

**SPECIAL USE APPROVAL
OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting Special Use Approval, as provided by the Unified Development Code of Oconee County, Georgia, pursuant to Article 12, Division I et seq.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for Special Use Approval submitted by Smith Planning Group on September 25, 2017 requesting Special Use Approval on a ±40.735 acre tract of land located on the north side of New High Shoals Road and the west side of US Highway 441 in the 221st G.M.D., Oconee County, Georgia, (B-06-040A & B-06-040C), on property owned by Westminster Christian Academy, the Board of Commissioners of Oconee County does hereby grant following:

SECTION 1. A Resolution granting Special Use Approval for the property described above and on the attached Exhibit A is hereby granted for a Private School.

Said Special Use Approval 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 Resolution be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Resolution.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 Resolution shall take effect this date.

Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on November 13, 2017, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on December 5, 2017.

ADOPTED AND APPROVED, this 5th day of December, 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 any permanent buildings 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, paying special attention to the materials and design elements shown in the representative photos.
3. Site lighting shall be fully oriented towards the interior of the site so as not to impose glare or objectionable light levels onto adjacent public roads and the neighboring residential properties. Light levels shall be zero foot candles at all property lines adjacent to residential uses. This shall be shown conclusively at the construction plan approval stage.
4. The developer shall construct improvements at the project entrance including a left turn lane with a taper and a deceleration lane along New High Shoals Road as depicted on the concept plan, in accordance with the Unified Development Code, and as required by the Public Works Department.
5. At a minimum, developer shall comply with stormwater management regulations in effect at the time of construction plan approval.
6. The conservation corridors shown on the 2030 Future Development Map shall be shown on all plans and plats in accordance with UDC Section 908.
7. The total building square footage shall not exceed 125,774 sq. ft.
8. No outdoor recreation, entertainment operation, or the use of central loud speakers and public address systems shall be allowed between the hours of 11:00 PM and 8:00 AM.
9. No dumpster or trash receptacle shall be emptied between 7:00 PM and 7:00 AM. Dumpsters and trash receptacles shall be located where they are not visible from adjacent properties and shall be adequately screened from view from all streets.
10. All proposed new planted buffer material shall be planted before any new buildings or facilities are constructed on the site.
11. A buffer shall be completed between any proposed parking area or athletic which adjoins a residential use, to a height of at least six (6) feet total, that is capable of reaching 80 feet in height. Said buffer shall be constructed at least one year prior to the lighting of athletic facilities and parking areas. Additionally, said buffer shall be exclusive of and in addition to the 50-foot access and utility easement present on the recorded plat for parcel no. B 06 040C (Plat Book 34, Page 61), unless said easement is abandoned.
12. A school zone shall be established on New High Shoals Road using flashing school beacons. The flashing school beacons shall be solar powered and installed in accordance with Oconee County standards at the owner's expense. Ownership and maintenance responsibility of the school beacons shall be conveyed to Oconee County along with any other improvements within the right-of-way.

EXHIBIT "A" TO SPECIAL USE APPROVAL #7300

Page 2 of 7 NARRATIVE

WESTMINSTER CHRISTIAN ACADEMY

Oconee County, Georgia

Narrative Statement

September 25, 2017
(revised November 3, 2017)



INTRODUCTION

Westminster Christian Academy, a Christian college-preparatory institution, partners with Christian families in the spiritual nurture and academic training of students. Westminster strives to develop students who are Christian thinkers, who hold a biblical worldview, who have acquired the knowledge and skills to master advanced studies, who possess the tools necessary to become lifelong learners, and ultimately, who use their gifts in service to God as they participate in the restoration of society and culture.

In 1989, Westminster Christian Academy held its first class in rented space at Faith Presbyterian Church in Watkinsville, GA. That first class consisted of one teacher and a combined class of 12 first, second and third-grade students. A new grade level was added each year until the school had a complete PK-12th grade program.

The school purchased 30 acres of land in Oconee County and completed the first phase of development at the present location in the fall of 1998. In 2012, Westminster purchased 10 additional acres of land to further develop for its expanding student body.

Westminster is accredited by both, GAC – Georgia Accrediting Commission and SAIS/SACS – Southern Association of Independent Schools/Southern Association of Colleges and Schools, and holds memberships with SAIS – Southern Association of Independent Schools, ACSI – Association of Christian Schools International, GISA – Georgia Independent School Association, GICAA – Georgia Independent Christian Athletic Association.

SITE DESCRIPTION

The existing 30 acre campus, with approximately 650 linear feet of street frontage along New High Shoals Road, is less than half a mile west of the New High Shoals Road and US-441 / Veterans Memorial Parkway intersection. The existing campus consists of an arrangement of three buildings, an administrative building, a classroom building, and gymnasium / classroom building, around the student loading and unloading zone roundabout. One other building, an athletic field house / classroom building exists towards the back of the site adjacent to the baseball field, soccer field, and practice field. The total square footage of buildings is approximately 34,874 sf. The total number of classrooms is 23. Access to Westminster's campus is off New High Shoals Road, leading to the student loading / unloading zone roundabout as well as access to a +/- 100 space parking lot. Vehicular circulation continues across the site, crossing a stream and terminating at a gravel parking lot that functions as over-flow parking for athletic events.

Approximately 12 acres (40%) of the site has remained undisturbed. The vegetation of the undisturbed open space is composed of large mature hardwoods and pines. The area contains a stream that bisects the 30 acre site before merging with a creek that meanders along the western property line. Another perennial stream with a narrow channel, runs approximately 300 linear feet in the northern half of the site between the existing baseball field and practice field before feeding the larger creek on the western property line.

In 2012 an adjacent 10 acre parcel which lies to the east of the campus was acquired by the school. The parcel has approximately 550 linear feet of street frontage along New High Shoals Road. The site's terrain consists of a gentle rolling hill from New High Shoals Road at the south of the site falling to the bisecting stream in the middle of the site. From the stream, topography gently climbs to the north of the site. Vegetation is composed of large mature hardwoods, pines, and some open areas of field grasses. The stream flows west through the undeveloped 10 acre site into the existing 30 acre campus site.

In 2015, a 1.67 acre portion of the 10 acre parcel was combined with the 30 area tract owned by the school in order to expand the septic system that serves the existing gymnasium.

ZONING

The current zoning for the existing 30 acre campus site is A-1 Special Use. The undeveloped 8.33 acre tract is zoned R-1. In order for the campus to use the newly acquired tract for educational purposes, a Special-use Permit must be approved for the tract to be combined with the 30 acre parcel.

In order to better utilize all properties owned by the school to meet the needs for future growth, the master plan of the school has been revised to incorporate the addition tract. Therefore, the school is requesting that the current Special Use permit be revised from the current approved plan to reflect the changes.

The total area included in the A-1 and R-1 Special-Use is 40.735 acres.

Properties adjacent to the site are zoned as follows:

North: R-1

West: A-1

South: R-1, A-1 (across New High Shoals Road)

East: R-1, B-1 and O-I-P

DETAILS OF PROPOSED USE

Westminster Christian Academy, as illustrated on the accompanying Special Use Concept Plan and other supporting documents, proposes to expand their campus in their newly acquired 10 acre site as well as revise the Special Use Permit on the existing campus 30 acre site to blend the layout and circulation of both existing and proposed campus. The proposed expansion of campus will bring with it a new center of campus and main entrance off New High Shoals Road. The proposed use will include a variety of structures and uses common for an academic campus such as multi-purpose administration/classroom buildings, student activity center, a 6 lane track and a sports field, and open spaces for recreational and social opportunities within the campus. The entirety of the proposed development (including all structures) will be owned, operated, and maintained by Westminster Christian Academy.

BUILDING PROGRAM, COST DATA AND SEQUENCE OF CONSTRUCTION

The buildings are proposed to be constructed over time according to school growth and as funding becomes available. The following is a brief description of the various buildings and uses proposed:

- Student Activity Center (Administration, library, cafeteria, assembly hall): +/-20,000 sf
- Elementary School Buildings A & B (classrooms, lab uses, art room): +/- 16,000 sf
- Upper School Classroom Buildings C, D, E (classrooms, lab uses, studio space) : +/- 30,000 sf
- Upper School Gymnasium: +/-24,000 sf

Estimated Value of the Project at Completion: \$18,000,000.00 (excludes land value, building furnishings, etc.)

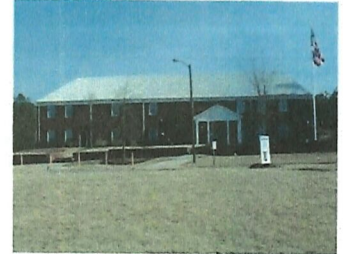
ARCHITECTURE / THEME OF PROJECT

The existing architecture of the campus is a traditional style with red brick walls, highlighted by white column porches at building entries. The administrative and classroom buildings are ranch-style with pitched shingled roofs, overhanging eaves and equally spaced multi-paned windows and doors. The largest building, the gymnasium and classroom building, is a two-story structure with a brick and metal exterior and gable roof.

Existing Buildings:



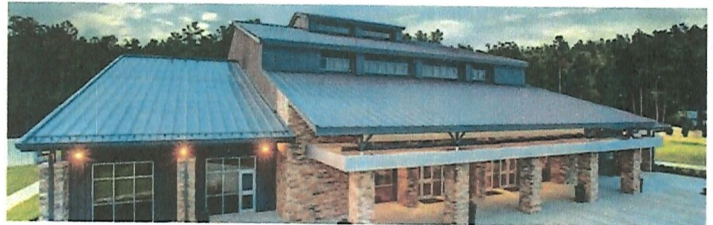
Existing Elementary School Classroom Building



Existing Gymnasium and Classroom Building

The proposed architecture for the campus expansion will be a traditional craftsmen style, incorporating architectural elements of the existing buildings. The proposed architecture style will incorporate stone detailing, exposed rafter tails and beams, tapered columns, single dormers, low-pitched gabled metal roofs, and earth-tone colors.

Proposed Architectural Style:



Outdoor recreational facilities to be provided on campus include, but may not be limited to sidewalks and walking trails, pedestrian bridges, a track and field, outdoor amphitheater, etc. The site is proposed to be attractively landscaped with provisions for numerous sitting and gathering areas with a variety of both edible and ornamental gardens. The existing stream bisecting the campus will become a prominent landscape amenity that is preserved and enhanced with a proposed focal pedestrian bridge linking movement through campus.

TEMPORARY CLASSROOM BUILDINGS

In order to provide classroom space during the construction of the new buildings, two temporary modular classroom units are proposed. The modular units will be located near the existing gymnasium building. Upon completion of the new classroom buildings, the modular classroom units will be removed.

ACCESS, TRAFFIC, AND PARKING

The Westminster campus expansion is proposing a new main entrance off New High Shoals Road. The new main entrance will align with Melrose Drive and provide a 235-foot left turn lane with a 100-foot taper and 175-foot deceleration lane along New High Shoals Road. The existing main entrance will serve as a secondary entrance with limited access during drop-off and pick-up school times to better manage traffic in and out of school campus. Proposed vehicular circulation through the site will relocate the main pick-up and drop-off location to provide increased vehicular stacking during peak hours. All streets within the development will remain private, with Westminster Christian Academy responsible for maintenance, up-keep and repairs. Parking is proposed to occur in various lots throughout the campus, and adjacent to primary and ancillary buildings. Parking provided above the minimum required is to accommodate special occasions like graduation and sporting events.

Traffic generated by the proposed development is illustrated on the following Table. Note that, for the purposes of the Special-Use submittal, the table represents traffic generated at full build-out of the campus which is anticipated to occur incrementally over the course of many years. Detailed construction documents shall be submitted for permitting for each building/phase of the overall plan, at which point a site-specific trip generation analysis will be produced for review by the Oconee County Public Works Department. Any phase of construction permitting that the OCPWD requires a Traffic Impact Analysis, a TIA will be prepared, and its recommendations will be implemented into the design.

TRIP GENERATION (Based on ITE Trip Generator Manual, 9th Ed.)

