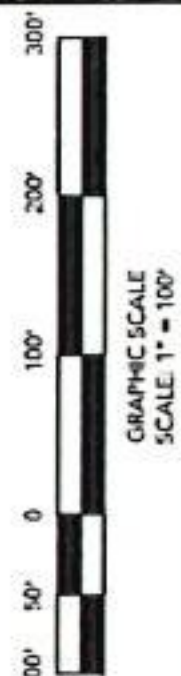




CARTER
ENGINEERING

**SPECIAL EXCEPTION
VARIANCE CONCEPT PLAN
FOR
IMI CORPORATE CAMPUS
1355 AIKEN ROAD - BOGART, GA 30622**

SHEET TITLE: SPECIAL EXCEPTION VARIANCE CONCEPT PLAN	PROJECT NAME: IMI CORPORATE CAMPUS
SHEET NUMBER: 23003IMI	DATE: 9/18/2025





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

VARIANCE CASE #: P25-0225

DATE: December 22, 2025

STAFF REPORT BY: David Webb, AICP, Planning Manager

APPLICANT NAME: Carter Engineering Consultants Inc.

PROPERTY OWNER(S): Industrial Properties Management LLC

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

PARCEL SIZE(s): ±52.8 acres

Area for the Variance in the unincorporated area: ± 45.6 acres

Area for the Variance in the City of Bogart: ± 7.2 acres



EXISTING ZONING: OBP (Office Business Park)

EXISTING LAND USES: Vacant

TYPE OF VARIANCE REQUESTED: Special Exception Variance

REQUEST SUMMARY: A special exception variance from Oconee County Unified Development Code Article 6 Section 604.01.b, Article 6 Section 609.01.d, and Table 6.1 to reduce the required parking for warehouse space and to eliminate the requirement for curb and gutter in the warehouse portion of the site. The proposed parking space reduction is 63 spaces: or 35% of the required 180 spaces for the proposed 228, 250 square feet of buildings.

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: January 6, 2026

ATTACHMENTS:

- Application
- Warranty Deed
- Plat of Survey
- Concept Plan
- Narrative
- Legal Description

CONCURRENT APPLICATION: Variance Application to the City of Bogart for the ± 7.2 acres within Bogart. A special exception variance from Bogart Unified Development Code Article 6 Section 604.01.b, Article 6 Section 609.01.d, and Table 6.1 to reduce the required parking for warehouse space and to eliminate the requirement for curb and gutter in the warehouse portion of the site. The proposed parking space reduction is 63 spaces: or 35% of the required 180 spaces for the proposed 228, 250 square feet of buildings.

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- This parcel is split between Oconee County, unincorporated and the City of Bogart
- The parcel was initially zoned TB (Technology Business) on December 5, 2000. All TB zoning districts were converted to OBP (Office-Business Park) zoning districts in 2019 by a Unified Development Code Amendment.
- The Board of Commissioners approved a county initiated rezoning May 7, 2024 (rezoning # P24-0067) for a revised concept plan along with architectural and buffer standards.
- The applicant submitted a Preliminary Site Plan (P24-0185) and Site Development Plan (P24-0186) for review on September 13, 2024.
- The review of the plans indicated that:
- A Development of Regional Impact (DRI #4380) Final Report was completed March 2, 2025.
- On April 1, 2025, the Board of Commissioners approved rezoning P24-0256 to amend the IMI concept plan and conditions of zoning.
- On April 14, 2025, the Mayor and Council of Bogart approved rezoning P25-0016 to amend the IMI concept plan and conditions of zoning.
- On December 11, 2025, the Site Development Plan was approved (P24-0186) for a total of 228,250 square feet across 5 buildings.
- A Variance approval by both the Board of Commissioners and the City of Bogart Mayor and Council is required to change the parking areas as requested.

VARIANCE DESCRIPTION

- A special exception variance from Oconee County Unified Development Code Article 6 Section 604.01.b, Article 6 Section 609.01.d, and Table 6.1 to reduce the required parking for warehouse space and to eliminate the requirement for curb and gutter in the warehouse portion of the site. The proposed parking space reduction is 63 spaces: or 35% of the required 180 spaces for the proposed 228, 250 square feet of buildings.
- Table 6.1 requires the following for parking:
 - Offices- General: 3 spaces per 1,000 SF of gross floor area
 - Warehouse: 0.5 spaces per 1,000 SF of gross floor area
 - Machine Shops: 2.5 spaces per 1,000 SF of gross floor area
- The parking calculations from the approved Site Development Plan (P24-0186) are:
 - Office = 78 spaces
 - Warehouse and Machine Shops = 102 spaces
- Total required parking = 180 spaces
- Total parking spaces if variance is approved = 117 spaces

PUBLIC FACILITIES

Water:

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

Sewer:

- The applicant proposes an on-site septic system.

