

**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 classification OIP (Office Institutional Professional District) to B-2 (Highway Business District) pursuant to an application for rezoning of property owned by O.S. Properties, Inc. C/O Milton Garland Sr., submitted on December 16, 2021.

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 Milton O.S. Garland Sr. on December 16, 2021, requesting a rezone of a ±1.85-acre tract of land located at 1050 and 1060 Talus Street in the 240th G.M.D., Oconee County, Georgia, (tax parcel nos. B-01L-002B and B-01L-003B), 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 classification OIP (Office Institutional Professional District) to B-2 (General Business District) for the purpose 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 the same on March 21, 2022, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on April 5, 2022.

ADOPTED AND APPROVED, this 5th day of April, 2022.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: 
John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member


Amrey Harden, Member


Mark Saxon, Member

ATTEST:


Holly Stephenson
Clerk, Board of Commissioners

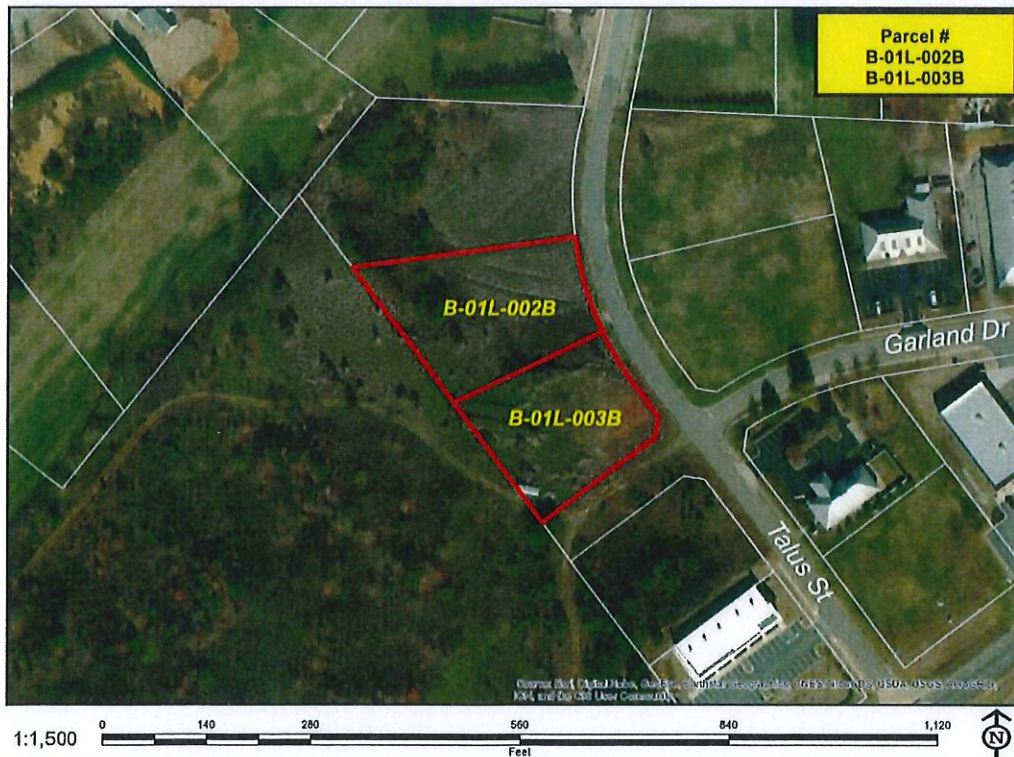
EXHIBIT "A" TO REZONE NO P21-0264

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CONDITIONS

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner, all at owner's expense, shall construct the improvements required by the County for public water and public waste water services for subject property and shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.
4. The use of the subject property shall be restricted to the proposed pet grooming and boarding facility.
5. The 50-foot landscape buffer adjacent to R-1 zoning shall be vegetated throughout with evergreen plant material to form an opaque year-round screen. A six foot tall imitation wood vinyl fence shall also be installed adjacent to said residential zoning.
6. All kennels, pens, cages, runs and other facilities for containment of animals shall be located within a fully enclosed building with adequate provisions to ensure that noise and odors are completely contained within said building or within an outdoor run with a masonry wall matching the exterior materials of the building.
7. The architectural style of the proposed building shall be similar to the majority of existing buildings within Dickens Corner subdivision, with 80% brick or stone façade on each side of the building.

