

**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 rezone from zoning classifications B-1 PUD (General Business, Planned Unit Development) to B-2 (Highway Business) pursuant to an application for rezoning of property owned by 316 Holding Group submitted on July 24, 2017.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for zoning change submitted by Williams & Associates on July 24, 2017 requesting rezoning of a ±4.541 acre tract of land located on the southeast corner of GA 316 & the Oconee Connector in the 1331st G.M.D., Oconee County, Georgia, (C-01-045E), 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 classification for the property described on the attached "Exhibit A" is hereby changed from B-1 PUD (General Business, Planned Unit Development) to B-2 (Highway Business) for the purpose of 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 same on September 18, 2017, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on October 3, 2017.

ADOPTED AND APPROVED, this 3rd day of October, 2017.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell
John Daniell, Chairman

Mark Thomas
Mark Thomas, Member

Chuck Horton
Chuck Horton, Member

W. E. "Bubber" Wilkes, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes
Kathy Hayes
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE #7239

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CONDITIONS

This Zoning Amendment shall be subject to the following conditions which shall be fulfilled by the developer at his/her expense:

1. The development shall be connected to the Oconee County water and sewer systems at the developer's expense in a manner approved by the Oconee County Utility Department and the Oconee County Public Works Department.
2. Site and building design shall meet the required standards of all state and local fire safety codes.
3. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative architectural sketches and other documents submitted with the zoning application and attached hereto, paying special attention to the materials and design elements shown in the representative photos.
4. The total building floor area of the site shall not exceed 125,000 sf.
5. The following B-2 uses shall be excluded:

*Farmers Market (Wholesale)	*Pawnshop
*Master Planned Development (MPD)	*Planned Unit Development (PUD)
*RV (Recreational Vehicle) Parks	*Tattoo Parlors
*Coin Operated Laundries and Dry Cleaners	*Ambulance Services
*Funeral Homes and Funeral Services	*Blood and Organ Banks
*Pet Boarding Kennel	*Janitorial Services
*Bail Bonding or Bondperson Services	*Landscaping Services
*Exterminating and Pest Control Services	*Auction Houses
*Manufactured (Mobile) Home Dealers	*Landscaping Services
*Carpet and Upholstery Cleaning Services	*Vocational Rehabilitation Services
*General Equipment and Tool Rental Centers	*Carpentry Shop, Woodworking
*Packaging and Labeling Services	*Home Office
*Truck Stops and Other Gasoline Stations	*Home Business
*New Car Dealers	*Used Car Dealers
*Recreational Vehicle Dealers	*Motorcycle Dealers
*Boat Dealers	*All Other Motor Vehicle Dealers
*Electrical, Heating or Plumbing Supply Stores	*Freestanding Towers and Antennae
*Mini-Warehouses and Self-Storage Units	*Natural Gas Distribution
*Recycling and Materials Recovery Facilities	*Cemeteries and Mausoleums
*Radio and Television Broadcasting Stations	*Crematories
*Cable and Other Subscription Distribution	
*Electric Power Transmission Substations	
*Temporary Event: Swap Meets and Outdoor Markets	
*Printing and Related Support Activities, except Photocopying and Duplicating Services (instant printing)	
*Handmade Soaps, Soaps, and Other Detergent Manufacturing	
*Self-storage of Recreational Vehicles, Campers and Boats	
*Community Food and Housing, and Emergency and Other Relief Services	
*Private Schools: Kindergarten, Elementary and Secondary	
*Private Schools: Junior Colleges	
*Private Schools: Colleges and Universities	
*Private Schools: Religious Exempt Nonpublic Post-Secondary Institutions	
*Accessory Uses Customary to a Dwelling	
*Newspaper, Periodical, Book, and Directory Publishers	
*Automotive Body, Paint and Interior Repair and Maintenance	
*Home and Garden Equipment Repair and Maintenance	
*Tractor and Other Farm Equipment Repairs and Maintenance	
*Truck, Utility Trailer and RV (Recreational Vehicle) Rental and Leasing	
*Office Computers, Copiers, Furniture and Other Machinery and Equipment Rental and Leasing	
*Construction, Transportation, Mining, and Forestry Machinery and Equipment Rental and Leasing	
*Other Commercial and Industrial Machinery and Equipment Rental and Leasing	

EXHIBIT "A" TO REZONE #7239

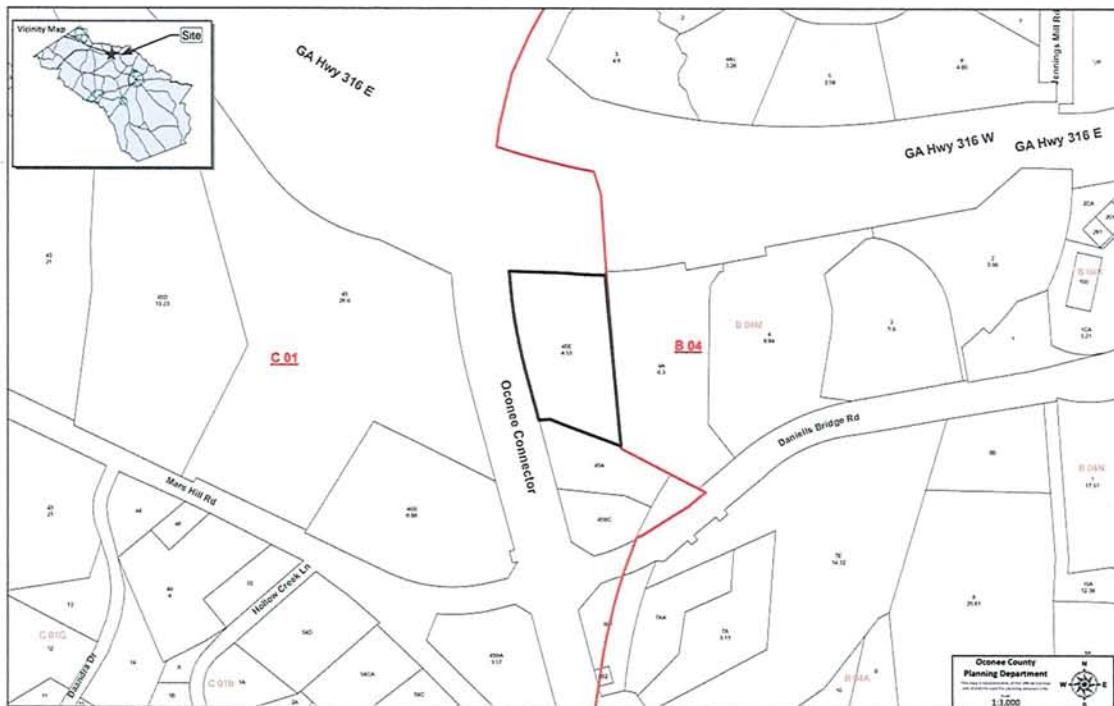
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CONDITIONS (cont'd)

Any item listed under following:

- *Arts, Entertainment, and Recreation except Artist's Studios
- *Truck Transportation
- *Transit and Ground Passenger Transportation
- *Support Activities for Transportation

TAX MAP



LEGAL DESCRIPTION

LEGAL DESCRIPTION

By _____

All that tract, or parcel of land, lying and being in G.M.D. 1331, Oconee County, Georgia, containing 4.541 acres of land, and being more particularly described as:

Beginning at the intersection of the easterly margin of right-of-way of the Oconee Connector with the southerly margin of right-of-way of Highway 316, being the TRUE POINT OF BEGINNING; thence along the right-of-way of Highway 316 North 88 degrees 13 minutes 03 seconds East, 219.55 feet to a point; thence 141.41 feet along an arc of a curve to the left, said curve having a radius of 1245.92 feet, a chord bearing of South 87 degrees 19 minutes 59 seconds East, and a chord distance of 141.33 feet to an iron pin; thence leaving said right-of-way South 04 degrees 45 minutes 31 seconds East, 647.64 feet to an iron pin; thence North 69 degrees 12 minutes 18 seconds West, 279.67 feet to a point; thence South 84 degrees 45 minutes 31 seconds West, 40.42 feet to a point on the easterly margin of right-of-way of The Oconee Connector; thence along said right-of-way North 14 degrees 58 minutes 44 seconds West, 173.16 feet to a point; thence 389.02 feet along an arc of a curve to the right, said curve having a radius of 1801.01 feet, a chord bearing of North 10 degrees 04 minutes 15 seconds West, and a chord distance of 388.26 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "A" TO REZONE #7239

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NARRATIVE

Oconee Connector

A Commercial & Retail Development

Southeast Corner of the Intersection of GA 316 and The Oconee Connector
O Oconee Connector, Watkinsville, Georgia

B-1 PUD to B-2 – 4.541 Acres – Tax Parcel #C01-045E

Rezone Submittal – July 24, 2017

By

Narrative

Oconee Connector is a proposed commercial and retail development to be located on a 4.541 acre tract at the intersection of GA 316 and The Oconee Connector. 316 Holding Group is the current property owner. Dr. John Simpson will act as the primary contact person for the owners. Williams & Associates has been designated to act as agent in the preparation of the necessary rezone documentation associated with this request.

The Site

The subject parcel of the rezone currently exists as a total of 4.541 acres. The parcel fronts on GA 316 for approximately 361 LF, and The Oconee Connector for approximately 562 LF. The parcel is partially wooded with mixture of pines and hardwoods and grassed areas interspersed. The topography drops gently from north to south, to an existing roadside swale and an existing drainage corridor. Existing zoning and land uses surrounding the parcel are as follows: to the north – GA 316; to the west – The Oconee Connector; to the south – one (1) OIP zoned tract with an existing county fire station; to the east – one (1) OBP zoned tract with existing hotel. The Future Development Map 2030 identifies the site with a Future Character Area designation of Regional Center.

The Development

The subject parcel was rezoned B-1 PUD - General Business Commercial Planned Unit Development (Rezone No. 043) by Beall, Gonnen & Company on August 4, 1992 as part of a larger development. That rezone predated the completion of GA 316 and the construction of The Oconee Connector.

As a result of The Oconee Connector construction, the subject parcel C01-045E was created by being split off and separated from the parent parcel C01-045.

The proposed project is to be developed primarily for commercial and retail uses. A quality restaurant and hotel are shown conceptually on the rezone plan for illustrative purposes only. The parcel is to be developed for sale to individual purchasers interested in locating some type of B-2 use business appropriate for this type of development and location. The lot may be split for multiple users requiring individual lots. Easements will be provided for vehicular circulation (ingress and egress), as well as for the installation of public utilities. All developments will be constructed with curb & gutter parking and sidewalks. All utilities will be underground. Extensive landscaping, including buffers and

*Truck, Utility Trailer and RV (Recreational Vehicle) Rental and Leasing
*Office Computers, Copiers, Furniture and Other Machinery and Equipment Rental and Leasing
*Construction, Transportation, Mining, and Forestry Machinery and Equipment Rental and Leasing
*Other Commercial and Industrial Machinery and Equipment Rental and Leasing

Any item listed under following:

*Arts, Entertainment, and Recreation except Artist's Studios
*Truck Transportation
*Transit and Ground Passenger Transportation
*Support Activities for Transportation

Buildings

The project will have multiple buildings with various floor areas, totaling no greater than 125,000 square feet. Buildings are anticipated to be built in multiple phases. Buildings will be wood or steel construction, with exterior facades and accents including, but not limited to: architectural brick, stone, simulated or cultured stone, cast stone, cement fiber board plank siding, board and batten siding, shingle siding, exterior insulation and finish system (EIFS), stucco and cedar plank or shingle siding. The roofs are to be gabled structures or parapet surrounded flat roof systems. Roofing materials to include asphalt shingles, thermoplastic polyolefin (TPO), and/or metal. See attached representative architecture.

Water Supply

A 12" water main currently exists in the right-of-way of The Oconee Connector. Multiple services and meters will be installed off the existing main to meet the domestic water demand. Additional meters will be installed for irrigation purposes.

Probable Water Demand based on the rezone concept plan

Hotel (with kitchenette): 100 rooms x 86.25 gpd/room = 8,625 GPD	
Restaurant: 200 seats x 28.75 gpd/seat = 5,750 GPD	
Total Capacity Required	14,375 GPD AVG. Total*

*Total capacity required is an estimate only. Actual capacity to be based on end users.

Sewage Disposal

Sewage disposal will be via Oconee County Public Utilities. A public sewer line extension will be required, extending from an existing sewer manhole positioned in an easement located on an adjacent property to the east. A sewer easement will be required from the adjacent property owners for the installation for the installation of the public sewer line. Estimated demands have been submitted to the Oconee County Public Utilities Department and a sewer availability letter accompanies this rezone request.

shade trees, will be installed throughout the development. The overall project is anticipated to be constructed in multiple phases. Stormwater management facility improvements are currently proposed to be shared and located underground.

All B-2 uses as listed in the OC-UDC shall be allowed with the exceptions as listed below:

B-2 listed uses not allowed in this development:

*Farmers Market (Wholesale)	*Pawnshop
*Master Planned Development (MPD)	*Planned Unit Development (PUD)
*RV (Recreational Vehicle) Parks	*Tattoo Parlors
*Coin Operated Laundries and Dry Cleaners	*Ambulance Services
*Funeral Homes and Funeral Services	*Blood and Organ Banks
*Pet Boarding Kennel	*Janitorial Services
*Bail Bonding or Bondperson Services	*Landscaping Services
*Exterminating and Pest Control Services	*Auction Houses
*Manufactured (Mobile) Home Dealers	*Landscaping Services
*Carpet and Upholstery Cleaning Services	*Vocational Rehabilitation Services
*General Equipment and Tool Rental Centers	*Carpentry Shop, Woodworking
*Packaging and Labeling Services	*Home Office
*Truck Stops and Other Gasoline Stations	*Home Business
*New Car Dealers	*Used Car Dealers
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*Boat Dealers	*All Other Motor Vehicle Dealers
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*Mini-Warehouses and Self-Storage Units	*Natural Gas Distribution
*Recycling and Materials Recovery Facilities	*Cemeteries and Mausoleums
*Radio and Television Broadcasting Stations	*Crematories
*Cable and Other Subscription Distribution	
*Electric Power Transmission Substations	
*Temporary Event: Swap Meets and Outdoor Markets	
*Printing and Related Support Activities, except Photocopying and Duplicating Services (instant printing)	
*Handmade Soaps, Soaps, and Other Detergent Manufacturing	
*Self-storage of Recreational Vehicles, Campers and Boats	
*Community Food and Housing, and Emergency and Other Relief Services	
*Private Schools: Kindergarten, Elementary and Secondary	
*Private Schools: Junior Colleges	
*Private Schools: Colleges and Universities	
*Private Schools: Religious Exempt Nonpublic Post-Secondary Institutions	
*Accessory Uses Customary to a Dwelling	
*Newspaper, Periodical, Book, and Directory Publishers	
*Automotive Body, Paint and Interior Repair and Maintenance	
*Home and Garden Equipment Repair and Maintenance	
*Tractor and Other Farm Equipment Repairs and Maintenance	

Probable Sewer Demand

Hotel (with kitchenette): 100 rooms x ((150 gpd/room) * 50%) = 7,500 GPD	
Restaurant: 200 seats x ((50 gpd/seat) * 50%) = 5,000 GPD	
Total Capacity Required	12,500 GPD AVG. Total*

*Total capacity required is an estimate only. Actual capacity to be based on end users.

