

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 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 The Church of the Nations submitted on August 28, 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 Behavioral Safety Products on August 28, requesting rezoning of a ±0.87 acre tract of land located on the southeast side of Macon Highway in the 221st G.M.D., Oconee County, Georgia, (C-03-014A), 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 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 7th day of November, 2017.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

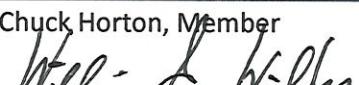
John Daniell, Chairman


John Daniell

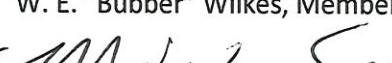
Mark Thomas, Member


Mark Thomas

Chuck Horton, Member


Chuck Horton

W. E. "Bubber" Wilkes, Member


W. E. "Bubber" Wilkes

Mark Saxon, Member


Mark Saxon

ATTEST:


Kathy Hayes
 Kathy Hayes
 Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE #7281**Page 1 of 6****CONDITIONS**

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

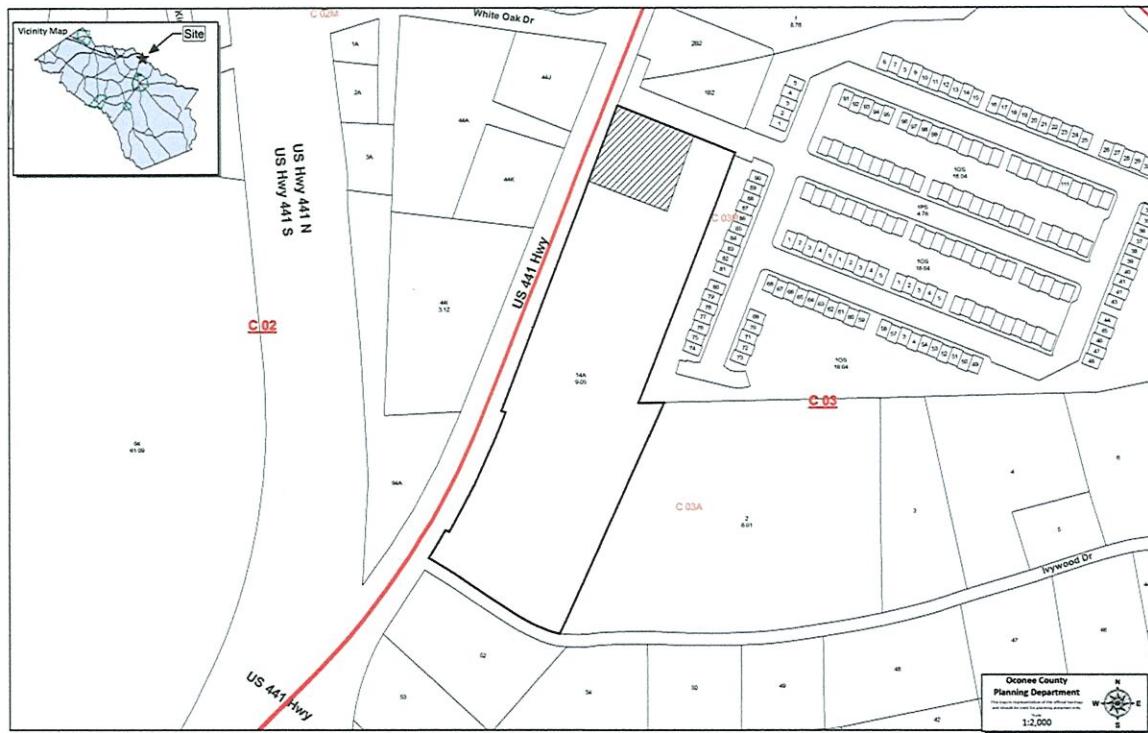
1. The development shall be connected to the Oconee County water and sewer systems at the developer's expense in a manner approved by the Oconee County Utility Department and the Oconee County Public Works Department. No building permits shall be issued for buildings greater than 3,000 s.f. without approvals from the Oconee County Utility Department.
2. 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.
3. The total building square footage of the development shall not exceed 7,200 sf.
4. The final plat of the subject property shall match the metes and bounds as depicted on the submitted rezone concept plan and legal description.
5. Upon completion of the development, a shared parking agreement shall be recorded in accordance with Section 605.04 of the UDC.
6. The developer shall install a sodded side yard with a minimum width of 5 feet along the southern property line of the subject property.
7. 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 the eastern property line of the subject parcel.
8. Principal uses not allowed in the office park shall be as follows:

Nursing Care Facilities	Additions to Existing Towers or Mounted on Non-residential Building
Continuing Care Retirement Community	Electric Power Transmission and Distribution Lines
Assisted Living Facility	Natural Gas Distribution
Personal Care Homes, Group (up to 15 under care)	Neighborhood Scale Church
Personal Care Homes, Congregate (more than 15 under care)	Outpatient Mental Health and Substance Abuse Centers
Veterinarian's Office, Clinic and Animal Hospital	Freestanding Ambulatory, Surgical, and Emergency Centers
Banks, Credit Unions, and Savings Institutions	Clinics and all other Outpatient Medical Care Centers
Dry-cleaning and Laundry Drop-off Station	General Medical and Surgical Hospitals
Automobile Commercial Parking Lots and Garages	Specialty Hospitals (except Psychiatric and Substance Abuse)
Automobile Driving Schools with Classroom and "On-the-Road" Training only	Social Services Assistance including Individual and Family Services
Community Recreation Facility (non-profit), including YMCA, Senior Centers, Area-wide Recreation Center	Cemeteries and Mausoleums
Prescription Shops	Private School: Kindergarten, Elementary, and Secondary
Cafeterias	Private Schools: Junior Colleges
Coffee Shop, Donut Shop, Ice Cream Parlor, and other Specialty Snack Shops	Private Schools: Colleges and Universities
Wholesale Trade, no Showrooms or Outdoor Storage	Home Health Care Services
Language Schools	Museums
Intercity Couriers, (FedEx, UPS), Package Drop-off only	Historical Sites (Commercial)
Telephone and Other Wired Telecommunications Carriers	Cellular and other Wireless Telecommunications Carriers (except Satellite)
Alternate ("Stealth") Towers and Antennae	Family Planning Centers
HMO Medical Centers	Kidney Dialysis Centers
Electronic Shopping and Mail-Order Houses	Fine Arts Schools
Private Business Schools and Computer and Management Training	Private Technical and Trade Schools

EXHIBIT "A" TO REZONE #7281

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TAX MAP



LEGAL DESCRIPTION

Legal Description of Proposed Project for Behavioral Safety Products

Commence at a nail at the intersection of the easterly right of way of Old United States Highway 441 and the southern right of way of Athens Ridge Boulevard, said nail being the point of beginning; thence S 67°37'26" E a distance of 196.02' to a point; thence S 20°34'47" W a distance of 191.63' to a point; thence N 67°04'47" W a distance of 200.83' to a point; thence N 21°47'32" E a distance of 137.63' to a point; thence N 21°39'55" E a distance of 19.96' to a point; thence N 23°10'13" E a distance of 32.05' to a nail; which is the point of beginning,

Said proposed parcel 0.87 acres more or less and being more particularly described on a Plan for Behavioral Safety Products by Baseline Surveying & Engineering, Inc. dated 08/25/17 revised 09/12/17

EXHIBIT "A" TO REZONE #7281

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NARRATIVE

REZONE NARRATIVE

OIP TO OIP MODIFIED REZONE REQUEST – BSP OFFICES
BEHAVIORAL SAFETY PRODUCTS, (BSP)
AUGUST 28th, 2017
REVISED

- Existing Zoning: OIP
- Existing Use: Church / Worship
- Proposed Zoning: OIP Modified
- Proposed Use: OIP uses, but excluding the uses listed above

TRAFFIC

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 7th Edition. Traffic projections are estimated based on the General Offices category as follows:

Total ADT: 77.07 trips per day (TPD)
TPD = Trips per Day. i.e. each visit is counted as 2 trips.
Therefore, 77.07 TPD indicates approximately
38.5 visits per day to the development.

