

**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 (General Business) & O-I-P (Office-Institutional-Professional) to O-I-P (Office-Institutional-Professional) with modified conditions pursuant to an application for rezoning of property owned by BCPC Holdings, LLC, submitted on August 16, 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 Beall & Company on August 16, requesting rezoning of a ±8.10 acre tract of land located on the south side of Georgia Highway 53 in the 221<sup>st</sup> G.M.D., Oconee County, Georgia, (B-06M-005E, B-06M-005EA, B-06M-005EB, B-06M-005EC, B-06M-005ED, B-06M-005EF, & B-06M-005EG), 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 (General Business) & O-I-P (Office-Institutional-Professional) to O-I-P (Office-Institutional-Professional) with modified conditions 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 October 16, 2017, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on November 7, 2017.

ADOPTED AND APPROVED, this 7<sup>th</sup> day of November, 2017.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY:

John Daniell, Chairman



Mark Thomas, Member



Chuck Horton, Member



W. E. "Bubber" Wilkes, Member



Mark Saxon, Member

ATTEST:

  
Kathy Hayes  
Clerk, Board of Commissioners



**EXHIBIT "A" TO REZONE #7278**

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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. No building permits shall be issued without approvals from the Oconee County Utility Department.
2. The total building square footage of the development shall not exceed 63,700 sf.
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. Site lighting shall be oriented to the interior of the site so as not to impose glare or objectionable light levels on the neighboring residential properties. Light levels shall be zero-foot candles at property lines of any adjoining residential-zoned or residential-use property.
5. Dumpsters shall not be located within 100 feet of a property line of residential use or residential zoned property.
6. Principal uses not allowed in the office park shall be as follows:

Nursing Care Facilities	Intercity Couriers (FedEx, UPS), Package Drop-off only
Continuing Care Retirement Community	Telephone and Other Wired Telecommunications Carriers
Assisted Living Facility	Alternate ("Stealth") Towers and Antennae
Personal Care Homes, Group (up to 15 under care)	Additions to Existing Towers or Mounted on Nonresidential Building
Personal Care Homes, Congregate (more than 15 under care)	Electric Power Transmission and Distribution Lines
Wholesale Trade, no Showrooms or Outdoor Storage	Natural Gas Distribution
Electronic Shopping and Mail-Order Houses	Family Planning Centers
Direct Selling Establishments, except Fuel Dealers	Outpatient Mental Health and Substance Abuse Centers
Home Health Care Services	HMO Medical Centers
Automobile Commercial Parking Lots and Garages	Kidney Dialysis Centers
News Syndicates	Freestanding Ambulatory Surgical and Emergency Centers
Neighborhood Scale Church	General Medical and Surgical Hospitals
Private Business Schools and Computer and Management Training	Specialty Hospitals (except Psychiatric and Substance Abuse)
Private Technical and Trade Schools	Cemeteries and Mausoleums
Language Schools	Private Schools: Kindergarten, Elementary and Secondary
Museums	Private Schools: Junior Colleges
Historical Sites (Commercial)	Private Schools: Colleges and Universities
Community Recreation Facility (non-profit) including YMCA, Senior Centers, Area-wide Recreation Center	Veterinarian's Office, Clinic, and Animal Hospital
Automobile Driving Schools with Classroom and "On-the-Road" Training only	Fine Arts Schools
Private Schools: Religious Exempt Nonpublic Post Secondary Institutions	

# EXHIBIT "A" TO REZONE #7278

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## TAX MAP



## LEGAL DESCRIPTION

All that tract of parcel of land lying and being in the county of Oconee, State of Georgia, GMD 221, and described as an 8.10± acre tract on a SURVEY FOR BUTLERS CROSSING PROFESSIONAL PARK, dated 6/17/2005, prepared by WOODS & CHASTAIN SURVEYORS, INC, more particularly described as follows:

BEGINNING at an iron pin located on the southerly right-of-way of Georgia Highway 53, said iron pin being situated 510.93' westerly of the centerline of Loch Lomand Circle; running thence S12°24'27"W, a distance of 82.19' to an iron pin; running thence N77°34'47"W, a distance of 40.00' to an iron pin; running thence S10°02'23"W, a distance of 202.50' to an iron pin being the TRUE POINT OF BEGINNING.

Thence N88°34'39"E, an arc length of 434.38', to an iron pin at a property corner;

Thence S04°05'49"E, a distance of 38.63' to an iron pin;

Thence S04°04'23"E, a distance of 309.76' to an iron pin;

Thence S04°14'13"E, a distance of 422.16" to an iron pin at a property corner;

Thence N74°44'39"W, a distance of 249.50' to an iron pin;

Thence N74°43'29"W, a distance of 242.88' to an iron pin;

Thence N74°34'00"W, a distance of 125.00' to an iron pin at a property corner;

Thence N10°02'23"E, a distance of 604.07' to an iron pin at the TRUE POINT OF BEGINNING.

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### NARRATIVE

#### Narrative

**BUTLERS CROSSING PROFESSIONAL CENTER** is a proposed professional/office park to be planned and developed by **BCPC HOLDINGS, LLC.**, on the 8.10 acre recombined parcel. **Beall & Company** has been engaged by the property owners and the developers to act as agent in the preparation of the necessary rezone documentation associated with the rezone request.

The subject property was originally rezoned to OIP on 11/06/2000, and was subdivided into seven lots shortly thereafter. No additional development or uses have occurred on any of the lots since. On 11/17/2005 a 2.22 acre portion of the property was rezoned to B-1, however, the uses proposed were never implemented on said acreage. The entire acreage has recently been purchased by **BCPC HOLDINGS, LLC.**

#### Schedule

The petitioners plan to complete the zoning efforts on the subject property by February 2013. Construction of the project infrastructure will commence immediately upon approval of the construction plans. The infrastructure will require a minimum of 6-10 months and building construction will require approximately 5 years to complete.

#### The Site

The subject property is served by private access & utility easements from Experiment Station Road and from SR Highway 53 located on the western side of the Publix Shopping Center. The current paved private drive known as *Professional Lane* was originally constructed with curb & gutter, water lines, sanitary sewer lines, storm drainage lines, underground power-lines, and related items to serve the seven lots. A storm-water management facility serving the project occupies a portion of the first and second lots on the left of the street. All of the lots were originally graded to accommodate small office buildings in accordance with the initial rezone plan.

#### Maintenance of Common Areas

A condo owner's association will be created to provide for mandatory fees to maintain, control, and insure common areas including but not limited to community facilities, and storm water management facilities within the project. Provisions for architectural control will also be specified in these covenants.

#### Buffers

Street trees and parking lot buffers will be installed throughout the development. The 10' undisturbed natural buffer as approved on Rezone #1782 on 11/07/2000 along abutting residential use properties will be maintained. An additional 15' landscaped buffer has been added and illustrated on the current plan for compliance with the current Unified Development Code requirement of a 25' landscape buffer between OIP and residential properties. State waters buffers that exist on the property will be preserved.

These proposed buffers will only be penetrated as required for access, utilities, storm-water management, and drainage easements.

#### 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 Collection

Garbage collection will be handled by private contract service.

#### Public & Semi-public Areas

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

#### 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, down and away from any neighboring residential areas.

#### OIP Uses to be Excluded

Personal care home, group personal care home, congregate

Veterinary office

Direct selling establishments

Commercial parking lots and garages

News Syndicates

Commercial historical sites

Museums

Wholesale Trade, Showrooms & Outdoor storage

Community recreation facilities

Intercity couriers

Alternate "stealth" Towers/Antennae

Electric power transmission & distribution lines

Natural gas distribution

Cemeteries & mausoleums

#### Project Valuation

Based on a building square footage build-out of 63,700 SF and a finished price of \$150.00/SF, then the total value of the project at build-out will be \$9,555,000.00.

#### Water Supply

A county water mainline exists within the private access/utility easement in the street. New water mains will be extended from these existing water lines into and throughout the development as required for supply and fire protection in accordance with county regulations.