Roads:

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

Environmental:

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

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR SPECIAL EXCEPTION VARIANCE APPROVAL” AS SET FORTH IN SECTION 1303.03 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE.

Special exception variances may be granted upon findings that, if granted, the relief will not cause an occurrence of any of the following:

a. Cause a substantial detriment to the public good:

The requested variance would allow a reduction in required parking and an overall reduction in the impervious surfaces. The applicant proposes only providing curb and gutter in the office building areas. In the warehouse areas, ditches and grate inlets are proposed as an alternate stormwater control method. A revised stormwater and parking plan would need to be reviewed if the variances are approved. Staff finds that a reduction of parking and reduction of impervious surfaces would not be a detriment to the public good.

b. Be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:

Staff analysis indicates that granting the requested variances would not injure the environment as the site would still have to meet stormwater and environmental regulations. Staff finds the reduction in parking and alternate stormwater system would not injure the use and enjoyment of other properties in the immediate vicinity.

c. Diminish and impair property values within the surrounding neighborhood:

Staff analysis indicates that granting the requested variances would not have a negative effect on the value of adjacent properties.

d. Impair the purpose and intent of this Development Code:

Staff analysis indicates that the purpose of the code would not be impaired by granting this request.

STAFF RECOMMENDATION & CONDITIONAL RECOMMENDATIONS

Based upon the standards and limitations for special exception variance approval, this request **does meet all necessary conditions** to grant a special exception variance to the garage setback standards. Should the present request be approved, staff recommends the following conditions to be fulfilled at the owner/developer's 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 variance application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner at their own expense shall construct the improvements required by the County for public water for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.
4. The applicant shall submit a Field Change along with a revised Hydrology Study for review and approval.

Variance # P25-0225 - Industrial Property Management, LLC

Parcel #
B-01-072

B-01-072

Pete Dickens Rd

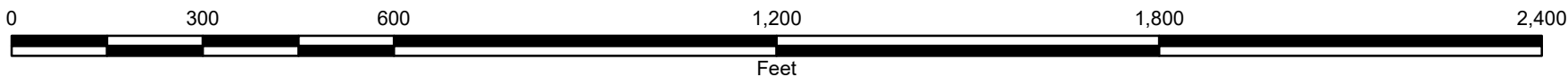
Aiken Rd

Bogart City Limits

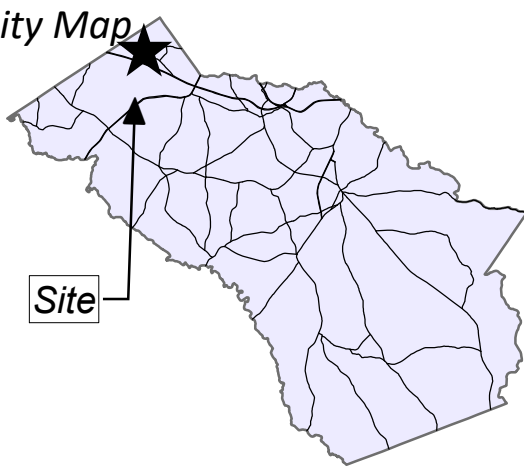
GA Hwy 316 E

GA Hwy 316 W

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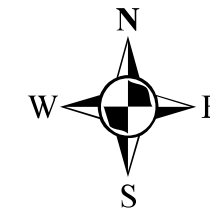
Vicinity Map