AM Peak: 10.85 trips
PM Peak: 10.43 trips

A new entrance drive will be cut in on Macon Highway. One main entrance is proposed for the development.

Based on the above ADT, fairly low estimates and the property location near a Major Collector and the intersection of Highway 441, the proposed request will have minimal impact to existing roadway infrastructure.

SCHOOLS

No impact to schools is anticipated since the proposed project creates no increase in student population. In addition, the proposed development will increase the tax digest as currently it is not being taxed.

PUBLIC AND SEWER

Public water will be utilized for the project. A public water main is available within the right of way and on site. Sewage will be handled via Oconee County. See letter from Jenanne White, Oconee County.

Water & sewer demands have been estimated to be as following:

1. Water	700 GPD (gallons per day, GPD)
2. Sewer	630 GPD (Oconee County Sewer)

STORMWATER RUNOFF / DRAINAGE

Drainage patterns should not change as the existing land is already paved. The existing contours and drainage in place will not be altered by the new buildings. The buildings are set so as not to disturb or change direction or amount of storm water runoff.

BUILDING AND FAÇADE MATERIALS

Two new buildings totaling 7,200 SF, (heated space) are proposed for the site. The new buildings will be designed as a one-story structure. Architectural theme will follow general and traditional looks of office building styles and the new buildings to the northwest. (pictures enclosed).

This acknowledges that a final plat will be required and submitted with access / utility / drainage easements as necessary.

ESTIMATED VALUE OF PROJECT AT COMPLETION

The proposed project has an estimated value in today's dollars of 700 thousand.

OWNERSHIP AND MAINTENANCE OF COMMON OPEN SPACE

The overall development will be owned fee simple and maintained by private owners. The overall site will be maintained by private owners including stormwater management, water quality facilities and required buffer.

The grass and planted existing oak tree buffer is on the south and west side. Natural woods on the east side and the Church is on the south side.

SCHEDULE

The following is a tentative schedule for the proposed development:

Proposed Development: 2 years

OUTDOOR LIGHTING

Outdoor lighting is existing in accordance with County Ordinances and Regulations, provided by GA Power.

PROPOSED USE

The property will be used for OIP uses as allowed under the Oconee County Zoning Ordinances, but excluding the following uses:

1. Nursing Care Facilities
2. Continuing Care Retirement Community
3. Assisted Living Facility
4. Personal Care Homes, Congregate, (more than 15 under care)
5. Planned unit Development, (PUD)
6. Veterinarian's Office, Clinic and Animal Hospital
7. Dry-Cleaning and Laundry Drop-off Station
8. Automobile Commercial Parking Lots and Garages
9. Automobile Driving Schools with Classroom and "On-The-Road" Training only
10. Community Recreation Facility, (non-profit), including UMCA, Senior Centers, Area-wide recreation center
11. Prescription Shops
12. Cafeterias
13. Coffee Shop, Donut Shop, Ice Cream Parlor and Other Specialty Snack Shops
14. Wholesale Trade, no Showrooms or Outdoor Storage
15. Solid Waste Collection Company Office
16. Intercity Couriers, (FedEx, UPS), Package Drop-Off Only
17. Telephone and Other Wired Telecommunications Carriers
18. Cellular and Other Wireless Telecommunication Carriers, (except Satellite)
19. Alternate ("Stealth") Towers and Antennae
20. Additions to Existing Towers or Mounted on Non-residential Building
21. Electric Power Transmission and Distribution Lines
22. Natural Gas Distribution
23. Neighborhood Scale
24. Outpatient Mental Health and Substance Abuse Centers
25. Freestanding Ambulatory Surgical and Emergency Centers
26. Clinics and All Other Outpatient Care Centers
27. General Medical and Surgical Hospitals
28. Specialty Hospitals, (except Psychiatric and Substance Abuse)
29. Social Services Assistance including Individual and Family Services
30. Cemeteries and Mausoleums
31. Private Schools: Kindergarten, Elementary and Secondary
32. Private Schools: Junior Colleges
33. Private Schools: Colleges and Universities

The proposed uses may include one or a combination of OIP uses such as professional office, medical offices, attorney offices and other allowed uses. The proposed development will have 2 proposed buildings total maximum of 7,200 SF of heated and cooled space. The buildings will be designed as a one-story structure. The proposed building and uses shall be in accordance with the appropriate Oconee County development codes and ordinances.

The proposed building facades will consist of approximately 60% brick, stone, masonry, (with the remaining façade accent as stucco, cement fiberboard, (hardy plank), siding, metal and / or copper accents, or combination thereof. Roof systems will be coated metal or asphalt shingles depending on the roof pitches.

The proposed building will be constructed in 2 phases.

- Total Rezone Acreage: .87 Acres
- Adjacent Land Use and Zoning:

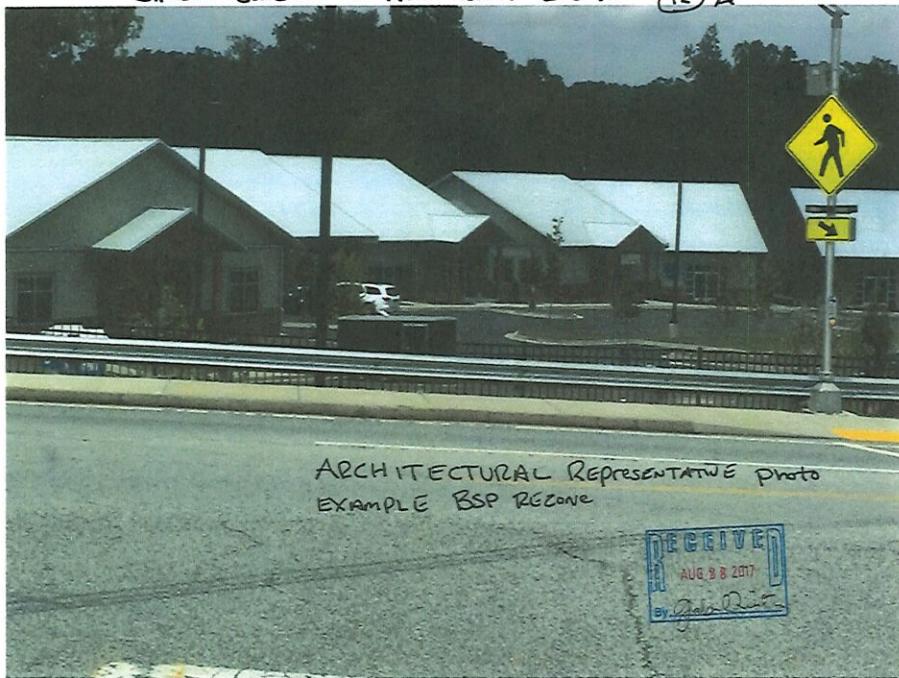
to the North - B-2	
to the East - R-1	Apartments
to the South - OIP	Church / Worship
to the West - B2	Offices, Switching Electric

EXHIBIT "A" TO REZONE #7281

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REPRESENTATIVE PHOTOGRAPHS

SIMILAR CONSTRUCTION NORTHWEST 200 YDS (12) A



SIMILAR CONSTRUCTION NORTHWEST 200 YDS (12) B



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PLAT

OWNER'S CERTIFICATION:
The owner of the land shown on this Plat and whose name is subscribed hereto, in presence of witness, duly certifies that this instrument contains all the true and accurate facts concerning the title to the land described, that all state and county taxes or other assessments now due on this land have been paid.

Agent _____ Owner _____ Date 8/20/07

PROPERTY OWNERS:
CHURCH OF THE NATIONS
8780 MACON HIGHWAY
ATHENS, GA 30605
(706) 353-1193 Mark Preston

PLAT INFORMATION:
P.S.A. VENTURES, INC.
PB. 7 PG. 423A
Zoned FP & R-3

Site Plan:
The Site is located on the corner of U.S. Highway 411 and Invado Drive. The Site is approximately 4.674 acres and is zoned DP. The Site is bounded by U.S. Highway 411 to the west, Invado Drive to the north, and a paved road to the east. The Site is currently undeveloped.

