

**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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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

Mark Thomas, Member

Chuck Horton, Member

W. E. "Bubber" Wilkes, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes
Kathy Hayes
Clerk, Board of Commissioners

CONDITIONS

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

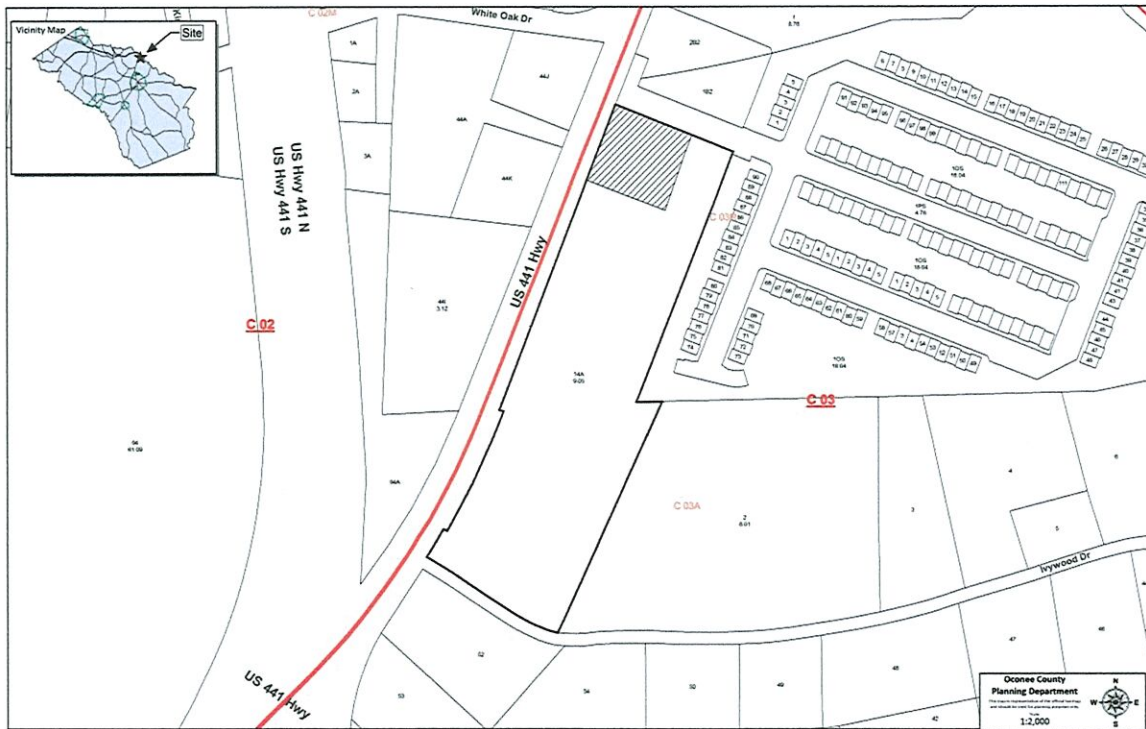
1. The development shall be connected to the Oconee County water and sewer systems at the developer's expense in a manner approved by the Oconee County Utility Department and the Oconee County Public Works Department. No building permits shall be issued for buildings greater than 3,000 s.f. without approvals 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

Page 2 of 6

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

Page 3 of 6

NARRATIVE

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 YMCA, 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. Inter-city 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: .37 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 for 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:

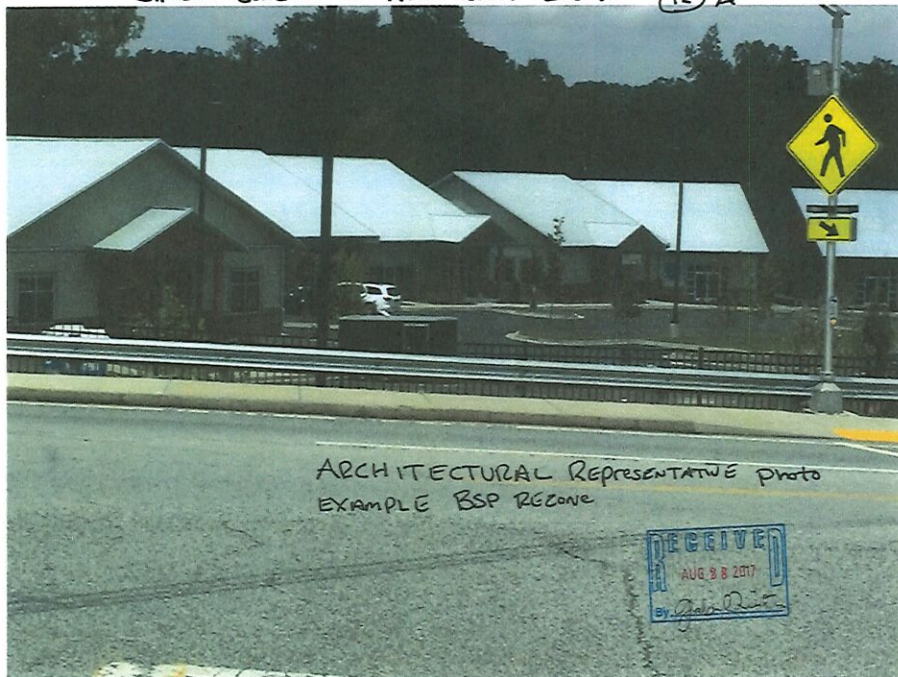
Proposed Development: 2 years

OUTDOOR LIGHTING

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

REPRESENTATIVE PHOTOGRAPHS

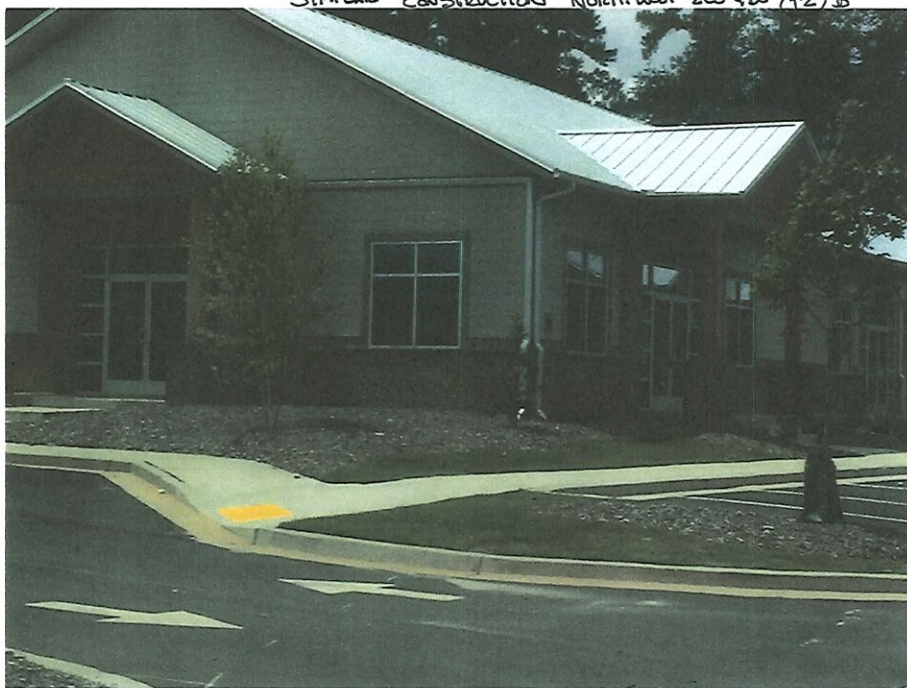
SIMILAR CONSTRUCTION NORTH WEST 200 YDS (12) A



ARCHITECTURAL REPRESENTATIVE PHOTO
EXAMPLE BSP REZONE



SIMILAR CONSTRUCTION NORTH WEST 200 YDS (12) B

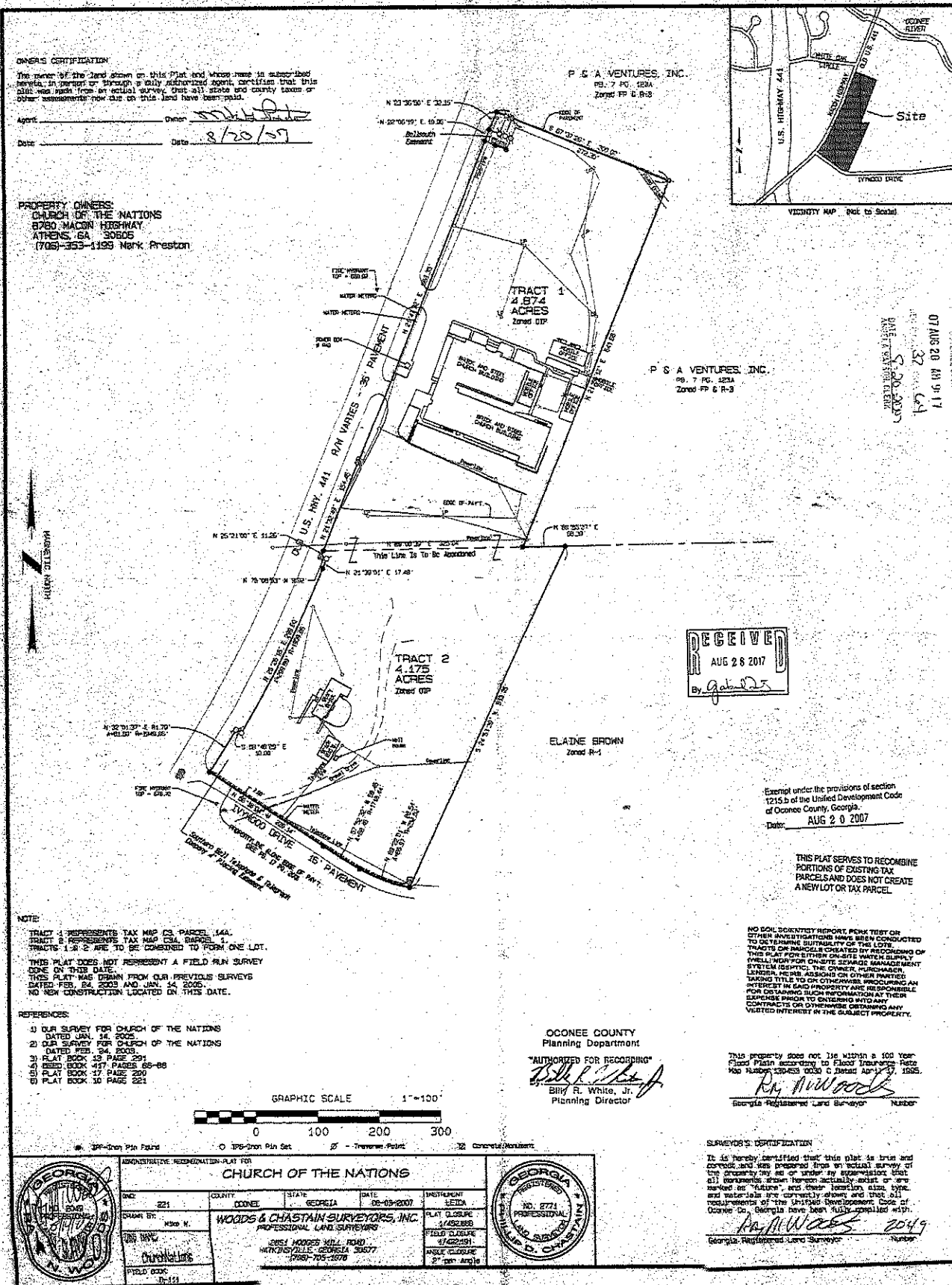


ARCHITECTURAL EXAMPLE BSP REZONE.