Site

**Corridor
Commercial**

**Oconee County
Planning Department**



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

0 120 240 480 720 960 Feet

**Suburban
Neighborhood**

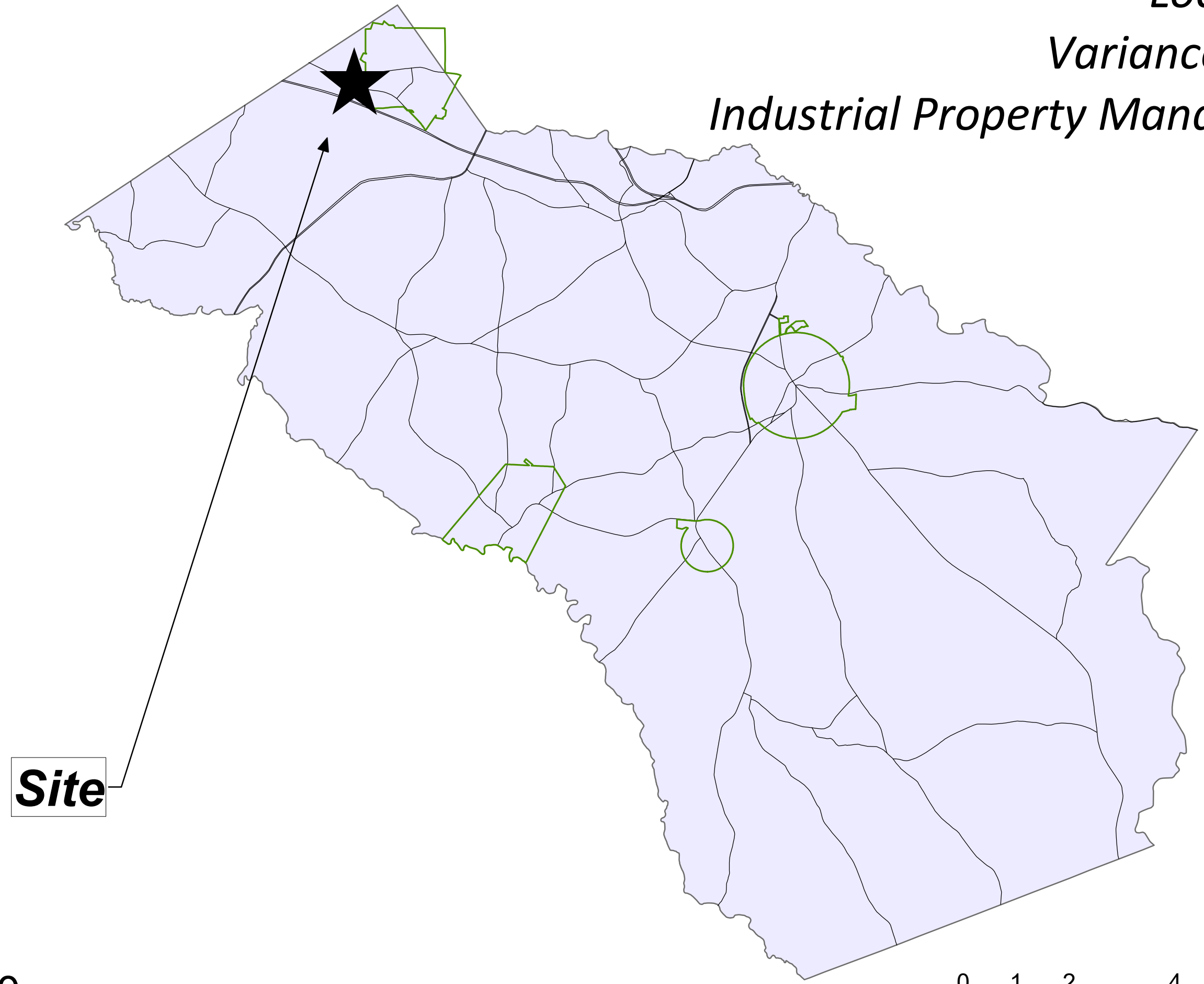
Workplace Center

Bogart City Limits

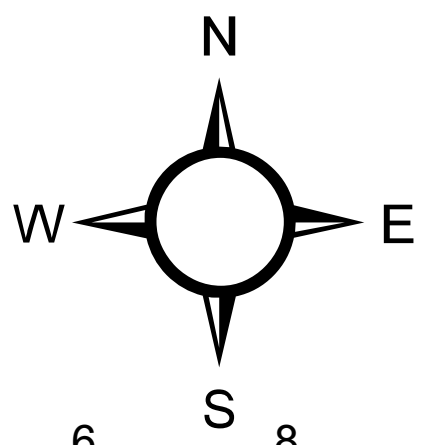
**Suburban
Neighborhood**

Bogart City Limits

*Location Map -
Variance # P25-0225
Industrial Property Management, LLC*



Site



1:120,000