Tract 1: 4.674 acres, zoned DP. The tract is bounded by U.S. Highway 411 to the west, Invado Drive to the north, and a paved road to the east. The tract contains a water meter and a water main.

Tract 2: 4.475 acres, zoned DP. The tract is bounded by U.S. Highway 411 to the west, Invado Drive to the north, and a paved road to the east. The tract contains a water meter and a water main.

Other Features:
The Site is located near the intersection of U.S. Highway 411 and Invado Drive. The Site is currently undeveloped.

RECEIVED:
AUG 28 2017
By John D. Williams

EXEMPTION:
Exempt under the provisions of section 1215.6 of the Unified Development Code of Oconee County, Georgia.
Date: AUG 20 2007

NOTES:
TRACT 1 REPRESENTS TAX MAP NO. PARCEL 14A.
TRACT 2 REPRESENTS TAX MAP NO. PARCEL 1.
TRACTS 1&2 ARE TO BE COMBINED TO FORM ONE LDT.
THIS PLAT DOES NOT REPRESENT A FIELD SURVEY
DONE ON THIS DATE.
THIS PLAT IS DRAWN FROM OUR PREVIOUS SURVEYS
DONE ON JULY 24, 2003 AND JULY 26, 2003.
NO NEW CONSTRUCTION LOCATED ON THIS DATE.

REFERENCES:
1) OUR SURVEY FOR CHURCH OF THE NATIONS
DATED JULY 26, 2003
2) OUR SURVEY FOR CHURCH OF THE NATIONS
DATED JULY 24, 2003
3) COOKE COUNTY TAX MAP
4) DEED BOOK 417, PAGES 68-88
5) DEED BOOK 417, PAGES 200
6) PLAT BOOK 30, PAGE 221

GRAPHIC SCALE: 1" = 100'

0 100 200 300

ADMINISTRATIVE INFORMATION:
PLAT-0708-0100-0000
DATE: 08-03-2007
SURVEYOR: WOODS & CHASTAIN SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
12051 HODGES MILL ROAD
MARTINSVILLE, GEORGIA 30057
PHONE: 706-740-2300
FAX: 706-740-2301

COOKE COUNTY PLANNING DEPARTMENT:
AUTHORIZED FOR RECORDING
Billy R. White, Jr.
Planning Director

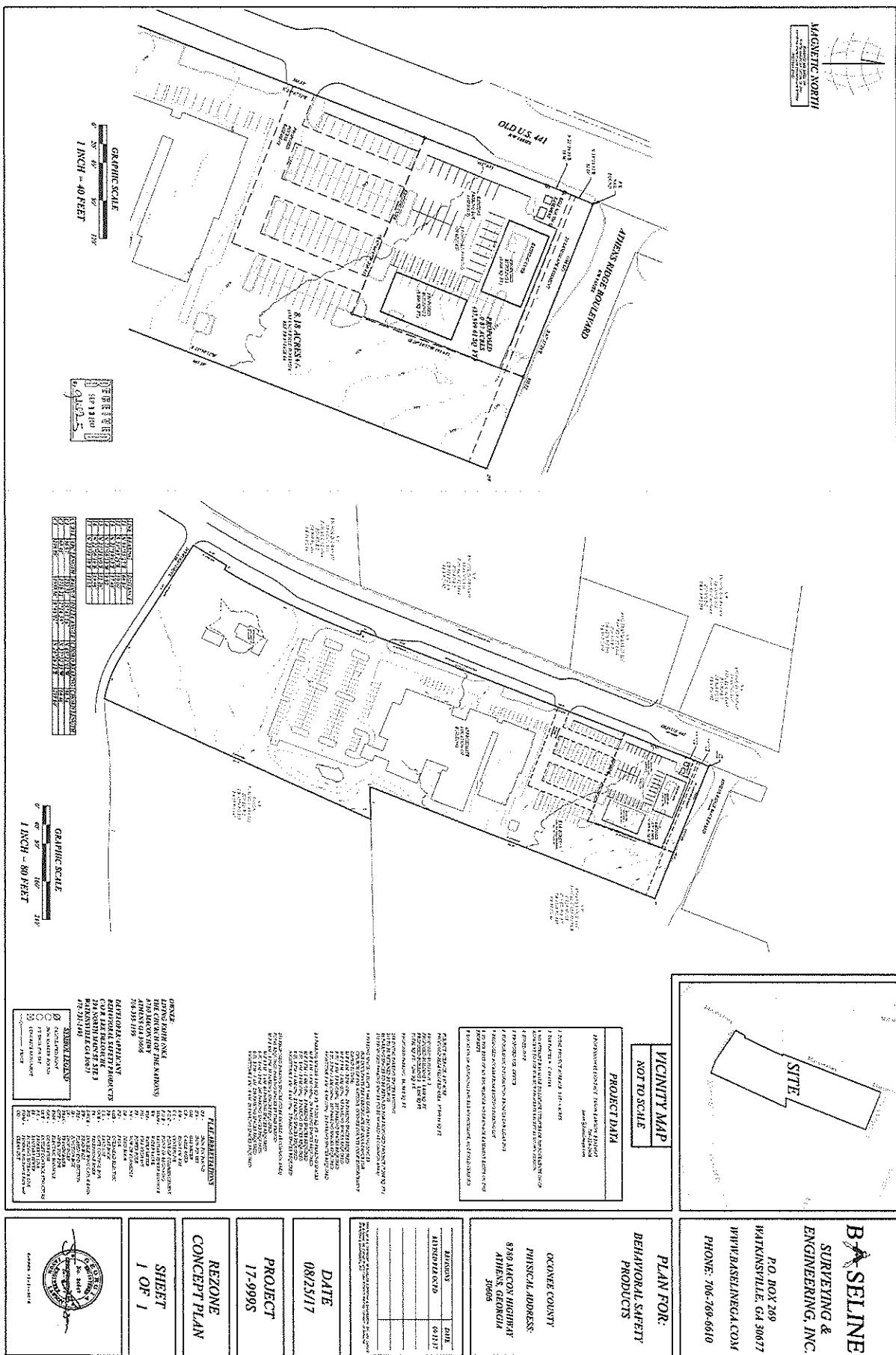
REMARKS:
THIS property does not lie within a 100 Year Flood Plain according to Flood Insurance Rate Map Number 100-0428-0030 C dated April 17, 1995
R. Williams
Georgia Registered Land Surveyor Number

SURVEYOR'S CERTIFICATION:
It is hereby certified that this plat is true and correct and was prepared from a recent survey of the property. All property lines, corners and all monuments shown herein actually exist or are marked as "future", and their location and true type and description are as shown on this plat. The requirements of the Unified Development Code of Oconee Co., Georgia have been fully complied with.
R. Williams 2049
Georgia Registered Land Surveyor

EXHIBIT "A" TO REZONE #7281

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DEVELOPMENT PLAN





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

REZONE CASE #: 7281

DATE: September 19, 2017

STAFF REPORT BY: Gabriel Quintas, Planner

APPLICANT NAME: Behavioral Safety Products, LLC

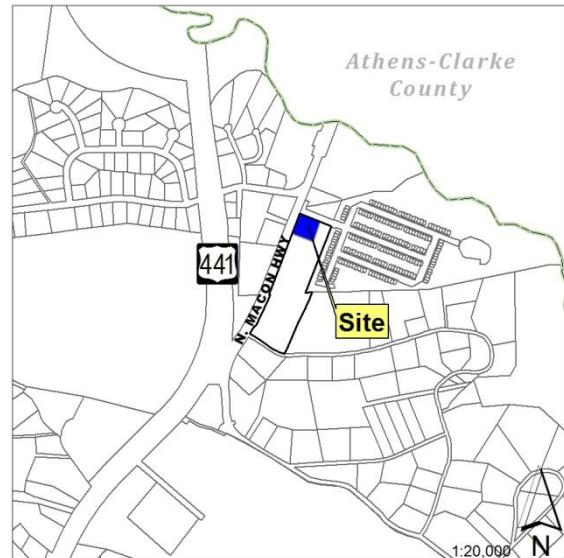
PROPERTY OWNER: Nations Church Assembly of God, Inc.