#### Sewage Disposal

Gravity sanitary sewer lines will be extended into the project as necessary from existing sanitary sewer lines within the property.

#### 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 existing 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.

The existing storm-water facility will be enhanced and will continue to function as a water quality facility and storm-water management pond.

#### Traffic

Private drives constructed by the developer will provide access to all of the proposed buildings in the development.

Per code 750 (Office Park) of the Trip Generation Manual, the average rate per 1000 SF of gross floor area is 11.42 ADT:

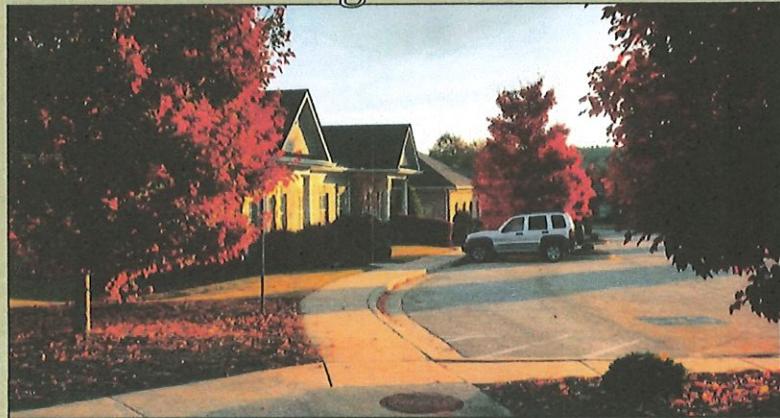
$$63,700 \text{ SF} \times 11.42 \text{ ADT}/1000 \text{ SF} = \begin{array}{l} 728 \text{ Average Daily Trips} \\ 111 \text{ AM Peak Hour} \\ 100 \text{ PM Peak Hour} \end{array}$$

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**REPRESENTATIVE PHOTOGRAPHS**

**Butlers Crossing Professional Center**



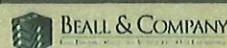
**Representative Architecture**

**Butlers Crossing Professional Center**



**Representative Architecture**

**Butlers Crossing Professional Center**



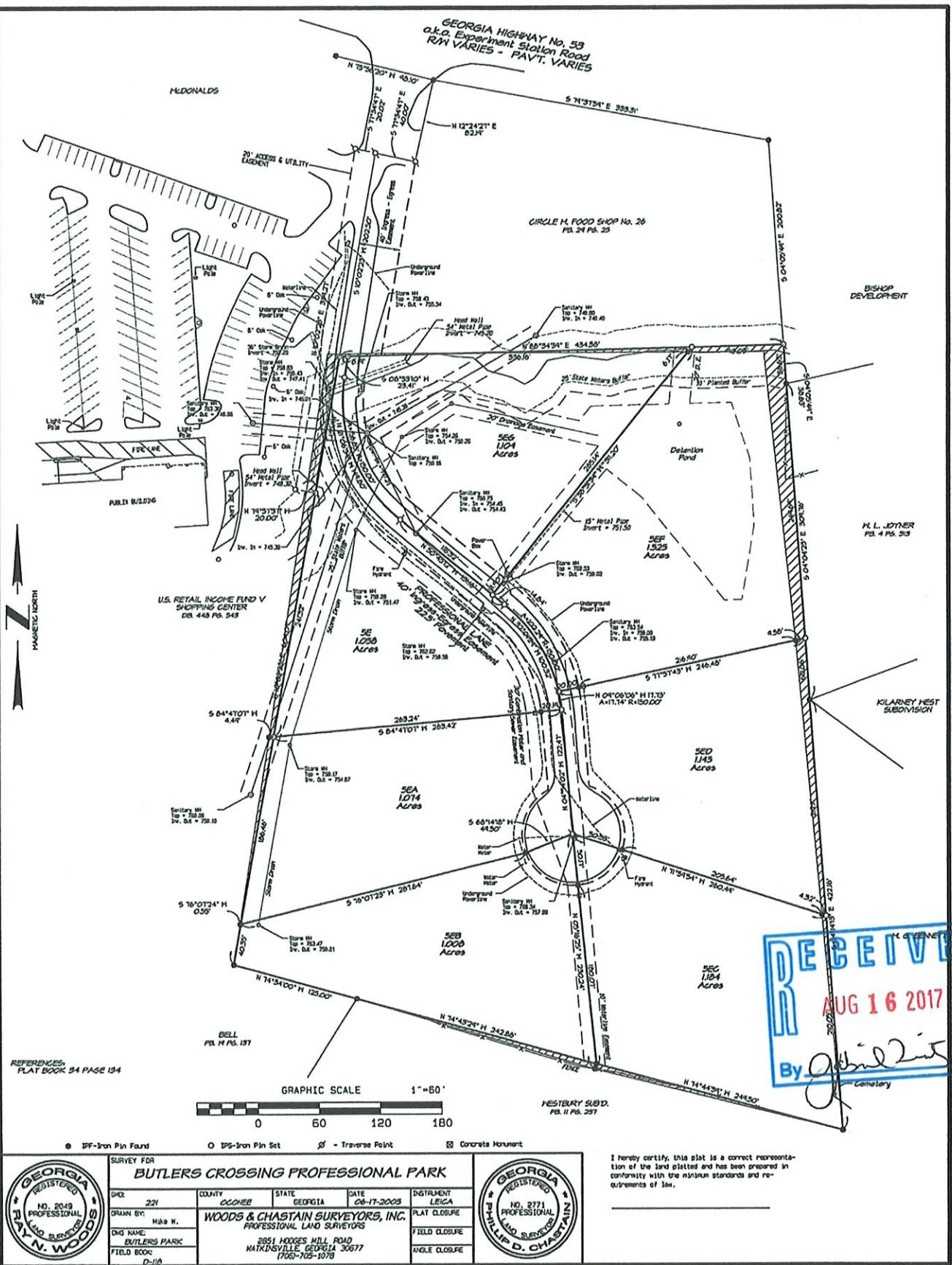
**Representative Architecture**

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PLAT

2005-73



I hereby certify, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.





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

**REZONE CASE #:** 7278

**DATE:** September 6, 2017

**STAFF REPORT BY:** Gabriel Quintas, Planner

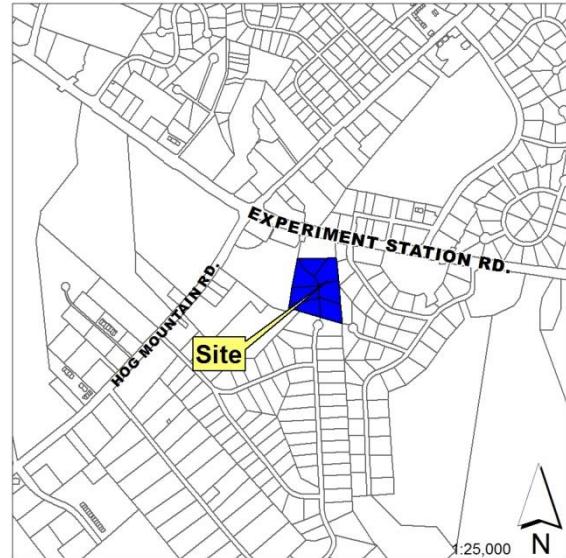
**APPLICANT NAME:** Beall & Company

**PROPERTY OWNER:** BCPC Holdings, LLC

**LOCATION:** 2053 Experiment Station Rd; southeast of the intersection of Hog Mountain Road and Experiment Station Road

**PARCEL SIZE:** ± 8.10 Acres

**EXISTING ZONING:** B-1 (General Business) & OIP (Office, Institutional, Professional)



**EXISTING LAND USE:** Vacant land

**ACTION REQUESTED:** Rezone B-1 and OIP to OIP with modifications to rezone # 1783 and 4705

**REQUEST SUMMARY:** The owners are petitioning for a rezone of this property in order to allow for the construction of a professional office park on seven parcels that comprise the subject property.