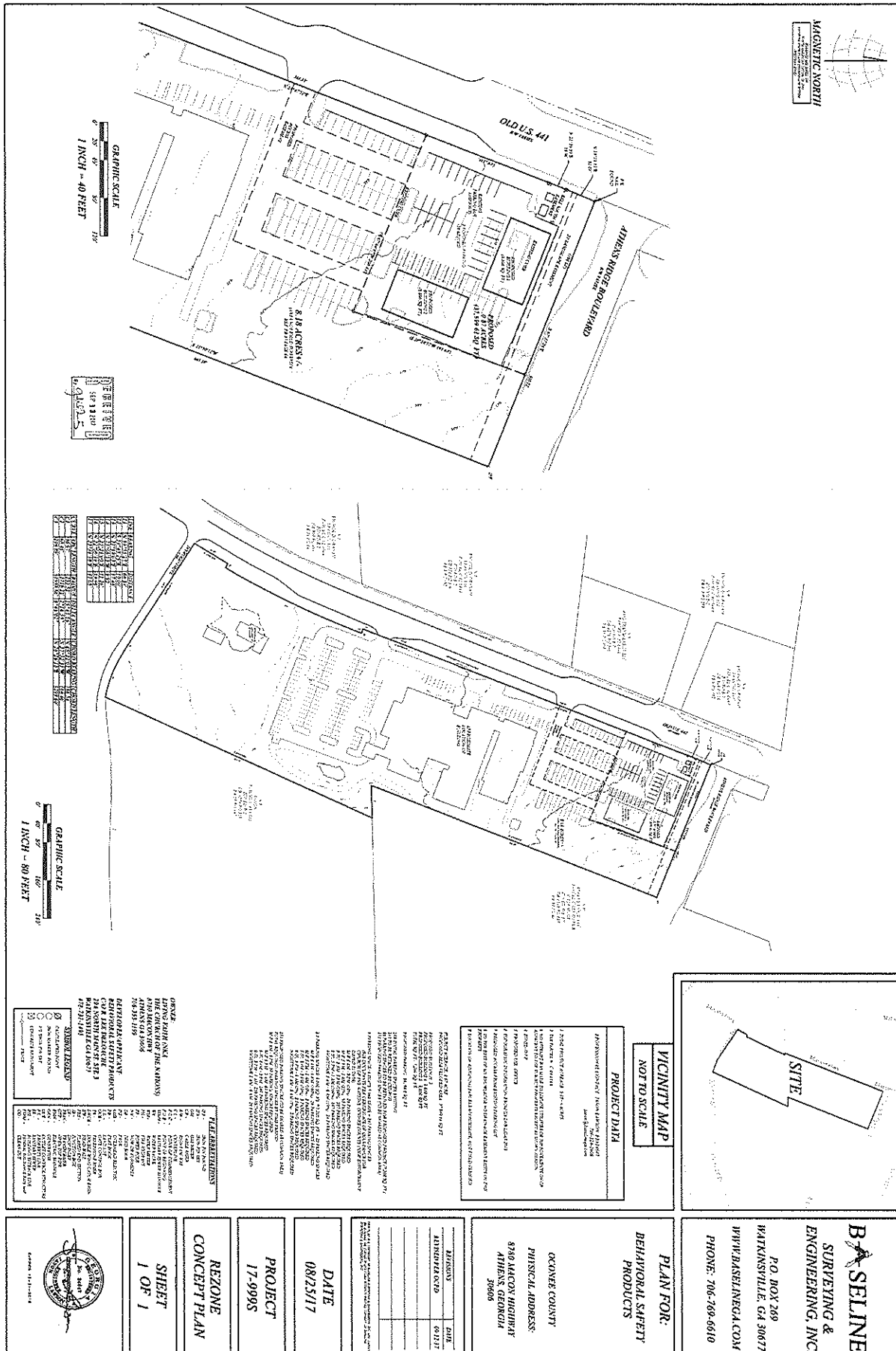
EXHIBIT "A" TO REZONE #7281

Page 5 of 6

PLAT



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

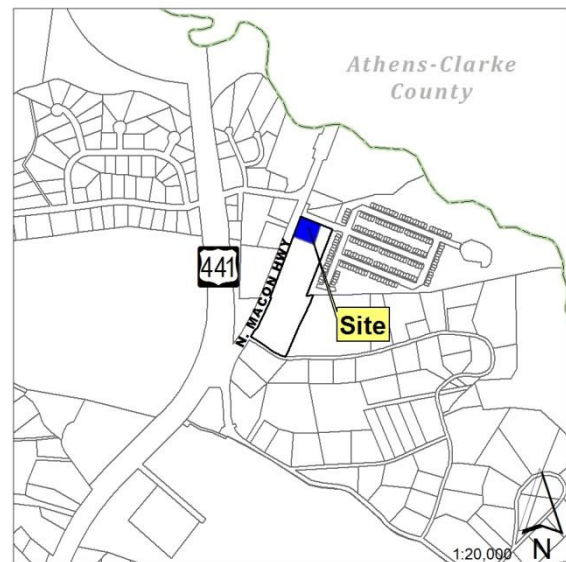
PROPERTY OWNER: Nations Church Assembly of God, Inc.

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*.

- A. 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.
- 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. 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.
- 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 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.
 - 2. 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.
 - 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 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.
- 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?** 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:

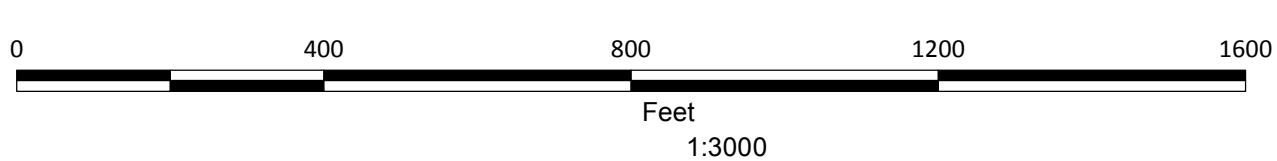
1. The development shall be connected to the Oconee County water and sewer systems at the developer’s expense in a manner approved by the Oconee County Utility Department and the Oconee County Public Works Department. No building permits shall be issued for buildings greater than 3,000 s.f. without approvals 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





OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- ☒ Rezoning from: OIP to OIP ☒ Change in Conditions of Approval for Case #: 4523
- ☐ Special Use Approval for: _____ in the _____ Zoning District

Applicant

Name: Behavioral Safety Products
 Address: 29A N main st Watkinsville ga
30677 (No P.O. Boxes)

Telephone: 706-705-1500

Property Owner

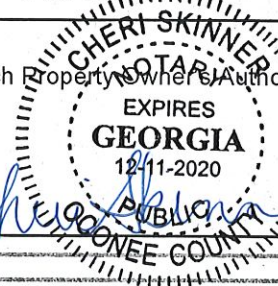
Name: Church of the Nations
 Address: 8780 Macon Highway
Athens Ga 30606 (No P.O. Boxes)