TAX MAP



LEGAL DESCRIPTION

LEGAL DESCRIPTION

1050 Talus Street - Lot 2, Block B

All that tract or parcel of land lying in and being part of the 240th G.M.D., Oconee County, Georgia, being shown as Lot 2, Block B, containing 1.000 acre on that survey by Woods & Chastain Surveyors, Inc., dated October 2, 2004, for Dickens Corner, a Business Park Subdivision, said survey being recorded at Oconee County Plat Book 35, page 65, said tract being more particularly described as follows:

Begin at an iron pin situated on the northernmost point of the mitered intersection formed by the southwesterly right of way (R/W) line of Talus Street (64 foot wide R/W) and the northwesterly R/W line of a 64 foot wide Reserve Strip for the future extension of Garland Drive and run thence the following courses and distances along the southwesterly right of way line Talus Street: (i) North 36 degrees 30 minutes 58 seconds West 45.80 feet to a point, (ii) 89.03 feet along and around a curve with a clockwise rotation and a radius of 432.00 feet, the chord measurement thereof being North 30 degrees 36 minutes 38 seconds West 88.87 feet to an iron pin being the TRUE POINT OF BEGINNING of 1050 Talus Street; run thence South 65 degrees 17 minutes 37 seconds West 221.75 feet along Lot 3, Block B (1060 Talus Street) to an iron pin; run thence North 36 degrees 29 minutes 00 seconds West 225.14 feet along property now or formerly of Diamonds & Pearls Land Co. LLC to an iron pin; run thence North 82 degrees 46 minutes 38 seconds East 301.59 feet along Lot 1, Block B to an iron pin situated on the southwesterly R/W line of Talus Street; run thence 131.82 feet along and around a curve with a counterclockwise rotation and a radius of 432.00 feet, the chord measurement thereof being South 15 degrees 57 minutes 52 seconds East 131.31 feet to an iron pin being the TRUE POINT OF BEGINNING of 1050 Talus Street.

1060 Talus Street - Lot 3, Block B

All that tract or parcel of land lying in and being part of the 240th G.M.D., Oconee County, Georgia, being shown as Lot 3, Block B, containing 0.851 acre on that survey by Woods & Chastain Surveyors, Inc., dated October 2, 2004, for Dickens Corner, a Business Park Subdivision, said survey being recorded at Oconee County Plat Book 35, page 65, said tract being more particularly described as follows:

Begin at an iron pin situated on the northernmost point of the mitered intersection formed by the southwesterly right of way (R/W) line of Talus Street (64 foot wide R/W) and the northwesterly R/W line of a 64 foot wide Reserve Strip for the future extension of Garland Drive, said iron pin being the TRUE POINT OF BEGINNING of 1060 Talus Street, run thence South 8 degrees 29 minutes 07 seconds West 28.28 feet along the mitered intersection to an iron pin; run thence South 53 degrees 29 minutes 07 seconds West 188.03 feet along the Reserve Strip R/W line to an iron pin; run thence North 36

degrees 29 minutes 00 seconds West 199.58 along property now or formerly of Diamonds & Pearls Land Co. LLC to an iron pin; run thence North 65 degrees 17 minutes 37 seconds East 221.75 feet along Lot 2, Block B (1050 Talus Street) to an iron pin situated on the southwesterly R/W line of Talus Street; run thence along said southwesterly R/W line the following courses and distances: (i) 131.82 feet along and around a curve having counterclockwise rotation and a radius of 432.00 feet, the chord measurement thereof being South 30 degrees 36 minutes 38 seconds East 88.87 feet to a point, (ii) South 36 degrees 30 minutes 58 seconds East 45.80 feet to an iron pin being the TRUE POINT OF BEGINNING of 1060 Talus Street.