Surface Water Drainage

Concrete curb & gutter, corrugated pipe, and grassed & natural waterways will be employed to collect and divert storm water to a proposed shared underground stormwater management facility. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The proposed stormwater management facility will be designed to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with the site development plans. Stormwater management will be in compliance with the Oconee County UDC.

Access

Access will be via a single driveway from The Oconee Connector. It is anticipated that access will require improvements to The Oconee Connector and those improvements will be shown accompanying the site development plans. Cross access easements will be provided internally throughout the development for vehicular circulation.

Traffic

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation, 9th Edition*.

Land Use (ITE Code)	Intensity	Unit	ADT	Trip Generation				
				2-Way	Enter	Exit	Total	Enter
High-Turnover (Sit-Down) Restaurant (932)	7.8	1,000SF GFA	992	46	38	84	46	31
Hotel (310)	100	Rooms	522	31	22	53	31	29
			Net New Primary Trips			1,514	78	60
						137	77	60
						137		

Schools

Impact to schools will be positive by generating an increased positive net tax base without generating more students. There will be favorable initial and ongoing ripple economic impact on the county because of this development.

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Schedule

The petitioners plan to complete the zoning efforts on the subject property in October 2017. Marketing efforts will commence upon zoning approval. The site will be developed as demand necessitates with construction anticipated to begin within 18-24 months of zoning approval.

Maintenance of Common Areas

It is anticipated that common areas will be a part of this development. The future owner(s) of the lot(s) and building(s) will be responsible for all maintenance. If necessary, the developer will organize the use of all common areas, private access drives, and cross access easements by developing a maintenance plan in regards to the paving, landscaping, storm water management and other associated common areas prior to the subdivision of the lots or site development and provide to Oconee County prior to plan approval.

Landscaping and Buffers

Street trees, parking lot buffers, and parking lot tree plantings will be installed in accordance with the Oconee County UDC. Any additional required buffers will be illustrated on site development plans or as directed by Oconee County.

Utilities

No utility relocations are anticipated at this time, however, existing utilities located onsite that do require relocation during the project construction shall be per the direction of the utility provider. All new utilities are proposed to be underground. Proposed utilities to serve the facility are power, gas, water, sewer, telephone, cable TV & internet access.

Garbage Collection

Garbage collection will be handled by private contract service.

Sidewalks

Concrete sidewalks will be constructed to service the project and provide customer access and circulation. Sidewalks will be installed during building construction and completion of all underground utility service installation.

Public & Semi-public Areas

Access and drainage easements will be dedicated to Oconee County. Easements for water, sewer, power, gas, telephone, cable TV & internet access will be dedicated as required for specific utility construction.

Outdoor Lighting

Ornamental or box type light fixtures on metal poles will be installed to illuminate the development for safety and security. Lighting will be oriented inward and downward within the proposed development. A lighting plan will be submitted to the Oconee Planning Department illustrating lighting templates and proposed fixtures. This plan will be reviewed during the site development plans approval stage of the project.

Development Valuation

Proposed estimated total value of the project at completion:
\$9,000,000 - \$15,000,000.00

