

**AMENDMENT  
TO THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA  
AND THE ZONING MAPS OF OCONEE COUNTY, GEORGIA**

**TITLE**

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classifications B-2 (Highway Business) to B-2 (Highway Business) with modified conditions pursuant to an application for rezoning of property owned by Bobby H. Porterfield submitted on November 3, 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 Butler Landscape and Design on November 3, requesting rezoning of a ±0.89 acre tract of land located on the east side of Macon Highway in the 221<sup>st</sup> G.M.D., Oconee County, Georgia, (W-02-004), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

**SECTION 1.** An Ordinance known as the "Unified Development Code of Oconee County, Georgia" as enacted and amended by the Board of Commissioners of Oconee County and the Zoning Maps described therein are hereby amended as follows:

The zoning classification for the property described on the attached "Exhibit A" is hereby changed from B-2 (Highway Business) to B-2 (Highway Business) 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 December 11, 2017, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on December 19, 2017.

ADOPTED AND APPROVED, this 19<sup>th</sup> day of December, 2017.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

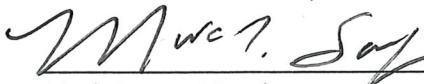
BY:

  
John Daniell, Chairman

  
Mark Thomas, Member

  
Chuck Horton, Member

  
W. E. "Bubber" Wilkes, Member

  
Mark Saxon, Member

ATTEST:

  
Kathy Hayes  
Clerk, Board of Commissioners

## EXHIBIT "A" TO REZONE #7330

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### CONDITIONS

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

1. The development shall be connected to the Oconee County water and sewer systems at the developer's expense in a manner approved by the Oconee County Utility Department and the Oconee County Public Works Department.
2. 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 total building floor area of the development shall not exceed 5,500 square feet.
5. No dumpster or trash receptacle shall be emptied between 7:00 PM and 7:00 AM. Dumpsters and trash receptacles shall be adequately screened from view from all streets and neighboring properties.
6. Principal uses not allowed shall be as follows:

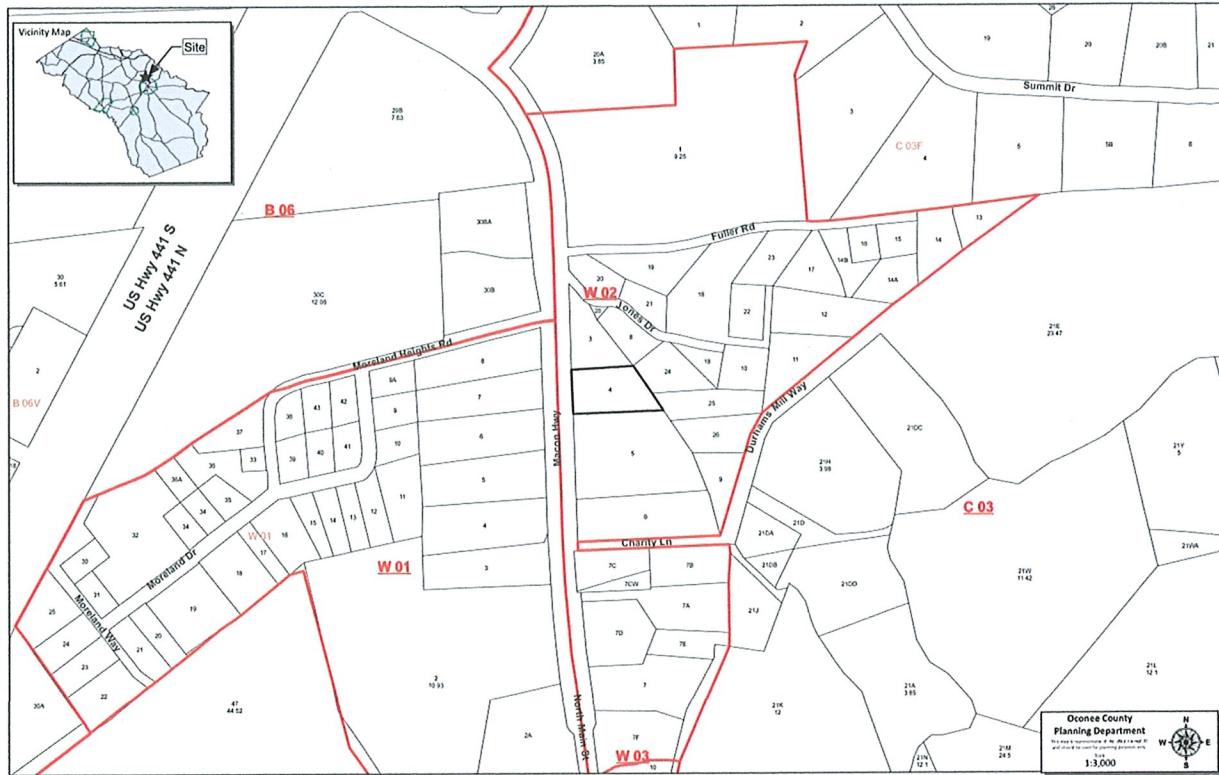
|  |  |
|--|--|
| Hotels and Motels  | Bed-and-Breakfast Inns   |
| RV (Recreational Vehicle) Parks  | General Automotive Repair  |
| Automotive Exhaust System Repair   | Automotive Transmission Repair   |
| Automotive Body, Paint and Interior Repair and Maintenance                                 | Automotive Glass Replacement Shops   |
| Automotive Oil Change and Lubrication Shops  | Car Washes   |
| Tractor and Other Farm Equipment Repairs and Maintenance                                   | Home and Garden Equipment Repair and Maintenance   |
| Home Appliance Repair and Maintenance  | Automobile Commercial Parking Lots and Garages   |
| Passenger Car Rental and Leasing   | Truck, Utility Trailer and RV (Recreational Vehicle) Rental and Leasing                      |
| General Equipment and Tool Rental Centers  | Construction, Transportation, Mining and Forestry Machinery and Equipment Rental and Leasing |
| Construction Contractors, Builders and Developers, with outdoor storage                    | Adult Entertainment  |
| Taxidermists   | Motion Picture Theatres (except Drive-ins)   |
| Used Car Dealers   | Archery or Shooting Ranges   |
| Motorcycle Dealers   | New Car Dealers  |
| All Other Motor Vehicle Dealers  | Recreational Vehicle Dealers   |
| Lumber Yards   | Boat Dealers   |
| Gasoline Stations, Full Service  | Automotive Parts, Accessories, and Tire Stores   |
| Truck Stops and Other Gasoline Stations  | Convenience Food Stores with Fuel Pumps  |
| Restaurants, Limited-Service, including Fast Food and Take Out, with drive-through windows | Gasoline Stations with Convenience Stores, no repairs  |
| Family Planning Centers  | Auction Houses   |
| Taxi and Limousine Service   | General Freight Trucking, Local  |
| Charter Bus Industry   | Interurban Bus Transportation and Bus Stations   |
| Scenic and Sightseeing Transportation  | School and Employee Bus Transportation   |
| Specialized Freight (except Used Goods) Trucking, Local                                    | Shuttle Services, Vanpools and Other Ground Passenger Transportation                         |
| Additions to Existing Towers or Mounted Non-residential Building                           | Intercity Couriers, package drop-off only  |
| Natural Gas Distribution   | Alternate ("Stealth") Towers and Antennae  |
| Radio and Television Broadcasting Stations   | Electric Power Transmission and Distribution Lines   |
| Freestanding Ambulatory Surgical and Emergency Centers                                     | Fraternal Lodges, VFWs, Ethnic Associations and Other Civic and Social Organizations         |
| Community Food and Housing, and Emergency and Other Relief Services                        | Outpatient Mental Health and Substance Abuse Centers   |
| Private Schools: Kindergarten, Elementary and Secondary                                    | General Medical and Surgical Hospitals   |
| Private Schools: Colleges and Universities   | Cemeteries and Mausoleums  |
| Private Schools: Religious Exempt Nonpublic Post Secondary Institutions                    | Private Schools: Junior Colleges   |

7. The façade of the office building shall be more than fifty percent brick or masonry.

**EXHIBIT "A" TO REZONE #7330**

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## TAX MAP



## LEGAL DESCRIPTION

## PROPERTY OF BOBBY PORTERFIELD

Legal Description to Accompany the Rezoning with modifications Request to Oconee County

All that tract or parcel of land containing 0.89 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 southern Right-of-Way of Macon Highway, approximately North 665 feet of the centerline of Macon Highway and Charity Lane, which is the point of beginning,

Thence North 02 degrees 18 minutes 31 seconds West 149.99 feet to a point,  
Thence North 87 degrees 19 minutes 55 seconds East 222.11 feet to a point,  
Thence South 34 degrees 55 minutes 45 seconds East 177.99 feet to a point,  
Thence South 87 degrees 25 minutes 35 seconds West 318.05 feet to a point,  
Which is the point of beginning.