All directions recited herein are referenced to Magnetic North.


Stephen E. Smitherman, P.L.S. No. 3049

EXHIBIT "A" TO REZONE NO P21-0264

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NARRATIVE



& Associates Contractors, Inc.
1020 Garland Dr. – Suite 400
Bogart, GA 30622

General Contractors
OFF (770)725-9000
FAX (770)725-8900

January 17, 2021

Subject: Rezone Narrative
1050 & 1060 Talus St., Bogart, GA 30622
OIP to B-2 – 1050 = 1 acres, 1060 = .85 acres
Tax Parcel: B 01L 002B (1050) and B 01L 003B (1060)

Project Overview

1050 & 1060 Talus Street are unused property with an area of 1.85 total acres. The owner desires to rezone the property to allow for more options for selling and developing the property. OS Properties c/o Milton Garland Sr. is the current property owner and primary contact person.

Site Description

The property is a street frontage lot with ingress/egress access to Talus Street. The property currently is unused. The topography generally flat. Existing zoning and land uses surrounding the parcel are as follows: to the north – a parcel zoned R-1; to the east - parcels are zoned OIP and B-2; to the south – parcels zoned B-2; to the west – parcels zoned B-2. The 2030 Future Development Map of Oconee County identifies the property as Community Village.

Proposed Use

Proposed use for this property is for a pet grooming and boarding facility. This only a possibility and not final at this time.

Traffic Impacts

Projected traffic added from the rezone of this property is expected to be minimal. The *Trip Generation Manual* published by the Institute of Transportation Engineers was not used to project traffic volumes. Peak hours would be from 7:00 AM until 9:00 AM and 5:00 PM until 6:00 PM with estimated 30 daily trips. Talus Street currently has multiple single-family parcels and businesses with driveway access. Arterial roads presently serving the property and the general area will experience minimum impact. Talus Street is a 24-foot wide asphalt roadway with curb and storm drainage and is more than capable of handling the minimally increased traffic rates.

Impact to School System

The proposed development would create additional tax revenue for the school system. Development of the property would increase the property taxes to Oconee County and Oconee County Schools.

Method of Water Supply

Water for the property will be supplied by Oconee County Water Resources Department. There is an 8" water main adjacent to Talus Street. For dog grooming estimated water usage could reach 1,000 gallons per day. This could vary based on final facility design.

Method of Sewage Disposal

The property will be connected to Oconee County Water Resources Department sewer system. There is an 8" gravity sewer line below Talus Street.

Proposed Utilities

All utilities are proposed to be underground and include electricity, telephone, as well as cable TV, and internet access, if available.

Method of Stormwater Drainage

Stormwater will be conveyed away to stormwater detention pond or underground detention system. Stormwater will be conveyed to the detention pond through curb and gutter and piping system.

Buffer

A 50 foot wide vegetated buffer will be provided between the property and adjacent zoned R-1 property.

Proposed Schedule

Pending approval of this rezone application by the Oconee County Board of Commissioners in March 2022, and with issuance of building permit, construction could begin in summer 2022.

Architecture/Themes

The new building would be built in a similar style to other buildings in the Dickens Corner development.

Construction/Facade Materials

Construction would be pre-engineered building construction built on concrete slab with exterior finish being brick/stone or fiber cement board or EIFS materials. Building would be single slope roof with parapet walls.

Range/Average Cost of Building

The building is expected to have an estimated cost of \$1,250,000.00. The building size would be approximately 10,000 ft.².

Estimated Value of the Project at Completion

\$1,400,000.00

Type(s) of Ownership

Single owner

Common/Open Space Areas/Buffers

There are no open spaces or common areas proposed at this time.

Maintenance of Common/Open Space Areas

There are no common/open space areas proposed.