EXHIBIT "A" TO REZONE #7239

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REPRESENTATIVE PHOTOGRAPHS



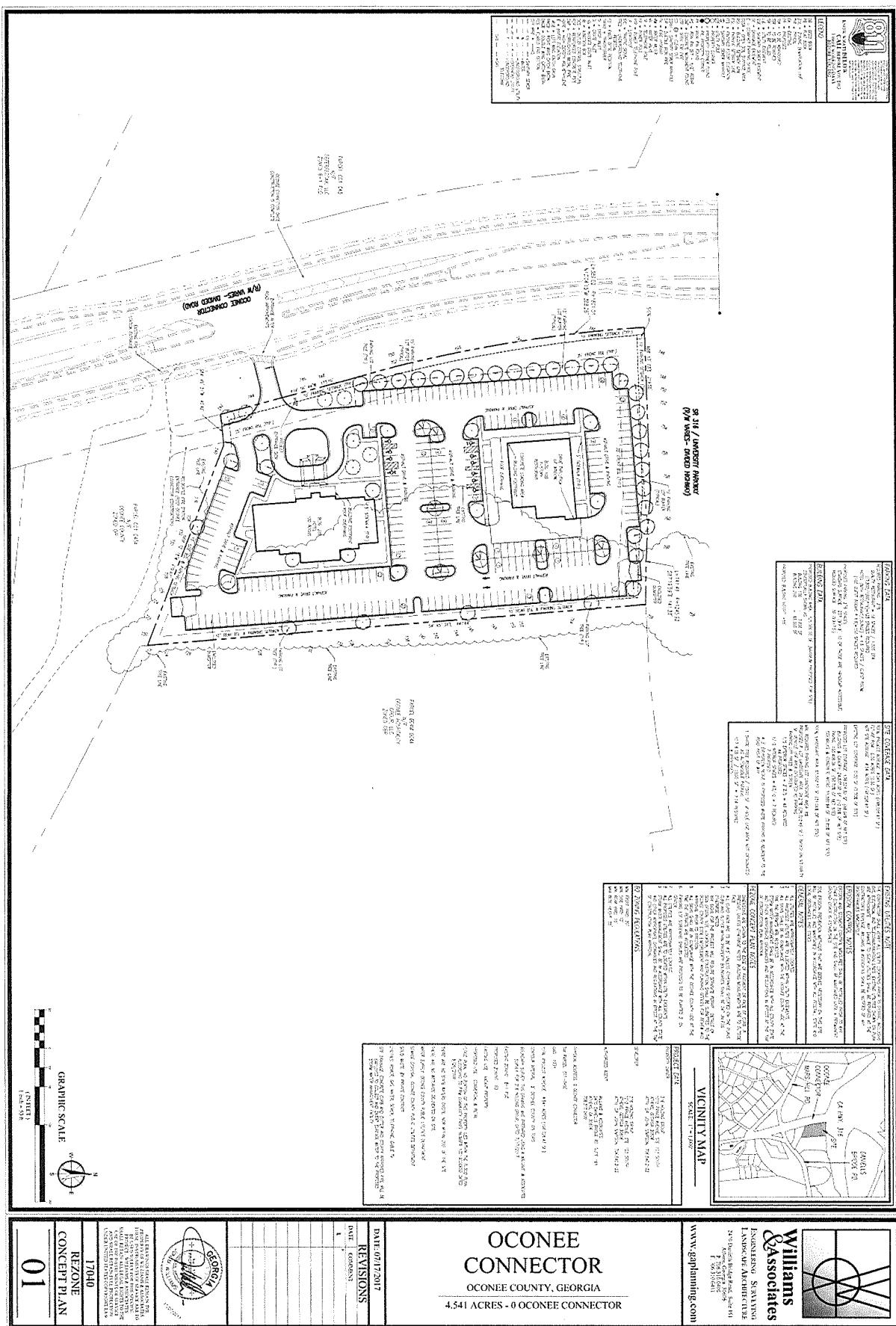
Representative Architecture



EXHIBIT "A" TO REZONE #7239

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DEVELOPMENT PLAN





**Planning Department
Oconee County, Georgia**

STAFF REPORT

REZONE CASE #: 7239

DATE: September 8, 2017

STAFF REPORT BY: Mackenzie Battista & Sandy Weinel,
Assistant Director

APPLICANT NAME: Williams & Associates

PROPERTY OWNER: 316 Holding Group

LOCATION: Southeast corner of GA 316 & Oconee
Connector

PARCEL SIZE: ±4.541 Acres

EXISTING ZONING: B-1 PUD (General Business, Planned Unit
Development) and Mars Hill Overlay District

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: Rezone B-1 PUD to B-2

REQUEST SUMMARY: The property owner is petitioning to rezone this property to be developed as commercial
and retail uses.

STAFF RECOMMENDATION: Staff recommends approval of this rezone request subject to conditions.

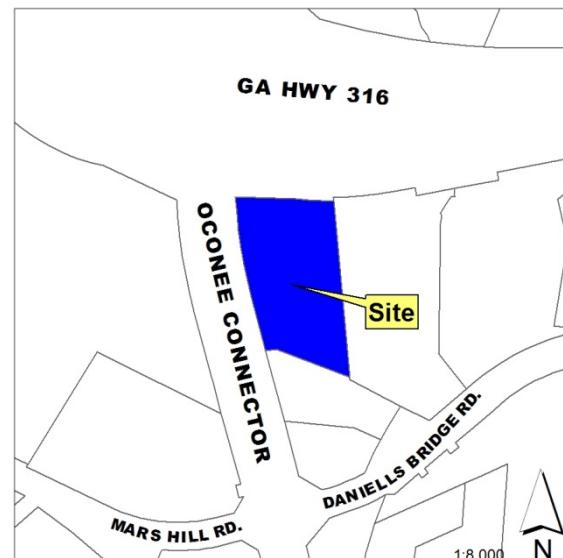
DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: September 18, 2017

BOARD OF COMMISSIONERS: October 3, 2017

ATTACHMENTS:

Application
Zoning Impact Analysis
Narrative
Representative Photos
Site Review
Aerial Photo
Tax Map
Concept Plan



NOTE: This request was submitted in conjunction with Special Exception Variance request #7240.

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The subject property is currently undeveloped & vacant.

SURROUNDING LAND USE AND ZONING

		EXISTING LAND USES	EXISTING ZONING
NORTH	undeveloped		B-1 (General Business) & B-2 (Highway Business)
SOUTH	undeveloped & commercial development		B-2 (Highway Business)
EAST	commercial & retail development		O-B-P (Office-Business Park)
WEST	undeveloped		B-1 PUD (General Business, Planned Unit Development)

PROPOSED PROJECT DESCRIPTION

- Commercial & Retail Development - Plan illustrates a hotel and drive-through restaurant.

TRAFFIC PROJECTIONS

- Average Daily – 1,514
- AM Peak Hour – 137
- PM Peak Hour – 137

PUBLIC FACILITIES

Access:

- One driveway is proposed to connect to Oconee Connector.

Water & Sewer:

- The development will connect to county water & sewer.

ENVIRONMENTAL

- No 100 Year Flood Plain or Jurisdictional Wetland areas are located on the site
- Underground detention is proposed to address storm water runoff

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

- Utility Department - See project file for OCUD letter regarding water and sewer availability.
- GDOT – A permit will be required from GDOT to construct a deceleration lane to the drive.
- Public Works – A deceleration lane will be required.

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. How does the current request compare to the existing uses and zoning of nearby properties?** This request is compatible with nearby existing uses and is similar to nearby zoning districts.
- B. To what extent are property values diminished by the particular zoning restrictions of the current zoning category?** The property can only be developed in accordance with Rezone #43, 316 Holding Group A (1992), which does not permit a hotel.
- C. To what extent does the destruction of the property values of the individual property owner promote the health, safety, or general welfare of the public with consideration to:**
 - 1. Population density and effect on community facilities such as streets, schools, water and sewer?** With respect to these community facilities, there is no apparent benefit in maintaining the current zoning district and its associated uses.
 - 2. Environmental impact?** There are no streams or wetlands located on the property.

3. **Effect on adjoining property values?** No negative impacts to adjoining property values are expected.

D. **What is the relative gain to the public in maintaining the current zoning category, as compared to the hardship imposed upon the current property owner?** There appears to be no relative gain to the public in maintaining the current zoning category.

E. **What is the length of time that the property has been vacant as currently zoned, considered in the context of land development in the area of the vicinity of the property?** The property has never been developed. Land development in the vicinity includes professional and medical offices, commercial services, and retail trade.

F. **Is the proposed use consistent with the stated purpose of the zoning district that is being requested?** Yes. The B-2 zoning district was established for uses traditionally located along highways.

G. **How does this request conform with or diverge from established land use patterns?** The proposed development is consistent with current commercial and retail uses in the area.

H. **How does this request conform with or diverge from the Future Land Use Map or the goals and objectives of the Comprehensive Plan?** The request is consistent with the 2030 Future Development Map which designates this tract with a character area of "Regional Center". The proposed development is in keeping with the goals and objectives of the Comprehensive Plan.

I. **What is the availability of adequate sites for the proposed use in districts that permit such use?** There are vacant sites currently zoned B-2 in the area, but most sites would require a rezone to modify an associated concept plan. There is one property at the intersection zoned specifically for a hotel use.

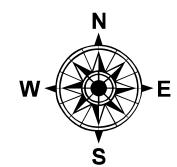
J. **Is the site suitable for the proposed use relative to the requirements set forth in the Unified Development Code (off-street parking, setbacks, buffer zones, open space, etc.)?** Yes. The site is adequate for the proposed development to meet the requirements of the Oconee County Unified Development Code.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Staff recommends approval of this rezone request subject to the following conditions to be fulfilled by the developer at his/her expense:

1. The development shall be connected to the Oconee County water and sewer systems at the developer's expense in a manner approved by the Oconee County Utility Department and the Oconee County Public Works Department.
2. Site and building design shall meet the required standards of all state and local fire safety codes.
3. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative architectural sketches and other documents submitted with the zoning application and attached hereto, paying special attention to the materials and design elements shown in the representative photos.
4. The total building floor area of the site shall not exceed 125,000 Sf.