Telephone: 706-353-1199

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

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

Signature: R. L. deLoache Date: 9-13-17 Notarized: Cheri Skinner 9/13/17



Property

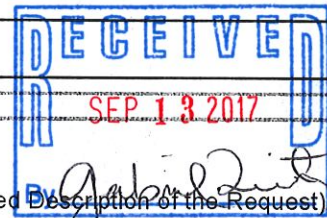
Location: 8780 Macon Highway
church of the nations (Physical Description)

Tax Parcel Number: p/o C-03-014a
 Size (Acres): .87 Current Zoning: OIP

Future Development Map—Character Area Designation: Community Village

Use

Current Use: community scale church
 Proposed Use: OIP change in condition of approval:
for case 4523



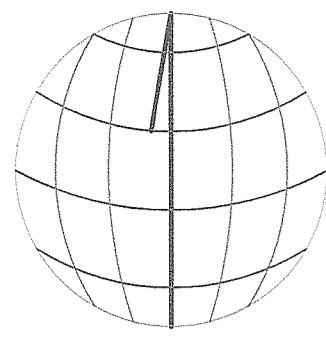
Attachments (check all that apply)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Property Owner's Authorization (if applicable) | <input checked="" type="checkbox"/> Narrative (Detailed Description of the Request) |
| <input checked="" type="checkbox"/> Application Fee | <input checked="" type="checkbox"/> Concept Plan |
| <input checked="" type="checkbox"/> Warranty Deed | <input checked="" type="checkbox"/> Attachments to the Concept Plan: |
| <input checked="" type="checkbox"/> Typed Legal Description | <input checked="" type="checkbox"/> Water and/or Sewer Capacity Letter from OCUD |
| <input checked="" type="checkbox"/> Plat of Survey | <input checked="" type="checkbox"/> Representative Architecture/Photographs |
| <input checked="" type="checkbox"/> Disclosures (Interest & Campaign Contributions) | <input type="checkbox"/> Proof all property taxes paid in full <u>N/A Church</u> |
| <input checked="" type="checkbox"/> Zoning Impact Analysis | <input type="checkbox"/> Other Attachments: _____ |

For Oconee County Staff Use Only

Date Received: _____ Date Accepted: 09/13/17
 DRI Transmitted to RDC ☐ Date: _____ ☐ N/A
 Date Submitted: _____ ☐ Findings Complete
 Posted: _____ Ad: _____ Ad: _____
 Application Withdrawn ☐ Date: _____

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



MAGNETIC NORTH

BEARINGS ARE BASED ON
NORTH AMERICAN DATUM OF 1983
GEORGIA STATE PLANE COORDINATE SYSTEM
(WESTERN ZONE)

BASELINE
SURVEYING &
ENGINEERING, INC.

P.O. BOX 269
WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610

PLAN FOR:
BEHAVIORAL SAFETY
PRODUCTS

OCONEE COUNTY
PHYSICAL ADDRESS:
8780 MACON HIGHWAY
ATHENS, GEORGIA
30606

VICINITY MAP

NOT TO SCALE

PROJECT DATA

PROFESSIONAL CONTACT: JASON LAWSON, PE#34647
706-224-2608
jason@baselinega.com

1. TOTAL PROJECT ACERAGE: 9.05 +/- ACRES
2. TAX PARCEL #: C 03 0144
3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREBON.
4. ZONED O-1-P
5. PROPOSED USE: OFFICE
6. TOPOGRAPHIC INFORMATION FROM GA DNR LIDAR 2013
7. PROPOSED ACCESS FROM EXISTING PARKING LOT
8. TO THE BEST OF MY KNOWLEDGE NO DRAINAGE EASEMENT EXISTS ON THIS PROPERTY.
9. LOCATION OF ADJOINING PARCELS APPROXIMATE, NOT FIELD VERIFIED

SUBJECT ACERAGE: 0.87 ACRE
PROPOSED REDEVELOPED AREA: 37,899.61 SQ. FT.

PROPOSED BUILDINGS: 2
PROPOSED BUILDING 1: 3,600 SQ. FT.
PROPOSED BUILDING 2: 3,600 SQ. FT.
TOTAL SQ. FT.: 7,200 SQ. FT.

PROPOSED PARKING: 36194.8 SQ. FT.

288 TOTAL PARKING SPACES EXISTING
215 TO BE RETAINED BY CHURCH
36 PARKING SPACES TO BE RETAINED FOR PROPOSED PROJECT (7,200 SQ. FT.)
251 PROPOSED PARKING SPACES (TO BE SHARED AS COMMON AREA)

1 PARKING SPACE/4 SEATS * 948 SEATS = 237 PARKING SPACES
0928 OCCUPANTS PER CERTIFICATE OF OCCUPANCY FOR
CHURCH OF THE NATIONS, OCONEE COUNTY CODE ENFORCEMENT,
DATED 01/29/08
M-F 6 AM - 5 PM (100%): 24 PARKING SPACES REQUIRED
M-F 5 PM - 1 AM (25%): 60 PARKING SPACES REQUIRED
S-SU 6 AM - 5 PM (100%): 237 PARKING SPACES REQUIRED
S-SU 5 PM - 1 AM (100%): 237 PARKING SPACES REQUIRED
NIGHTTIME 1 AM - 6 AM (10%): 24 PARKING SPACES REQUIRED

3.5 PARKING SPACES/1,000 SQ. FT. * 7,200 SQ. FT. = 22 PARKING SPACES
M-F 6 AM - 5 PM (100%): 26 PARKING SPACES REQUIRED
M-F 5 PM - 1 AM (10%): 3 PARKING SPACES REQUIRED
S-SU 6 AM - 5 PM (100%): 3 PARKING SPACES REQUIRED
S-SU 5 PM - 1 AM (5%): 2 PARKING SPACES REQUIRED
NIGHTTIME 1 AM - 6 AM (5%): 2 PARKING SPACES REQUIRED

251 PROPOSED PARKING SPACES (TO BE SHARED AS COMMON AREA)
TOTAL REQUIRED PARKING SPACES BY TIME PERIOD:
M-F 6 AM - 5 PM: 90 PARKING SPACES REQUIRED
M-F 5 PM - 1 AM: 63 PARKING SPACES REQUIRED
S-SU 6 AM - 5 PM: 240 PARKING SPACES REQUIRED
S-SU 5 PM - 1 AM: 239 PARKING SPACES REQUIRED
NIGHTTIME 1 AM - 6 AM: 26 PARKING SPACES REQUIRED