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# EXHIBIT "A" TO REZONE #7330

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### NARRATIVE

#### Rezoning Narrative Statement November 3, 2017

By *[Signature]*

#### INTRODUCTION

Dan Butler of Butler Landscape and Design has been providing landscaping services in Oconee County for over 10 years. Butler Landscape and Design is proposing to relocate their business closer to downtown Watkinsville and develop the subject 0.89 acre parcel of land at 7520 Macon Hwy.

#### SITE DESCRIPTION

The site is located along Macon Highway between the Oconee Veterinary Hospital and the Watkinsville Power Shop approximately one mile north of downtown Watkinsville. According to the Oconee County Future Development Map, the subject site and adjacent parcels have been identified as future Civic Center and Community Village Character Areas.

On April 4th 2006, the site received approval to rezone from AR-1 to B-2 with conditions. However, the property was never developed and the existing building was removed. Currently, the site is vacant old field succession planting with an existing driveway from Macon Highway running to the location of the former building. Vegetation along the rear property line is a dense forest of mature shade trees, invasive understory plants and invasive vines.

There are no environmental areas on the site.

#### ZONING

The current zoning for the site is B-2 with conditions. The proposed zoning is B-2 with modified conditions.

Properties adjacent to the site are zoned as follows:

North: B-2

West: AR-1 (across Macon Highway)

South: B-2

East: AR-1

#### DETAILS OF PROPOSED USE

Butler Landscape and Design as illustrated on the accompanying Rezoning Concept Plan and other supporting documents, proposes a 3,500 sf office building that presents to Macon Highway, a landscape display area for customers, and a 2,000 sf warehouse / garage with 3 roll up doors for service on landscape maintenance vehicles. Parking for customers will be available between Macon Highway and the office building, with parking for employees screened from Macon Highway at the rear of the site.

#### BUILDING PROGRAM, COST DATA AND SEQUENCE OF CONSTRUCTION

The buildings are proposed to be constructed in a single phase. The following is a brief description of the various buildings and uses proposed:

- Office Building: +/- 3,500 sf
- Warehouse: +/- 2,000 sf

Estimated Value of the Project at Completion: \$700,000.00 (excludes land value, building furnishings, etc.)

#### ARCHITECTURE / THEME OF PROJECT

The proposed architecture for the office building will be a stone or brick façade that faces Macon Highway and wraps the corners, transitioning into metal exterior walls that are screened from Macon Highway vehicular traffic with landscaping. The proposed warehouse will be a metal building. See examples of architecture style below:



#### ACCESS, TRAFFIC, AND PARKING

Access into the site will be located at the existing driveway location. Parking spaces will meet or exceed the minimum parking spaces required the proposed use per the Oconee County UDO requirements.

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

#### 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 |
| General Office 710   | KSF2       | 3.5   | 39        | 5       | 5     | 1      | 5       | 1     | 4      |
| Warehousing 150      | KSF2       | 2.0   | 7         | 1       | 0     | 0      | 1       | 0     | 0      |
| TOTAL TRIPS:         |            |       |           | 46      | 6     |        | 6       |       |        |

#### UTILITY SERVICES

Water and sanitary sewer is proposed to be provided by Oconee County. Water service is proposed to be connect to the existing watermain on the west side of Macon Highway. Sanitary sewer service is proposed to connect to the existing manhole on the west side of Macon Highway.

The following calculations provide a summary of water and sanitary sewer demand for the proposed development:

Water = 475 GPD  
Water Maximum Day Demand = 0.5 GPM  
Water Peak Hour Demand = 1.2 GPM  
Sewer = 475 GPD (100% RETAINED)  
Sewer Peak Hour Flow = 1.3 GPM

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 two basins. Stormwater management facilities are proposed in these basins 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, Butler Landscape and Design.

#### IMPACT TO SCHOOL SYSTEM

The development of office and landscaping services will not increase the student population, but will increase the tax base to fund the development of the public school system.

#### BUFFERS

A special exception variance is requested from UDC code section 806 to reduce the 50' buffer to a 25' buffer along the rear property line. The proposed 25' buffer would be composed of an opaque fence and evergreen vegetation that would create a year round 6-foot screening minimum.