LOCATION: 8780 Macon Highway; between Ivywood Drive and Athens Ridge Boulevard

PARCEL SIZE: ± 0.87 Acre

EXISTING ZONING: OIP (Office, Institutional, Professional)

EXISTING LAND USE: Community Scale Church



ACTION REQUESTED: Rezone OIP to OIP with modifications to Rezone # 4523

REQUEST SUMMARY: The owners are petitioning for a rezone of this property in order to allow for the construction of two office buildings over a portion of the existing parking area belonging to the Church of the Nations.

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 B-2 to OIP by the BOC in 2005 (Rezone #4523) as part of an overall 9.05-acre rezone application for a community scale church. A companion conditional use permit (CUP # 4524) was granted by the BOC in the same year for the community scale church.

SITE VISIT DESCRIPTION

- The subject site is entirely comprised of a paved parking area belonging to the Church of the Nations.
- The subject site is located within a low-intensity commercial corridor along Old US Highway 441 (Old Macon Highway) that contains retail, office, and institutional uses.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Condominium private drive, mixed commercial, office uses, vacant land	R-3 (Multi-family Residential), B-2 (Highway Business)
SOUTH	Community-scale church	OIP (Office, Institutional, Professional)
EAST	Condominiums	R-3 (Multi-family Residential)
WEST	Office buildings, storage warehouse	B-2 (Highway Business)

PROPOSED PROJECT DESCRIPTION

- The subject parcel is a 0.87-acre portion of the larger 9.05-acre parent parcel (C-03-014A). Contingent upon the approval of the present application, the owner wishes to subdivide the parent tract to create the subject parcel, and fee simple ownership is proposed for the same.
- Two office buildings not exceeding 7,200 square feet are proposed. The buildings are proposed as one-storey structures, and will be constructed of a combination of brick, stone, cement fiberboard, and metal accents. The subject development will include a reconfigured parking area that will be shared with the congregants of the Church of the Nations. The project will be developed in two phases over a two-year period.

TRAFFIC PROJECTIONS

- 77.07 ADT, 10.85 AM and 10.43 PM peak hour trips
- An access easement for the development is proposed through an existing entrance drive located along Old Macon Highway (classified as a major collector per Section 10 of the UDC).

PUBLIC FACILITIES

Water:

- An existing county water mainline will supply water via Oconee County Utilities.
- The estimated water usage is approximately 700 GPD.

Sewer:

- Existing sanitary sewer lines are available and would be provided via Oconee County Utilities.
- The estimated sewer usage is approximately 630 GPD.

ENVIRONMENTAL

- No 100 Year Flood Plain or Jurisdictional Wetland areas are located on the site.
- The configuration of the proposed buildings will preserve the current storm water drainage patterns over the existing parking area.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

PUBLIC WORKS

- Clarify the difference between the 20' landscape easement and the 25' buffer on the northern property line.

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.

- How does the current request compare to the existing uses and zoning of nearby properties?** This request is compatible with the commercial/professional corridor present along Old Macon Highway (Old US Highway 441). There are a number of existing professional offices, warehouse and storage buildings, and retail businesses located in the area of the present rezone request. A private access drive to the Athens Ridge condominium complex is located to the immediate north, and the complex is located east of the subject site. A 25-foot incompatible land-use vegetative buffer is proposed along Athens Ridge Boulevard.
- 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. The larger parent tract of which the subject site is part is only permitted to be used as a community-scale church by previous zoning resolutions.
- 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:**
 - Population density and effect on community facilities such as streets, schools, water and sewer?** The proposed office buildings could potentially generate as many as 77.07 ADT to the site, and it is therefore anticipated that the proposed development will have a minor impact on the roads presently serving the site. 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; the Oconee County Utility Department has indicated that water and sewer capacity exist and can handle an increased demand of 220 GPD for water and 260 GPD for sewer. However, the proposed development is estimated to have a demand of 700 GPD for water and 630 GPD for sewer. Staff believes that development of the present scale is not appropriate for the subject site due to the lack of sufficient water and sewer capacity available in the immediate area.
 - Environmental impact?** The applicant has indicated that the configuration of the proposed buildings will preserve the current storm water drainage patterns over the existing parking area. No further environmental impact is expected of the proposed development.
 - 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 R-3 zoning district adjacent to the north of the subject property is a portion of the private drive (Athens Ridge Boulevard) leading into the condominium complex, and the same drive will be shielded from the proposed development by a 25-foot vegetative buffer. The remaining uses adjacent to the subject property are considered compatible with the proposed use.
- 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?** The public would stand to benefit from a conditional approval of the present request. The estimated impact on water and sewer for the proposed development is more than twice the amount of the added capacity that Oconee Utilities has indicated existing infrastructure can support; one can reasonably expect that a development of the present scale would place a burden too great for the existing utilities in the area. The hardship imposed upon the

property owner would be the inability to develop the subject property with office buildings as proposed in the attached concept plan due to the lack of compliance with the 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 parent parcel of the subject property has been developed as a church with the existing parking area for over twenty years. Development trends in the immediate vicinity have been primarily commercial and professional. There is a new commercial development northwest of the subject site, and there are remnants of commercial uses to the immediate west that existed prior to the realignment of US Highway 441.
- F. **Is the proposed use consistent with the stated purpose of the zoning district that is being requested?** The proposed use is consistent with the stated purpose of the zoning district being requested. The OIP zoning district was established for professional/office uses.
- G. **How does this request conform with or diverge from established land use patterns?** The present request conforms with the established land use patterns in the immediate area. The low-intensity commercial corridor along Old US Highway 441 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 a character area of Community Village. The Community Agenda of the Comprehensive Plan specifically cites "professional offices" as an appropriate infill in a Community Village Character Area. It is the opinion of the staff that the present request conforms with 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?** There are a several undeveloped sites currently zoned OIP in the area that would allow the use requested in the present application.
- 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.)?** The subject site is suitable for the proposed development relative to the requirements set forth in the Unified Development Code. However, the concept plan submitted with the present request does not reflect the 5-foot side yard required along the southern property line of the proposed parcel. The proposed configuration of the subject development as depicted would therefore require a special exception variance relating to Section 607.04 (b) to be in conformity with the requirements set forth in the UDC.

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 at his/her expense:

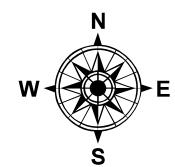
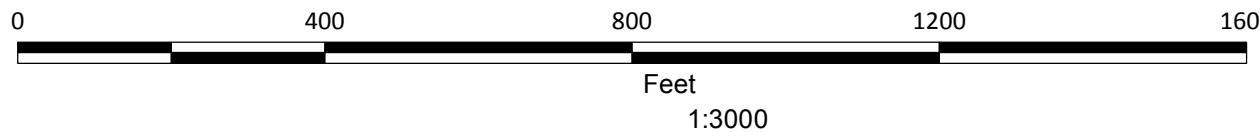
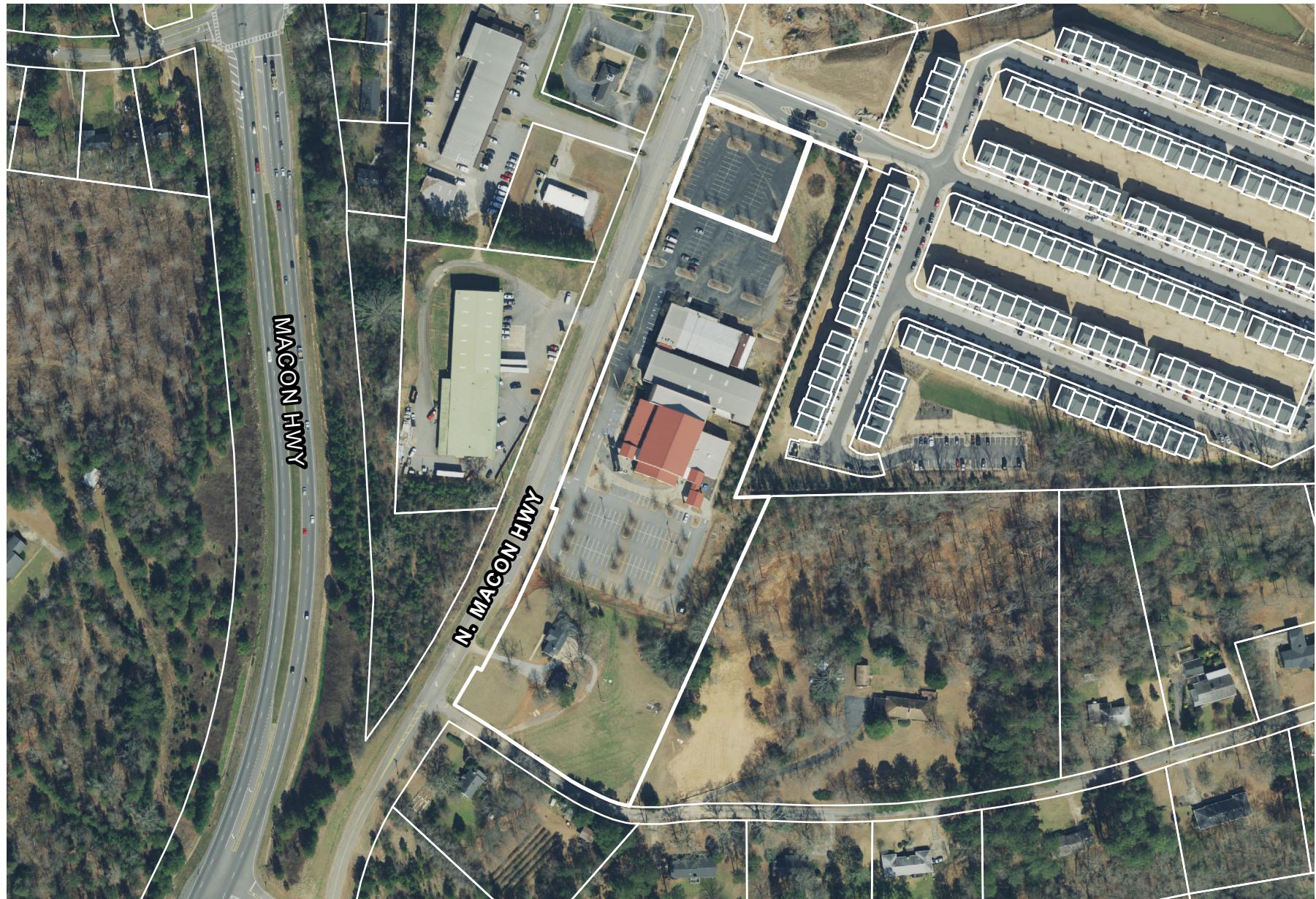
1. The development shall be connected to the Oconee County water and sewer systems at the developer's expense in a manner approved by the Oconee County Utility Department and the Oconee County Public Works Department. No building permits shall be issued for buildings greater than 3,000 s.f. without approvals from the Oconee County Utility Department.
2. 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.
3. The development shall be limited to one building, and the total building square footage of the development shall not exceed 7,200 sf.

4. The final plat of the subject property shall match the meets and bounds as depicted on the submitted rezone concept plan and legal description.
5. Upon completion of the development, a shared parking agreement shall be recorded in accordance with Section 605.04 of the UDC.
6. The developer shall install a sodded side yard with a minimum width of 5 feet along the southern property line of the subject property.
1. 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 the eastern property line of the subject parcel.
7. Principal uses not allowed in the office park shall be as follows:

(See next page)

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

The Church of the Nations





REZONE NARRATIVE

OIP TO OIP MODIFIED REZONE REQUEST – BSP OFFICES
BEHAVIORAL SAFETY PRODUCTS, (BSP)
AUGUST 28TH, 2017
REVISED

PROPOSED USE

The property will be used for OIP uses as allowed under the Oconee County Zoning Ordinances, but excluding the following uses:

1. Nursing Care Facilities
2. Continuing Care Retirement Community
3. Assisted Living Facility
4. Personal Care Homes, Congregate, (more than 15 under care)
5. Planned unit Development, (PUD)
6. Veterinarian's Office, Clinic and Animal Hospital
7. Dry-Cleaning and Laundry Drop-off Station
8. Automobile Commercial Parking Lots and Garages
9. Automobile Driving Schools with Classroom and "On-The-Road" Training only
10. Community Recreation Facility, (non-profit), including UMCA, Senior Centers, Area-wide recreation center
11. Prescription Shops
12. Cafeterias
13. Coffee Shop, Donut Shop, Ice Cream Parlor and Other Specialty Snack Shops
14. Wholesale Trade, no Showrooms or Outdoor Storage
15. Solid Waste Collection Company Office
16. Intercity Couriers, (FedEx, UPS), Package Drop-Off Only
17. Telephone and Other Wired Telecommunications Carriers
18. Cellular and Other Wireless Telecommunication Carriers, (except Satellite)
19. Alternate ("Stealth") Towers and Antennae
20. Additions to Existing Towers or Mounted on Non-residential Building
21. Electric Power Transmission and Distribution Lines
22. Natural Gas Distribution
23. Neighborhood Scale
24. Outpatient Mental Health and Substance Abuse Centers
25. Freestanding Ambulatory Surgical and Emergency Centers
26. Clinics and All Other Outpatient Care Centers

- 27. General Medical and Surgical Hospitals
- 28. Specialty Hospitals, (except Psychiatric and Substance Abuse)
- 29. Social Services Assistance including Individual and Family Services
- 30. Cemeteries and Mausoleums
- 31. Private Schools: Kindergarten, Elementary and Secondary
- 32. Private Schools: Junior Colleges
- 33. Private Schools: Colleges and Universities

The proposed uses may include one or a combination of OIP uses such as professional office, medical offices, attorney offices and other allowed uses. The proposed development will have 2 proposed buildings total maximum of 7,200 SF of heated and cooled space. The buildings will be designed as a one-story structure. The proposed building and uses shall be in accordance with the appropriate Oconee County development codes and ordinances.

The proposed building facades will consist of approximately 60% brick, stone, masonry, (with the remaining façade accent as stucco, cement fiberboard, (hardy plank), siding, metal and / or copper accents, or combination thereof. Roof systems will be coated metal or asphalt shingles depending on the roof pitches.

The proposed building will be constructed in 2 phases.

- Total Rezone Acreage: .87 Acres
- Adjacent Land Use and Zoning:

to the North - B-2		
to the East - R-1		Apartments
to the South - OIP		Church / Worship
to the West - B2		Offices, Switching Electric

- Existing Zoning: OIP
- Existing Use: Church / Worship
- Proposed Zoning: OIP Modified
- Proposed Use: OIP uses, but excluding the uses listed above

TRAFFIC

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 7th Edition. Traffic projections are estimated based on the General Offices category as follows:

Total ADT: 77.07 trips per day (TPD)

TPD = Trips per Day. i.e. each visit is counted as 2 trips.

Therefore, 77.07 TPD indicates approximately 38.5 visits per day to the development.

AM Peak: 10.85 trips

PM Peak: 10.43 trips

A new entrance drive will be cut in on Macon Highway. One main entrance is proposed for the development.

Based on the above ADT, fairly low estimates and the property location near a Major Collector and the intersection of Highway 441, the proposed request will have minimal impact to existing roadway infrastructure.

SCHOOLS

No impact to schools is anticipated since the proposed project creates no increase in student population. In addition, the proposed development will increase the tax digest as currently it is not being taxed.

WATER AND SEWER

Public water will be utilized for the project. A public water main is available within the right of way and on site. Sewage will be handled via Oconee County. See letter from Jenanne White, Oconee County.