PLAT ABBREVIATIONS

IPF - IRON PIN FOUND
IPS - IRON PIN SET
GM - GAS METER
CR - CABLE RISER
R/W - RIGHT OF WAY
C/L - CENTERLINE
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
SSMH - SANITARY SEWER MANHOLE
WV - WATER VALVE
WM - WATER METER
FH - FIRE HYDRANT
PP - POWER POLE
N/F - NOW OR FORMERLY
DB - DEED BOOK
PG - PAGE
OHE - OVERHEAD ELECTRIC
PB - PLAT BOOK
LL - LAND LOT
GCB - GATE CONTROL BOX
TR - TELEPHONE RISER
DWCB - DOUBLE WING CATCH BASIN
HW - HEAD WALL
FES - FLARED END SECTION
JB - JUNCTION BOX
DI - DROP INLET
TRAN - TRANSFORMER
OTP - OPEN TOP PIPE
EMH - ELECTRIC MANHOLE
GEN - GENERATOR
OCS - OUTLET CONTROL STRUCTURE
PIL - PROPERTY LINE
SS - SANITARY SEWER
BSL - BUILDING SETBACK LINE
FIRM - FEDERAL INSURANCE RATE MAP
CO - CLEAN OUT

SYMBOL LEGEND

○ CALCULATED POINT
○ IRON MARKER FOUND
○ 1/2 IRON PIN SET
⊗ CONCRETE MONUMENT
— FENCE

OWNER:
LIVING FAITH (NKA
THE CHURCH OF THE NATIONS)
8780 MACON HWY
ATHENS GA 30606
706-353-1199

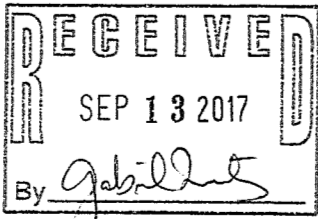
DEVELOPER/APPLICANT:
BEHAVIORAL SAFETY PRODUCTS
C/O R. LEE DELOACHE
294 NORTH MAIN ST. STE 3
WATKINSVILLE GA 30677
478-731-1493

GRAPHIC SCALE

0' 40' 80' 160' 240'
1 INCH = 80 FEET

GRAPHIC SCALE

0' 20' 40' 80' 120'
1 INCH = 40 FEET



LINE	BEARING	DISTANCE
L1	N 88°53'27"E	68.39'
L2	S 59°48'20"E	10.00'
L3	N 21°39'03"E	17.48'
L4	N 75°08'53"W	9.92'
L5	N 25°21'00"E	11.26'
L6	N 22°06'19"E	19.96'
L7	N 23°36'38"E	32.05'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	86.97'	252.32'	19°43'59"	N 69°22'01"W	86.34'
C2	68.46'	1718.22'	2°16'59"	N 57°52'31"W	68.46'
C3	299.89'	1959.86'	8°46'02"	N 26°26'18"E	299.60'



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

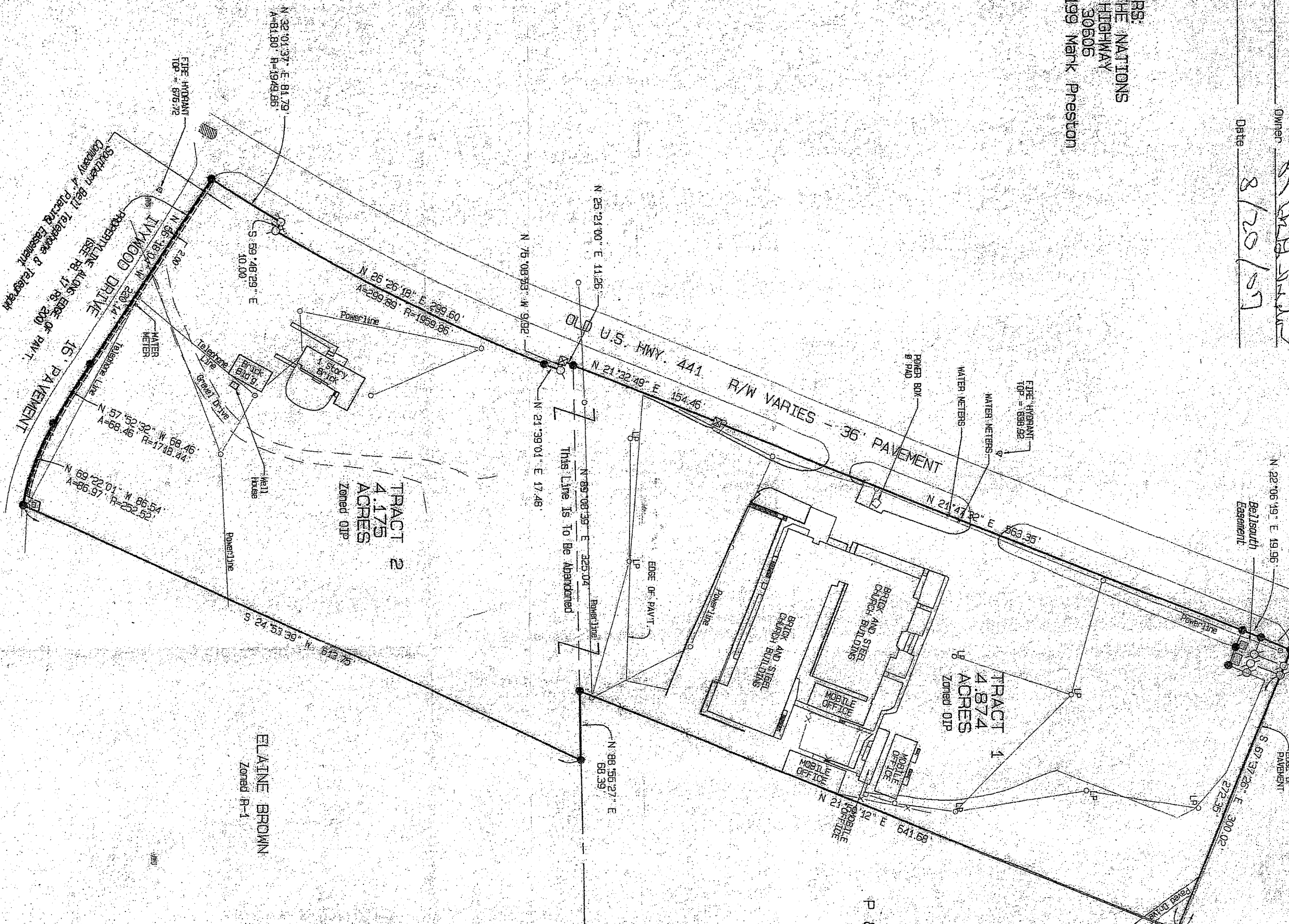
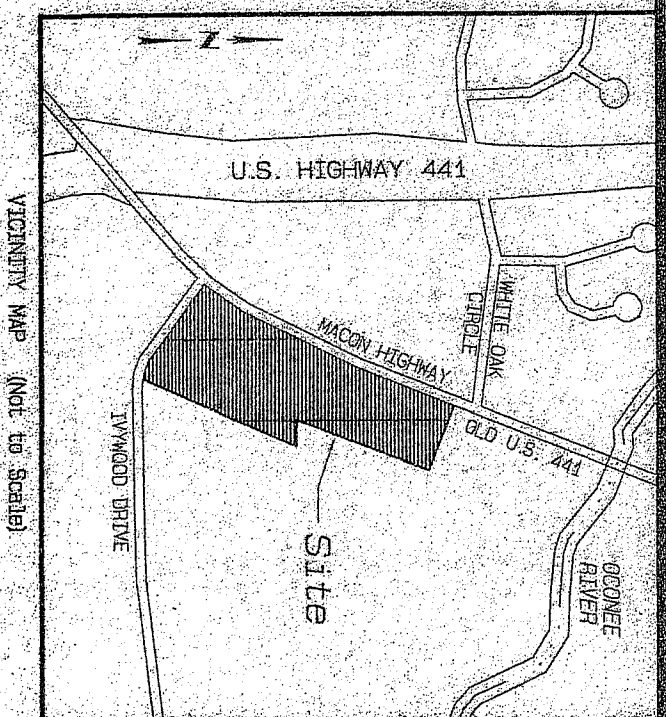
The owner of the land shown on this plat and whose name is subscribed hereon, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, that all state and county taxes or other assessments now due on this land have been paid.