Proposed Use: Private School K-12

Land Use Code: 536

Total Projected Student Body: 500

New High Shoals Road: 45 mph

New High Shoals Road (Two-Way 2016): 3,350

EXISTING TRIP GENERATION BASED ON CURRENT ENROLLMENT

Description/ITE Code	Units Type	Units	ADT 2-WAY	PEAK AM			PEAK PM		
				AM Hour	AM In	AM Out	PM Hour	PM In	PM Out
Private School K-12 (536)	Students	350.0	868	284	173	111	60	26	34
TOTAL TRIPS:			868	284			60		

PROJECTED TRIP GENERATION BASED ON ANTICIPATED FUTURE ENROLLMENT

Description/ITE Code	Units Type	Units	ADT 2-WAY	PEAK AM			PEAK PM		
				AM Hour	AM In	AM Out	PM Hour	PM In	PM Out
Private School K-12 (536)	Students	500.0	1,240	405	247	158	85	37	48
TOTAL TRIPS:			1,240	405			85		

Note: Current student enrollment size is approximately 350 students. The projected total student body is 500 students.

EXHIBIT "A" TO SPECIAL USE APPROVAL #7300

Page 3 of 7

NARRATIVE

UTILITY SERVICES

The subject site is currently served by OCPUD water service and septic drain field systems for sewer. The proposed expansion will require domestic water, fire protection, and sanitary sewer. The estimated water and sewer demands for the full build-out of the campus is shown below:

Water = 11,600 GPD

Water Maximum Day Demand = 12.1 GPM

Water Peak Hour Demand = 30.2 GPM

Sewer = 10,440 GPD

Sewer Peak Hour Flow = 29.0 GPM

The proposed expansion will require that future and existing buildings be converted to sanitary sewer service via a new pump station or new gravity system. A Water and Sewer Availability Letter has been submitted to OCPUD for review.

Solid Waste will be collected onsite and disposed of by a private licensed contract service provider. Dry utility services will continue to be coordinated with the individual service providers.

STORMWATER DRAINAGE

Stormwater management shall comply with all local, state, and federal regulations in effect at time of construction plan approval. Throughout the site, stormwater shall be collected in swales or in drains and pipes and directed to proposed stormwater detention and water quality treatment basins. The site topography directs runoff into one primary basin. Stormwater management facilities are proposed in this basin to treat water quality and mitigate increase runoff peak flows prior to releasing to downstream properties. All maintenance shall be the responsibility of the owner, Westminster Christian Academy.

IMPACT TO SCHOOL SYSTEM

Expansion of Westminster Christian Academy will enhance the school system providing more choices for Oconee County citizens.

BUFFERS

Buffers will be installed around the exterior boundary of the project and will be, at a minimum, in accordance with Section 808 of the Oconee County Unified Development Code. As much as practical existing vegetation shall remain within these buffers. Evergreen plant material and/or fencing with berms will be installed as appropriate within the buffer to provide adequate screening up to 6 foot with adjacent properties.

State waters buffers will be preserved and will only be penetrated as required for access, utility construction, and stormwater management. See the Special Use Concept Plan for specific information concerning buffer types and locations.

PROJECT IDENTITY

Project signage to be applied for under separate permit. All signs to be installed according to Article 7 of the Oconee County UDC Code.

LEGAL DESCRIPTION

PROPERTY OF WESTMINSTER CHRISTIAN ACADEMY, INC.

Legal Description to Accompany Special Use Application to Oconee County

All that tract or parcel of land containing 40.735 acres, more or less, situated, lying in the 221st G.M. District, Oconee County, Georgia, and being more particularly described as follows:

Beginning at a point along the northern Right-of-Way of New High Shoals Road, approximately South West 1153.34 feet of the centerline of New High Shoals Road and US 441, which is the point of beginning,

Thence North 20 degrees 15 minutes 57 seconds West 914.21 feet to a point,
Thence South 78 degrees 18 minutes 38 seconds West 438.59 feet to a point,
Thence North 10 degrees 16 minutes 25 seconds West 78.17 feet to a point,
Thence North 19 degrees 54 minutes 25 seconds West 755.84 feet to a point,
Thence North 82 degrees 03 minutes 45 seconds West 443.16 feet to a point,
Thence South 55 degrees 59 minutes 35 seconds West 597.23 feet to a point,
Thence South 09 degrees 45 minutes 40 seconds East 18.32 feet to a point,
Thence South 29 degrees 44 minutes 05 seconds East 889.91 feet to a point,
Thence South 29 degrees 44 minutes 05 seconds East 633.89 feet to a point,
Thence along a curve with a chord of North 84 degrees 16 minutes 05 seconds East 568.91 feet, an arc length of 570.65 feet, and a radius of 2111.10 feet to a point,
Thence North 87 degrees 59 minutes 20 seconds East 20.00 feet to a point,
Thence South 87 degrees 59 minutes 49 seconds East 353.53 feet to a point,
Thence along a curve with a chord of North 86 degrees 50 minutes 50 seconds East 253.33 feet, an arc length of 253.68 feet, and a radius of 1409.12 feet to a point,
Which is the point of beginning.

EXHIBIT "A" TO SPECIAL USE APPROVAL #7300

Page 4 of 7

PLAT

1) Driveway access from New High Shoals Rd. to the 1/2 acre lot (Tract 2) shall be located within a distance of fifty (50) feet from the south-east property corner of Tract 2 as measured along the New High Shoals Rd. right-of-way line.
2) The required front yard setback for Tracts 1, 2 & 3 shall be not less than thirty feet (30) feet from the New High Shoals Rd. right-of-way line.

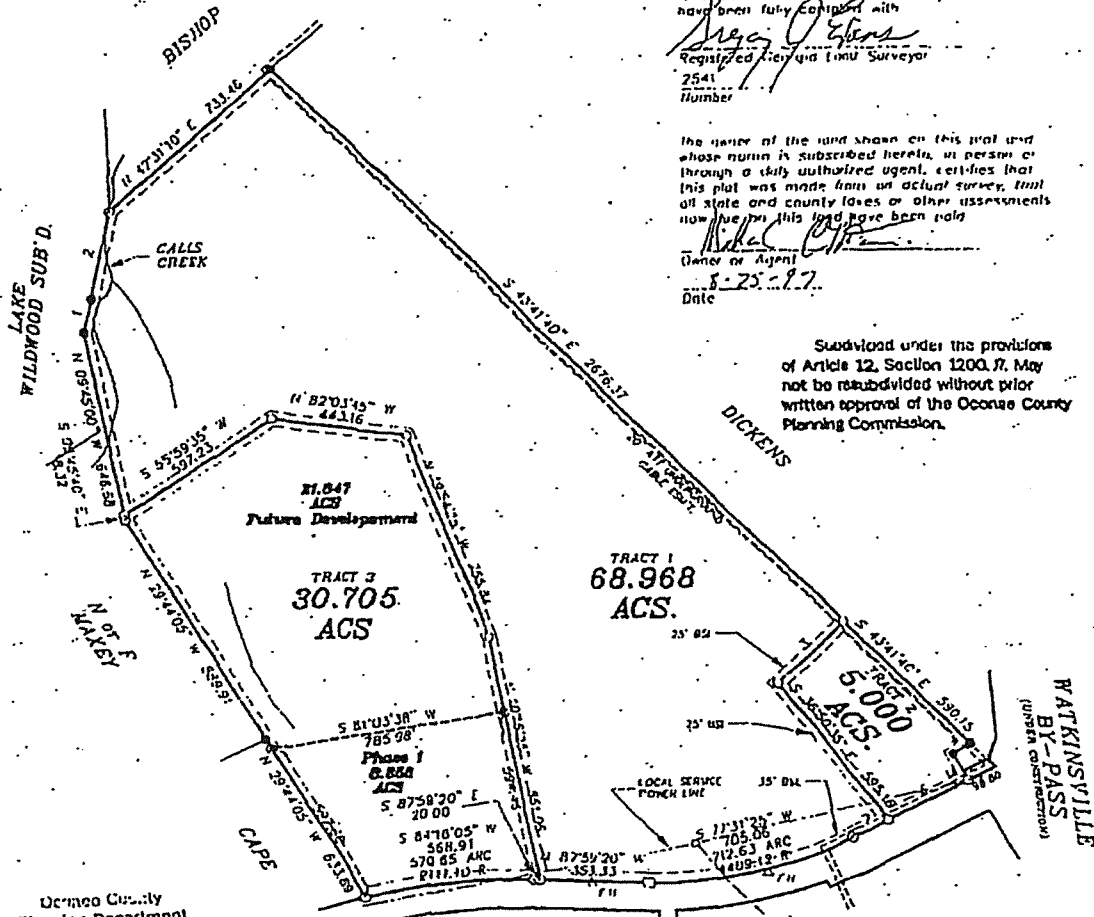
It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision that all monuments shown hereon actually exist or are marked as "future", and their location, size, type, and materials are correctly shown, and that all engineering requirements of the land subdivision regulations of Oconee County, Ga. have been fully complied with.

Wayne Provost
Registered Professional Surveyor
2541
Number

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

Wayne Provost
Owner or Agent
8-25-97
Date

Subdivided under the provisions of Article 12, Section 1200.17, may not be resubdivided without prior written approval of the Oconee County Planning Commission.



Oconee County Planning Department

"AUTHORIZED FOR RECORDS"

By *Wayne Provost*
Wayne Provost
Planning Director

NEW HIGH SHOALS RD.
22' PVD - R/W VARIES

Exempt under the provisions of section 104.2 of the Land Subdivision Regulations of Oconee County, Georgia.

Date SEP 29 1997

The lots shown have been reviewed by the Oconee County Health Department and, except for the following lots as noted, are approved for subdivision development. Each lot must be reviewed for final septic tank system placement prior to the issuance of a building permit.

John Anderson 9/29/97
Health Officer Date

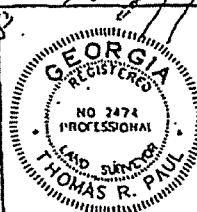
Health Department Notes:
SATISFACTORY CERTIFIED SOIL SCIENTIST'S REPORT REQUIRED PRIOR TO SEPTIC TANK PERMIT

LINE	BEARING	DISTANCE
1	N 12°45'00" E	115.04
2	N 12°45'00" E	305.00
3	S 46°18'20" W	311.54
4	S 37°35'00" W	67.33
5	S 27°29'05" E	103.21
6	S 62°43'23" W	300.00
7	S 62°43'25" W	137.89

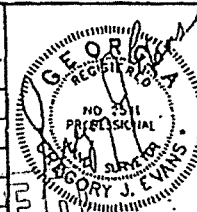
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CLERK OF SUPERIOR COURT

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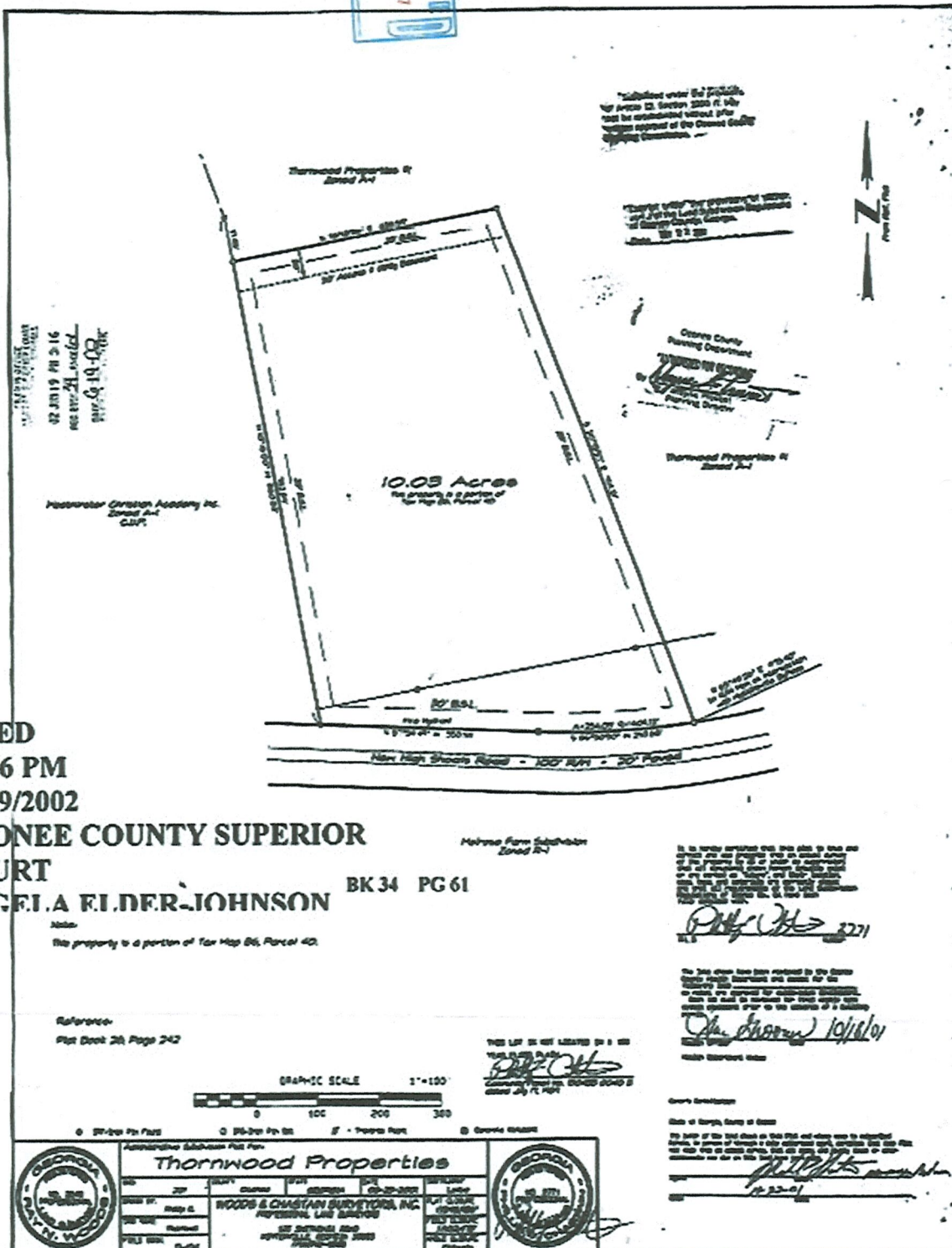
10-10-97