Water & sewer demands have been estimated to be as following:

1. Water 700 GPD (gallons per day, GPD)
2. Sewer 630 GPD (Oconee County Sewer)

STORMWATER RUNOFF / DRAINAGE

Drainage patterns should not change as the existing land is already paved. The existing contours and drainage in place will not be altered by the new buildings. The buildings are set so as not to disturb or change direction or amount of storm water runoff.

BUILDING AND FAÇADE MATERIALS

Two new buildings totaling 7,200 SF, (heated space) are proposed for the site. The new buildings will be designed as a one-story structure. Architectural theme will follow general and traditional looks of office building styles and the new buildings to the northwest, (pictures enclosed).

This acknowledges that a final plat will be required and submitted with access / utility / drainage easements as necessary.

ESTIMATED VALUE OF PROJECT AT COMPLETION

The proposed project has an estimated value in today's dollars of 700 thousand.

OWNERSHIP AND MAINTENANCE OF COMMON OPEN SPACE

The overall development will be owned fee simple and maintained by private owners. The overall site will be maintained by private owners including stormwater management, water quality facilities and required buffer.

The grass and planted existing oak tree buffer is on the south and west side. Natural woods on the east side and the Church is on the south side.

SCHEDULE

The following is a tentative schedule for the proposed development:

Proposed Development: 2 years

OUTDOOR LIGHTING

Outdoor lighting is existing in accordance with County Ordinances and Regulations, provided by GA Power.

OWNER'S CERTIFICATION
The owner of the land shown on this Plat and whose name is subscribed
herein, in person or through a duly authorized agent, certifies that this
Plat was made from an actual survey of the land, state and county taxes on
the same have been paid, and that all other assessments now due on this land have been paid.

Agent _____

Date _____

Dinner _____

3/20/15

P & A VENTURES, INC.
PB. 7 PG. 123A
Zoned FP & R-3

P & A VENTURES, INC.
PB. 7 PG. 123A
Zoned FP & R-3

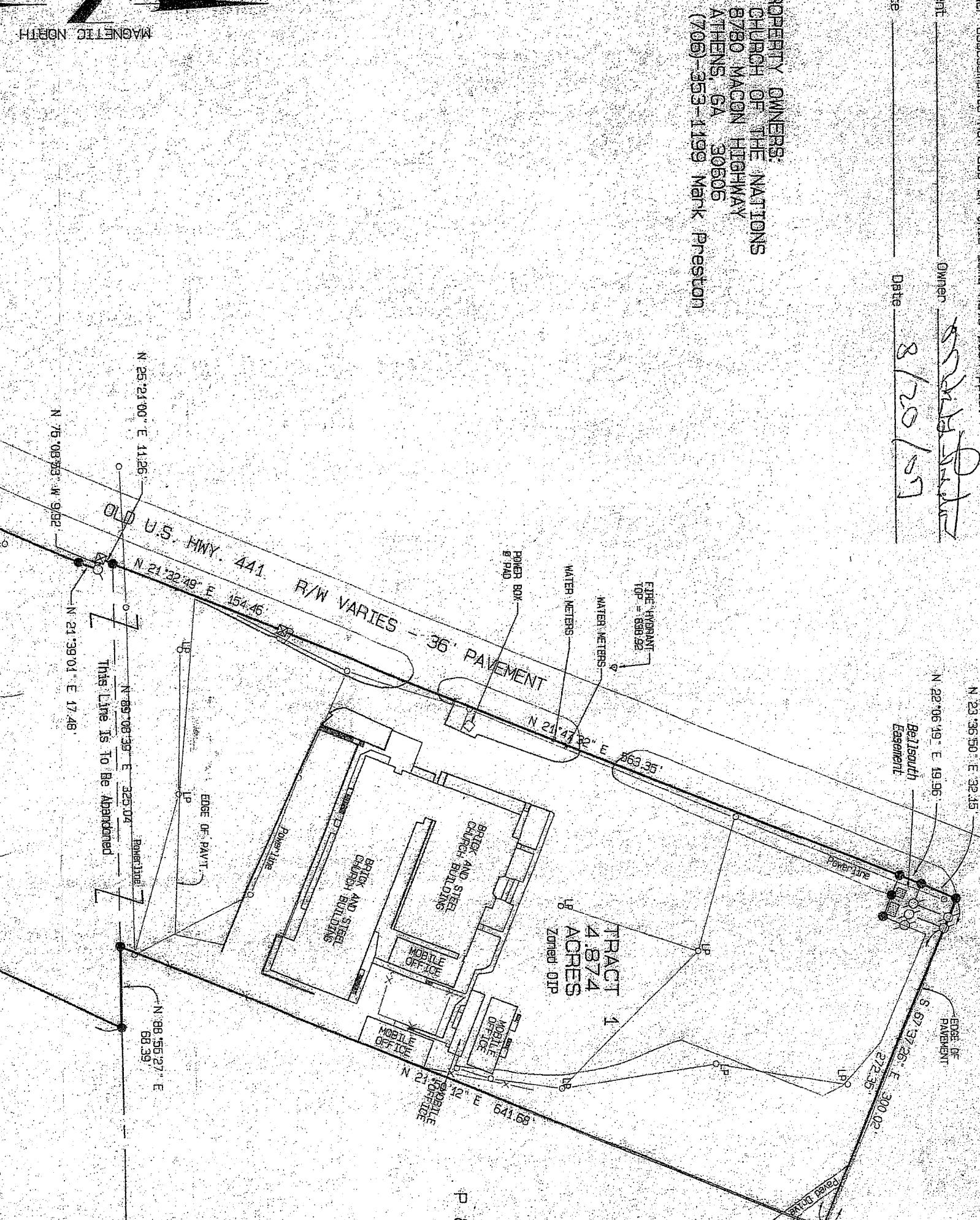
VICINITY MAP (Not to Scale)

Site

Site

Site

Site



P & A VENTURES, INC.
PB. 7 PG. 123A
Zoned FP & R-3

RECEIVED
C. G. CLERK
OCT 20 2017
37

FILED IN CLERK'S OFFICE
OCT 20 2017
37

THIS PLAT SERVES TO RECOMBINE
PORTIONS OF EXISTING TAX
PARCELS AND DOES NOT CREATE
A NEW LOT OR TAX PARCEL

Exempt under the provisions of section
1215b of the Unified Development Code
of Oconee County, Georgia.

Date: _____

AUG 20 2007

By: _____

John D. Chastain

Planning Director

NOTE:

TRACT 1 REPRESENTS TAX MAP C3A, PARCEL 14A.
TRACTS 1 & 2 ARE TO BE COMBINED TO FORM ONE LOT.
THIS PLAT DOES NOT REPRESENT A FIELD RUN SURVEY
DONE ON THIS DATE.
THIS PLAT WAS DRAWN FROM OUR PREVIOUS SURVEYS
DATED FEB 24, 2003 AND JAN 14, 2005.
NO NEW CONSTRUCTION LOCATED ON THIS DATE.

REFERENCES:

- 1) OUR SURVEY FOR CHURCH OF THE NATIONS
DATED JAN 14, 2005
- 2) OUR SURVEY FOR CHURCH OF THE NATIONS
DATED FEB 24, 2003
- 3) PLAT BOOK 3 PAGE 291
- 4) DEED BOOK 417 PAGE 68-88
- 5) PLAT BOOK 200 PAGE 200
- 6) PLAT BOOK 10 PAGE 221

GRAPHIC SCALE
1" = 100'

● - Intersection Point Found
○ - Intersection Point Set
/ - Traverse Point
☒ - Concrete Monument

CHURCH OF THE NATIONS

GEORGIA
REGISTERED
PROFESSIONAL
LAND SURVEYOR

SURVEYOR'S CERTIFICATION

This property does not lie within a 100 Year
Flood Plain according to Flood Insurance Rate
Map Number 13053 000 C Dated April 24, 1995.