2016 Aerial Photograph





OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

Rezoning from: B-1 PUD to B-2
 Special Use Approval for: _____

Change in Conditions of Approval for Case # _____

Applicant

Name: Williams & Associates, Land Planners PC
 Address: 2470 Daniells Bridge Road
Suite 161
(No P.O. Boxes)
Athens, GA 30606
 Telephone: (706) 310-0400

Property Owner

Name: 316 Holding Group
 Address: 1010 Prince Avenue, Ste. 103 South
Athens, GA 30606
 Telephone: (706) 540-2122 - Dr. John Simpson



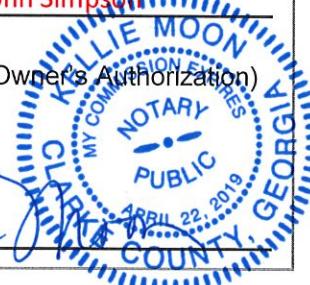
Applicant is (check one): the Property Owner Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: David J. Williams & Assoc.

Date: 07/24/17

Notarized: Kellie Moon



Property

Location: Southeast corner of GA 316 & the Oconee Connector
 (Physical Description)
 Tax Parcel Number: C01-045E
 Size (Acres): 4.541 Current Zoning: B-1 PUD
 Future Development Map-Character Area Designation: Regional Center

Use

Current Use: Undeveloped Property
 Proposed Use: Commercial & Retail, Plan illustrates a hotel and quality restaurant, see narrative for use exclusions

Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed
- Typed Legal Description
- Plat of Survey
- Disclosures (Interests and Campaign Contributions)
- Zoning Impact Analysis
- Narrative (Detailed Description of the Request)
- Concept Plan
- Attachments to the Concept Plan:
 - Pre-approved Sanitary Sewer Extension Submittal
 - Representative Architecture/Photographs
- Proof all property taxes paid in full
- Other Attachments: _____

For Oconee County Staff Use Only

Application

Date Received: _____ Date Accepted: _____
 DRI Transmitted to RDC Date: _____ N/A
 Date Submitted: _____ Findings Complete
 Posted: _____ Ad: _____ Ad: _____
 Application Withdrawn Date: _____

Action

APPLICATION NUMBER

Planning Commission Date: _____
 Approval With Conditions Denial
 Board of Commissioners Date: _____
 Approved With Conditions Denied



Oconee Connector

A Commercial & Retail Development

Southeast Corner of the intersection of GA 316 and The Oconee Connector

0 Oconee Connector, Watkinsville, Georgia

B-1 PUD to B-2 – 4.541 Acres – Tax Parcel #C01-045E

Rezone Submittal – July 24, 2017

Narrative

Oconee Connector is a proposed commercial and retail development to be located on a 4.541 acre tract at the intersection of GA 316 and The Oconee Connector. 316 Holding Group is the current property owner. Dr. John Simpson will act as the primary contact person for the owners. Williams & Associates has been designated to act as agent in the preparation of the necessary rezone documentation associated with this request.

The Site

The subject parcel of the rezone currently exists as a total of 4.541 acres. The parcel fronts on GA 316 for approximately 361 LF. and The Oconee Connector for approximately 562 LF. The parcel is partially wooded with mixture of pines and hardwoods and grassed areas interspersed. The topography drops gently from north to south, to an existing roadside swale and an existing drainage corridor. Existing zoning and land uses surrounding the parcel are as follows: to the north – GA 316; to the west – The Oconee Connector; to the south – one (1) OIP zoned tract with an existing county fire station; to the east – one (1) OBP zoned tract with existing hotel. The Future Development Map 2030 identifies the site with a Future Character Area designation of Regional Center.

The Development

The subject parcel was rezoned B-1 PUD - General Business Commercial Planned Unit Development (Rezone No. 043) by Beall, Gonnen & Company on August 4, 1992 as part of a larger development. That rezone predated the completion of GA 316 and the construction of The Oconee Connector.

As a result of The Oconee Connector construction, the subject parcel C01-045E was created by being split off and separated from the parent parcel C01-045.

The proposed project is to be developed primarily for commercial and retail uses. A quality restaurant and hotel are shown conceptually on the rezone plan for illustrative purposes only. The parcel is to be developed for sale to individual purchasers interested in locating some type of B-2 use business appropriate for this type of development and location. The lot may be split for multiple users requiring individual lots. Easements will be provided for vehicular circulation (ingress and egress), as well as for the installation of public utilities. All developments will be constructed with curb & gutter parking and sidewalks. All utilities will be underground. Extensive landscaping, including buffers and

shade trees, will be installed throughout the development. The overall project is anticipated to be constructed in multiple phases. Stormwater management facility improvements are currently proposed to be shared and located underground.

All B-2 uses as listed in the OC-UDC shall be allowed with the exceptions as listed below:

B-2 listed uses not allowed in this development:

- *Farmers Market (Wholesale)
- *Master Planned Development (MPD)
- *RV (Recreational Vehicle) Parks
- *Coin Operated Laundries and Dry Cleaners
- *Funeral Homes and Funeral Services
- *Pet Boarding Kennel
- *Bail Bonding or Bondperson Services
- *Exterminating and Pest Control Services
- *Manufactured (Mobile) Home Dealers
- *Carpet and Upholstery Cleaning Services
- *General Equipment and Tool Rental Centers
- *Packaging and Labeling Services
- *Truck Stops and Other Gasoline Stations
- *New Car Dealers
- *Recreational Vehicle Dealers
- *Boat Dealers
- *Electrical, Heating or Plumbing Supply Stores
- *Mini-Warehouses and Self-Storage Units
- *Recycling and Materials Recovery Facilities
- *Radio and Television Broadcasting Stations
- *Cable and Other Subscription Distribution
- *Electric Power Transmission Substations
- *Temporary Event: Swap Meets and Outdoor Markets
- *Printing and Related Support Activities, except Photocopying and Duplicating Services
(instant printing)
- *Handmade Soaps, Soaps, and Other Detergent Manufacturing
- *Self-storage of Recreational Vehicles, Campers and Boats
- *Community Food and Housing, and Emergency and Other Relief Services
- *Private Schools: Kindergarten, Elementary and Secondary
- *Private Schools: Junior Colleges
- *Private Schools: Colleges and Universities
- *Private Schools: Religious Exempt Nonpublic Post-Secondary Institutions
- *Accessory Uses Customary to a Dwelling
- *Newspaper, Periodical, Book, and Directory Publishers
- *Automotive Body, Paint and Interior Repair and Maintenance
- *Home and Garden Equipment Repair and Maintenance
- *Tractor and Other Farm Equipment Repairs and Maintenance
- *Pawnshop
- *Planned Unit Development (PUD)
- *Tattoo Parlors
- *Ambulance Services
- *Blood and Organ Banks
- *Janitorial Services
- *Landscaping Services
- *Auction Houses
- *Landscaping Services
- *Vocational Rehabilitation Services
- *Carpentry Shop, Woodworking
- *Home Office
- *Home Business
- *Used Car Dealers
- *Motorcycle Dealers
- *All Other Motor Vehicle Dealers
- *Freestanding Towers and Antennae
- *Natural Gas Distribution
- *Cemeteries and Mausoleums
- *Crematories

- *Truck, Utility Trailer and RV (Recreational Vehicle) Rental and Leasing
- *Office Computers, Copiers, Furniture and Other Machinery and Equipment Rental and Leasing
- *Construction, Transportation, Mining, and Forestry Machinery and Equipment Rental and Leasing
- *Other Commercial and Industrial Machinery and Equipment Rental and Leasing

Any item listed under following:

- *Arts, Entertainment, and Recreation except Artist's Studios
- *Truck Transportation
- *Transit and Ground Passenger Transportation
- *Support Activities for Transportation

Buildings

The project will have multiple buildings with various floor areas, totaling no greater than 125,000 square feet. Buildings are anticipated to be built in multiple phases. Buildings will be wood or steel construction, with exterior facades and accents including, but not limited to: architectural brick, stone, simulated or cultured stone, cast stone, cement fiber board plank siding, board and batten siding, shingle siding, exterior insulation and finish system (EIFS), stucco and cedar plank or shingle siding. The roofs are to be gabled structures or parapet surrounded flat roof systems. Roofing materials to include asphalt shingles, thermoplastic polyolefin (TPO), and/or metal. See attached representative architecture.