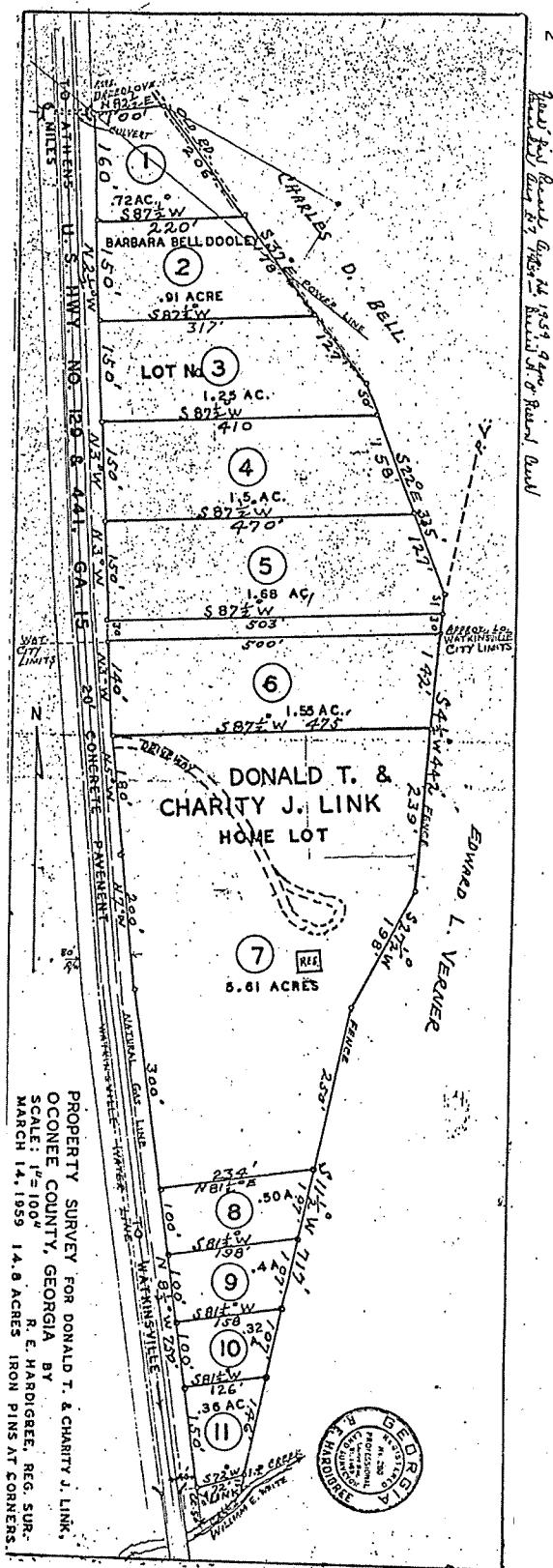
#### PROJECT IDENTITY

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

**EXHIBIT "A" TO REZONE #7330**

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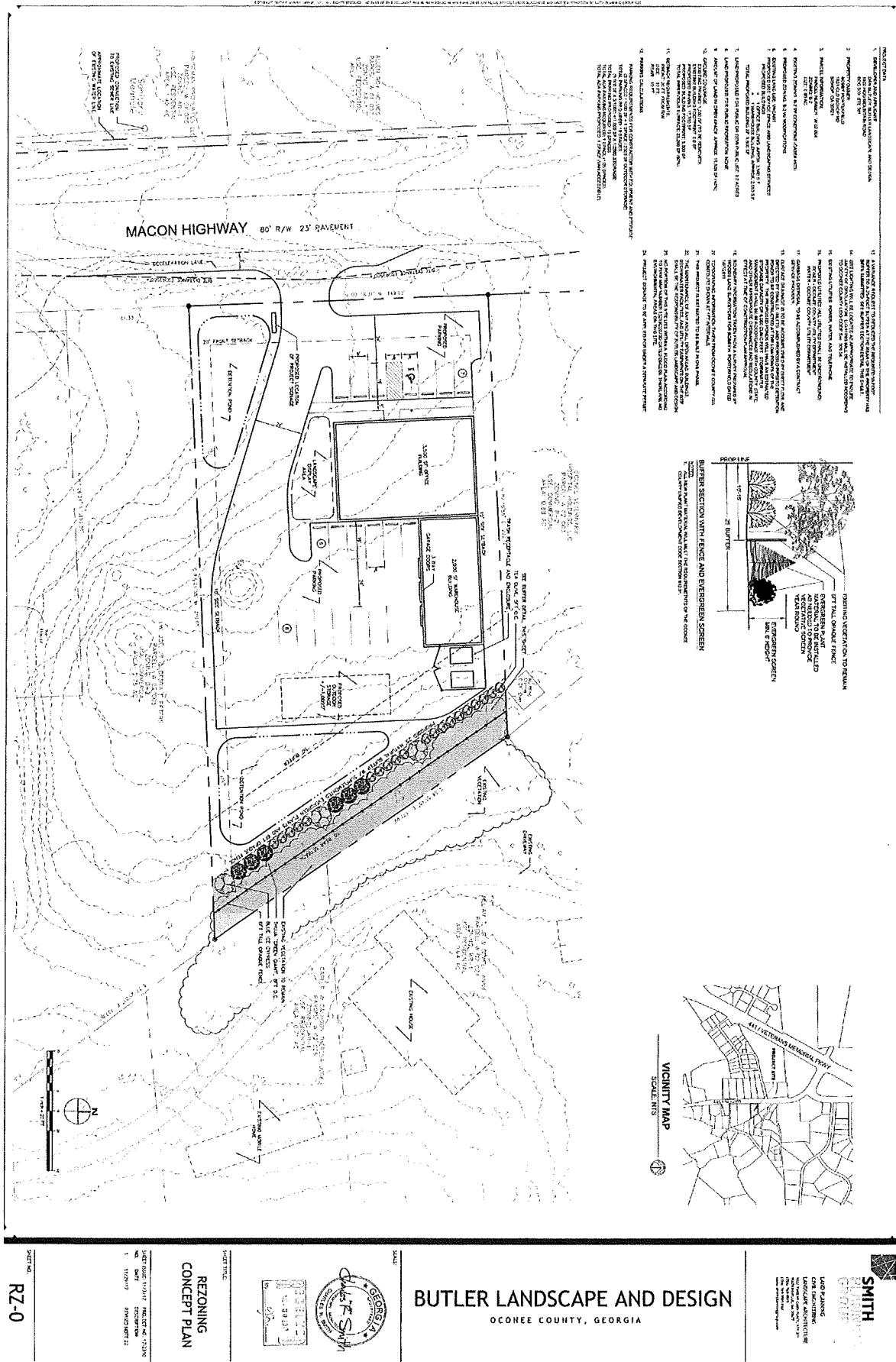
PLAT



**EXHIBIT "A" TO REZONE #7330**

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## DEVELOPMENT PLAN



## BUTLER LANDSCAPE AND DESIGN OCONEE COUNTY, GEORGIA

SMITH

RZ-0



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

**REZONE CASE #:** 7330

**DATE:** November 14, 2017

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

**APPLICANT NAME:** Butler Landscape and Design

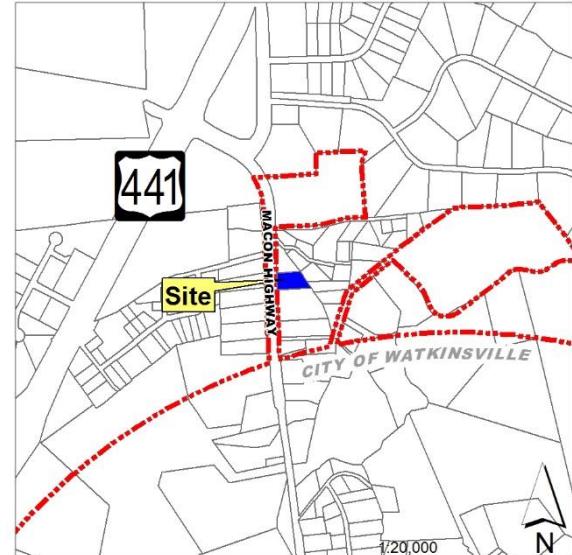
**PROPERTY OWNER:** Bobby H. Porterfield

**LOCATION:** 7520 Macon Highway, east side of Macon Highway (US Highway – Business 441)

**PARCEL SIZE:** ± 0.89 Acres

**EXISTING ZONING:** B-2 (Highway Business)

**EXISTING LAND USE:** Vacant



**ACTION REQUESTED:** Rezone B-2 to B-2 with modifications to rezone # 4903

**REQUEST SUMMARY:** The property owners are petitioning for a rezone of this property to allow the construction of a landscaping business.

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

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** December 11, 2017

**BOARD OF COMMISSIONERS:** December 19, 2017

**ATTACHMENTS:**

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

**NOTE:** This request was submitted in conjunction with special exception variance request # 7309.

## BACKGROUND INFORMATION & FINDINGS OF FACT

### HISTORY

- The subject property was rezoned from AR-1 to B-2 by the BOC in 2006 (rezone # 4903) for the purpose of converting the then-existing residence to an office with associated parking.
- The residence was demolished in 2007.

### SITE VISIT DESCRIPTION

- The subject site is primarily vacant with dense shrubbery and saplings located towards the rear of property.
- A portion of the paved drive that led to the now-demolished residence remains on the property.

### SURROUNDING LAND USE AND ZONING

| EXISTING LAND USES |   | EXISTING ZONING   |
|--------------------|---|---|
| <b>NORTH</b>       | Veterinary hospital, single-family residences | B-2 (Highway Business) & AR-1 (Agricultural Residential One Acre) |
| <b>SOUTH</b>       | Commercial contractor offices                 | B-2 (Highway Business)  |
| <b>EAST</b>        | Single-family residences                      | AR-1 (Agricultural Residential One Acre)                          |
| <b>WEST</b>        | Single-family residences                      | AR-1 (Agricultural Residential One Acre)                          |

### PROPOSED PROJECT DESCRIPTION

- Office building
  - One building totaling 3,500 sq. ft.
- Warehouse/garage building
  - One building with three bays totaling 2,000 sq. ft.
- Designated outdoor storage area totaling 1,000 sq. ft.

### TRAFFIC PROJECTIONS

- The development is projected to generate the following traffic volumes:
  - Office building:
    - 39 ADT, 5 AM and 5 PM peak hour trips
  - Warehouse/garage building:
    - 7 ADT, 1 AM and 1 PM peak hour trips
  - Total projections:
    - 46 ADT, 6 AM and 6 PM peak hour trips

### PUBLIC FACILITIES

#### Water:

- A county water mainline exists to the immediate west of Macon Highway, and connection to the same is proposed for the development.
- The estimated water usage for the development is as follows:
  - 475 GPD
  - Water maximum day demand: 0.5 GPM
  - Water peak hour demand: 1.2 GPM

#### Sewer:

- A county sewer line exists to the immediate west of Macon Highway, and connection to the same is proposed for the development.
- The estimated sewer usage is:
  - 475 GPD
  - Sewer peak hour flow: 1.3 GPM

**Roads:**

- Access to the site is proposed via an existing entrance along Macon Highway.