Georgia Registered Land Surveyor
Number: 3049

DATE: 08/28/2017
BY: John D. Chastain

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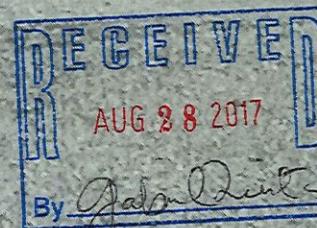
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SIMILAR CONSTRUCTION NORTH WEST 200 YDS

12 A



ARCHITECTURAL REPRESENTATIVE Photo
EXAMPLE BSP REZONE

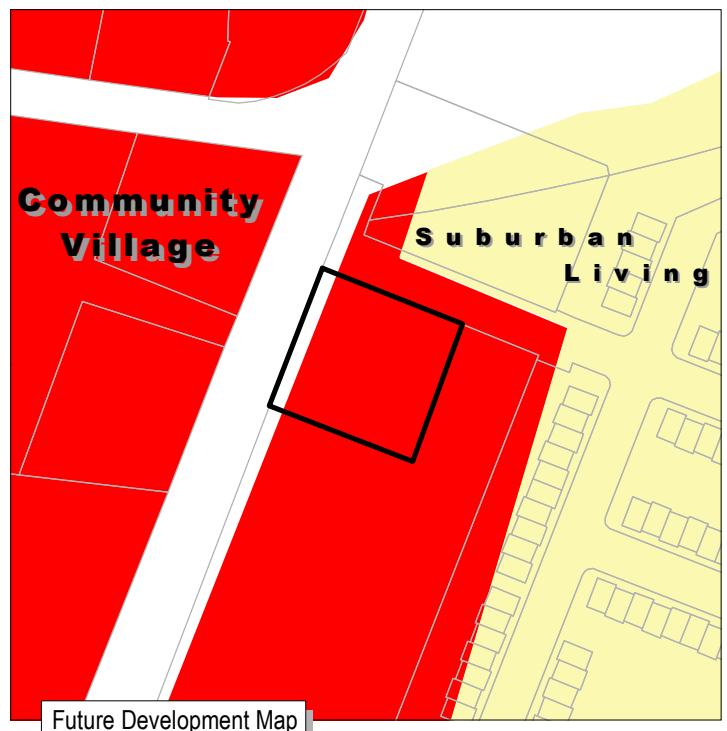
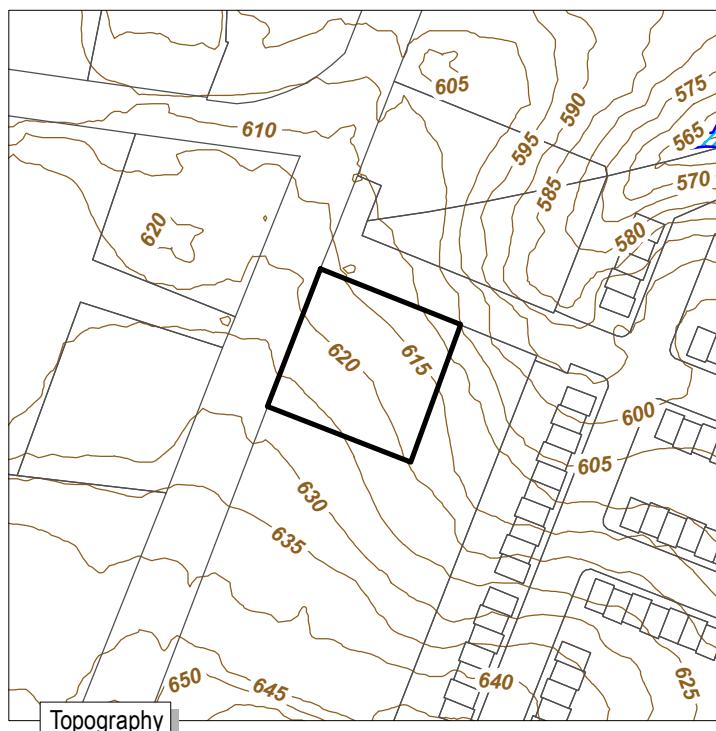
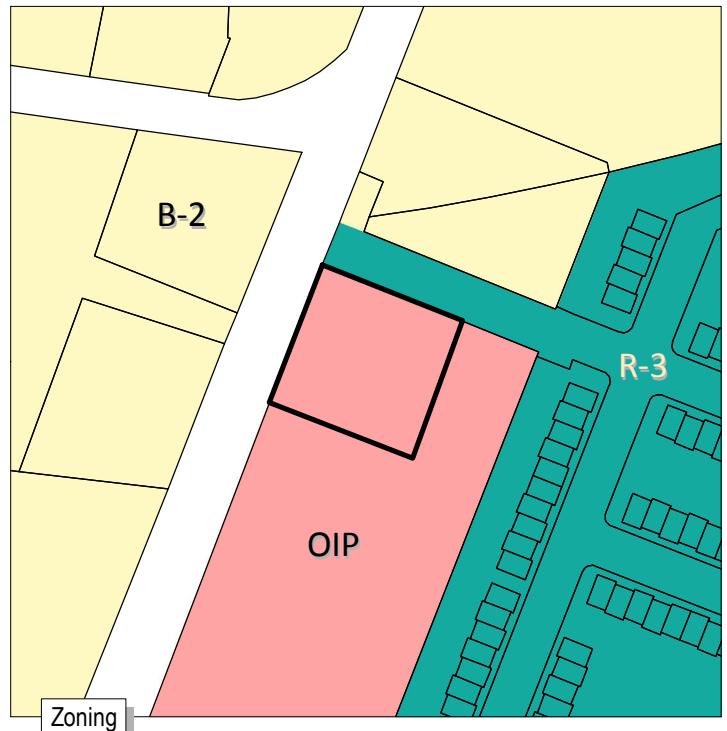
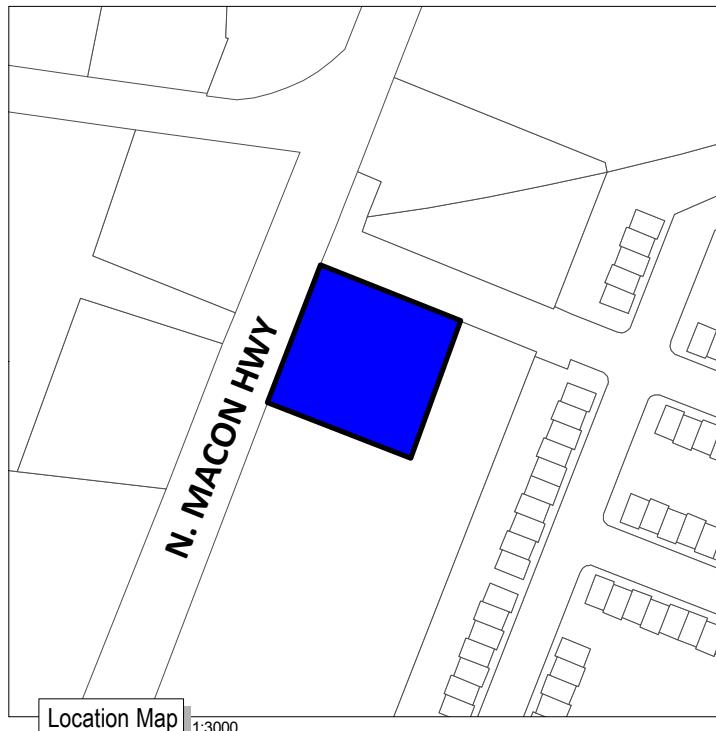