Water Supply

A 12" water main currently exists in the right-of-way of The Oconee Connector. Multiple services and meters will be installed off the existing main to meet the domestic water demand. Additional meters will be installed for irrigation purposes.

Probable Water Demand based on the rezone concept plan

Hotel (with kitchenette): 100 rooms x 86.25 gpd/room = 8,625 GPD

Restaurant: 200 seats x 28.75 gpd/seat = 5,750 GPD

Total Capacity Required	14,375 GPD AVG. Total*
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*Total capacity required is an estimate only. Actual capacity to be based on end users.

Sewage Disposal

Sewage disposal will be via Oconee County Public Utilities. A public sewer line extension will be required, extending from an existing sewer manhole positioned in an easement located on an adjacent property to the east. A sewer easement will be required from the adjacent property owners for the installation for the installation of the public sewer line. Estimated demands have been submitted to the Oconee County Public Utilities Department and a sewer availability letter accompanies this rezone request.

Probable Sewer Demand

Hotel (with kitchenette): 100 rooms x ((150 gpd/room) * 50%) = 7,500 GPD

Restaurant: 200 seats x ((50 gpd/seat) * 50%) = 5,000 GPD

Total Capacity Required **12,500 GPD AVG. Total***

*Total capacity required is an estimate only. Actual capacity to be based on end users.

Surface Water Drainage

Concrete curb & gutter, corrugated pipe, and grassed & natural waterways will be employed to collect and divert storm water to a proposed shared underground stormwater management facility. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The proposed stormwater management facility will be designed to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with the site development plans. Stormwater management will be in compliance with the Oconee County UDC.

Access

Access will be via a single driveway from The Oconee Connector. It is anticipated that access will require improvements to The Oconee Connector and those improvements will be shown accompanying the site development plans. Cross access easements will be provided internally throughout the development for vehicular circulation.

Traffic

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation, 9th Edition*.

Trip Generation									
Land Use (ITE Code)	Intensity	Unit	ADT	A.M. Peak Hour			P.M. Peak Hour		
				2-Way	Enter	Exit	Total	Enter	Exit
High-Turnover (Sit-Down) Restaurant (932)	7.8	1,000SF GFA	992	46	38	84	46	31	77
Hotel (310)	100	Rooms	522	31	22	53	31	29	60
Net New Primary Trips				1,514	78	60	137	77	60
									137

Schools

Impact to schools will be positive by generating an increased positive net tax base without generating more students. There will be favorable initial and ongoing ripple economic impact on the county because of this development.

Schedule

The petitioners plan to complete the zoning efforts on the subject property in October 2017. Marketing efforts will commence upon zoning approval. The site will be developed as demand necessitates with construction anticipated to begin within 18-24 months of zoning approval.

Maintenance of Common Areas

It is anticipated that common areas will be a part of this development. The future owner(s) of the lot(s) and building(s) will be responsible for all maintenance. If necessary, the developer will organize the use of all common areas, private access drives, and cross access easements by developing a maintenance plan in regards to the paving, landscaping, storm water management and other associated common areas prior to the subdivision of the lots or site development and provide to Oconee County prior to plan approval.

Landscaping and Buffers

Street trees, parking lot buffers, and parking lot tree plantings will be installed in accordance with the Oconee County UDC. Any additional required buffers will be illustrated on site development plans or as directed by Oconee County.

Utilities

No utility relocations are anticipated at this time, however, existing utilities located onsite that do require relocation during the project construction shall be per the direction of the utility provider. All new utilities are proposed to be underground. Proposed utilities to serve the facility are power, gas, water, sewer, telephone, cable TV & internet access.

Garbage Collection

Garbage collection will be handled by private contract service.

Sidewalks

Concrete sidewalks will be constructed to service the project and provide customer access and circulation. Sidewalks will be installed during building construction and completion of all underground utility service installation.

Public & Semi-public Areas

Access and drainage easements will be dedicated to Oconee County. Easements for water, sewer, power, gas, telephone, cable TV & internet access will be dedicated as required for specific utility construction.

Outdoor Lighting

Ornamental or box type light fixtures on metal poles will be installed to illuminate the development for safety and security. Lighting will be oriented inward and downward within the proposed development. A lighting plan will be submitted to the Oconee