Owner SCM & JLT
Date 8/20/07

PROPERTY OWNERS:
CHURCH OF THE NATIONS
8780 MACON HIGHWAY
ATHENS, GA 30606
(706)-353-1199 Mark Preston

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

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



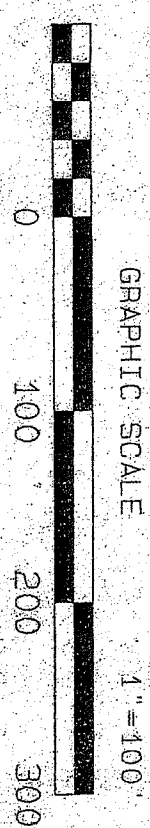
RECEIVED
AUG 28 2017
By John D. S.

Exempt under the provisions of section 1215b of the Unified Development Code of Oconee County, Georgia
Date: AUG 20 2007

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

NOTE:
TRACT 1 REPRESENTS TAX MAP C3, PARCEL 14A.
TRACT 2 REPRESENTS TAX MAP C3A, PARCEL 1.
TRACTS 1 & 2 ARE TO BE COMBINED TO FORM ONE LOT.
THIS PLAT DOES NOT REPRESENT A FIELD PLAN SURVEY DONE ON THIS DATE, BUT IS A FIELD PLAN SURVEY DONE ON THIS DATE 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 13, PAGE 291
 - 4) DEED BOOK 417, PAGES 86-88
 - 5) PLAT BOOK 17, PAGE 200
 - 6) PLAT BOOK 10, PAGE 221



1/8" = 100' Iron Pin Found
1/4" = 100' Iron Pin Set
1/2" = 100' Traverse Point
3/4" = 100' Concrete Monument

OCONEE COUNTY
Planning Department
"AUTHORIZED FOR RECORDING"
Elly R. White, Jr.
Planning Director

This property does not lie within a 100 Year Flood Plain according to Flood Insurance Rate Map Number 130453 10050 C, dated April 2, 1985.
Mark Preston
Georgia Registered Land Surveyor Number

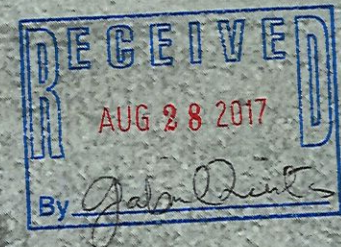
ADMINISTRATIVE RECOMMENDATION-PLAT FOR			
CHURCH OF THE NATIONS			
NO. 2049	COUNTY	STATE	DATE
221	OCONEE	GEORGIA	08-03-2007
DRAWN BY: Mike W.	WOODS & CHASTAIN SURVEYORS, INC.	PLAT CLOSURE	LETTER
DWG NAME: Church of the Nations	PROFESSIONAL LAND SURVEYORS	FIELD CLOSURE	1/4/02/05/06
FIELD BOOK B-114	2851 HODGES MILL ROAD WATKINSVILLE, GEORGIA 30677	ANGLE CLOSURE	07/02/21/01
		2" PER ANGLE	

SURVEYOR'S CERTIFICATION
It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property, my me or under my supervision, that all monuments shown herein actually exist, or are marked as 'future', and their location, size, type, and material are correctly shown, and that all of the requirements of the Unified Development Code of Oconee Co., Georgia have been fully complied with.
Mark Preston
Georgia Registered Land Surveyor Number