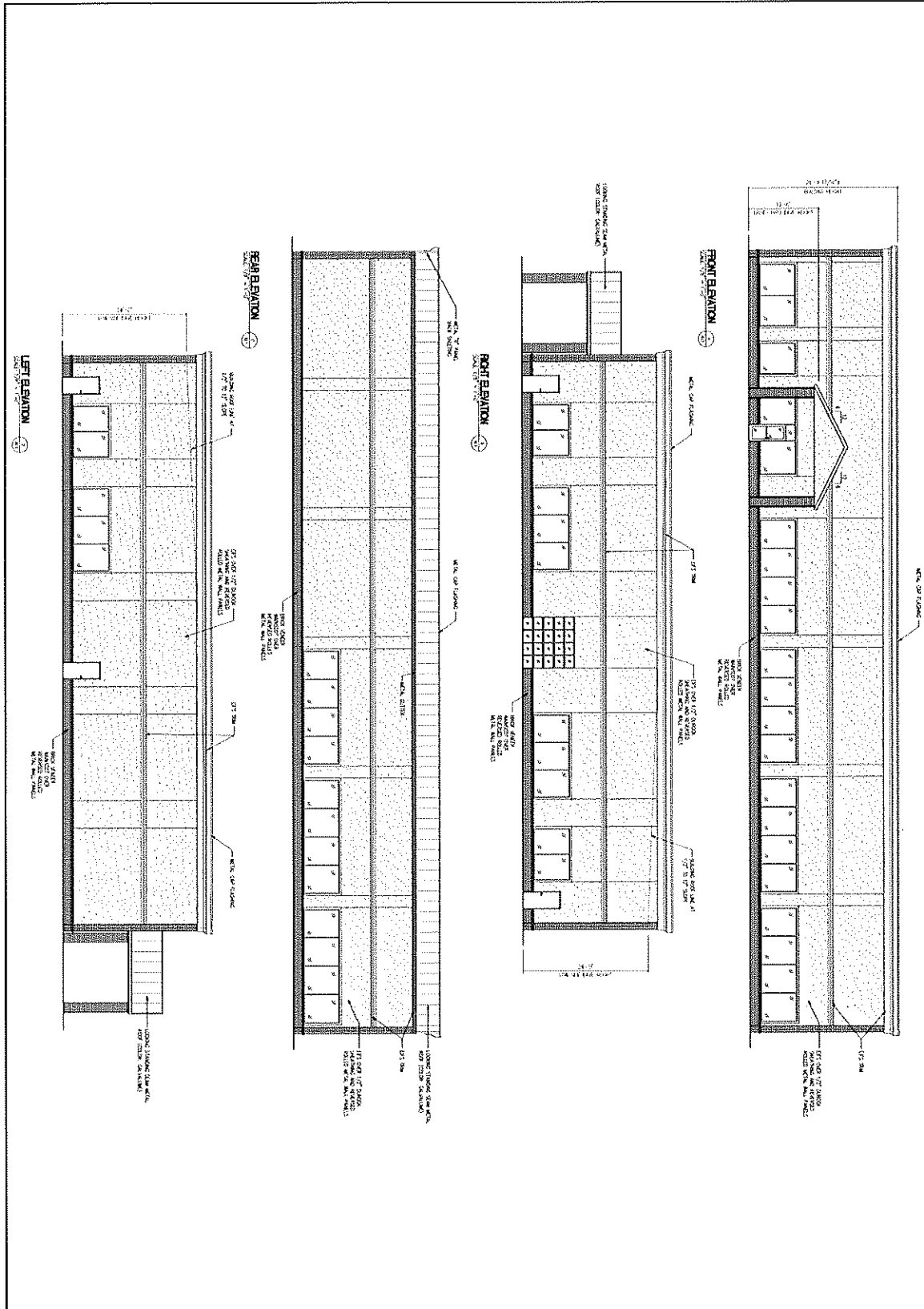
Sidewalks/Curb & Gutter

Sidewalks would be constructed. Curb and gutter are existing.

Amenity/Recreation Areas

No amenity or recreation areas are proposed.