THORNWOOD PROPERTIES #1			
NO. 221	EXAMINER	STATE	DATE
	OCONEE	GEORGIA	08-25-97
PREPARED BY	DATE	ADJUSTMENT	
TOPOLIN	10/20/97	NONE	
SURVEYED BY:		DATE	
PAUL & EVANS		1/31/98	
LAND SURVEYING, INC.		DATE	
P.O. BOX 267		1/31/98	
LEXINGTON, GA. 30818		DATE	
708-243-5208		1/31/98	



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OCONEE COUNTY SUPERIOR COURT

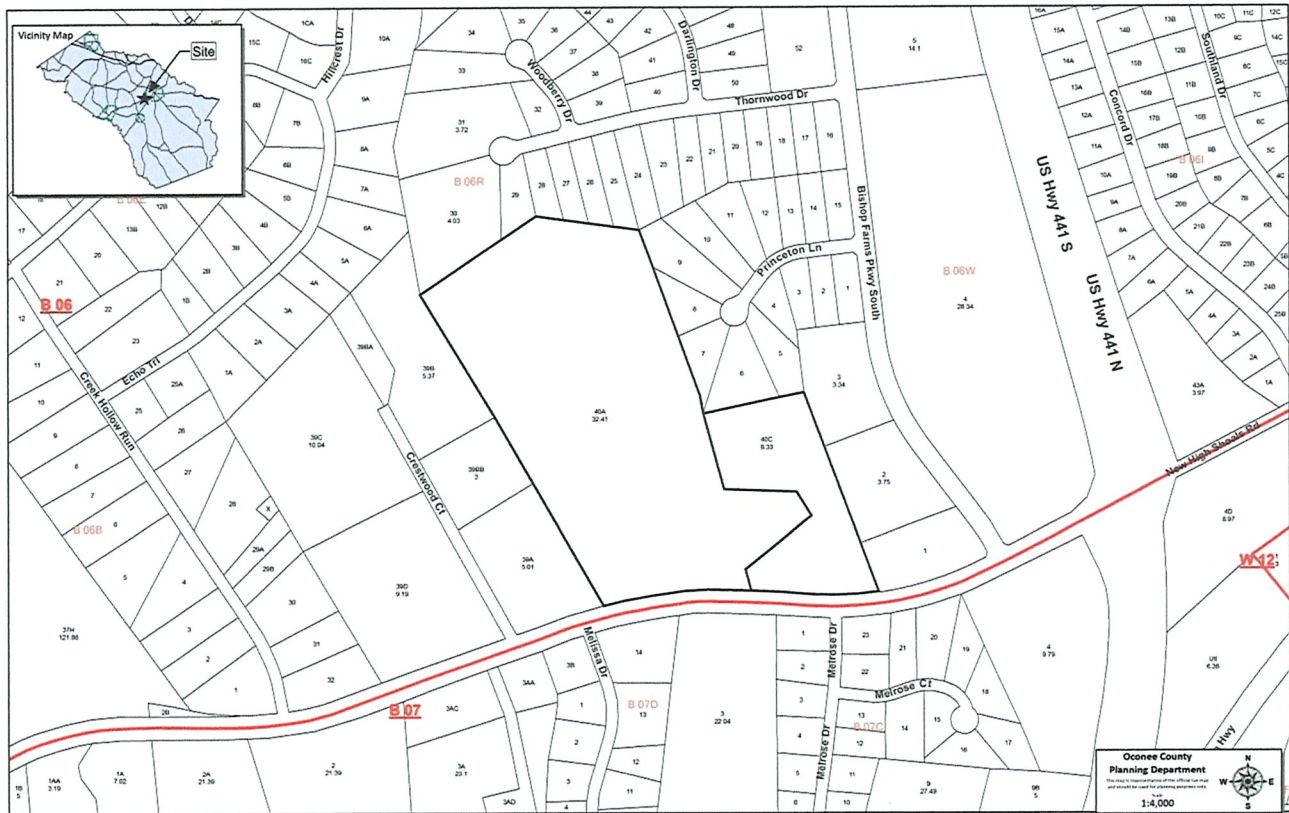
ANGELA ELDER JOHNSON

BK 34 PG 61

EXHIBIT "A" TO SPECIAL USE APPROVAL #7300

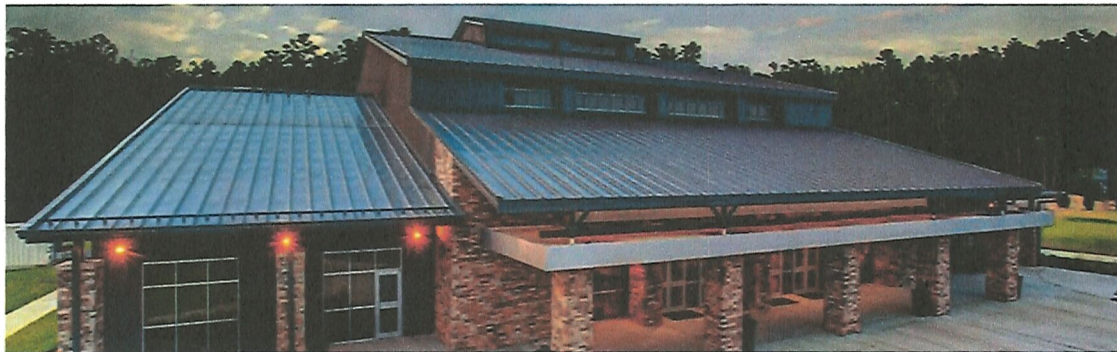
Page 6 of 7

TAX MAP

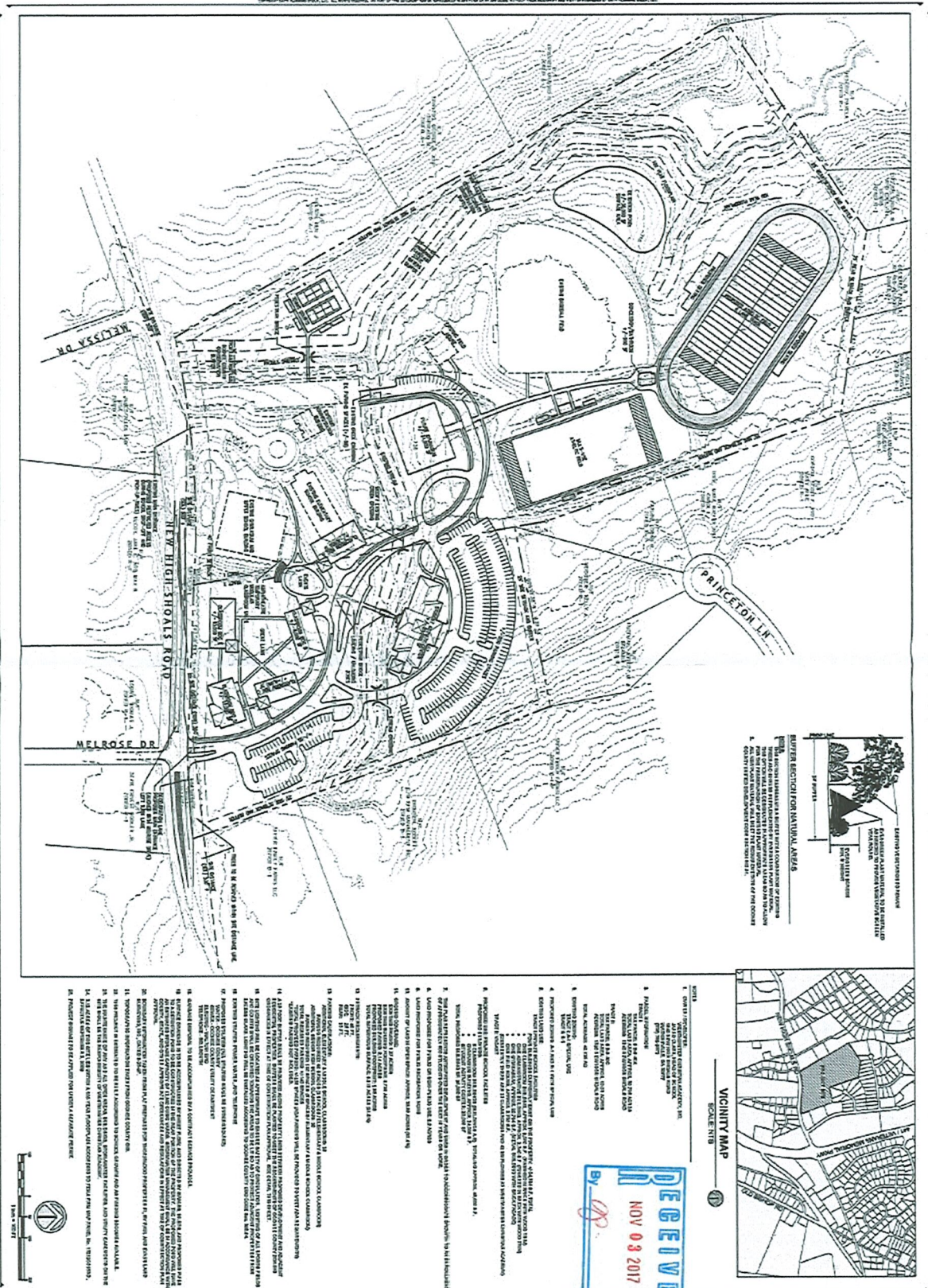


REPRESENTATIVE PHOTOGRAPHS

Proposed Architectural Style:



DEVELOPMENT PLAN



1. The proposed development is located on a 10-acre parcel of land, more or less, situated in the unincorporated area of Oconee County, Georgia.
2. The proposed development is a 10-acre parcel of land, more or less, situated in the unincorporated area of Oconee County, Georgia.
3. The proposed development is a 10-acre parcel of land, more or less, situated in the unincorporated area of Oconee County, Georgia.
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20. The proposed development is a 10-acre parcel of land, more or less, situated in the unincorporated area of Oconee County, Georgia.





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

SPECIAL USE CASE #: 7300

DATE: October 27, 2016

STAFF REPORT BY: Gabriel Quintas, Planner

APPLICANT NAME: Smith Planning Group, LLC

PROPERTY OWNER: Westminster Christian Academy, Inc.

LOCATION: 1640 & 1590 New High Shoals Road, between
Bishop Farms Parkway South & Crestwood Court

PARCEL SIZE: ± 40.735 Acres

EXISTING ZONING: A-1 (Agricultural) w/ Special Use & R-1
(Single Family Residential District)

EXISTING LAND USE: Private School & Vacant/Undeveloped

SPECIAL USE REQUESTED: Unified Development Code: Table 2.1, "Private Schools: Kindergarten, Elementary, and Secondary" – Special Use / A-1 (Agricultural) & R-1 (Single Family Residential District)

REQUEST SUMMARY: The owner is petitioning for special use approval in order to allow the expansion of a private school in the A-1 and R-1 zoning districts.