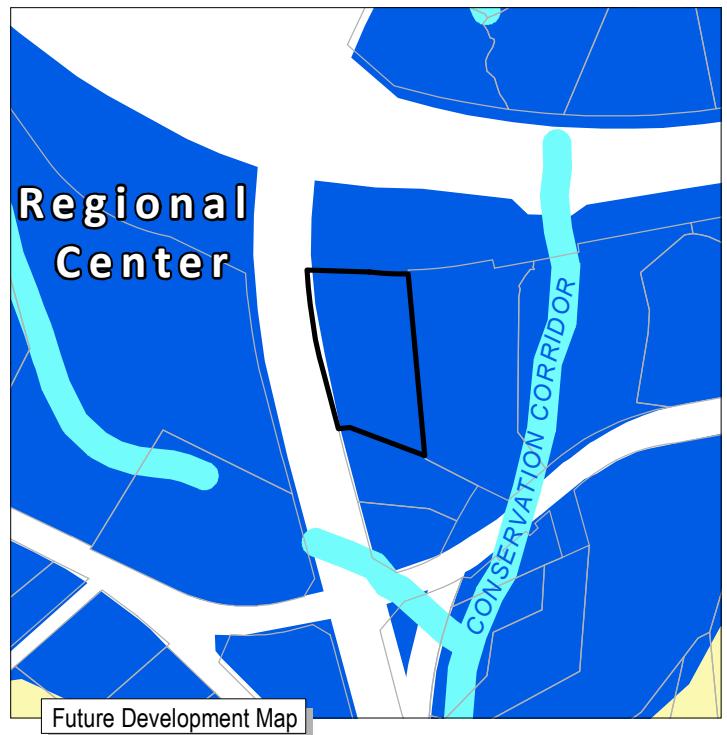
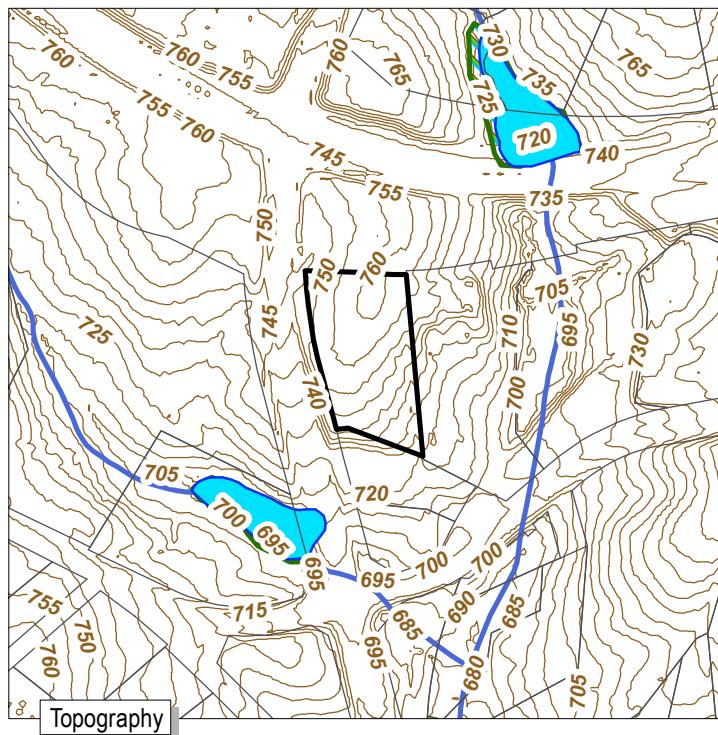
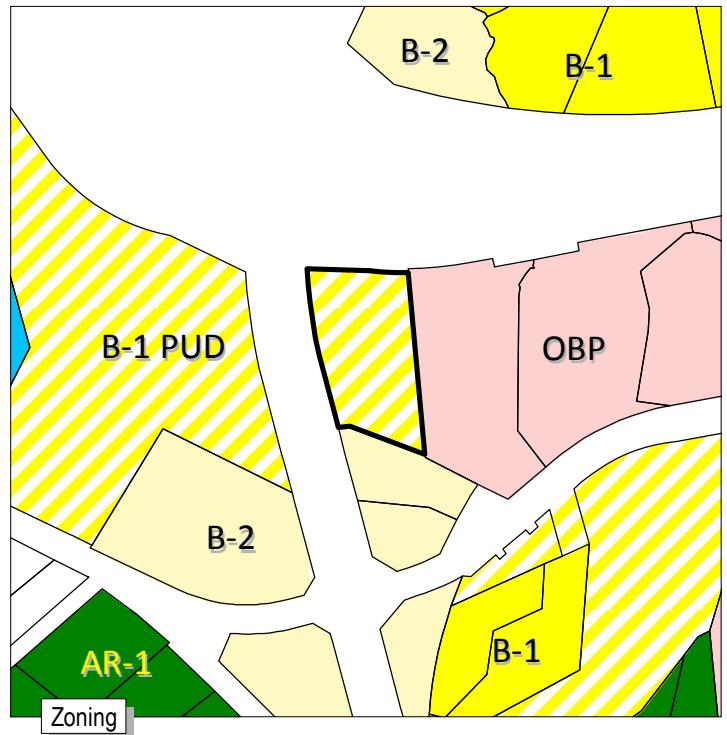
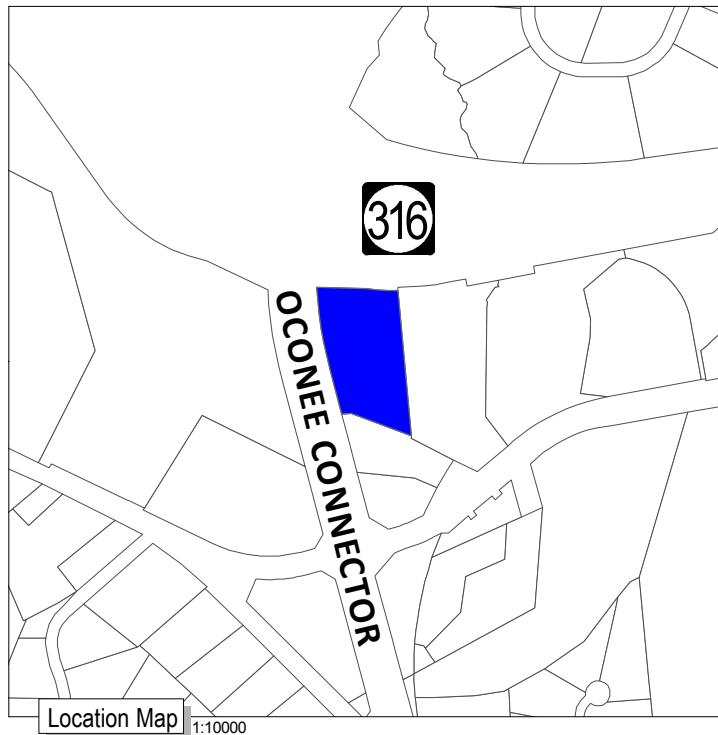
Planning Department illustrating lighting templates and proposed fixtures. This plan will be reviewed during the site development plans approval stage of the project.