SIMILAR CONSTRUCTION NORTH WEST 200 YDS (12) A



ARCHITECTURAL REPRESENTATIVE photo
EXAMPLE BSP REZONE

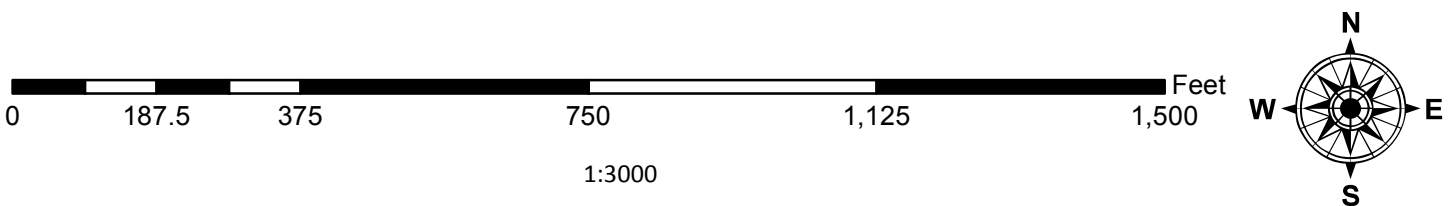
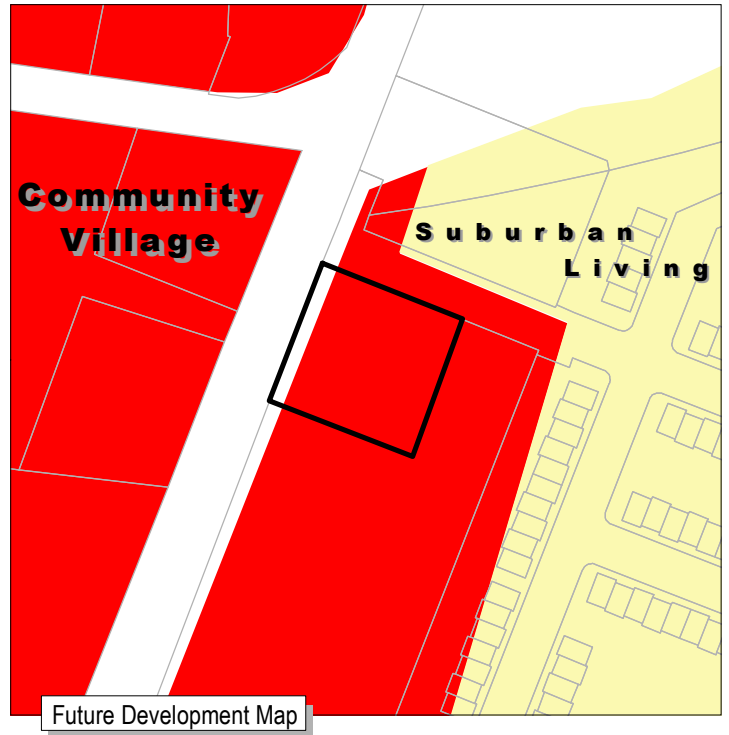
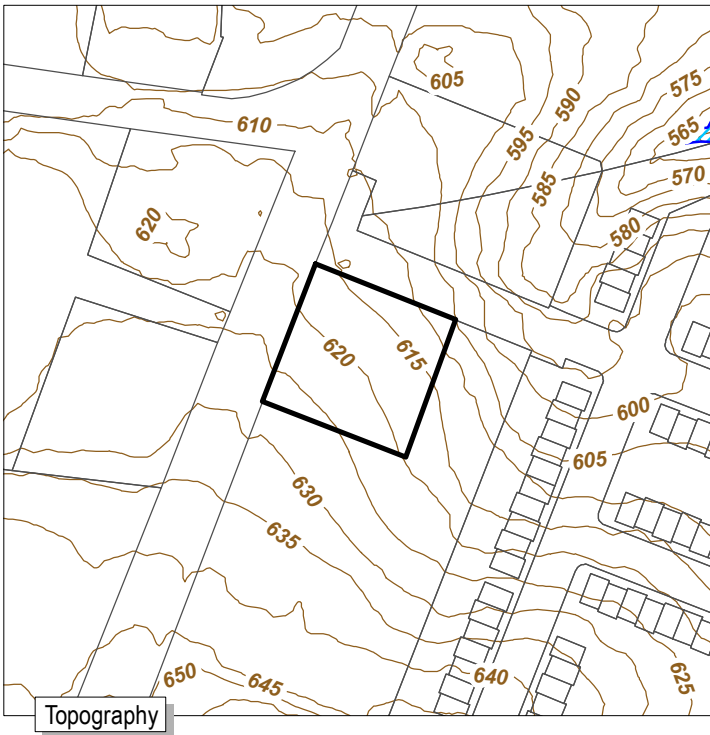
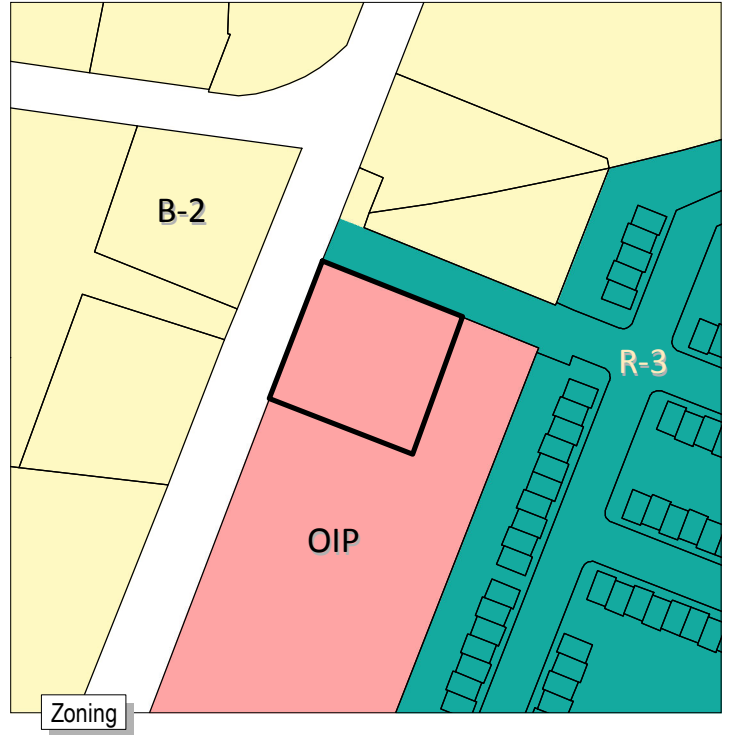
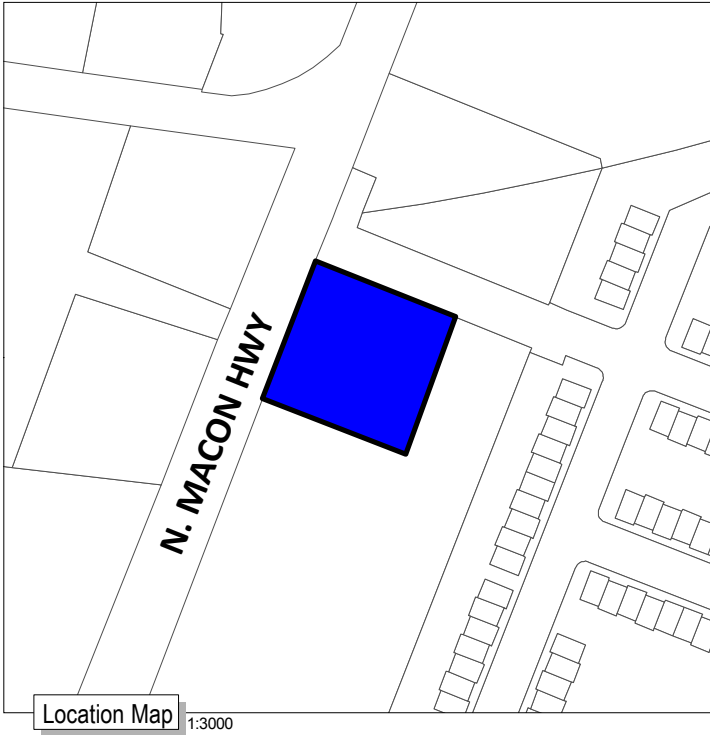