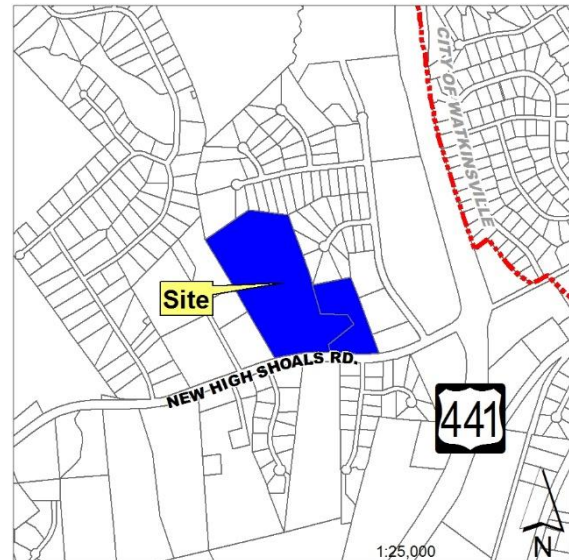
DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: November 13, 2017

BOARD OF COMMISSIONERS: December 5, 2017

ATTACHMENTS:

- Application
- Special Use Impact Analysis
- Narrative
- Representative Photos
- Site Review
- Aerial Photo
- Tax Map
- Property Survey
- Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- Westminster Christian Academy has been located at the present location since 1998.
- A 30.705-acre portion of the subject property has been zoned A-1 since the original adoption of the zoning map in 1968.
 - 2004 – CUP #3632 – approved for expansion of the private school totaling 91,965 sq. ft.
 - 2007 – SU #5354 – approved for a modification of the expansion of school and new site plan totaling 64,900 sq. ft.
- In 2013, an adjacent 10.03-acre parcel was acquired by the school. The parcel has been zoned R-1 since 2006.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single-family residential subdivisions	R-1 (Single-Family Residential)
SOUTH	Single-family residence on large tract, single-family residential subdivisions	A-1 (Agricultural) & R-1 (Single-Family Residential)
EAST	Private community recreation center, vacant, undeveloped	B-1 (General Business) & OIP (Office, Institutional, Professional)
WEST	Single-family residences	A-1 (Agricultural)

SITE VISIT DESCRIPTION

- Approximately 22 acres of the 40.735-acre subject site remain undeveloped and are densely wooded.
- A stream bisects the entire site before merging with another stream that runs along the western property boundary.
- The existing private school is comprised of four buildings with associated parking: an administrative building, an elementary school building, an upper school building containing classrooms and a gymnasium, and an athletic field house. Various athletic fields are present towards the north end of the property.

PROPOSED PROJECT DESCRIPTION

- Land Area: ±40.735 acres
- Total projected student body at full buildout is 500 students (estimated over a span of ten years)
- Outdoor recreational facilities (see narrative and concept plan for description of facilities)
- Traditional craftsman style architecture for new buildings
- Two temporary modular classroom units
- Proposed Additional Building Floor Area: 90,900 sq. ft.
 - Current Approved Building Floor Area: 64,900 sq. ft.
 - Existing Building Floor Area: 34,874 sq. ft.

TRAFFIC PROJECTIONS

- Existing trip generation based on current enrollment of 350 students: 868 ADT, 284 AM Peak, 60 PM Peak
- Estimated trip generation based on projected enrollment of 500 students: 1,240 ADT, 405 AM Peak, 85 PM Peak

PUBLIC FACILITIES

Water:

- Existing school facilities are currently connected to a County water main located within the right-of-way of New High Shoals Road; proposed buildings will require connection to the same County water main.
- Estimated water demand for full build-out of campus: 11,600 GPD
 - Estimated water maximum day demand: 12.1 GPM
 - Estimated water peak hour demand: 30.2 GPM

Sewer:

- The existing school facilities are served by private septic drain field systems.
- The proposed expansion will require connection of both existing and proposed buildings to County sanitary sewer service.
- Estimated sewer demand for full build-out of campus: 10,440 GPD
 - Estimated sewer peak hour flow: 29.0 GPM

Roads:

- A 235-foot left turn lane with a 100-foot taper and a 175-foot deceleration lane along New High Shoals Road is proposed to facilitate access to the proposed main entrance.
- Private drives are proposed throughout the development.

ENVIRONMENTAL

- No Jurisdictional Wetland areas are located on the site; a 100-Year Flood Plain area is located along the north end of the stream which runs along the western boundary of the site.
- Stormwater management facilities will be constructed on the site to mitigate increased stormwater runoff.
- Conservation Corridor and State Waters buffers are required along the stream which runs along the western boundary of the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

PUBLIC WORKS

- A school zone shall be established on New High Shoals Road using flashing school beacons. The flashing school beacons shall be solar power and installed in accordance with Oconee County standards at the owner's expense. Ownership and maintenance responsibility of the school beacons shall be conveyed to Oconee County along with any other improvements within the right-of-way.

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE "STANDARDS FOR SPECIAL USE CONSIDERATION" AS SET FORTH IN SECTION 1207.02 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

- A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?** The site is currently zoned A-1 (Agricultural District) and R-1 (Single Family Residential District). Private schools require special use approval in both the A-1 and R-1 zoning districts to ensure that the presence of the use is appropriate for the particular property; the subject property and existing school exceed the standards required for private schools in UDC Section 335.01. Based on the foregoing, staff believes that the present request is consistent with the intent of the A-1 and R-1 zoning districts. It should be noted, however, that a separate special use request for the proposed temporary modular classroom units must be submitted and granted before installation of the units.
- B. Is the proposed special use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?** The 2030 Future Development Map designates the tract with the character areas of Suburban Living, Community Village, and Conservation corridor. The Community Agenda of the 2030 Comprehensive Plan lists "semi-public and institutional uses" as a compatible secondary land use within the Suburban Living and Community Village character areas. Staff believes that the proposed development is in keeping with the goals, objectives, purpose, and intent of the Comprehensive Plan.
- C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?** The special use is already established. Normal operations of the proposed school expansion should not have any effect on development in the area.

- D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?** The subject site is located a short distance from the intersection of New High Shoals Road (major collector) and US Highway 441 (arterial). This area of convergence is designated a character area of Community Village in which larger institutional uses can be reasonably expected. It is, therefore, the opinion of staff that the location and character of the proposed special use are consistent with a desirable pattern of development for the locality in general.
- E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?** UDC Section 335.01 (c) requires frontage for the requested use to be along a minor collector or greater. The proposed expansion will be along New High Shoals Road which is classified a major collector; this road, with proposed improvements, should adequately serve the proposed expansion.
- F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?** There are no pedestrian facilities along New High Shoals Road. The site currently has one entrance and the applicant proposes a second entrance with intersection improvements. Considering the proposed improvements, access into and out of the property should be adequate.
- G. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?** According the Oconee County Utility Department, the requested potable water capacity for the proposed expansion is currently available. However, the requested sewer collection and transmission capacity is not currently available. Staff believes that an expansion of the present scale would not be appropriate until sewer capacity becomes available.
- H. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, and odor?** Parking and loading areas that are not centrally located on the site will be screened from adjacent residential properties by 25-foot wide vegetative buffers required along incompatible residential uses and a 5-foot setback from the same buffers as required by UDC Section 607.04 (b). Staff has further proposed that approval be subject to more restrictive buffering requirements and restrictions on site lighting and noise in the conditions listed below to further minimize objectionable noises, light, and glare that may be created by the proposed expansion. Staff believes that if the approval is conditioned as recommended, then the surrounding residential properties should be sufficiently protected from any adverse effects posed by the proposed expansion.
- I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?** The hours of operation for normal daytime school use should not negatively impact adjacent properties. Should adequate buffers and light and noise mitigation not be installed as recommended below, night time use of the proposed athletic facilities could negatively impact adjoining residential properties.
- J. Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?** The proposed campus buildings along with the existing campus buildings are larger and taller than the surrounding single-family residences. However, the buildings will be screened from adjacent residential neighboring properties through the use of vegetative buffers.
-

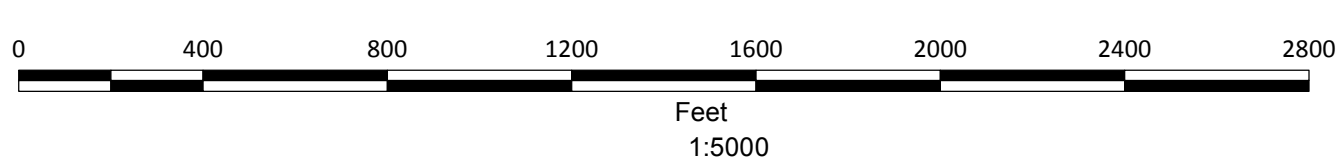
STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Board of Commissioners policies, decision making criteria, and standards outlined in the development codes of Oconee County, staff recommends **approval subject to the following conditions to be fulfilled by the developer at his/her expense:**

1. The development shall be connected to the Oconee County water and sewer systems at the developer's expense in a manner approved by the Oconee County Utility Department and the Oconee County Public Works Department. No building permits shall be issued for any proposed buildings 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, paying special attention to the materials and design elements shown in the representative photos.
3. Site lighting shall be fully oriented towards the interior of the site so as not to impose glare or objectionable light levels onto adjacent public roads and the neighboring residential properties. Light levels shall be zero foot candles at all property lines adjacent to residential uses. This shall be shown conclusively at the construction plan approval stage.
4. The developer shall construct improvements at the project entrance including a left turn lane with a taper and a deceleration lane along New High Shoals Road as depicted on the concept plan, in accordance with the Unified Development Code, and as required by the Public Works Department.
5. At a minimum, developer shall comply with storm water management regulations in effect at the time of construction plan approval.
6. The conservation corridors shown on the 2030 Future Development Map shall be shown on all plans and plats in accordance with UDC Section 908.
7. The total building square footage shall not exceed 90,900 sq. ft.
8. The use of central loudspeakers and public address systems shall be prohibited outside of normal daytime hours of operation of the school.
9. No outdoor recreation or entertainment operation shall be allowed between the hours of 11:00 PM and 8:00 AM.
10. No dumpster or trash receptacle shall be emptied between 7:00 PM and 7:00 AM. Dumpsters and trash receptacles shall be located where they are not visible from adjacent properties and shall be adequately screened from view from all streets.
11. All proposed new planted buffer material shall be planted before any new buildings or facilities are constructed on the site, and the same shall be planted within one year of this special use approval.
12. A buffer shall be constructed between any proposed parking area or athletic field which adjoins a residential use, to a height of at least 20 feet total, that is capable of reaching 80 feet in height, that includes an opaque fence, a berm, and dense evergreen vegetation. Said buffer shall be constructed at least one year prior to the lighting of athletic facilities and parking areas. Additionally, said buffer shall be exclusive of and in addition to the 50 ft. access and utility easement present on the recorded plat for parcel no. B 06 040C (Plat Book 34, Page 61).

13. A school zone shall be established on New High Shoals Road using flashing school beacons. The flashing school beacons shall be solar powered and installed in accordance with Oconee County standards at the owner's expense. Ownership and maintenance responsibility of the school beacons shall be conveyed to Oconee County along with any other improvements within the right-of-way.