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

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** October 16, 2017

**BOARD OF COMMISSIONERS:** November 7, 2017

**ATTACHMENTS:**

- Application
- Zoning Impact Analysis
- Narrative
- Representative Photographs
- Site Review
- Aerial Photograph
- Tax Map
- Plat of Survey
- Concept Plan

## BACKGROUND INFORMATION & FINDINGS OF FACT

### HISTORY

- The subject property was rezoned from A-1 to B-1 in 1995 (rezone #488) as part of an overall 24.574-acre commercial development.
- In 2000, the same was rezoned from B-1 to OIP (rezone #1783) for the purpose of facilitating a professional/office development. Additionally, the subject property was granted a variance in the same year to allow the subdivision of the same into seven lots on a private drive.
- The existing seven parcels were final platted as “Butler’s Crossing Professional Park” in 2002.
- In 2005, two parcels of the subject property (tax parcel # B-6M-5E and B-6M-5EA) were rezoned from OIP to B-1 (rezone #4705) for the purpose of facilitating a commercial/business development.

### SITE VISIT DESCRIPTION

- The subject site is comprised of a predominantly open tract with trees along the subject property lines and an existing private drive and curb.

### SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
<b>NORTH</b>	Commercial, gas station	B-1 (General Business)
<b>SOUTH</b>	Single-family residential	R-1 (Single-Family Residential)
<b>EAST</b>	Undeveloped, single-family residential	OIP (Office, Institutional, Professional) & A-1 (Agricultural)
<b>WEST</b>	Commercial shopping center, Publix	B-1 (General Business)

### PROPOSED PROJECT DESCRIPTION

- Condominium Office Park
- Twelve (12) individual buildings totaling 63,700 feet of office space are proposed.
- Build-out of all proposed buildings is anticipated to last around three years.

### TRAFFIC PROJECTIONS

- 728 ADT, 111 AM and 100 PM peak hour trips
- Access exists via 40' ingress/egress easement to Experiment Station Road.

### PUBLIC FACILITIES

#### Water:

- A county water main exists within the proposed development, and new water mains will be extended from the existing water line throughout the development as necessary for supply and fire protection.
- The estimated water usage is 3,185 GPD.

#### Sewer:

- Sanitary sewer lines exist within the subject property, and gravity sanitary sewer lines will be extended into the project as necessary.

### ENVIRONMENTAL

- No 100 Year Flood Plain or Jurisdictional Wetland areas are located on the site.
- The Lampkin Branch Stream traverses the property and is an identified conservation corridor on the 2030 Future Development Map.
- Stormwater will be directed to the existing stormwater management facility.

## COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

### PUBLIC WORKS

- Confirm that all addressing will be off of Experiment Station Road.
- 

### 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?** The present request is compatible with the commercial/professional node present in the vicinity of the Butler's Crossing area. Incompatible residential uses to the east and south of the subject property will trigger the requirement for the developer to install 25-foot buffers.
- B. **To what extent are property values diminished by the particular zoning restrictions of the current zoning category?** The subject property value is diminished in so far as the previous zoning resolutions restrict development of the subject property to substantial compliance with the concept plans associated with the previous resolutions.
- 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?** The proposed professional center could potentially generate as many as 728 ADT to the site. It is anticipated that the development will have a moderate impact on the roads presently serving the site due to the increased vehicular traffic. The proposed development is not anticipated to generate any additional students in the area. Furthermore, there will be increases in water and sewer demand by the proposed uses, and the Oconee County Utility Department has indicated that water capacity currently exists for the subject location and the proposed uses; sufficient sewer capacity for the proposed development will not exist until August/September 2018.
  2. **Environmental impact?** Increased storm-water runoff is expected as a result of the proposed development; the applicant has indicated that such potential increase will be mitigated by the proper use of storm-water management areas. Furthermore, it should be noted that a proposed 20-foot drainage easement runs from the existing detention pond to the Lampkin Branch Stream which is connected to two identified jurisdictional wetlands located roughly 500 feet southwest and east of the subject property; the area along the stream is designated a conservation corridor by the 2030 Future Development Map.
  3. **Effect on adjoining property values?** It is not anticipated that approval of the present request will have any negative effects on adjoining property values. The uses present to the north and west of the subject property are considered compatible with the proposed uses. Office uses are considered to be an acceptable "buffering use" between residential and commercial uses.
- 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 is no apparent gain to the public in maintaining the current zoning. On the contrary, the public stands to benefit from the less intense zoning district proposed for the two parcels currently zoned B-1. The hardship imposed upon the property owner would be the inability to develop the subject property as a professional park as presently proposed due to the lack of substantial compliance with the concept plans associated with previous zoning resolutions.
- 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 been vacant as currently zoned since 2005. The surrounding Butler's Crossing commercial node has been developed in its present state since the late 1990's to early 2000's. Local development trends in the area have been primarily commercial and professional.

- F. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?** Yes. The OIP zoning district was established for professional/office uses. It should be noted, however, that the subject property is located within the Mars Hill Overlay District, and as such must conform to the development standards set forth in Section 206.04 (d) of the UDC.
- G. How does this request conform with or diverge from established land use patterns?** The present request conforms to the established land use patterns in the area. The Butler's Crossing commercial node presently contains a mix of institutional, professional, and commercial uses.
- 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 2030 Future Development Map designates this tract with a character area of Civic Center. The Community Agenda of the Comprehensive Plan specifically cites "office condominiums" as an appropriate infill in a Civic Center Character Area. Furthermore, a Conservation Corridor character area runs along Lampkin Branch according to the 2030 Future Development Map, and the proposed development would thus be subject to the buffering requirements of Sec. 908.02 of the UDC. It is the opinion of the staff that the present request conforms to the Future Land Use Map and 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?** This question is not applicable because the subject site is already partially zoned for an office complex and available.
- 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 subject site is suitable for the proposed development relative to the requirements set forth in the Unified Development Code.

### **STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS**

Staff recommends approval of this rezone request. If this request is approved, staff recommends the following conditions to be fulfilled by the developer:

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. No building permits shall be issued without approvals from the Oconee County Utility Department.
2. The total building square footage of the development shall not exceed 63,700 sf.
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. Site lighting shall be oriented to the interior of the site so as not to impose glare or objectionable light levels on the neighboring residential properties. Light levels shall be zero-foot candles at property lines of any adjoining residential-zoned or residential-use property.
5. Dumpsters shall not be located within 400 feet of the property line of any residential-zoned or residential-use property.
6. Principal uses not allowed in the office park shall be as follows:

(See next page)

Nursing Care Facilities	Intercity Couriers (FedEx, UPS), Package Drop-off only
Continuing Care Retirement Community	Telephone and Other Wired Telecommunications Carriers
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Historical Sites (Commercial)	Private Schools: Colleges and Universities
Community Recreation Facility (non-profit) including YMCA, Senior Centers, Area-wide Recreation Center	Veterinarian's Office, Clinic, and Animal Hospital
Automobile Driving Schools with Classroom and "On-the-Road" Training only	Fine Arts Schools
Private Schools: Religious Exempt Nonpublic Post Secondary Institutions	Neighborhood Scale Church