**ENVIRONMENTAL**

- No 100 Year Flood Plain or Jurisdictional Wetland areas are located on the site.
- Storm water will be directed to the proposed onsite stormwater management facilities.

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**COMMENTS FROM OTHER DEPARTMENTS & AGENCIES**

- No comments.

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**STAFF ANALYSIS**

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR REZONING CONSIDERATION” AS SET FORTH IN SECTION 1207.01 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE.

**A. How does the current request compare to the existing uses and zoning of nearby properties?** The present request is compatible with the slowly emerging commercial/institutional corridor along US Highway Business 441 (Macon Highway). There are a few existing high-intensity commercial uses present in the immediate vicinity of the subject property including a lawn equipment dealer and repair shop and a storage warehouse building. However, the present request is not considered compatible with the considerable presence of single-family residential uses that exists in the area.

**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 resolution restricts development of the subject property to substantial compliance with the concept plan associated with the previous resolution (rezone # 4903).

**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?** Public streets and schools should experience little or no impact should the present request be granted. Furthermore, the Oconee County Utility Department has indicated that water and sewer capacity currently exist for the proposed development.
- 2. Environmental impact?** There are no environmentally sensitive areas on the property.
- 3. Effect on adjoining property values?** It is not anticipated that approval of the present request will have any negative effects on adjoining commercial property values; notwithstanding, staff has concerns about the potential detriment to adjacent single-family residential uses posed by the further allowance of high-intensity commercial uses along the present stretch of Macon Highway.

**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 benefit from a denial of the present request in so far as the current resolution (rezone # 4903) restricts development to a smaller-scale commercial development than what is proposed in the present application. The hardship imposed upon the property owner would be the inability to develop the property as indicated on the submitted concept plan.

- 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 subject property was rezoned in 2006 and has remained vacant since the demolition of the residential structure in 2007. The surrounding area consists of a significant presence of single-family residential uses with limited commercial uses and zoning that have been present in the area since the late 1970s. Additionally, public institutional uses have been present in the surrounding area since the mid-1990s. The general character of the area has remained roughly the same for over ten years with recent development consisting of expansion of existing commercial buildings and interior buildout of a commercial warehouse building.
- F. **Is the proposed use consistent with the stated purpose of the zoning district that is being requested?** The Highway Business district (B-2) is intended to provide an area for high-intensity commercial uses such as landscaping service businesses. Staff believes that the proposed use is consistent with the stated purpose of the zoning district being requested.
- G. **How does this request conform with or diverge from established land use patterns?** The proposed development is consistent with the emerging commercial uses in the area, but it is not compatible with the sizeable presence of single-family residential uses in the immediate vicinity.
- 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 the subject tract with a character area of Civic Center. The Community Agenda of the 2030 Comprehensive Plan specifically cites “consumer-based commercial establishments that offer goods and services to the residents” as a primary land use in this character area. However, the development strategies for the same character area place emphasis on the protection of existing neighborhoods from negative impacts and the necessity of adequate buffering between commercial and adjacent residential uses from light and sound. Staff believes that if the proposed development is adequately screened and buffered from surrounding residential uses as conditioned below, then approval of the present request would be in keeping with the goals and objectives of the Comprehensive Plan.
- I. **What is the availability of adequate sites for the proposed use in districts that permit such use?** There are few sites that are currently zoned B-2 in the immediate area, but there are a number of vacant sites zoned B-2 throughout Oconee County.
- 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.)?** Staff believes that the subject site is suitable for the proposed development relative to the requirements set forth in the Unified Development Code. However, it should be noted that the parking lot planting areas required by UDC Section 803.04 and the parking lot screening required by UDC Section 803.03 are not depicted in the applicant’s concept plan. Furthermore, if the companion special exception variance request (No. 7309) is not approved, a 50-foot buffer will be required (UDC Section 806) along the eastern property line adjoining the residential use, and the proposed development layout will require reconfiguration to eliminate all encroachments upon said buffer currently depicted in the applicant’s concept plan.

## **STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS**

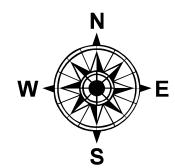
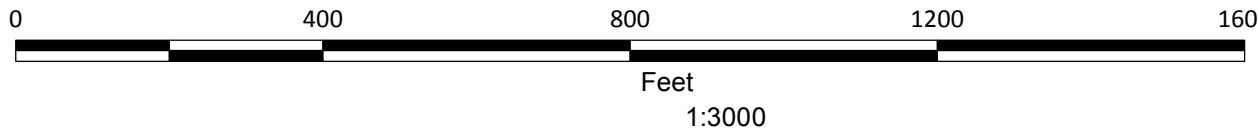
**Staff recommends approval of this rezone request. If this request is approved, staff recommends the following conditions to be fulfilled by the developer at his/her expense:**

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.
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 total building floor area of the development shall not exceed 5,500 square feet.
5. No dumpster or trash receptacle shall be emptied between 7:00 PM and 7:00 AM. Dumpsters and trash receptacles shall be adequately screened from view from all streets and neighboring properties.
6. Principal uses not allowed shall be as follows:

(See next page)

|  |  |
|--|--|
| Hotels and Motels  | Bed-and-Breakfast Inns   |
| RV (Recreational Vehicle) Parks  | General Automotive Repair  |
| Automotive Exhaust System Repair   | Automotive Transmission Repair   |
| Automotive Body, Paint and Interior Repair and Maintenance                                 | Automotive Glass Replacement Shops   |
| Automotive Oil Change and Lubrication Shops  | Car Washes   |
| Tractor and Other Farm Equipment Repairs and Maintenance                                   | Home and Garden Equipment Repair and Maintenance   |
| Home Appliance Repair and Maintenance  | Automobile Commercial Parking Lots and Garages   |
| Passenger Car Rental and Leasing   | Truck, Utility Trailer and RV (Recreational Vehicle) Rental and Leasing                      |
| General Equipment and Tool Rental Centers  | Construction, Transportation, Mining and Forestry Machinery and Equipment Rental and Leasing |
| Construction Contractors, Builders and Developers, with outdoor storage                    | Adult Entertainment  |
| Taxidermists   | Motion Picture Theatres (except Drive-ins)   |
| Used Car Dealers   | Archery or Shooting Ranges   |
| Motorcycle Dealers   | New Car Dealers  |
| All Other Motor Vehicle Dealers  | Recreational Vehicle Dealers   |
| Lumber Yards   | Boat Dealers   |
| Gasoline Stations, Full Service  | Automotive Parts, Accessories, and Tire Stores   |
| Truck Stops and Other Gasoline Stations  | Convenience Food Stores with Fuel Pumps  |
| Restaurants, Limited-Service, including Fast Food and Take Out, with drive-through windows | Gasoline Stations with Convenience Stores, no repairs  |
| Family Planning Centers  | Auction Houses   |
| Taxi and Limousine Service   | General Freight Trucking, Local  |
| Charter Bus Industry   | Interurban Bus Transportation and Bus Stations   |
| Scenic and Sightseeing Transportation  | School and Employee Bus Transportation   |
| Specialized Freight (except Used Goods) Trucking, Local                                    | Shuttle Services, Vanpools and Other Ground Passenger Transportation                         |
| Additions to Existing Towers or Mounted Non-residential Building                           | Intercity Couriers, package drop-off only  |
| Natural Gas Distribution   | Alternate ("Stealth") Towers and Antennae  |
| Radio and Television Broadcasting Stations   | Electric Power Transmission and Distribution Lines   |
| Freestanding Ambulatory Surgical and Emergency Centers                                     | Fraternal Lodges, VFWs, Ethnic Associations and Other Civic and Social Organizations         |
| Community Food and Housing, and Emergency and Other Relief Services                        | Outpatient Mental Health and Substance Abuse Centers   |
| Private Schools: Kindergarten, Elementary and Secondary                                    | General Medical and Surgical Hospitals   |
| Private Schools: Colleges and Universities   | Cemeteries and Mausoleums  |
| Private Schools: Religious Exempt Nonpublic Post Secondary Institutions                    | Private Schools: Junior Colleges   |