Westminster Christian Academy





OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- ☐ Rezoning from: _____ to _____ ☐ Change in Conditions of Approval for Case #: _____
- ☒ Special Use Approval for: Private School in the A-1 & R-1 Zoning District

Applicant

Name: Smith Planning Group

Address: 1022 Twelve Oaks Place, Ste 201
(No P.O. Boxes)
Watkinsville, GA 30677

Telephone: 706-769-9515

Property Owner

Name: Westminster Christian Academy

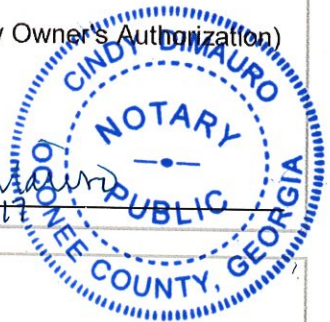
Address: 1640 New High Shoals Road
(No P.O. Boxes)
Watkinsville, GA 30677

Telephone: 706-769-9372

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: [Signature] Date: 11-3-2017 Notarized: [Signature]



Property

Location: 1590 & 1640 New High Shoals Road
(Physical Description)

Tax Parcel Number: B-6-40A & B-6-40C

Size (Acres): 40.735 Current Zoning: A-1 with Special Use and R-1

Future Development Map—Character Area Designation: Suburban Living & Community Village

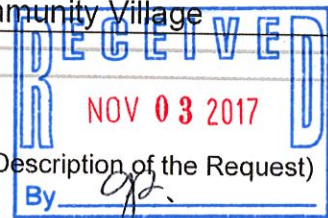
Use

Current Use: Private School and Vacant

Proposed Use: Private School

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 type="checkbox"/> Plat of Survey | <input type="checkbox"/> Representative Architecture/Photographs |
| <input checked="" type="checkbox"/> Disclosures (Interest & Campaign Contributions) | <input type="checkbox"/> Proof all property taxes paid in full |
| <input checked="" type="checkbox"/> Zoning Impact Analysis | <input type="checkbox"/> Other Attachments: _____ |



For Oconee County Staff Use Only

Application

Date Received: 09/25/17 Date Accepted: 11/03/17

DRI Transmitted to RDC ☐ Date: _____ ☐ N/A

Date Submitted: _____ ☐ Findings Complete

Posted: _____ Ad: _____ Ad: _____

Application Withdrawn ☐ Date: _____

Action

APPLICATION NUMBER 7300

Planning Commission Date: 11/13/17

☐ Approval ☐ With Conditions ☐ Denial

Board of Commissioners Date: _____

☐ Approved ☐ With Conditions ☐ Denied

WESTMINSTER CHRISTIAN ACADEMY
OCONEE COUNTY, GEORGIA

SEALS:



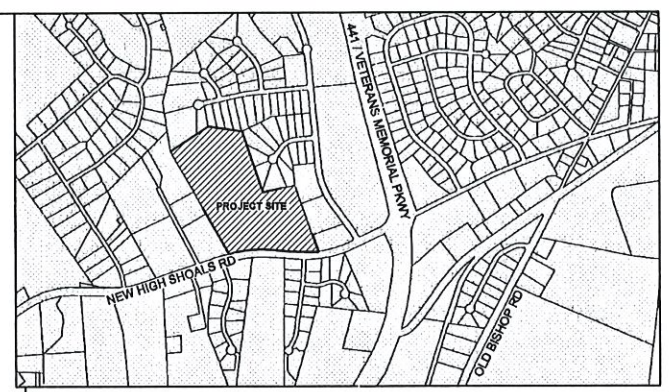
SHEET TITLE:

SPECIAL USE
CONCEPT PLAN

SHEET ISSUE:	9/25/17	PROJECT NO.	
NO.	DATE	DESCRIPTION	
1	11/3/17	PER COUNTY COMMENTS	

SHEET NO.

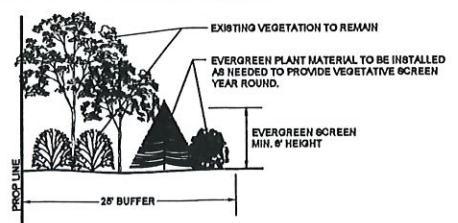
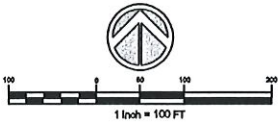
C-0



VICINITY MAP
SCALE: NTS

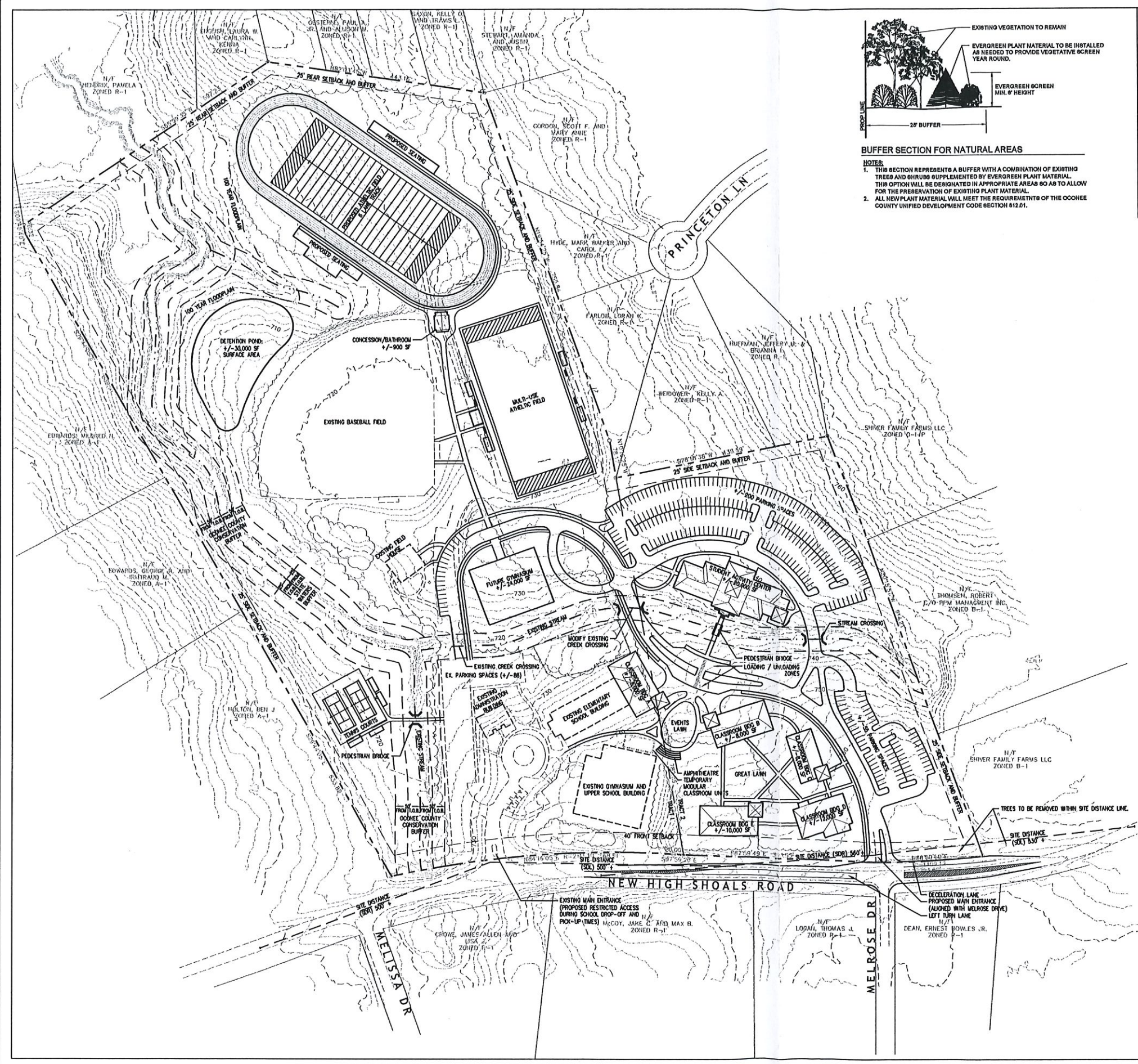
NOTES

- OWNER / DEVELOPER:
WESTMINSTER CHRISTIAN ACADEMY, INC.
JARED CLARK, HEAD OF SCHOOL
1840 NEW HIGH SHOALS ROAD
WATKINSVILLE, GA 30677
(706) 766-9372
- PARCEL INFORMATION
TRACT I:
TAX PARCEL # B-4-40A
TOTAL LAND AREA: APPROX. 30.705 ACRES
ADDRESS: 1840 NEW HIGH SHOALS ROAD
TRACT II:
TAX PARCEL # B-4-40C
TOTAL LAND AREA: APPROX. 10.03 ACRES
ADDRESS: 1840 NEW HIGH SHOALS ROAD
TOTAL ACREAGE: 40.735 AC
- EXISTING ZONING:
TRACT I: A-1 SPECIAL USE
TRACT II: R-1
- PROPOSED ZONING: A-1 AND R-1 WITH SPECIAL USE
- EXISTING LAND USE:
TRACT I: PRIVATE SCHOOL FACILITIES
FOUR BUILDINGS CURRENTLY EXIST ON THE PROPERTY: 41,347.84 S.F. TOTAL
• ONE CLASSROOM BUILDING, APPROX. 8,000 S.F. (FINISHED IN BRICK WITH WOOD TRIM)
• ONE ADMINISTRATIVE BUILDING, APPROX. 2,340 S.F. (FINISHED IN BRICK WITH WOOD TRIM)
• ONE GYMNASIUM, APPROX. 20,744 S.F. (METAL BUILDING WITH BRICK FACADE)
• ONE FIELD HOUSE, APPROX. 2,750 S.F.
CURRENTLY THERE ARE 23 CLASSROOMS AND 42 EMPLOYEES AT WESTMINSTER CHRISTIAN ACADEMY
TRACT II: VACANT
- PROPOSED USE: PRIVATE SCHOOL FACILITIES
PROPOSED BUILDINGS:
• 8 CLASSROOM BUILDINGS (BUILDINGS A-H), TOTALING APPROX. 48,000 S.F.
• GYMNASIUM BUILDING, APPROX. 24,000 S.F.
• STUDENT ACTIVITY CENTER: 20,000 S.F.
TOTAL PROPOSED BUILDING SF: 92,000 SF
- THIS PLAN REPRESENTS ANTICIPATED DEVELOPMENT AND USES IN ORDER TO ACCOMMODATE GROWTH TO AN ENROLLMENT OF APPROXIMATELY 600 STUDENTS OVER THE NEXT 10 YEARS OR MORE.
- LAND PROPOSED FOR PUBLIC OR SEMI-PUBLIC USE: 0.0 ACRES
- LAND PROPOSED FOR PUBLIC RECREATION: NONE
- AMOUNT OF LAND IN OPEN SPACE: APPROX. 33.58 ACRES (82.4%)
- GROUND COVERAGE:
EXISTING PAVING: 1.37 ACRES
EXISTING BUILDING FOOTPRINT: 0.788 ACRES
PROPOSED PAVING: 6.14 ACRES
PROPOSED BUILDING FOOTPRINT: 1.65 ACRES
TOTAL IMPERVIOUS SURFACE: 8.618 ACRES (21.6%)
- SETBACK REQUIREMENTS:
FRONT: 40 FT.
SIDE: 25 FT.
REAR: 25 FT.
- PARKING CALCULATIONS:
ADDITIONAL ELEMENTARY & MIDDLE SCHOOL CLASSROOMS: 20
PARKING REQUIRED: 40 SPACES (2 SPACES / ELEMENTARY & MIDDLE SCHOOL CLASSROOM)
ADDITIONAL SENIOR HIGH SCHOOL CLASSROOMS: 20
PARKING REQUIRED: 100 SPACES (5 SPACES / ELEMENTARY & MIDDLE SCHOOL CLASSROOM)
TOTAL REQUIRED PARKING: 140 SPACES
TOTAL PROVIDED PARKING: 4125 SPACES (ADA PARKING WILL BE PROVIDED TO MEET ADA REQUIREMENTS)
*EXISTING PARKING NOT INCLUDED.
- A 25-FOOT BUFFER SHALL BE PROVIDED ALONG PROPERTY LINES BETWEEN PROPOSED DEVELOPMENT AND ADJACENT RESIDENTIAL PROPERTIES. BUFFERS SHALL BE PLANTED TO MEET THE REQUIREMENTS OF OCONEE COUNTY ZONING ORDINANCES IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL. SEE DETAIL THIS SHEET.
- SITE LIGHTING WILL BE LOCATED AS APPROPRIATE TO ENSURE SAFETY OF CIRCULATION. LIGHTING OF ALL SPORTS FIELDS AND COURTS SHALL BE ORIENTED TOWARDS THE AREAS TO BE LIT SO AS TO PROTECT ADJACENT PROPERTIES FROM EXCESS GLARE. LIGHTING WILL BE INSTALLED ACCORDING TO OCONEE COUNTY UDO CODE 84c.306.04.
- EXISTING UTILITIES: POWER, WATER, AND TELEPHONE
- PROPOSED UTILITIES (ALL UTILITIES SHALL BE UNDERGROUND):
WATER - OCONEE COUNTY
SEWER - OCONEE COUNTY UTILITY DEPARTMENT
ELECTRIC - WALTON EMC
TELEPHONE - BELLSOUTH
- GARBAGE DISPOSAL TO BE ACCOMPLISHED BY A CONTRACT SERVICE PROVIDER.
- SURFACE DRAINAGE IS TO BE ACCOMPLISHED BY SHEET FLOW, AND DIRECTED BY SWALES, INLETS, AND PROPOSED PIPES TO A DETENTION POND TO BE CONSTRUCTED IN THE REAR PORTION OF THE PROPERTY. THE PROPOSED POND WILL HAVE AN ESTIMATED STORAGE CAPACITY OF 12,000 CUBIC YARDS. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.
- BOUNDARY INFORMATION TAKEN FROM PLAT PREPARED FOR THORNWOOD PROPERTIES #1, BY PAUL AND EVANS LAND SURVEYING, INC., DATED 8-25-97.
- TOPOGRAPHIC INFORMATION TAKEN FROM OCONEE COUNTY GIS.
- THIS PROJECT IS ESTIMATED TO BE BUILT ACCORDING TO SCHOOL GROWTH AND AS FUNDING BECOMES AVAILABLE.
- THE MAINTENANCE OF ANY AND ALL OPEN AREAS, BUILDINGS, STORMWATER FACILITIES, AND UTILITY EASEMENTS ON THE SITE SHALL BE THE RESPONSIBILITY OF WESTMINSTER CHRISTIAN ACADEMY.
- 3.12 ACRES OF THIS SITE LIES WITHIN A 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM MAP PANEL No. 13219C01630, EFFECTIVE SEPTEMBER 2, 2009
- PROJECT SIGNAGE TO BE APPLIED FOR UNDER A SEPARATE PERMIT.