ARCHITECTURAL IMAGES



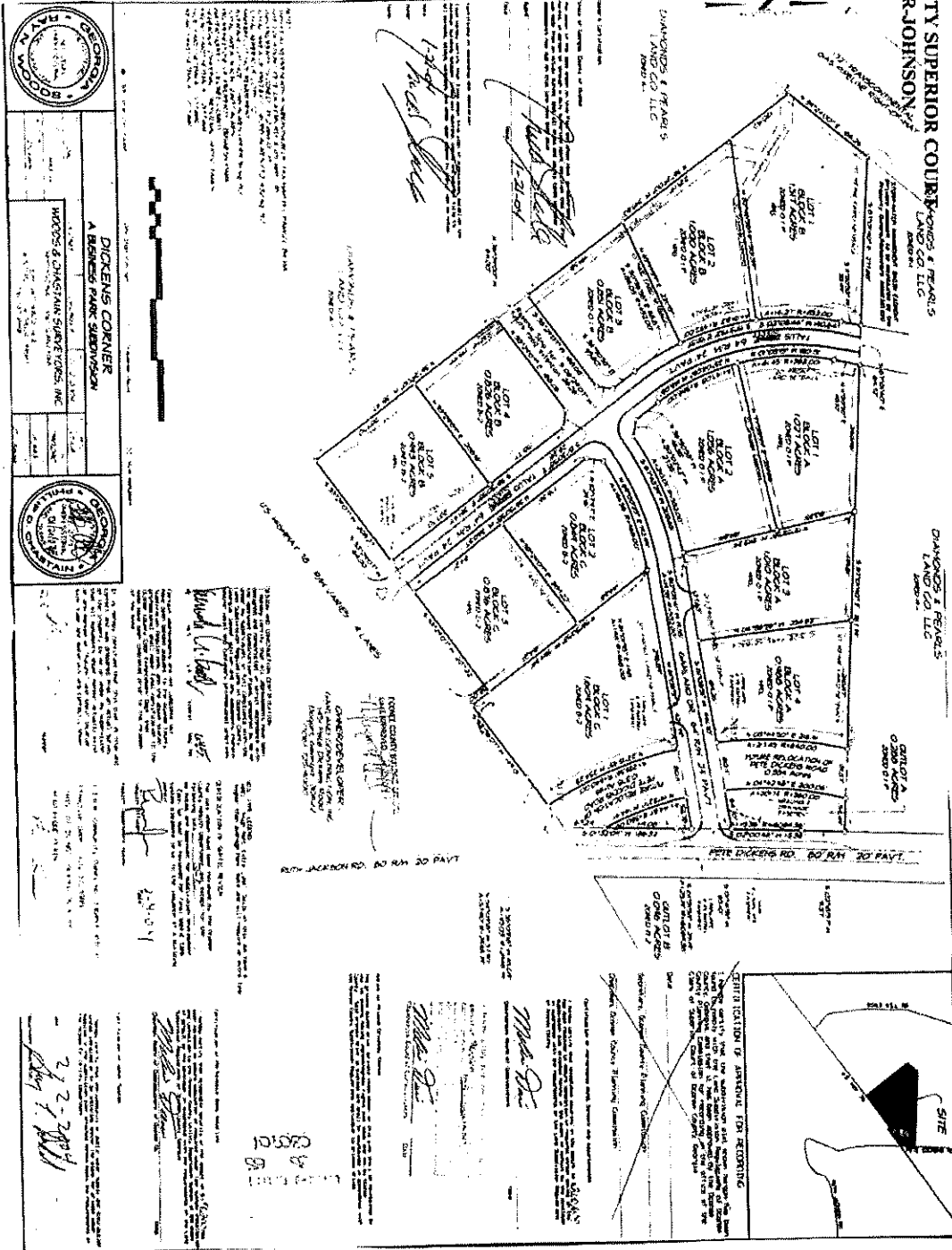
<p>Garland & Associates Contractors, Inc. GENERAL CONTRACTORS 1020 Garland Dr. - Suite 400 PO BOX 370 Bogart, GA 30022 www.garland-associates.com Commercial - Industrial - Design/Build</p>	<p>DATE: 11/12/12 SCALE: AS SHOWN</p>	<p>PROJECT: NEW FACILITY</p>	<p>CLIENT: [REDACTED]</p>
	<p>PROJECT: CONCEPTUAL EXTERIOR ELEVATIONS</p>	<p>DATE: 11/12/12</p>	<p>PROJECT: NEW FACILITY</p>