# Bobby Porterfield





# OCONEE COUNTY ZONING CHANGE APPLICATION

## Requested Action:

Rezoning from: \_\_\_\_\_ to \_\_\_\_\_  Change in Conditions of Approval for Case # : 4903  
 Special Use Approval for: \_\_\_\_\_ in the \_\_\_\_\_ Zoning District

## Applicant

Name: BUTLER LANDSCAPE AND DESIGN  
 Address: 1800 HOG MOUNTAIN ROAD  
(No P.O. Boxes)  
BDG 300 STE 101  
WATKINSVILLE, GA 30677  
 Telephone: 706-254-6564

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: John Miller Butl Date: 11/9/17

Notarized: Cindy Dimauro 11/9/17

## Property Owner

Name: BOBBY PORTERFIELD  
 Address: 1501 OLD BISHOP RD  
(No P.O. Boxes)  
BISHOP, GA 30621  
 Telephone: 706-769-5905

## Property

Location: 7520 MACON HWY  
(Physical Description)  
WATKINSVILLE, GA 30677

Tax Parcel Number: W 02 004

Size (Acres): 0.89 AC Current Zoning: B - 2

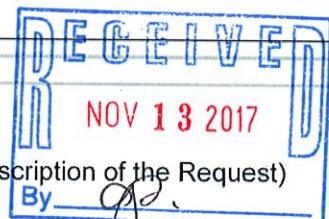
Future Development Map—Character Area Designation: CIVIC CENTER

## Use

Current Use: VACANT

Proposed Use: OFFICE SPACE

AND LANDSCAPING SERVICES



## Attachments (check all that apply)

Property Owner's Authorization (if applicable)  
 Application Fee  
 Warranty Deed  
 Typed Legal Description  
 Plat of Survey  
 Disclosures (Interest & Campaign Contributions)  
 Zoning Impact Analysis

Narrative (Detailed Description of the Request)  
 Concept Plan  
 Attachments to the Concept Plan:  
 Water and/or Sewer Capacity Letter from OCUD  
 Representative Architecture/Photographs  
 Proof all property taxes paid in full  
 Other Attachments: \_\_\_\_\_

For Oconee County Staff Use Only

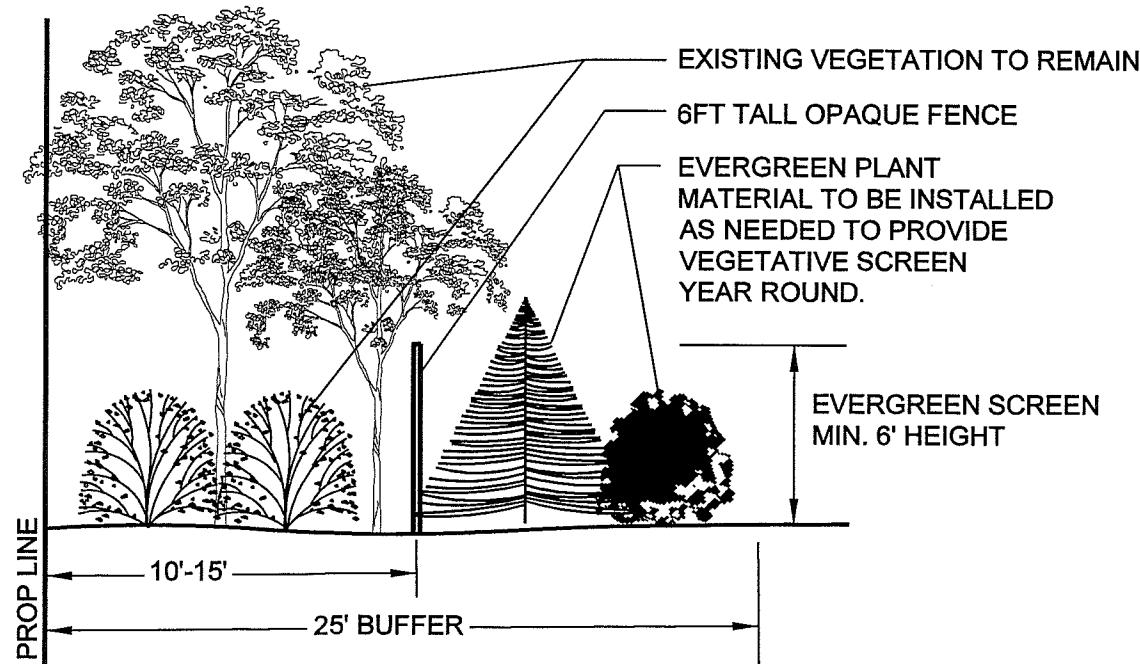
Application  
 Date Received: 11/09/17 Date Accepted: 11/13/17  
 DRI Transmitted to RDC  Date: \_\_\_\_\_  N/A  
 Date Submitted: \_\_\_\_\_  Findings Complete  
 Posted: \_\_\_\_\_ Ad: \_\_\_\_\_ Ad: \_\_\_\_\_  
 Application Withdrawn  Date: \_\_\_\_\_

APPLICATION NUMBER 7330

|  |  |                                 |
|--|--|---------------------------------|
| Action                                       | Planning Commission                      | Date: <u>12/11/17</u>           |
| <input type="checkbox"/> Approval            | <input type="checkbox"/> With Conditions | <input type="checkbox"/> Denial |
| Board of Commissioners Date: <u>12/19/17</u> |  |                                 |
| <input type="checkbox"/> Approved            | <input type="checkbox"/> With Conditions | <input type="checkbox"/> Denied |