BUFFER SECTION FOR NATURAL AREAS

- NOTES:
- THIS SECTION REPRESENTS A BUFFER WITH A COMBINATION OF EXISTING TREES AND SHRUBS SUPPLEMENTED BY EVERGREEN PLANT MATERIAL. THIS OPTION WILL BE DESIGNATED IN APPROPRIATE AREAS SO AS TO ALLOW FOR THE PRESERVATION OF EXISTING PLANT MATERIAL.
 - ALL NEW PLANT MATERIAL WILL MEET THE REQUIREMENTS OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE SECTION 612.01.



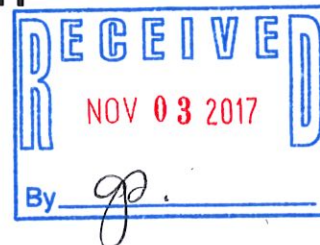
COPYRIGHT © SMITH PLANNING GROUP, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR AUTHORIZATION AND WRITTEN PERMISSION OF SMITH PLANNING GROUP, LLC.

WESTMINSTER CHRISTIAN ACADEMY

Oconee County, Georgia

Narrative Statement

September 25, 2017
(revised November 3, 2017)



INTRODUCTION

Westminster Christian Academy, a Christian college-preparatory institution, partners with Christian families in the spiritual nurture and academic training of students. Westminster strives to develop students who are Christian thinkers, who hold a biblical worldview, who have acquired the knowledge and skills to master advanced studies, who possess the tools necessary to become lifelong learners, and ultimately, who use their gifts in service to God as they participate in the restoration of society and culture.

In 1989, Westminster Christian Academy held its first class in rented space at Faith Presbyterian Church in Watkinsville, GA. That first class consisted of one teacher and a combined class of 12 first, second and third-grade students. A new grade level was added each year until the school had a complete PK-12th grade program.

The school purchased 30 acres of land in Oconee County and completed the first phase of development at the present location in the fall of 1998. In 2012, Westminster purchased 10 additional acres of land to further develop for its expanding student body.

Westminster is accredited by both, GAC – Georgia Accrediting Commission and SAIS/SACS - Southern Association of Independent Schools/Southern Association of Colleges and Schools, and holds memberships with SAIS – Southern Association of Independent Schools, ACSI – Association of Christian Schools International, GISA – Georgia Independent School Association, GICAA – Georgia Independent Christian Athletic Association.

SITE DESCRIPTION

The existing 30 acre campus, with approximately 650 linear feet of street frontage along New High Shoals Road, is less than half a mile west of the New High Shoals Road and US-441 / Veterans Memorial Parkway intersection. The existing campus consists of an arrangement of three buildings, an administrative building, a classroom building, and gymnasium / classroom building, around the student loading and unloading zone roundabout. One other building, an athletic field house / classroom building exists towards the back of the site adjacent to the baseball field, soccer field, and practice field. The total square footage of buildings is approximately 34,874 sf. The total number of classrooms is 23. Access to Westminster's campus is off New High Shoals Road, leading to the student loading / unloading zone roundabout as well as access to a +/- 100 space parking lot. Vehicular circulation continues across the site, crossing a stream and terminating at a gravel parking lot that functions as over-flow parking for athletic events.

Approximately 12 acres (40%) of the site has remained undisturbed. The vegetation of the undisturbed open space is composed of large mature hardwoods and pines. The area contains a stream that bisects the 30 acre site before merging with a creek that meanders along the western property line. Another perennial stream with

a narrow channel, runs approximately 300 linear feet in the northern half of the site between the existing baseball field and practice field before feeding the larger creek on the western property line.

In 2012 an adjacent 10 acre parcel which lies to the east of the campus was acquired by the school. The parcel has approximately 550 linear feet of street frontage along New High Shoals Road. The site's terrain consists of a gentle rolling hill from New High Shoals Road at the south of the site falling to the bisecting stream in the middle of the site. From the stream, topography gently climbs to the north of the site. Vegetation is composed of large mature hardwoods, pines, and some open areas of field grasses. The stream flows west through the undeveloped 10 acre site into the existing 30 acre campus site.

In 2015, a 1.67 acre portion of the 10 acre parcel was combined with the 30 area tract owned by the school in order to expand the septic system that serves the existing gymnasium.

ZONING

The current zoning for the existing 30 acre campus site is A-1 Special Use. The undeveloped 8.33 acre tract is zoned R-1. In order for the campus to use the newly acquired tract for educational purposes, a Special-use Permit must be approved for the tract to be combined with the 30 acre parcel.

In order to better utilize all properties owned by the school to meet the needs for future growth, the master plan of the school has been revised to incorporate the addition tract. Therefore, the school is requesting that the current Special Use permit be revised from the current approved plan to reflect the changes.

The total area included in the A-1 and R-1 Special-Use is 40.735 acres.

Properties adjacent to the site are zoned as follows:

North: R-1

West: A-1

South: R-1, A-1 (across New High Shoals Road)

East: R-1, B-1 and O-I-P

DETAILS OF PROPOSED USE

Westminster Christian Academy, as illustrated on the accompanying Special Use Concept Plan and other supporting documents, proposes to expand their campus in their newly acquired 10 acre site as well as revise the Special Use Permit on the existing campus 30 acre site to blend the layout and circulation of both existing and proposed campus. The proposed expansion of campus will bring with it a new center of campus and main entrance off New High Shoals Road. The proposed use will include a variety of structures and uses common for an academic campus such as multi-purpose administration/classroom buildings, student activity center, a 6 lane track and a sports field, and open spaces for recreational and social opportunities within the campus. The entirety of the proposed development (including all structures) will be owned, operated, and maintained by Westminster Christian Academy.

BUILDING PROGRAM, COST DATA AND SEQUENCE OF CONSTRUCTION

The buildings are proposed to be constructed over time according to school growth and as funding becomes available. The following is a brief description of the various buildings and uses proposed:

- Student Activity Center (Administration, library, cafeteria, assembly hall): +/-20,000 sf
- Elementary School Buildings A & B (classrooms, lab uses, art room): +/- 16,000 sf
- Upper School Classroom Buildings C, D, E (classrooms, lab uses, studio space) : +/- 30,000 sf
- Upper School Gymnasium: +/-24,000 sf

Estimated Value of the Project at Completion: **\$18,000,000.00** (excludes land value, building furnishings, etc.)

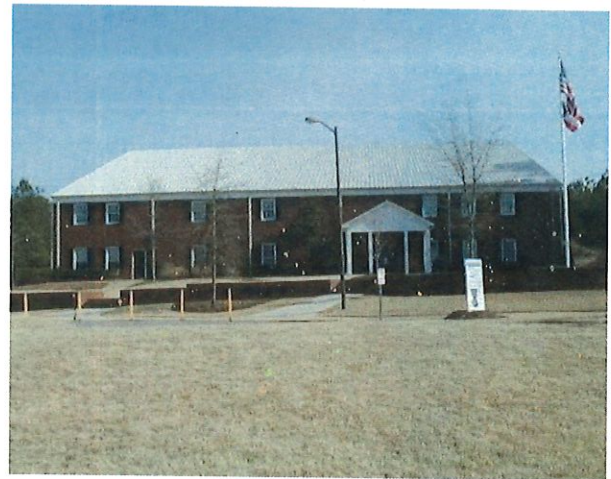
ARCHITECTURE / THEME OF PROJECT

The existing architecture of the campus is a traditional style with red brick walls, highlighted by white column porches at building entries. The administrative and classroom buildings are ranch-style with pitched shingled roofs, overhanging eaves and equally spaced multi-paned windows and doors. The largest building, the gymnasium and classroom building, is a two-story structure with a brick and metal exterior and gable roof.

Existing Buildings:



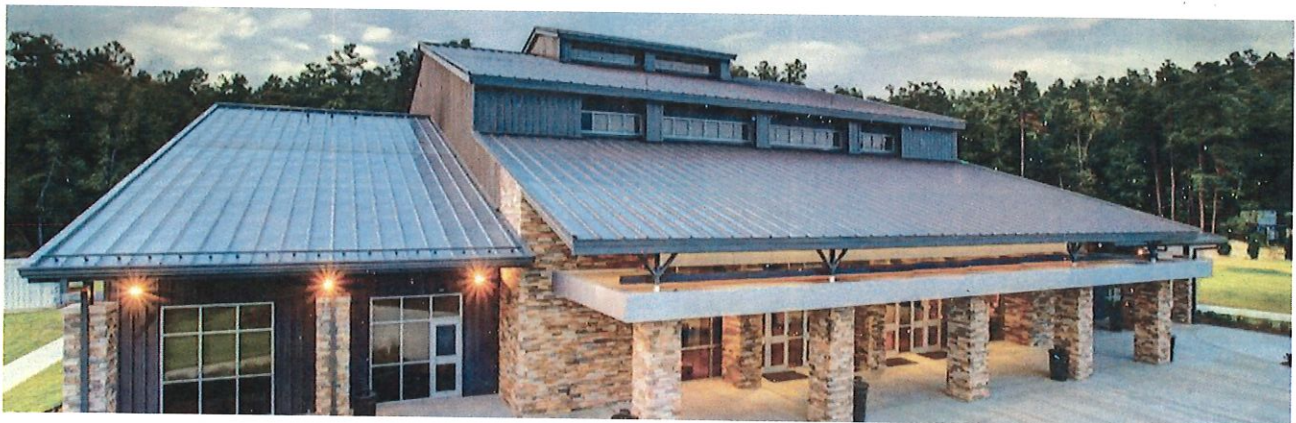
Existing Elementary School Classroom Building



Existing Gymnasium and Classroom Building

The proposed architecture for the campus expansion will be a traditional craftsmen style, incorporating architectural elements of the existing buildings. The proposed architecture style will incorporate stone detailing, exposed rafter tails and beams, tapered columns, single dormers, low-pitched gabled metal roofs, and earth-tone colors.

Proposed Architectural Style:



Outdoor recreational facilities to be provided on campus include, but may not be limited to sidewalks and walking trails, pedestrian bridges, a track and field, outdoor amphitheater, etc. The site is proposed to be attractively landscaped with provisions for numerous sitting and gathering areas with a variety of both edible and ornamental gardens. The existing stream bisecting the campus will become a prominent landscape amenity that is preserved and enhanced with a proposed focal pedestrian bridge linking movement through campus.

TEMPORARY CLASSROOM BUILDINGS

In order to provide classroom space during the construction of the new buildings, two temporary modular classroom units are proposed. The modular units will be located near the existing gymnasium building. Upon completion of the new classroom buildings, the modular classroom units will be removed.

ACCESS, TRAFFIC, AND PARKING

The Westminster campus expansion is proposing a new main entrance off New High Shoals Road. The new main entrance will align with Melrose Drive and provide a 235-foot left turn lane with a 100-foot taper and 175-foot deceleration lane along New High Shoals Road. The existing main entrance will serve as a secondary entrance with limited access during drop-off and pick-up school times to better manage traffic in and out of school campus. Proposed vehicular circulation through the site will relocate the main pick-up and drop-off location to provide increased vehicular stacking during peak hours. All streets within the development will remain private, with Westminster Christian Academy responsible for maintenance, up-keep and repairs. Parking is proposed to occur in various lots throughout the campus, and adjacent to primary and ancillary buildings. Parking provided above the minimum required is to accommodate special occasions like graduation and sporting events.