SIMILAR CONSTRUCTION NORTHWEST 200 YDS (12) B

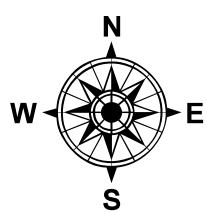


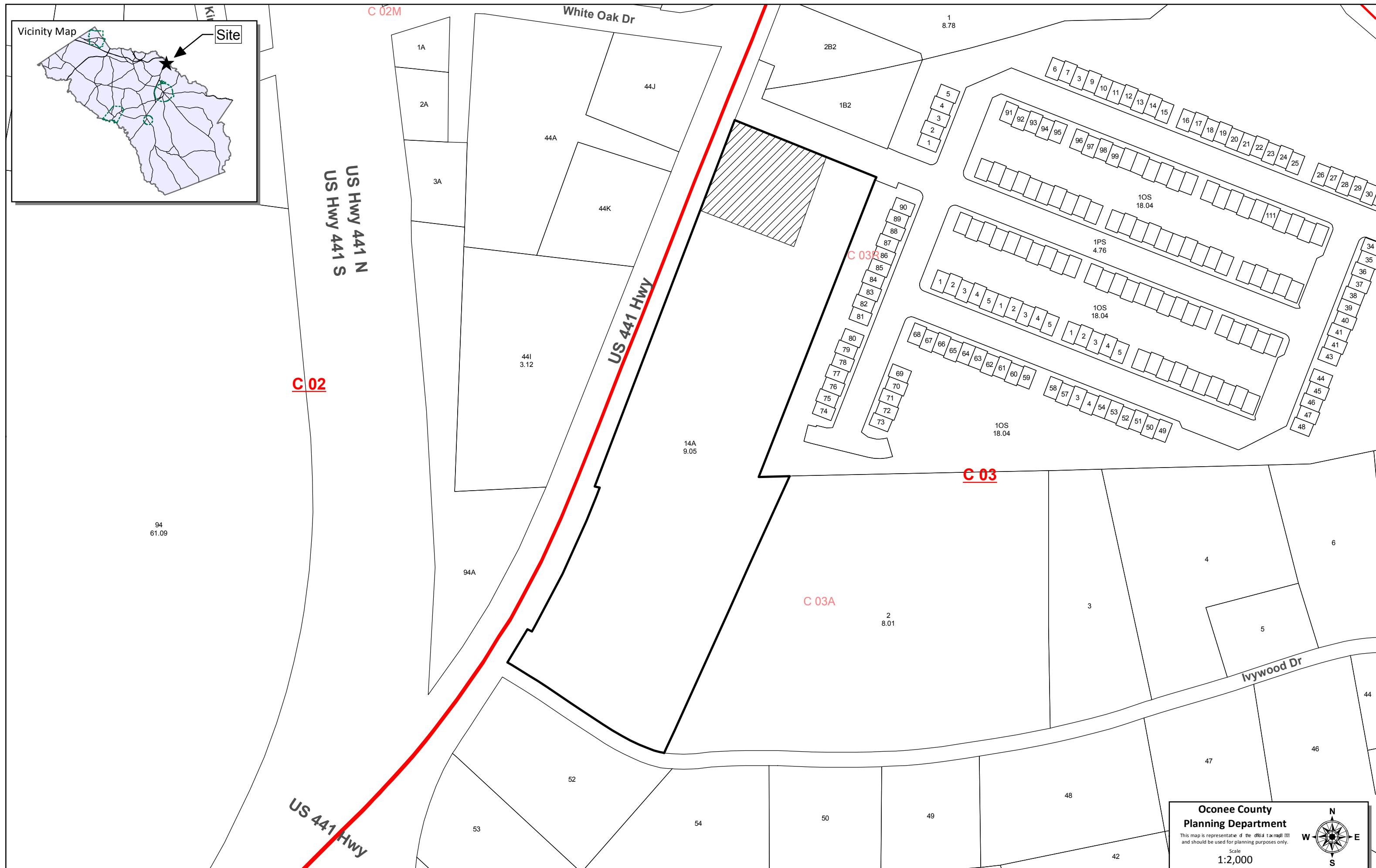
ARCHITECTURAL EXAMPLE BSP? REZONE.

The Church of the Nations Site Review



0 187.5 375 750 1,125 1,500 Feet
1:3000







7

ZONING IMPACT ANALYSIS

Oconee County Zoning Application

Church of the Nations – BSP Offices

OIP to OIP Modified
8780 Macon Highway, Oconee County 30606
.87 Acre Parcel – Tax Parcel #C03014A

Standard for Rezoning Consideration

A. Existing uses and zoning of nearby properties

The existing uses of nearby properties are:

RMG Transfers 8791 Macon Hwy.	Picture 1	Electric switching station Zoned B-2 Parcel #C02044K
Echol D. Graham 8771 Macon Hwy.	Picture 2	Mixed Use Warehouse Zoned B-2 Parcel #C020441
Athens Ridge Apts.	Picture 3	Athens Ridge LLC Zoned R-3; FP Parcel C 03R 00105
Undeveloped	Picture 4	Athens Ridge Land Company Zoned B-2 Parcel C 03R 002B2



Two small offices of 3600 sq. ft. each are proposed per the site plan. They would be sized and constructed with brick, stacked stone and cement panels / metal or composite single roof, very similar to the new buildings shown in picture 1.

The proposed site has nice existing oak trees approximately 10 – 15 years old with a caliper of 12" – 16". These will be left in place.

B. Property Value

The proposed development should not impact current property as the use is consistent with surrounding properties.

C. 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.

- The site is mainly accessed on an arterial roadway, (White Oak Rd.), which connects approximately 1/8 mile away to highway 441.

Impact to schools will be positive by increasing current tax base, (currently non-taxed), without increasing the student population.

- The total number of trips estimated for the development is ADT one way $7000 \text{ sf} / 1000 \times 11.01 = 77.0 \text{ TPD}$ (Institute of Transportation Engineers).
- The proposed facility, (BSP), does not have sales or retail visits. Therefore the only traffic is employee. Traffic impact should be minimal.
- The site will be served by the Oconee Water System which is currently in the right of way and can be tapped with sufficient capacity.
- The estimated water sewer usage is:

Water 700 gpd
Sewer 630 gpd

- A letter is included by Jenanne White with the Oconee County Utility department stating that the sewer is available but a tap fee will be required.

2. Environmental Impact

- The proposed land is currently a paved hard surface parking lot, so there will be no impact to storm water on the current site.

3. Effect on Adjoining Property Value

A positive impact is expected on property values as the adjoining properties are mixed use and the proposed development should encourage more high-end office space. The closest significant property owner besides the Church is Athens Ridge, an apartment rental property.

The proposed building's façade will be similar to the new buildings to the northwest with brick, stacked stone and wood timber accents should further enhance the overall area.

D. The relative gain to the public as compared to the hardship imposed upon the current property owner.

- This development will provide a positive gain to the county's tax base.
- The jobs will provide economic gains for the community. The total project is estimated at \$700,000.00

E. The length of time the property has been unused as zoned.

- The Church has developed the south portion of the property and added a new parking lot on the south side. The proposed portion of the north side has not been utilized by the Church for a number of years.

F. Consistency of the proposed use within the stated purpose of the zoning district that is being requested.

- The proposal is a modification of OIP and is consistent with it's current zoning.

G. Conformity with or divergence from established land use patterns. The requested zoning classification is the lowest possible zoning to allow professional offices the limited use under the OIP zoning classification ensures that traffic, noise, lighting and other impacts are minimal. This is consistent with the existing zoning.

- H. Conformity with or divergence from future development map and objectives of Oconee County Community Agenda.
 - The modified OIP is consistent with the goals and objectives of the Oconee County Community Agenda.
- I. The availability of available sites for the proposed use in districts that permit such use.

There are other sites available in the general area, but due to the fact storm drainage, paving and landscaping are in place at the proposed site, it has less environmental impact and is readily available.

- J. The suitability of the site for the proposed use relative to the requirements set forth in this Development Code, such as off-street parking, set-backs, buffer zones and open space.
 - The proposed site is suitable for development and will conform to the Oconee County Development Code. All requirements such as set-backs, off-street parking, storm water management and water quality measures, planting, landscaping will be met.

West side

East side

1



Mixed Use warehouse WEST
~~EAST~~ SIDE

(2)



Athens Ridge Apts
EAST SIDE

③



UNDEveloped
NORTH SIDE

④