**PROJECT DATA**

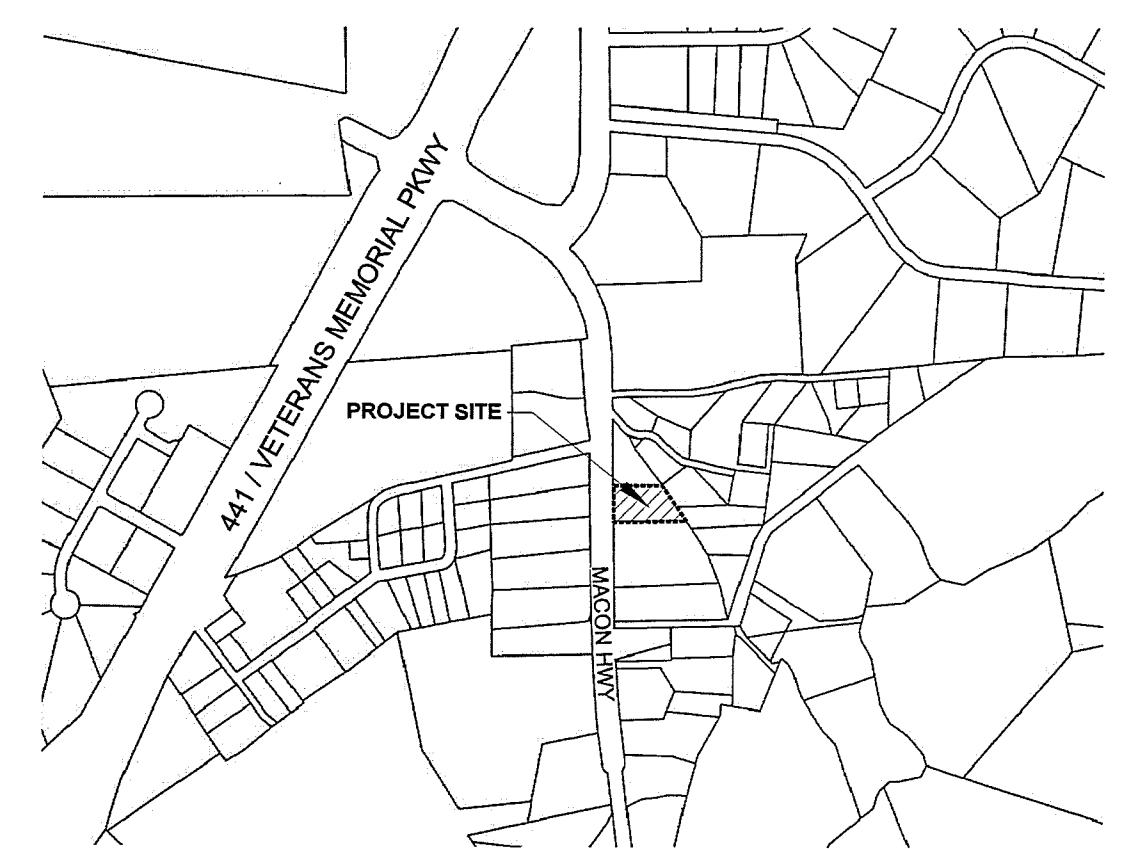
1. DEVELOPER AND APPLICANT:  
DAN BUTLER: BUTLER LANDSCAPE AND DESIGN  
1800 HOG MOUNTAIN ROAD  
BD3 300, STE 301
2. PROPERTY OWNER:  
BOBBY PORTERFIELD  
1501 OLD BISHOP RD  
BISHOP, GA 30621
3. PARCEL INFORMATION:  
PARCEL NUMBER: W 02 004  
ZONING: B-2  
SIZE: 0.88 AC
4. EXISTING ZONING: B-2 W CONDITIONS (CASE# 4903)
5. PROPOSED ZONING: B-2 W/ MODIFICATIONS
6. EXISTING LAND USE: VACANT
7. PROPOSED USE: OFFICE SPACE AND LANDSCAPING SERVICES  
PROPOSED BUILDINGS:
  - 1 OFFICE BUILDING: APPROX. 3,500 S.F.
  - 1 WAREHOUSE BUILDING: APPROX. 2,000 S.F.
 TOTAL PROPOSED BUILDING SF: 5,500 SF
8. LAND PROPOSED FOR PUBLIC OR SEMI-PUBLIC USE: 0.0 ACRES
9. LAND PROPOSED FOR PUBLIC RECREATION: NONE
10. AMOUNT OF LAND IN OPEN SPACE: APPROX. 15,508 SF (40%)
11. GROUND COVERAGE:  
EXISTING PAVING: 1,280 SF (TO BE REMOVED)  
EXISTING BUILDING FOOTPRINT: 0.0 SF  
PROPOSED PAVING: 17,760 SF  
PROPOSED BUILDING FOOTPRINT: 5,500 SF  
TOTAL IMPERVIOUS SURFACE: 23,280 SF (60%)
12. SETBACK REQUIREMENTS:  
FRONT: 20 FT. FROM R/W  
SIDE: 10 FT.  
REAR: 10 FT.
13. BUFFER SECTION WITH FENCE AND EVERGREEN SCREEN
14. SITE LIGHTING WILL BE LOCATED AS APPROPRIATE TO ENSURE SAFETY OF CIRCULATION. LIGHTING WILL BE INSTALLED ACCORDING TO OCONEE COUNTY UDO CODE Sec. 305.04.
15. EXISTING UTILITIES: POWER, WATER, AND TELEPHONE
16. PROPOSED UTILITIES (ALL UTILITIES SHALL BE UNDERGROUND):  
SEWER - OCONEE COUNTY UTILITY DEPARTMENT  
WATER - OCONEE COUNTY UTILITY DEPARTMENT
17. GARBAGE DISPOSAL TO BE ACCOMPLISHED BY A CONTRACT SERVICE PROVIDER.
18. SURFACE DRAINAGE IS TO BE ACCOMPLISHED BY SHEET FLOW, AND DIRECTED BY SWALES, INLETS, AND PROPOSED PIPED DETENTION PONDS TO BE CONSTRUCTED AT THE LOW POINTS OF THE PROPERTY. THE PROPOSED DETENTION PONDS HAVE AN ESTIMATED STORAGE CAPACITY OF 6,000 CUBIC FEET. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.
19. BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY WOODS LAND SURVEYORS FOR BOBBY H. PORTERFIELD DATED 1/07/2011
20. TOPOGRAPHIC INFORMATION TAKEN FROM OCONEE COUNTY GIS. CONTOURS SHOWN AT 1FT INTERVALS.
21. THIS PROJECT IS ESTIMATED TO BE BUILT IN ONE PHASE.
22. THE MAINTENANCE OF ANY AND ALL OPEN AREAS, BUILDINGS, STORMWATER FACILITIES, AND UTILITY EASEMENTS ON THE SITE SHALL BE THE RESPONSIBILITY OF BUTLER LANDSCAPE AND DESIGN.
23. NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBER 13219C0070D DATED 09/02/09. THERE ARE NO ENVIRONMENTAL AREAS ON THIS SITE.
24. PROJECT SIGNAGE TO BE APPLIED FOR UNDER A SEPARATE PERMIT.



BUFFER SECTION WITH FENCE AND EVERGREEN SCREEN

## NOTES:

1. ALL NEW PLANT MATERIAL WILL MEET THE REQUIREMENTS OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE SECTION 812.01.

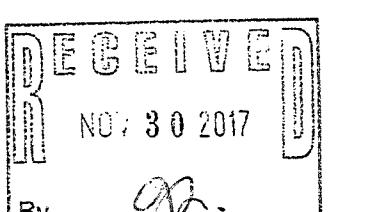
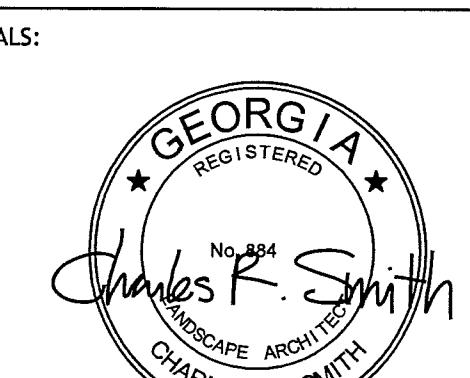