## **ZONING IMPACT ANALYSIS**

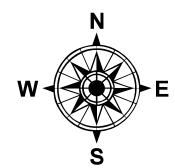
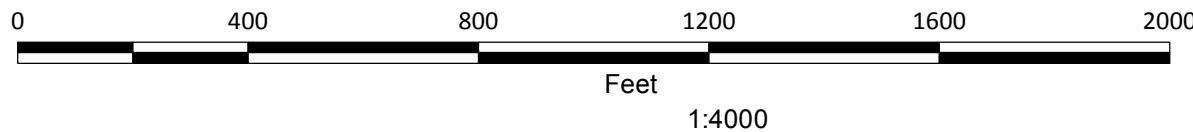
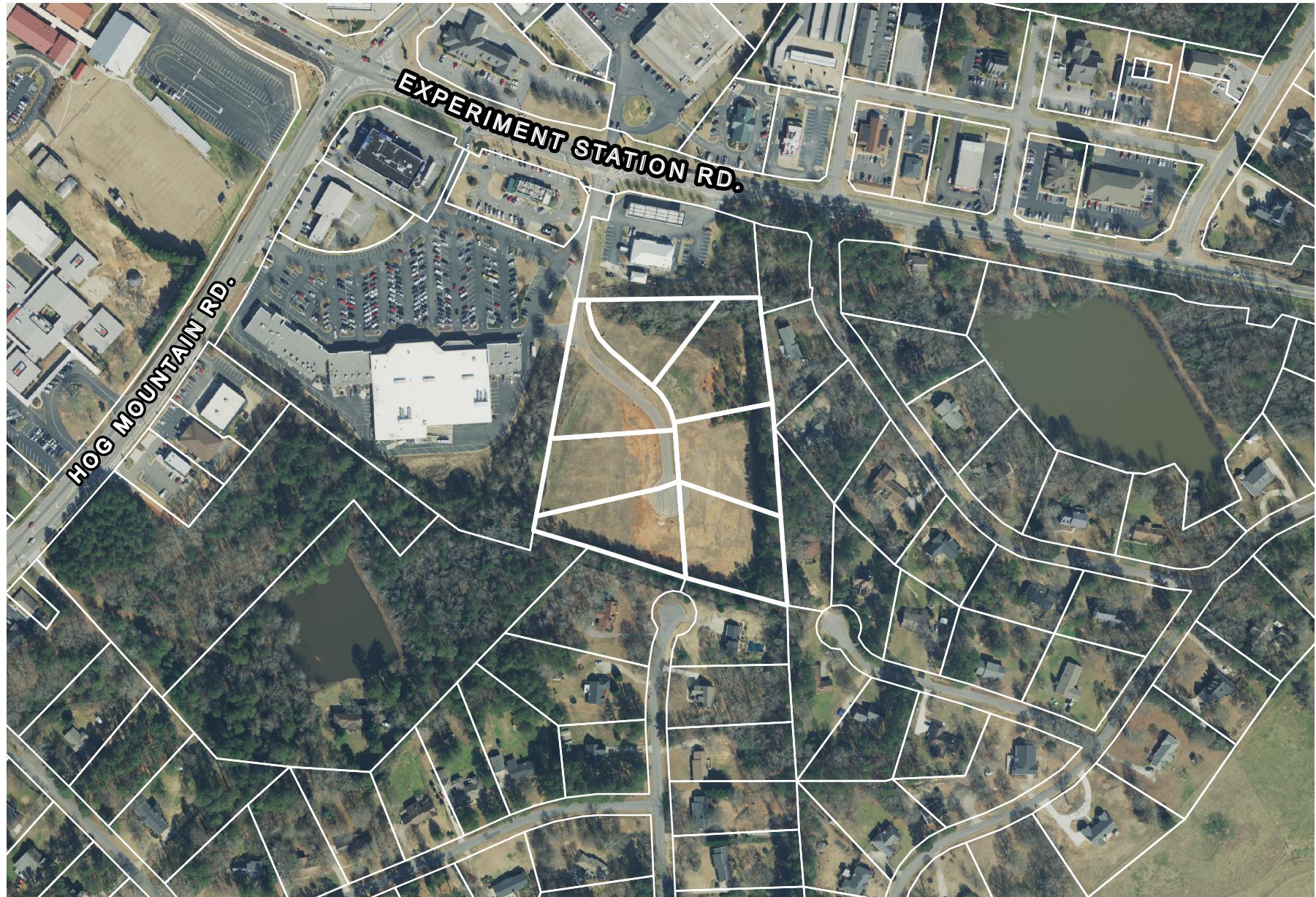
### **Standards for Rezone Consideration (2053 Experiment Station Road)**

- A. Consider the proposed use and existing uses and zoning of nearby property:  
The proposed OIP uses on the 8.10 acre parcel will be compatible with other commercial uses in the area, other zoning classifications in the area, and residential uses in the area. The Mars Hill Road / Experiment Station Road corridor in this vicinity is a mixture of B-1, OIP, B-2, A-1, and R-1 zones and related uses.
- B. Consider the extent to which property values are diminished by the particular zoning restrictions of the current zoning: The value of the property is not diminished by the restrictions of the B-1 zoning that was approved on 2.22 acres in 2005. The value of the property is diminished by the conditions of the OIP zoning approved in 2000 due to the limited building square footages allowed and the binding lot layout of said plan.
- 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: Roads presently serving the site and the general area will experience minimal impact by the proposed development; there will be minor increases in water and sewer usage once the property is developed (offices uses are not high water/sewer users); 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 be favorable initial and ongoing ripple economic impacts on the county as a result of the requested zoning and development.
  - (2) Environmental impact: Potential increase in storm-water runoff will be mitigated through the use of storm-water management areas 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 due to the subject rezone request. Due to the times of operation of office/professional parks they are considered to be compatible with adjoining residential and commercial uses. The existing residential uses to the rear and east of the site will be buffered by a 10' undisturbed natural buffer coupled with an additional 15' vegetative buffer for a total of 25' in accordance the UDC for buffering between residential uses and the proposed OIP buildings.



- 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 the requested modification to the zoning is denied.
- 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 property has remained idle while other properties in the vicinity have been and continue to be developed. The property is still vacant in spite of the fact that zoning approvals have occurred on two earlier occasions.
- F. Consider the consistency of the proposed use with the stated purpose of the zoning district that is being requested: The Unified Development Code of Oconee County states that it is the intent of the OIP district to provide an area for business and professional offices as well as for social, fraternal, political, civic, and community organizations. The proposed use is consistent with the stated purpose of the zoning district that is being requested.
- G. Consider the conformity with or divergence from any established land use patterns: The proposed zoning and development plan for the property is consistent with established land use patterns
- H. Consider the conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan: The proposed zoning and development plan for the subject property is consistent with the Future Development Map and the objectives of the Civic Center classification of the Oconee County Comprehensive plan.
- I. Consider the availability of adequate sites for the proposed use in districts that permit such use: There are other sites available in the county, however the subject site is highly compatible with all neighboring uses and zoning.
- J. Consider the suitability of the site for the proposed use relative to the requirements set forth in the Development Code such as off-street parking, setbacks, buffer zones, and open space: The site can and will be developed in conformance with all applicable requirements such as off-street parking, setbacks, buffer zones, and open space as set forth in the Development Code.