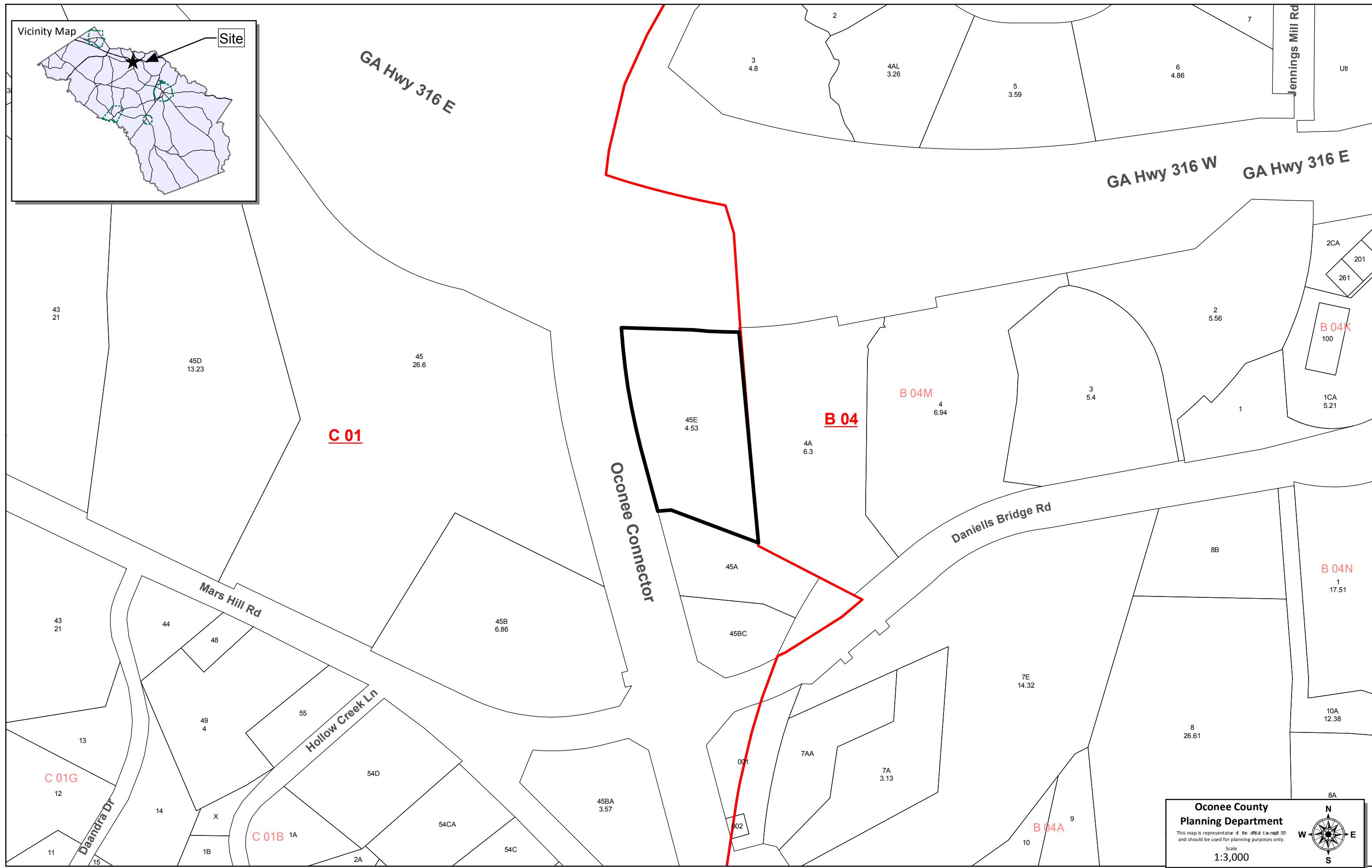
Development Valuation

Proposed estimated total value of the project at completion:

\$9,000,000 - \$15,000,000.00

316 Holding Group Site Review





ZONING IMPACT ANALYSIS

Standards for Rezone Consideration (*Oconee Connector - B-2 Rezone*)



A. Consider the proposed use and existing uses and zoning of nearby property:
The proposed use and zoning is appropriate given the site's location along a major highway such as GA 316 and an arterial road such as The Oconee Connector. The property is currently zoned B-1 PUD for office warehouse uses. Existing uses and zonings in the immediate vicinity are primarily commercial, retail, and commercial service oriented uses. The zoning classifications bordering this site to the east is OBP with a hotel use and to the south, OIP for a county fire station. There are multiple retail, office and commercial service oriented zoning classifications across GA 316 and along The Oconee Connector, Mars Hill Road, and Daniells Bridge Road.

B. Consider the extent to which property values are diminished by the particular zoning restrictions of the current zoning:
The subject parcel was rezoned B-1 PUD - General Business Commercial Planned Unit Development (Rezone No. 043) by Beall, Gonnen & Company on August 4, 1992 as part of a larger development. That rezone predated the completion of GA 316 and the construction of The Oconee Connector. Because of The Oconee Connector construction, the subject parcel C01-045E was created by being split off and separated from the parent parcel C01-045. Rezone No. 043 did not include a hotel as part of the original request therefore; a hotel is not approved as an allowable use in the current zoning. The subject parcel (C01-045E) appears to have contained portions of lots 6, 7, and 8 as identified on the Rezone No. 043 concept plan. All three lots specifically identify "Office Warehouse" as the proposed use. A restaurant was approved as part of Rezone No. 043, but was approved on a separate portion of parent parcel C01-045 and not on the subject parcel. The existing B-1 PUD zoning classification for the property does diminish the property value. The property has modest value for office warehouse uses. Its current value is based on its capacity to be developed as something other than office warehouse. The property must be rezoned in order to allow the development of a commercial or retail use such as a hotel and restaurant. Once the property is rezoned and developed then the property value will be significantly greater.

C. Consider the extent to which the destruction of property values of the individual property owner promotes the health, safety, morals or general welfare of the public with consideration to:

(1) Population density and effect on community facilities such as streets, schools, water and sewer:

Arterial roads presently serving the site and the general area will experience minimum impact (there are improvements currently being constructed to The Oconee Connector that take into account future traffic projections); a 12" water main currently exists in the right-of-way of The Oconee Connector; a gravity sanitary sewer main currently exists in an easement located on an adjacent property to the east; impact to schools will be positive by generating increased tax base without generating more students; there will be

favorable initial and ongoing ripple economic impact on the county as a result of this development.

(2) Environmental impact:

Potential increase in storm-water runoff will be mitigated through the use of a storm water management facility to be designed in compliance with Oconee County ordinances; Water quality concerns will be mitigated through the use of filtration devices, infiltration structures, and water quality monitoring; Enhanced "best management practices" will be employed to address soil erosion/sediment control concerns.

(3) Effect on adjoining property values:

There will be no negative effect on adjoining property values.

D. Consider the relative gain to the public, as compared to the hardship imposed upon the individual property owner:

The petitioner recognizes no gain to the public if this re-zone request is denied. The hardship imposed on the property owner under the current B-1 PUD zoning would be the inability to develop the property for a commercial or retail use other than office warehouse. There is no relative gain for the property to remain under its' current zoning and configuration compared to the proposed zoning and configuration.

E. Consider the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property:

The subject parcel was rezoned B-1 PUD - General Business Commercial Planned Unit Development (Rezone No. 043) by Beall, Gonnen & Company on August 4, 1992 as part of a larger development. The property has remained vacant since that 1992 zoning. Current trends in this area of the county have been predominantly toward a mixture of commercial, retail, and commercial service oriented businesses.

F. Consider the consistency of the proposed use with the stated purpose of the zoning district that is being requested:

The B-2 Highway Business District is intended to serve those business activities generally oriented to the highways. The proposed project is consistent with the purpose of the zoning district being requested because the nature of the development is regional-serving. The project will serve those individuals living and working in the area as well as those individuals traveling along the GA 316 corridor.

G. Consider the conformity with or divergence from any established land use patterns:

The development patterns in the area reflect the commercial and retail use and intent of the proposed development. Established land use patterns in regards to approved zonings and actual developments for commercial and retail uses exist along the GA 316 corridor and The Oconee Connector corridor.

H. Consider the conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan:

The Future Development Map illustrates the property as *Regional Center*. The Regional Center Character Area embraces the eastern portion of SR 316, leading into Athens-Clarke

County. The area is characterized by regional-serving retail and commercial services, office complexes for medical and corporate offices, hotels, restaurants and entertainment facilities. Recognizing the Future Development Map as a guide, and that the *Regional Center* Character Area development guidelines allows B-2 uses as appropriate primary uses in appropriate locations, then the zoning of this property to B-2 is consistent with the Future Development Map and is in keeping with the goals and objectives of the Oconee County Comprehensive Plan.

- I. Consider the availability of adequate sites for the proposed use in districts that permit such use:

Currently there are no sites available with the unique character and location of the subject property in the vicinity. There are sites that are currently zoned B-2 in the area, but none are located uniquely as you enter Watkinsville along a major thoroughfare such as The Oconee Connector with as much relative acreage, road frontage, visibility and available direct access as the subject tract. This property's location and surrounding development trends make it unlike any other in the area.

- J. Consider the suitability of the site for the proposed use relative to the requirements set forth in this Development Code such as off-street parking, setbacks, buffer zones, and open space:

The site is suitable for the proposed use relative to the requirements as set forth in the Oconee County UDC. The rezone concept plan indicates all setbacks, buffers and necessary requirements, proving that from a requirement basis, the site is suitable for the request.