VICINITY MAP

SCALE: NTS

## BUTLER LANDSCAPE AND DESIGN

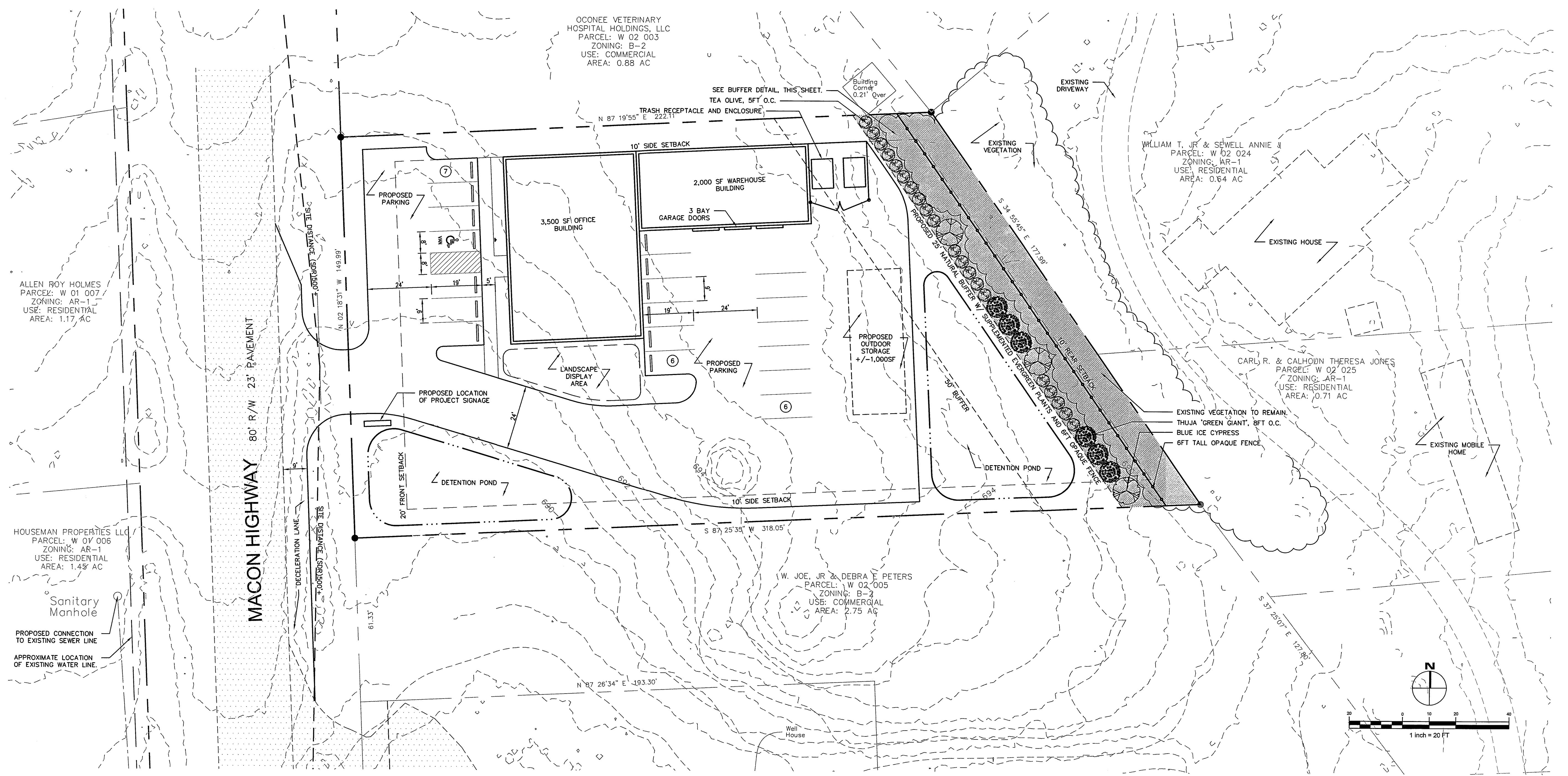
OCONEE COUNTY, GEORGIA



## REZONING CONCEPT PLAN

SHEET ISSUE: 11/3/17 PROJECT NO. 17-2310  
NO. DATE  
1 11/29/17 REVISED NOTE 22

RZ-0



SHEET NO.

# BUTLER LANDSCAPE and DESIGN

Oconee County, Georgia

## Rezoning Narrative Statement

November 3, 2017



### INTRODUCTION

Dan Butler of Butler Landscape and Design has been providing landscaping services in Oconee County for over 10 years. Butler Landscape and Design is proposing to relocate their business closer to downtown Watkinsville and develop the subject 0.89 acre parcel of land at 7520 Macon Hwy.

### SITE DESCRIPTION

The site is located along Macon Highway between the Oconee Veterinary Hospital and the Watkinsville Power Shop approximately one mile north of downtown Watkinsville. According to the Oconee County Future Development Map, the subject site and adjacent parcels have been identified as future Civic Center and Community Village Character Areas.

On April 4th 2006, the site received approval to rezone from AR-1 to B-2 with conditions. However, the property was never developed and the existing building was removed. Currently, the site is vacant old field succession planting with an existing driveway from Macon Highway running to the location of the former building. Vegetation along the rear property line is a dense forest of mature shade trees, invasive understory plants and invasive vines.

There are no environmental areas on the site.

### ZONING

The current zoning for the site is B-2 with conditions. The proposed zoning is B-2 with modified conditions.

Properties adjacent to the site are zoned as follows:

North: B-2

West: AR-1 (across Macon Highway)

South: B-2

East: AR-1

### DETAILS OF PROPOSED USE

Butler Landscape and Design as illustrated on the accompanying Rezoning Concept Plan and other supporting documents, proposes a 3,500 sf office building that presents to Macon Highway, a landscape display area for customers, and a 2,000 sf warehouse / garage with 3 roll up doors for service on landscape maintenance vehicles. Parking for customers will be available between Macon Highway and the office building, with parking for employees screened from Macon Highway at the rear of the site.

### BUILDING PROGRAM, COST DATA AND SEQUENCE OF CONSTRUCTION

The buildings are proposed to be constructed in a single phase. The following is a brief description of the various buildings and uses proposed:

- Office Building: +/- 3,500 sf
- Warehouse: +/- 2,000 sf

Estimated Value of the Project at Completion: **\$700,000.00** (excludes land value, building furnishings, etc.)

#### ARCHITECTURE / THEME OF PROJECT

The proposed architecture for the office building will be a stone or brick façade that faces Macon Highway and wraps the corners, transitioning into metal exterior walls that are screened from Macon Highway vehicular traffic with landscaping. The proposed warehouse will be a metal building. See examples of architecture style below:



#### ACCESS, TRAFFIC, AND PARKING

Access into the site will be located at the existing driveway location. Parking spaces will meet or exceed the minimum parking spaces required the proposed use per the Oconee County UDO requirements.

#### TRIP GENERATION (Based on ITE Trip Generator Manual, 9<sup>th</sup> Ed.)

#### 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 |
| General Office 710   | KSF2       | 3.5   | 39        | 5         | 5        | 1      | 5        | 1     | 4      |
| Warehousing 150      | KSF2       | 2.0   | 7         | 1         | 0        | 0      | 1        | 0     | 0      |
| <b>TOTAL TRIPS:</b>  |            |       |           | <b>46</b> | <b>6</b> |        | <b>6</b> |       |        |

## UTILITY SERVICES

Water and sanitary sewer is proposed to be provided by Oconee County. Water service is proposed to be connect to the existing watermain on the west side of Macon Highway. Sanitary sewer service is proposed to connect to the existing manhole on the west side of Macon Highway.

The following calculations provide a summary of water and sanitary sewer demand for the proposed development:

Water = 475 GPD

Water Maximum Day Demand = 0.5 GPM

Water Peak Hour Demand = 1.2 GPM

Sewer = 475 GPD (100% RETAINED)

Sewer Peak Hour Flow = 1.3 GPM

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 two basins. Stormwater management facilities are proposed in these basins 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, Butler Landscape and Design.

## IMPACT TO SCHOOL SYSTEM

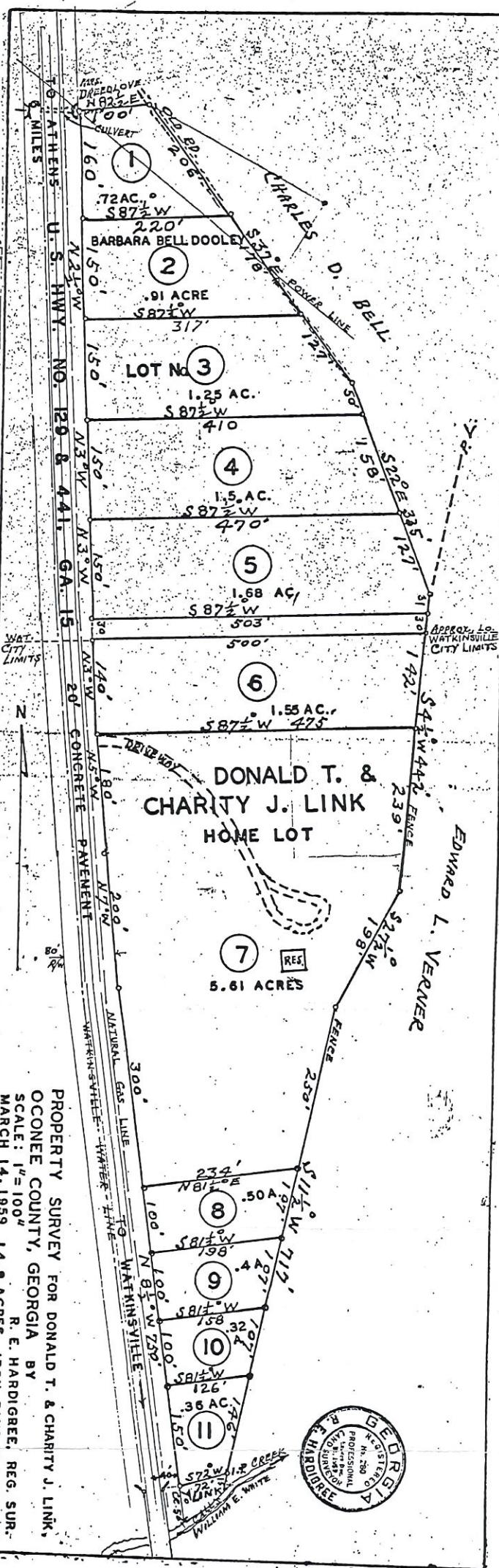
The development of office and landscaping services will not increase the student population, but will increase the tax base to fund the development of the public school system.