# Butler's Crossing Professional Center





# OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action

Rezoning from: B-1 & OIP to OIP  
 Special Use Approval for: NA

Change in Conditions of Approval for Case #

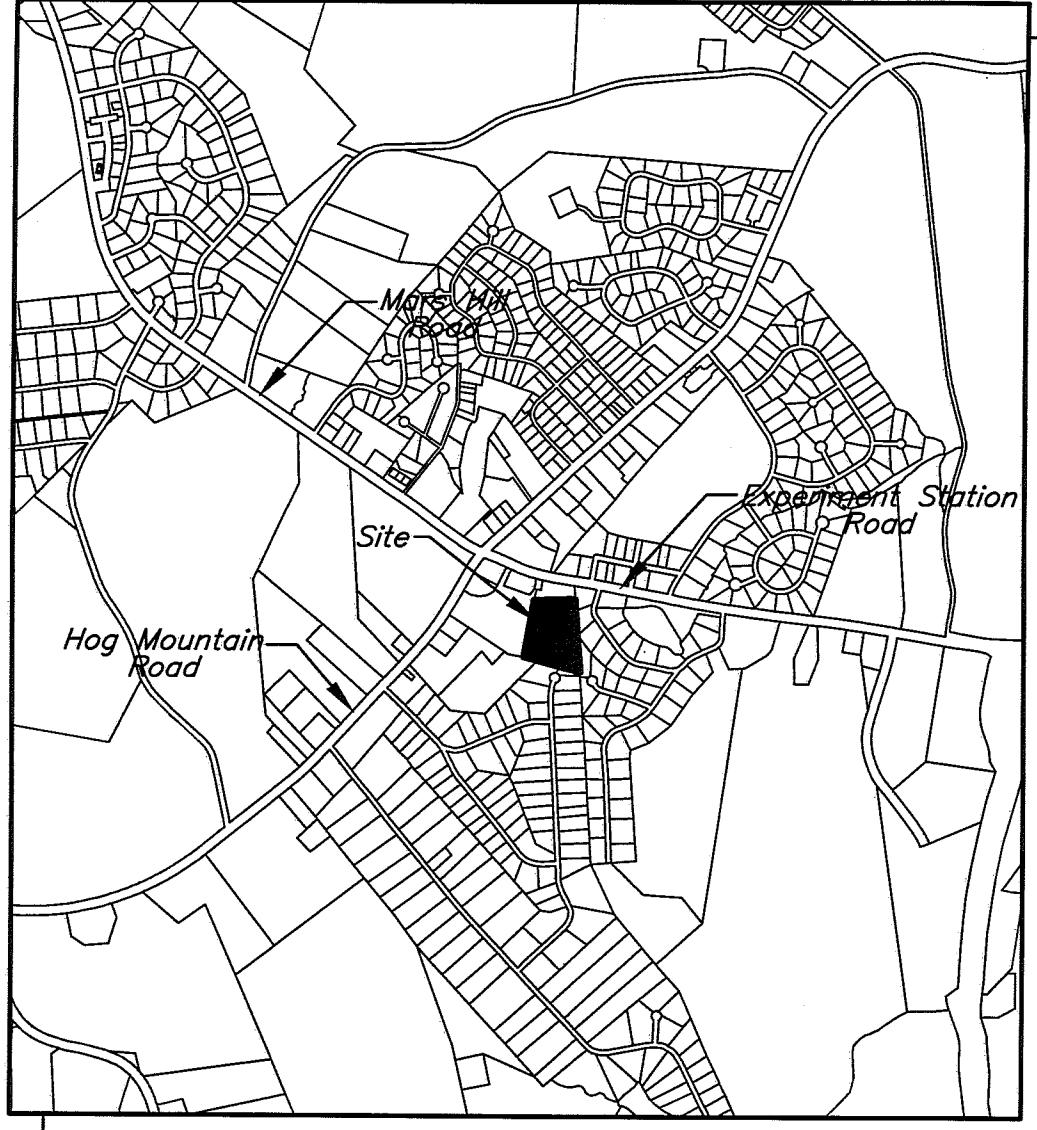
1783 & 4705

Applicant	Property Owner
Name: <u>Beall and Company</u>	Name: <u>BCPC HOLDINGS, LLC</u>
Address: <u>3651 Mars Hill Road Suite 1400 (No P.O. Boxes)</u>	Address: <u>125 Trade Street (No P.O. Boxes)</u>
Watkinsville Georgia 30622	Bogart, GA 30622
Telephone: <u>706-543-0907</u>	Telephone: <u>706.304.8835</u>
Applicant is (check one): <input checked="" type="checkbox"/> the property owner  Signature: <u>Joseph J. Beall</u>	<input type="checkbox"/> Not the property owner (attach Property Owner's Authorization)  Date: <u>8/16/17</u> Notarized: <u>Effie M. Smith</u> 

Property	Use
Location: <u>2053 Experiment Station Road</u>	Current Use: <u>No current uses since 8.10 acres rezoned 11/06/2000</u>
	<u>2.22 acres rezoned to B-1 11/17/2005</u>
Tax Parcel Number: <u>see attached list</u>	Proposed Use: <u>Office / Professional Park &amp; Related Items</u>
Size (Acres): <u>8.10+</u> Current Zoning <u>B-1 &amp; OIP</u>	
Future Land Use Map -Character Area Designation: <u>CIVIC CENTER</u>	

Attachments (check all that apply)	
<input checked="" type="checkbox"/> Property Owner's Authorization (if applicable)	<input type="checkbox"/> Narrative (Complete Request Description)
<input checked="" type="checkbox"/> Application Fee	<input checked="" type="checkbox"/> Concept Plan
<input checked="" type="checkbox"/> Warranty Deed	<input type="checkbox"/> Attachments to the Concept Plan:
<input checked="" type="checkbox"/> Typed Legal Description	<input type="checkbox"/> Pre-approved Sanitary Sewer Extension Submission
<input checked="" type="checkbox"/> Plat of Survey	<input checked="" type="checkbox"/> Representative Architecture/Photographs
<input checked="" type="checkbox"/> Disclosures (Interest & Campaign Contributions)	<input checked="" type="checkbox"/> Proof all property taxes paid in full
<input checked="" type="checkbox"/> Impact Analysis	<input type="checkbox"/> Other Attachments:

Application	For Oconee County Staff Use Only
Date Received: <u>08/16/2017</u>	Date Accepted: <u>08/05/2017</u> APPLICATION NUMBER <u>_____</u>
DRI Transmitted to RDC <input type="checkbox"/>	Date: <u>_____</u> Ad: <u>_____</u> N/A Planning Commission Date: <u>10/16/2017</u>
Review Submitted: <u>_____</u>	Location Map: <u>_____</u> <input type="checkbox"/> Approval <input type="checkbox"/> With Conditions
Posted: <u>_____</u>	Ad: <u>_____</u> Board of Commissioners Date: <u>11/07/2017</u>
Application Withdrawn <input type="checkbox"/>	Date: <u>_____</u> <input type="checkbox"/> Approval <input type="checkbox"/> With Conditions



Site Location Map  
Scale: 1"=2000'

Project Data:

Owner/Developer: BCPC HOLDINGS, LLC, 125 Trade Street, Bogart, GA 30622  
24 Hour Contact: John Hadden, 706-340-8835  
Authorized Agent: Beall and Company, 3651 Mars Hill Road, Suite 1400, Watkinsville, GA 30677, 706-543-0907

Location: 2053 Experiment Station Road  
Tax Parcel Numbers: B-06M-005E, B-06M-005EA, B-06M-005EB, B-06M-005EC, B-06M-005ED, B-06M-005EF, B-06M-005EG

Total Project Acreage: 8.10 Acres ±  
Contour Interval: 2' field run topo from Woods & Chastain Surveyors, Inc.

Existing Zoning: B-1 & O-I-P

Proposed Zoning: O-I-P

Existing Use: Undeveloped lots with private street

Proposed Use: Office/ Professional Park

Total Building SF: 12 Buildings (63,700 SF)

Required Parking: 3.5 Spaces per 1000 SF  
 $63,700/1000 = 63.7 * 3.5 = 223$  Spaces

Actual Parking: 223 (including 12 Handicap)

Total Impervious Area: 3.751 ACRES (46.33% of Total Site)

Total Pervious Area: 4.346 ACRES (53.67% of Total Site)  
(Greenspace/Landscape Area)

Building Setbacks: Front - 15' (Within State Waters Easement)  
Side - 10'  
Rear - 10'

Max Building Height: 40' (Per Oconee Unified Development Code)

Sidewalks: Proposed Sidewalks are 5 FT Wide. (4.5 FT Plus Curb)  
THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE PER FIRM COMMUNITY PANNEL #13219C0130D, Dated September 2, 2009.

Environmental Areas: State waters do exist within 200 FT of the site.

Water Supply: Oconee County Utility Department  
Sewage Disposal: Oconee County Utility Department  
Proposed Utilities: POWER, GAS, WATER, SANITARY SEWER, INTERNET/TELEPHONE, CABLE  
Solid Waste: BY PRIVATE CONTRACT SERVICE

Surface Drainage: Storm water will be directed via curb and gutter to a proposed storm sewer system and an existing detention pond. Modifications may be made as necessary.