Traffic generated by the proposed development is illustrated on the following Table. Note that, for the purposes of the Special-Use submittal, the table represents traffic generated at full build-out of the campus which is anticipated to occur incrementally over the course of many years. Detailed construction documents shall be submitted for permitting for each building/phase of the overall plan, at which point a site-specific trip generation analysis will be produced for review by the Oconee County Public Works Department. Any phase of construction permitting that the OCPWD requires a Traffic Impact Analysis, a TIA will be prepared, and its recommendations will be implemented into the design.

TRIP GENERATION (Based on ITE Trip Generator Manual, 9th Ed.)

Proposed Use: Private School K-12

Land Use Code: 536

Total Projected Student Body: 500

New High Shoals Road: 45 mph

New High Shoals Road (Two-Way 2016): 3,350

EXISTING TRIP GENERATION BASED ON CURRENT ENROLLMENT

Description/ITE Code	Units Type	Units	ADT 2-WAY	PEAK AM			PEAK PM		
				AM Hour	AM In	AM Out	PM Hour	PM In	PM Out
Private School K-12 (536)	Students	350.0	868	284	173	111	60	26	34
TOTAL TRIPS:			868	284			60		

PROJECTED TRIP GENERATION BASED ON ANTICIPATED FUTURE ENROLLMENT

Description/ITE Code	Units Type	Units	ADT 2-WAY	PEAK AM			PEAK PM		
				AM Hour	AM In	AM Out	PM Hour	PM In	PM Out
Private School K-12 (536)	Students	500.0	1,240	405	247	158	85	37	48
TOTAL TRIPS:			1,240	405			85		

Note: Current student enrollment size is approximately 350 students. The projected total student body is 500 students.

UTILITY SERVICES

The subject site is currently served by OCPUD water service and septic drain field systems for sewer. The proposed expansion will require domestic water, fire protection, and sanitary sewer. The estimated water and sewer demands for the full build-out of the campus is shown below:

Water = 11,600 GPD

Water Maximum Day Demand = 12.1 GPM

Water Peak Hour Demand = 30.2 GPM

Sewer = 10,440 GPD

Sewer Peak Hour Flow = 29.0 GPM

The proposed expansion will require that future and existing buildings be converted to sanitary sewer service via a new pump station or new gravity system. A Water and Sewer Availability Letter has been submitted to OCPUD for review.

Solid Waste will be collected onsite and disposed of by a private licensed contract service provider. Dry utility services will continue to be coordinated with the individual service providers.

STORMWATER DRAINAGE

Stormwater management shall comply with all local, state, and federal regulations in effect at time of construction plan approval. Throughout the site, stormwater shall be collected in swales or in drains and pipes and directed to proposed stormwater detention and water quality treatment basins. The site topography directs runoff into one primary basin. Stormwater management facilities are proposed in this basin to treat water quality and mitigate increase runoff peak flows prior to releasing to downstream properties. All maintenance shall be the responsibility of the owner, Westminster Christian Academy.

IMPACT TO SCHOOL SYSTEM

Expansion of Westminster Christian Academy will enhance the school system providing more choices for Oconee County citizens.

BUFFERS

Buffers will be installed around the exterior boundary of the project and will be, at a minimum, in accordance with Section 808 of the Oconee County Unified Development Code. As much as practical existing vegetation shall remain within these buffers. Evergreen plant material and/or fencing with berms will be installed as appropriate within the buffer to provide adequate screening up to 6 foot with adjacent properties.

State waters buffers will be preserved and will only be penetrated as required for access, utility construction, and stormwater management. See the Special Use Concept Plan for specific information concerning buffer types and locations.

PROJECT IDENTITY

Project signage to be applied for under separate permit. All signs to be installed according to Article 7 of the Oconee County UDC Code.

RECEIVED
SEP 25 2017
BY

Transfer under the provisions of Section 146 of the Land and Survey Code, Georgia, to Orange County, Georgia.
 WIT 2 2 1901

Memphis Christian Academy Inc.
Zone A-1
CLIP.

Office Clerk
Planting Department
Thompson, Proprietor
J. J. J. J.

Characterization of Zone A-1

Z
From Flat Flat

Noting Form Submission
200000 R1

It is the policy of the FBI to keep the files of persons who are not considered to be a threat to the national defense. It is the policy of the FBI to keep the files of persons who are not considered to be a threat to the national defense. It is the policy of the FBI to keep the files of persons who are not considered to be a threat to the national defense.

2771

THIS LINE IS NOT LEAVING IN A BOX
 YEAR 1980-1981
 01-01-81
 COLUMBIA UNIVERSITY, COLUMBIA COLLEGE OF
 BUSINESS, NEW YORK, NY 10027

Geography

[illegible]

0 100 200 300

ADMINISTRATIVE SERVICES PLAN FOR

[illegible]

Handwritten signature: *[Signature]*
14-22-01



- 1) Driveway access from New High Shoals Rd. to the 1/4 Sec. of Tract 21 shall be located within a distance of fifty (50) feet from the southern property corner of Tract 2 as measured along the New High Shoals Rd. right-of-way line.
- 2) The required front yard setback for Tracts 1, 2 & 3 shall be not less than thirty (30) feet from the New High Shoals Rd. right-of-way line.

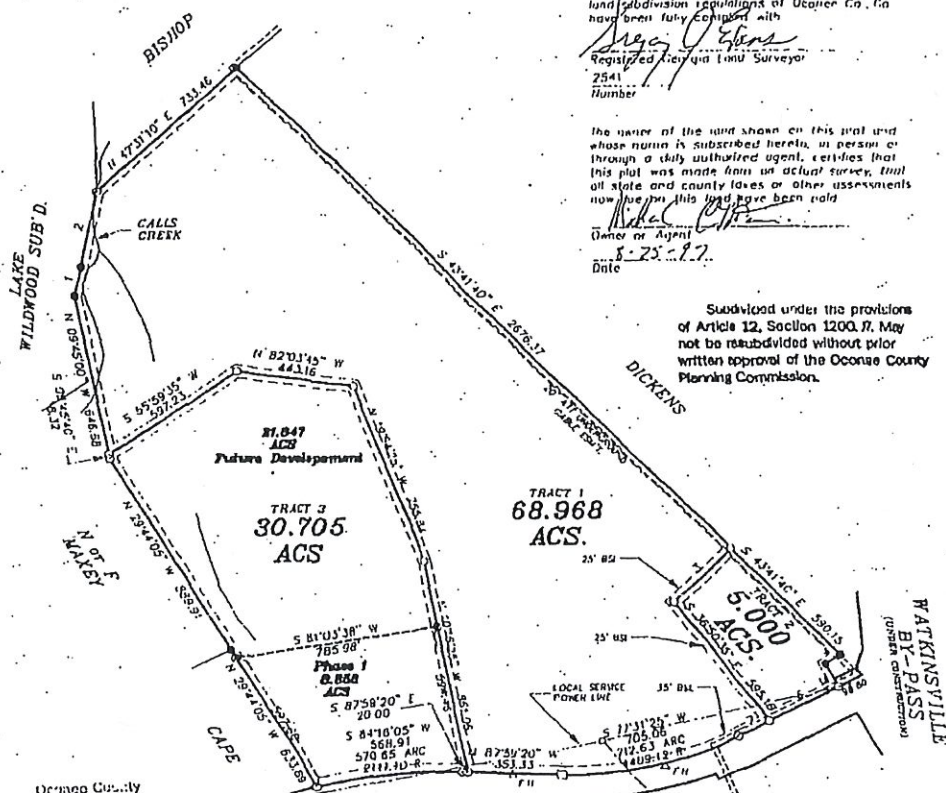
It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision that all monuments shown hereon actually exist or are marked as "future", and their location, size, type, and materials are correctly shown, and that all engineering requirements of the land subdivision regulations of Oconee County, Georgia have been fully complied with.

Wayne Provost
Registered Professional Land Surveyor
2541
Number

The name 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 laws or other assessments now in force on this land have been paid.

Mike O'Neil
Owner of Property
8-25-17
Date

Subdivided under the provisions of Article 12, Section 1200.7. May not be resubdivided without prior written approval of the Oconee County Planning Commission.



Oconee County
Planning Department

"AUTHORIZED FOR RECORDING"

By *Wayne Provost*
Wayne Provost
Planning Director

NEW HIGH SHOALS RD.
22' PVD - R/W VARIES

Exempt under the provisions of section 104.2 of the Land Subdivision Regulations of Oconee County, Georgia.

Date SEP 29 1997

LINE	BEARING	DISTANCE
1	N 12°45'00" E	115.04
2	N 12°45'00" E	305.00
3	S 46°18'20" W	311.54
4	S 57°35'00" W	67.33
5	S 27°29'05" E	103.21
6	S 62°43'25" W	300.00
7	S 62°43'25" W	132.89

FILED IN OFFICE
CLERK OF SUPERIOR COURT
OCONEE COUNTY, GEORGIA

97 OCT 10 AM 9:16
NO. 28-10-97

DATE 10-10-97

THORNWOOD PROPERTIES #1

COUNTY: OCONEE		STATE: GEORGIA	DATE: 08-25-97
TRACT: 221	DEPT. OF: TOWN	LOCAL: T/31,080'	ANGLE: 2" ANGLE
SURVEYED BY: PAUL & EVANS LAND SURVEYING, INC.			
P.O. BOX 262 LEXINGTON, GA 30616 706-743-5208			

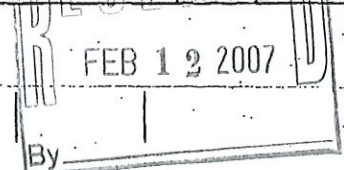
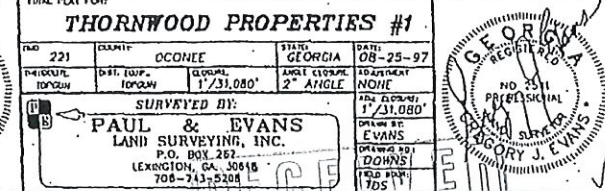
The lots shown have been reviewed by the Oconee County Health Department and, except for the following lots, as noted, are approved for subdivision development. Each lot must be reviewed for final septic tank system placement prior to the issuance of a building permit.

Shirley Anderson 9/29/97
Health Officer Date

Health Department Notes:

SATISFACTORY CERTIFIED SOIL SCIENTIST'S REPORT REQUIRED PRIOR TO SEPTIC TANK PERMIT

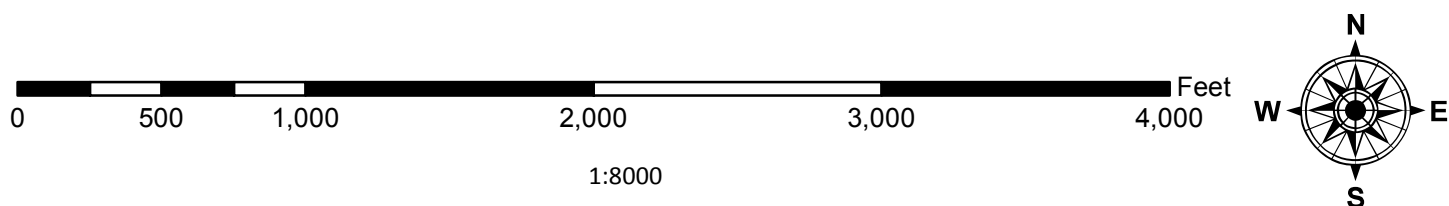
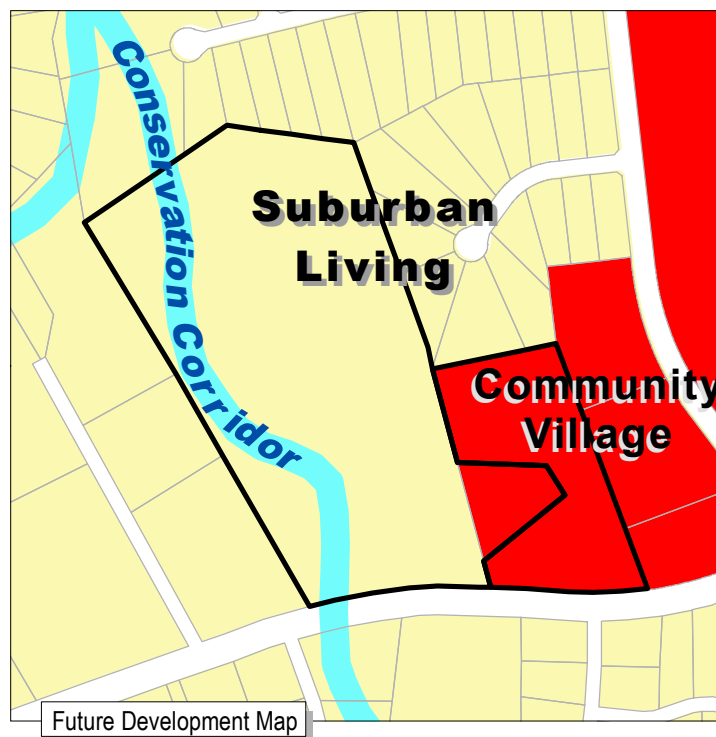
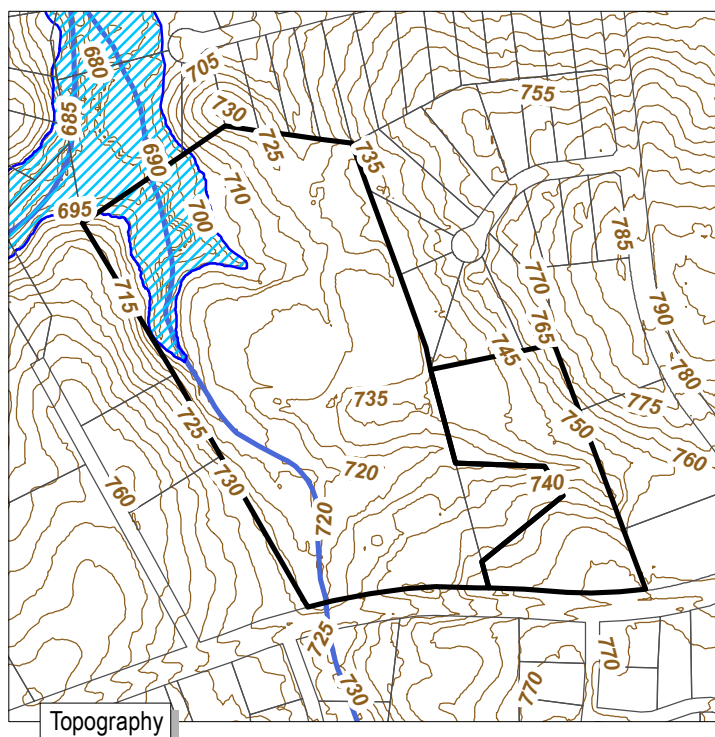
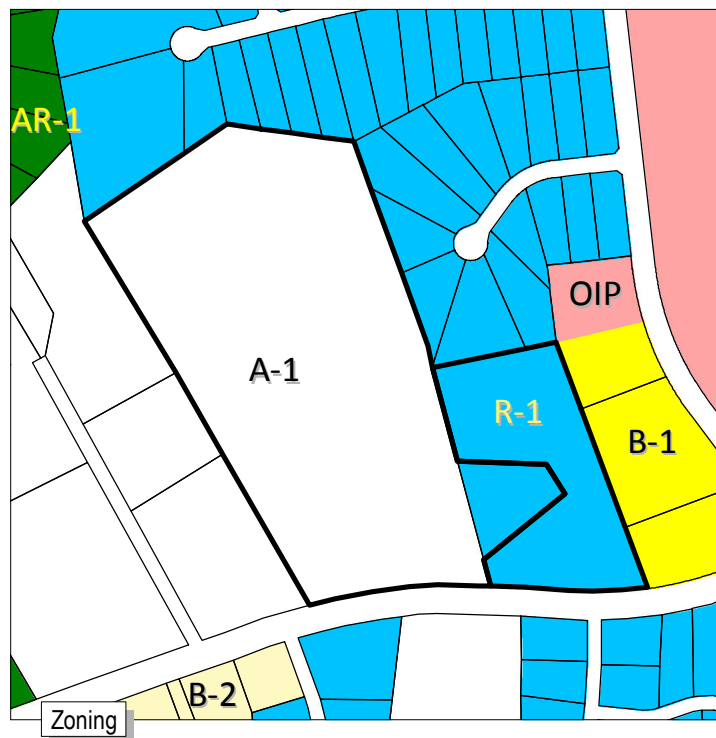
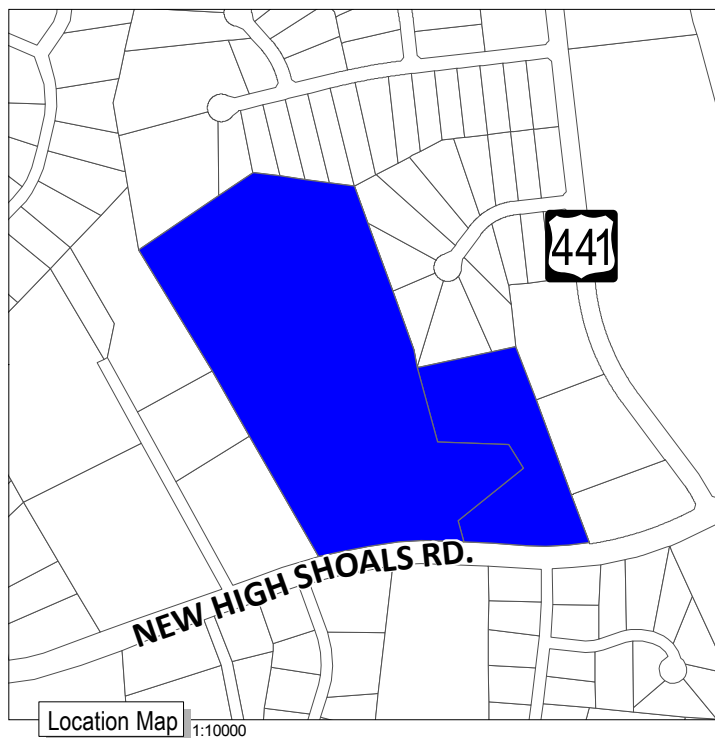
SCALE 1" = 400'

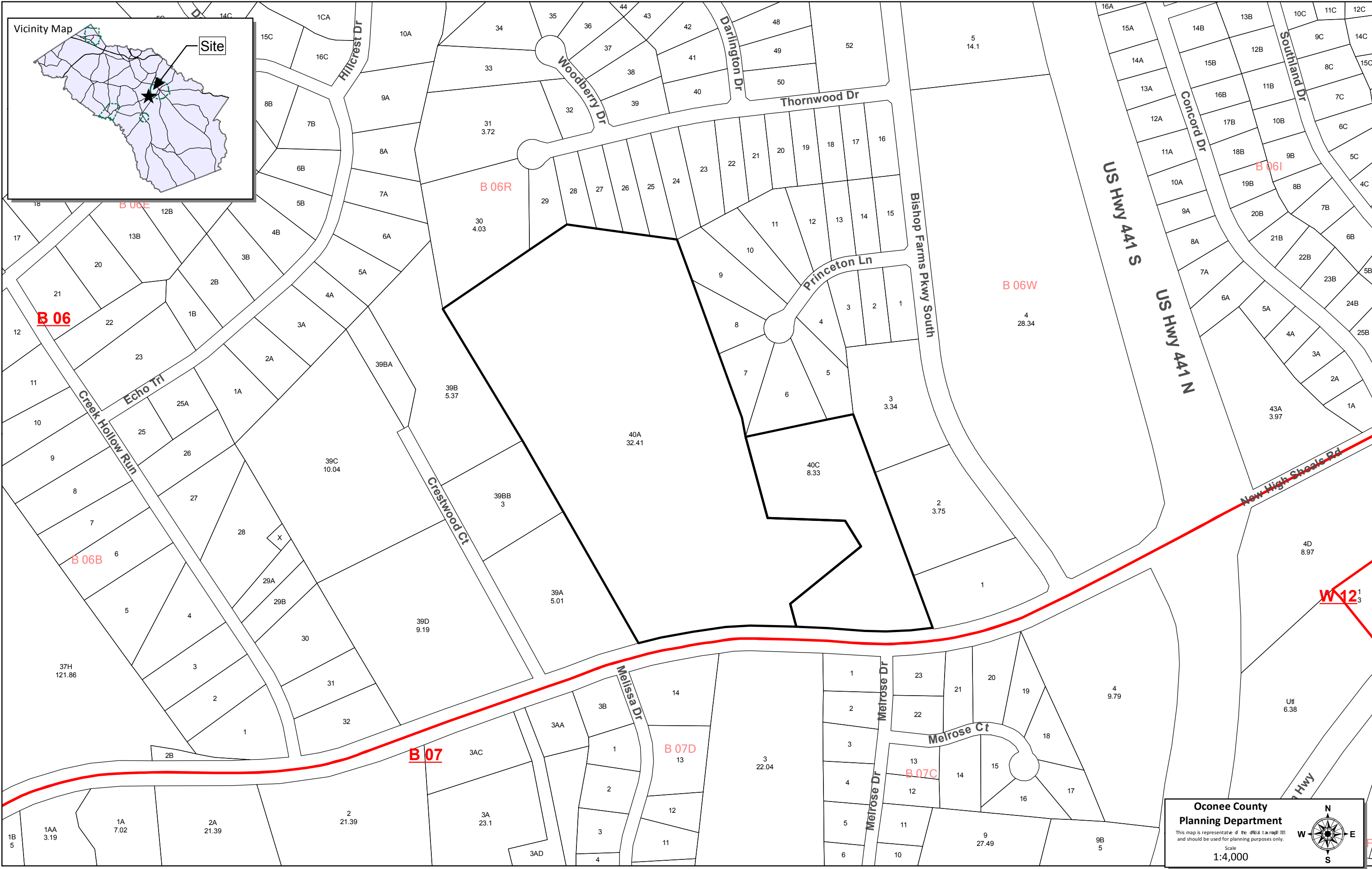
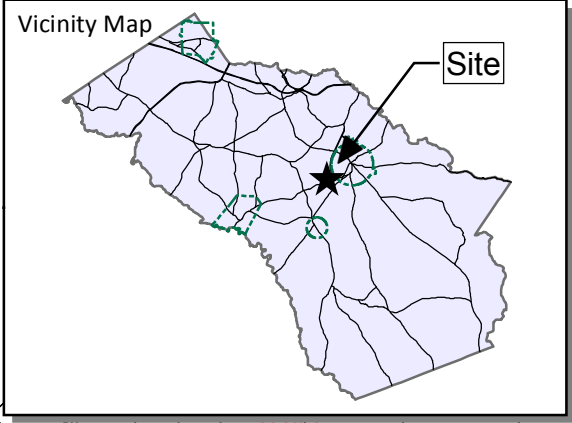


Proposed Architectural Style:



Westminster Christian Academy Site Review





Oconee County

Planning Department

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

Scale
1:4,000

N

W

E

S

ZONING IMPACT ANALYSIS
STANDARDS FOR SPECIAL USE CONSIDERATION
WESTMINSTER CHRISTIAN ACADEMY

- A. **Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?** Yes. The Oconee County Unified Development Code allows private schools in the A-1 and R-1 zoning district as a Special-Use.
- B. **Is the proposed special use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?** The Future Development Map designates the subject site as Suburban Living and Community Village. Private Schools are encouraged in Suburban Living and Community Village Zones.
- C. **Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?** No, the proposed use will complement development and the existing development pattern in the area.
- D. **Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?** The zoning of the property is A-1 and R-1, a classification which intended purpose is to preserve open space and rural character. The proposed use of the tract fosters these goals and is allowed as a Special-Use within the district.
- E. **Is or will the type of street providing access to the use be adequate to serve the proposed special use?** Yes, New High Shoals Road is capable of providing access to the site.
- F. **Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?** The proposed development will have two access points onto New High Shoals Road. The existing access will serve as a secondary entrance with limited access during drop-off and pick-up school times to better manage traffic in and out of school campus. The proposed new access point will be the new main entrance and will align with Melrose Drive and provide a 235-foot left turn lane with a 100-foot taper and 175-foot deceleration lane along New High Shoals Road.
- G. **Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?** Use of public facilities such as streets, water, law enforcement, etc. will be required to develop and maintain the proposed use, but the demand will be no greater than similar uses. The proposed development will not have any impact on schools.
- H. **Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, and odor?** All refuse, service, and parking/loading areas will be properly screened as to protect views from adjacent properties.
- I. **Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?** The hours of operation will have no effect on the surrounding properties.
- J. **Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?** Although the proposed project contains buildings that are larger than structures on neighboring properties, the buildings are appropriately scaled for a small private school campus.