## BUFFERS

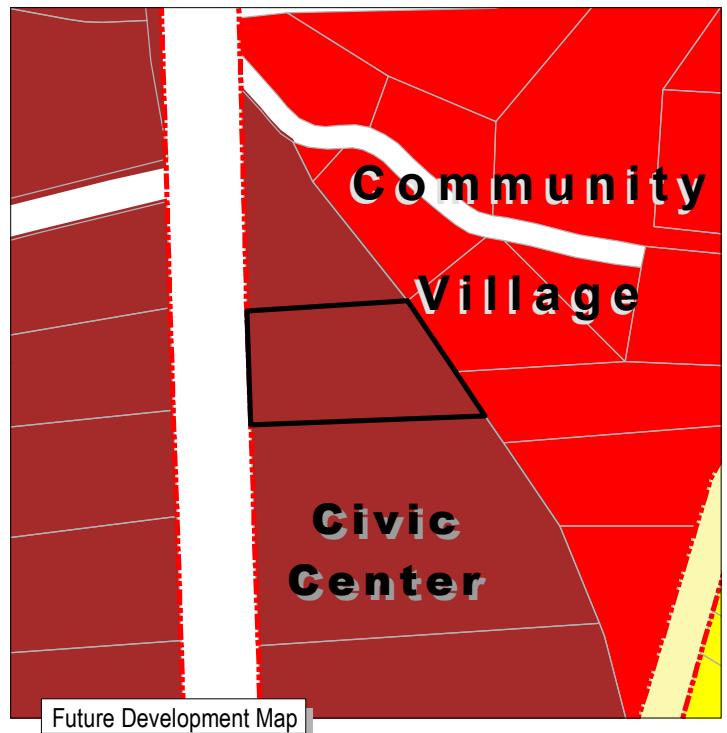
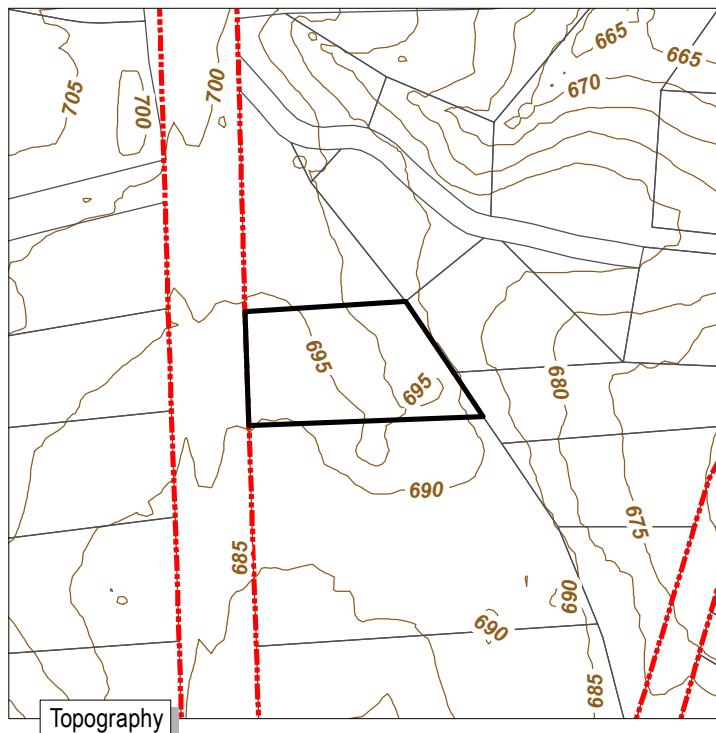
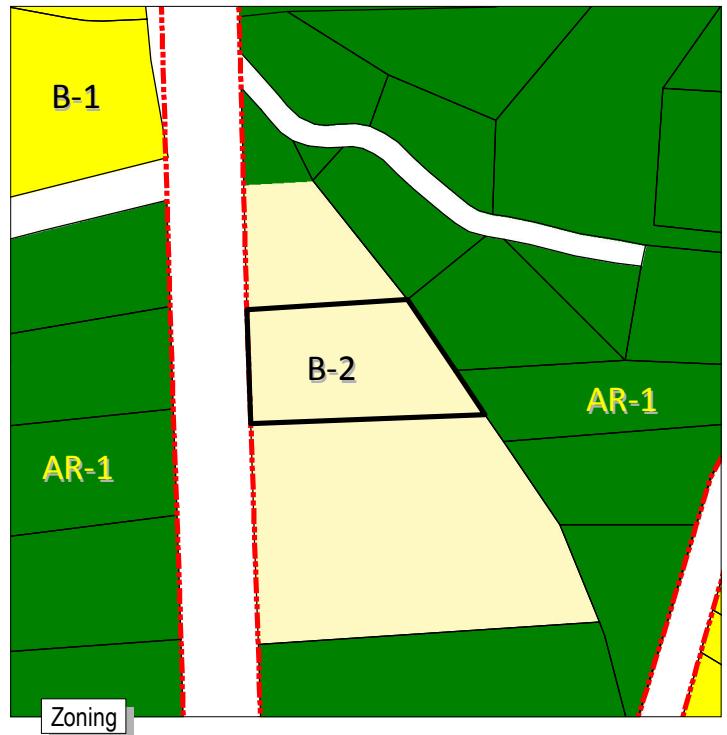
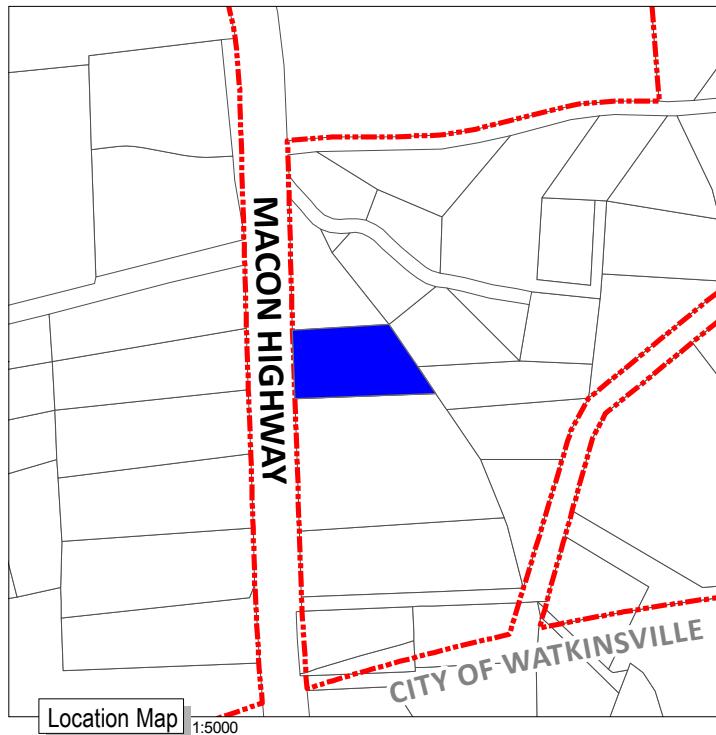
A special exception variance is requested from UDC code section 806 to reduce the 50' buffer to a 25' buffer along the rear property line. The proposed 25' buffer would be composed of an opaque fence and evergreen vegetation that would create a year round 6-foot screening minimum.

## 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.



# Bobby Porterfield Site Review



0 187.5 375 750 1,125 1,500

1:3000

Feet