Parking Lot Trees: 1 Tree per 10 Interior Spaces

Street Trees: 1 Tree per 25 Linear Feet of Road Frontage

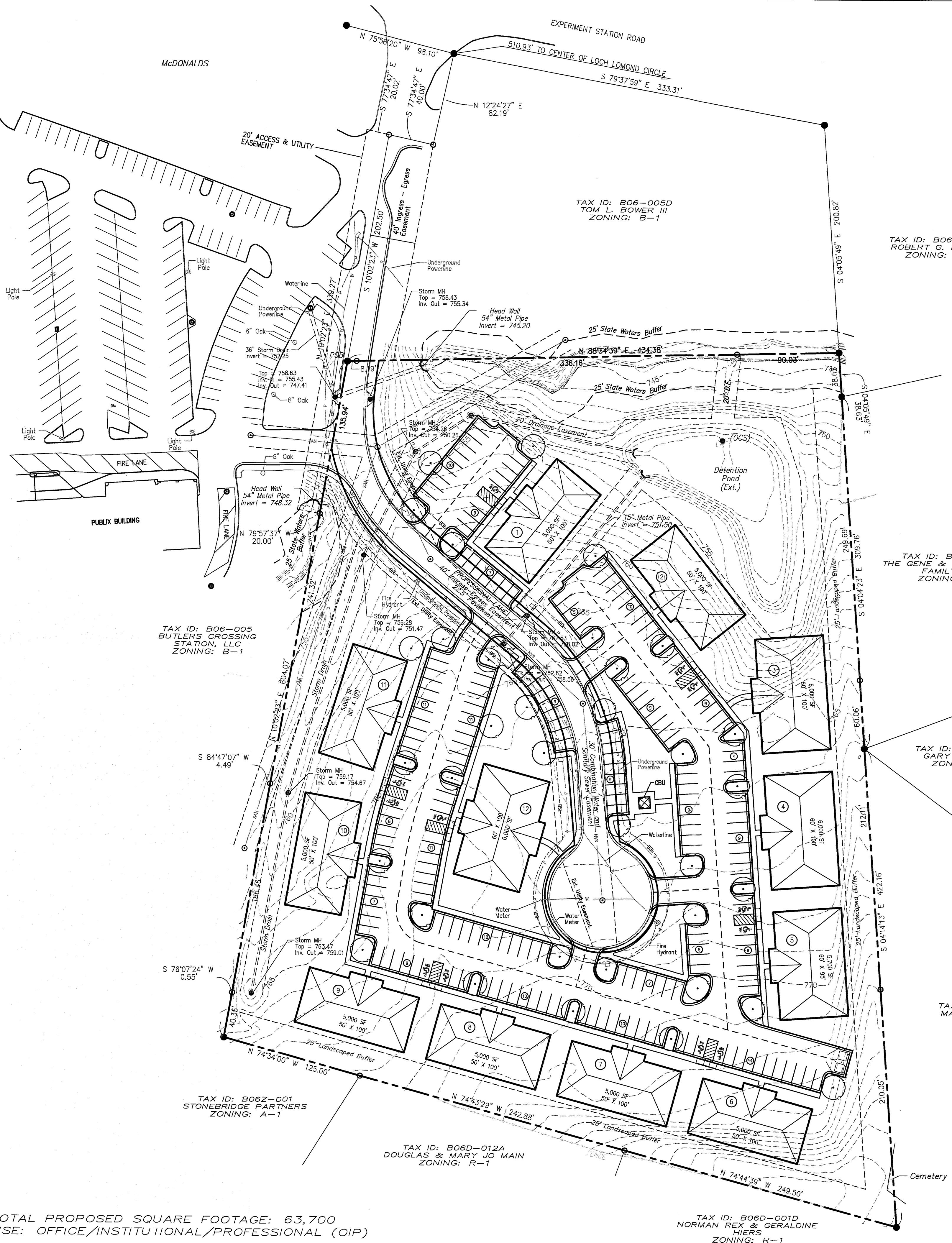
Knox Boxes must be located in accessible location on front of building for Fire Department access

Storm Water Management shall be in accordance with Oconee County, state and other appropriate ordinances and regulations.

Street trees, parking lot shade trees and hedges are required on site, and shall be provided and planted per Oconee County Regulations. Other landscaping shall be installed at the discretion of the Owner.

Existing Utilities Note:

The contractor shall be responsible for locating all utilities, including gas, electrical and telecommunications lines prior to construction. Beall & Company shall be notified of any discrepancies immediately.



Area And Percentage Of Lot Covered By:			
Total Tract A Acres =	8.098	352,748 SF	
Land Use	Area (SF)	Area (AC)	% of Total
Structures	63,700	1.462	18.06%
Drives/Parking	92,781	2,129	26.30%
Sidewalk	6940	0.159	1.97%
Walls	-	-	%
Total Impervious Cover:	163,421 SF	3.751	(46.33%)
Total Pervious Cover:	189,327 SF	4.346	(53.67%)

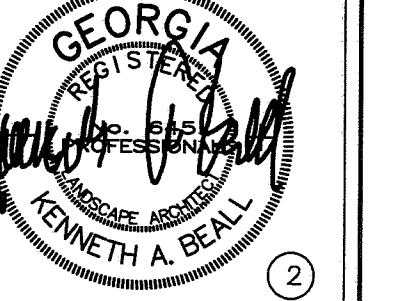
**WETLANDS CERTIFICATION**  
The design professional whose seal appears herein certifies the following: (1) the Oconee County Generalized Wetlands Map has been consulted; (2) the appropriate plan sheet  
 DOES  DOES NOT  
indicates wetlands as shown on the map or as determined by a certified wetlands delineator; and (3) if wetlands are indicated the landowner or developer has been advised that land disturbance of protected wetlands shall not occur unless the appropriate Section 404 Permit or Letter of Permission has been obtained from the U.S. Corps of Engineers for protected wetlands, or approval has been obtained from Oconee County to disturb other (nonprotected) wetlands.

**Beall & Company**  
Land Planning  
Landscape Architecture  
Site Engineering  
3651 Mars Hill Road  
Suite 1400  
Watkinsville, GA 30677  
(706) 543-0907  
www.bealandcompany.com

**BUTLERS CROSSING PROFESSIONAL CENTER**  
2053 Experiment Station Road  
Oconee County, GA 30677

**OWNER(S):**  
BCPC HOLDINGS, LLC  
P.O. BOX 290  
Watkinsville, GA 30677

**DEVELOPER/CONTACT:**  
John Hadden  
706-340-8835



No.	Revision	Submit to Planning Department	Date
1		8-15-17	
2		Revised Landscape Buffer	9-01-17

**OIP REZONE CONCEPT PLAN**  
SHEET

**RZ-1**  
DATE: 08-01-17  
JOB: 17-013  
NOT RELEASED FOR CONSTRUCTION

NOTICE: THESE DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THESE DRAWINGS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF BEALL AND COMPANY AND ASSOCIATED PROJECT CONSULTANTS.

## BUTLERS CROSSING PROFESSIONAL CENTER

A Professional / Office Park  
2053 Experiment Station Road / SR Highway 53  
Oconee County Georgia  
Rezone From B-2 & OIP to OIP  
8.10± Acre Development

### Narrative

**BUTLERS CROSSING PROFESSIONAL CENTER** is a proposed professional/office park to be planned and developed by *BCPC HOLDINGS, LLC.*, on the 8.10 acre recombined parcel. *Beall & Company* has been engaged by the property owners and the developers to act as agent in the preparation of the necessary rezone documentation associated with the rezone request.