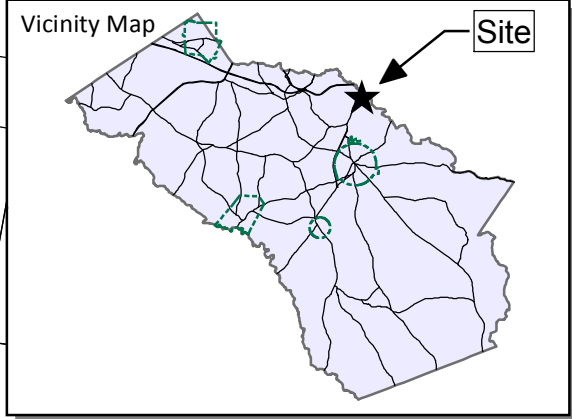
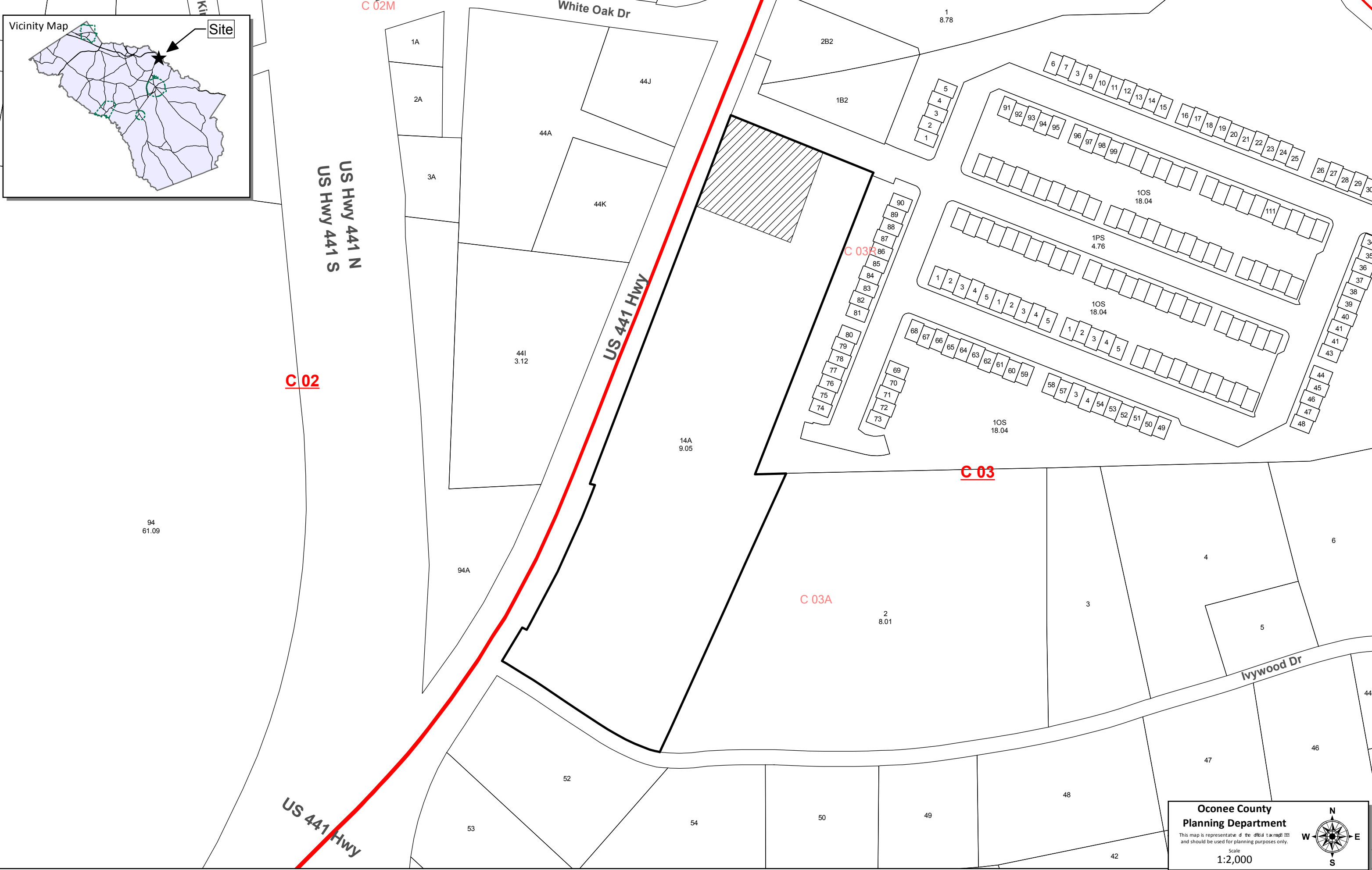
SIMILAR CONSTRUCTION NORTH WEST 200 YDS (12) B



ARCHITECTURAL EXAMPLE BSP REZONE.

The Church of the Nations Site Review





**Oconee County
Planning Department**

This map is representative of the official tax map and should be used for planning purposes only.

Scale
1:2,000



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
~~ROAD~~ SIDE

②



Athens Ridge Apts
EAST SIDE

③



UNDEVELOPED
NORTH SIDE

④