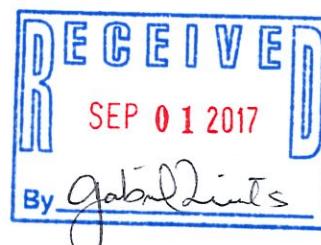
The subject property was originally rezoned to OIP on 11/06/2000, and was subdivided into seven lots shortly thereafter. No additional development or uses have occurred on any of the lots since. On 11/17/2005 a 2.22 acre portion of the property was rezoned to B-1, however, the uses proposed were never implemented on said acreage. The entire acreage has recently been purchased by *BCPC HOLDINGS, LLC.*

### The Site

The subject property is served by private access & utility easements from Experiment Station Road and from SR Highway 53 located on the western side of the Publix Shopping Center. The current paved private drive known as *Professional Lane* was originally constructed with curb & gutter, water lines, sanitary sewer lines, storm drainage lines, underground power-lines, and related items to serve the seven lots. A storm-water management facility serving the project occupies a portion of the first and second lots on the left of the street. All of the lots were originally graded to accommodate small office buildings in accordance with the initial rezone plan.

### The Development

The current parcels are to be recombined into a single parcel which will be subsequently developed into a condominium office park similar to other office professional parks located in Oconee County. The existing road in the project will be preserved, and additional parking areas will be constructed to satisfy the OIP parking ratio-to-building square footage requirements. The current rezone concept plan illustrates a total of 12 individual building totaling 63,700 square feet of office space. Handicap ramps will be installed to serve all handicap parking spaces and at all crosswalk locations throughout the development. 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 10-month period. Build-out of all of the proposed buildings is anticipated to last around 3 years.



### **Buildings**

The building exteriors will be predominately brick with stucco, stone, cultured stone, and cut stone detailing (see representative architecture exhibits). The buildings as shown will vary in size from approximately 5,000 SF to 6,000 SF in size. 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 63,700 total project SF) if requested by a potential tenants or end users. The total number of building illustrated on the rezone concept plan is twelve (12).

### **Water Supply**

A county water mainline exists within the private access/utility easement in the street. New water mains will be extended from these existing water lines into and throughout the development as required for supply and fire protection in accordance with county regulations.

### **Sewage Disposal**

Gravity sanitary sewer lines will be extended into the project as necessary from existing sanitary sewer lines within the property.

### **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 existing 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.

The existing storm-water facility will be enhanced and will continue to function as a water quality facility and storm-water management pond.

### **Traffic**

Private drives constructed by the developer will provide access to all of the proposed buildings in the development.

Per code 750 (Office Park) of the Trip Generation Manual, the average rate per 1000 SF of gross floor area is 11.42 ADT:

63,700 SF x 11.42 ADT/1000 SF =	728 Average Daily Trips
	111 AM Peak Hour
	100 PM Peak Hour

#### **Schedule**

The petitioners plan to complete the zoning efforts on the subject property by February 2013. Construction of the project infrastructure will commence immediately upon approval of the construction plans plans. The infrastructure will require a minimum of 6-10 months and building construction will require approximately 5 years to complete.

#### **Maintenance of Common Areas**

A condo owner's association will be created to provide for mandatory fees to maintain, control, and insure common areas including but not limited to community facilities, and storm water management facilities within the project. Provisions for architectural control will also be specified in these covenants.

#### **Buffers**

Street trees and parking lot buffers will be installed throughout the development. The 10' undisturbed natural buffer as approved on *Rezone #1782* on 11/07/2000 along abutting residential use properties will be maintained. An additional 15' landscaped buffer has been added and illustrated on the current plan for compliance with the current Unified Development Code requirement of a 25' landscape buffer between OIP and residential properties. State waters buffers that exist on the property will be preserved.

These proposed buffers will only be penetrated as required for access, utilities, storm-water management, and drainage easements.

#### **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 Collection**

Garbage collection will be handled by private contract service.

#### **Public & Semi-public Areas**

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

#### **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, down and away from any neighboring residential areas.

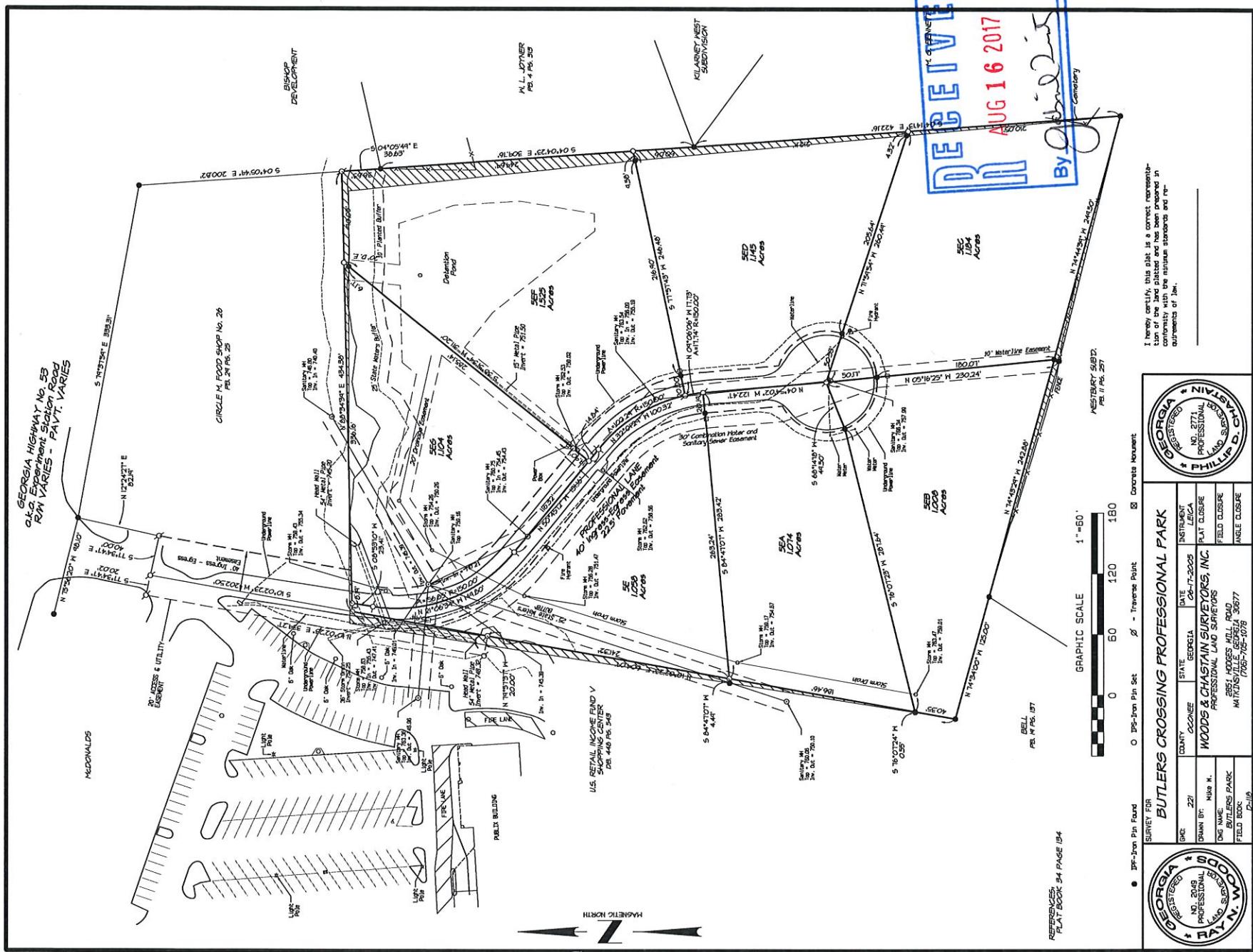
**OIP Uses to be Excluded**

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Personal care home, group personal care home, congregate  
Veterinary office  
Electronic shopping & mail order      Direct selling establishments  
Commercial parking lots and garages  
News Syndicates  
Museums      Commercial historical sites  
Community recreation facilities      Wholesale Trade, Showrooms & Outdoor storage  
Intercity couriers  
Alternate "stealth" Towers/Antennae  
Electric power transmission & distribution lines  
Natural gas distribution  
Cemeteries & mausoleums

**Project Valuation**

Based on a building square footage build-out of 63,700 SF and a finished price of \$150.00/SF, then the total value of the project at build-out will be \$9,555,000.00.



2005-73

# Butlers Crossing Professional Center



BEALL & COMPANY  
LAND PLANNING • COMMERCIAL ARCHITECTURE • SITE ENGINEERING

Representative Architecture

RECEIVED  
AUG 16 2017  
By Jason Davis

# Butlers Crossing Professional Center



BEALL & COMPANY

LAND PLANNING • LANDSCAPE ARCHITECTURE • SITE ENGINEERING

Representative Architecture

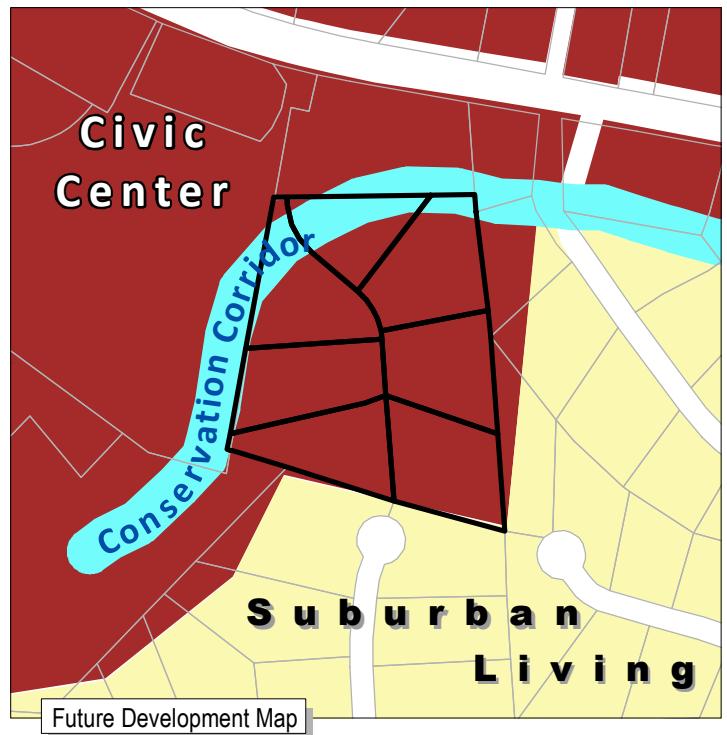
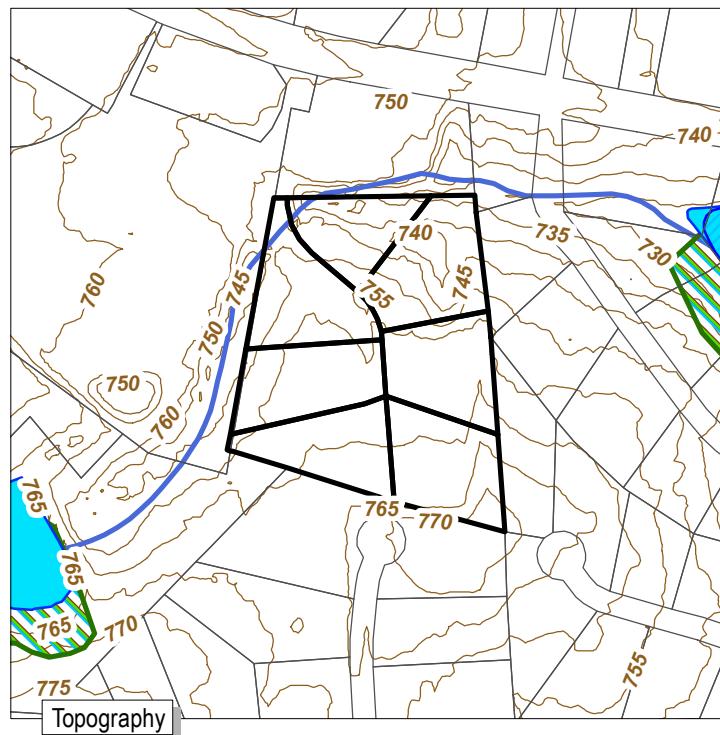
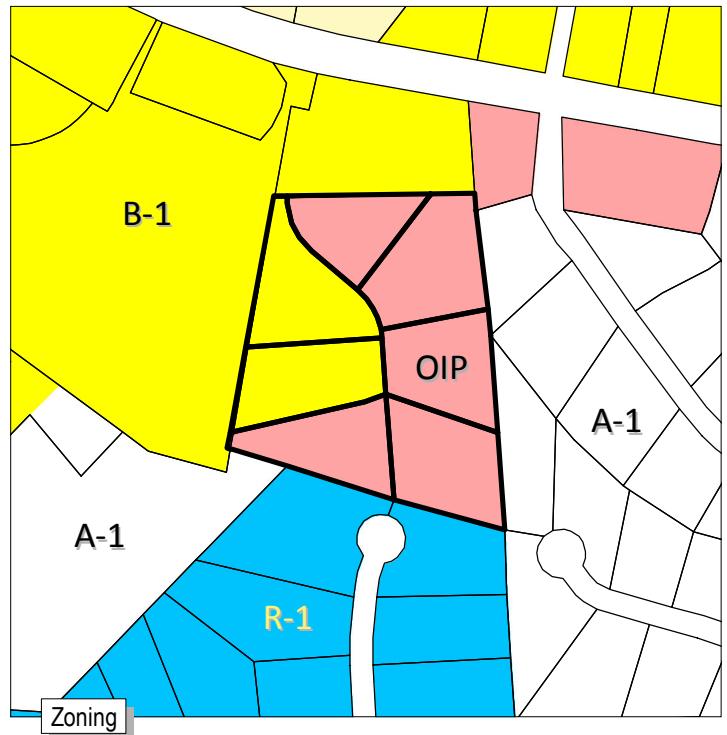
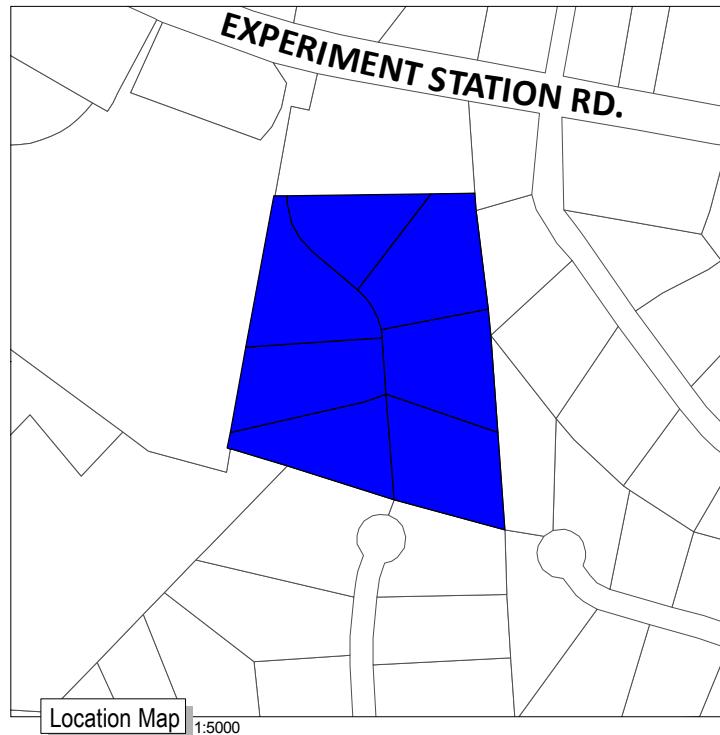
# Butlers Crossing Professional Center



BEALL & COMPANY  
Engineering Architecture

Representative Architecture

# Butler's Crossing Professional Center Site Review



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1:5000

1,875 2,500