EXHIBIT "A" TO REZONE NO P21-0264

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PLAT

FILED
04:47 PM
03/09/2004
OCONEE COUNTY SUPERIOR COURTHOUSE
ANGELA ELDR-JOHNSON
CLERK
BK 35 PG 65





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

REZONE CASE #: P21-0264

DATE: March 4, 2022

STAFF REPORT BY: Grace Tuschak, Senior Planner
Monica Davis, Planner

APPLICANT NAME: Milton O.S. Garland Sr.

PROPERTY OWNER: O.S. Properties, Inc.
C/O Milton Garland Sr.

LOCATION: 1050 and 1060 Talus Street

PARCEL SIZE: ±1.85 acres

EXISTING ZONING: OIP (Office Institutional Professional District)

EXISTING LAND USE: Undeveloped

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Community Village

ACTION REQUESTED: Rezone the property from OIP (Office Institutional Professional District) to B-2 (Highway Business District) for a pet grooming and boarding facility.

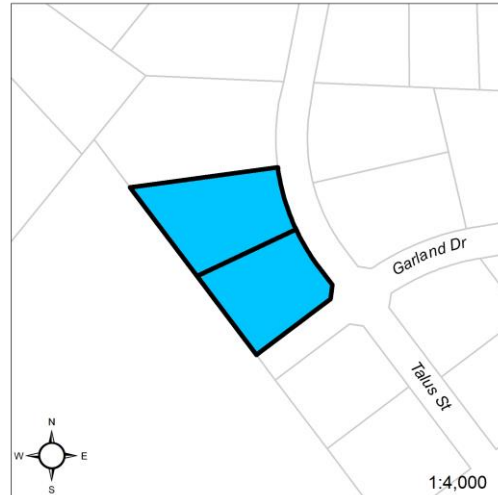
STAFF RECOMMENDATION: Staff recommends conditional approval of this request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: March 21, 2022

BOARD OF COMMISSIONERS: April 5, 2022

ATTACHMENTS: Application
Narrative
Architectural Renderings
Zoning Impact Analysis
Aerial Imagery
Zoning Map
Future Development Map
Plat of Survey
Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- Both parcels were rezoned from AG (Agricultural District) to OIP (Office Institutional Professional) on 4/23/2002 for a 7-lot commercial office subdivision (Dickens Corner).

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single-family residential	R-1 (Single-Family Residential District)
SOUTH	Vacant/undeveloped	B-2 (Highway Business District)
EAST	Vacant/pasture	OIP (Office Institutional Professional District)
WEST	Vacant/undeveloped	B-2 (Highway Business District)

PROPOSED DEVELOPMENT

- The applicant proposes to rezone the property from OIP to B-2 in order to develop a ±11,000-square foot pet grooming and boarding facility.
- The proposed building would be pre-engineered and constructed on a concrete slab with predominantly EIFS façade and metal and brick accents (see architectural renderings).
- The estimated cost for the building is \$1,250,000. The total project value is estimated to be \$1,400,000.
- Construction is estimated to begin in summer 2022.

PROPOSED TRAFFIC PROJECTIONS

- The applicant estimates a total of 30 average daily trips (ADT). No land use category exists in the ITE Trip Generation Manual by which to estimate ADT.

PUBLIC FACILITIES

Water:

- The development is proposed to utilize County water services.
- The Water Resources Department has indicated in a letter dated 1/18/2022 that the requested 1,000 GPD is available at Calls Creek Treatment Facility.

Sewer:

- The development is proposed to utilize County sewer services.
- The Water Resources Department has indicated in a letter dated 1/18/2022 that sewer capacity is available at the Calls Creek Treatment Facility.

Roads:

- Access would be via two driveways along Talus Street as shown on the concept plan.

ENVIRONMENTAL

- No 100-year flood plain, jurisdictional wetlands, conservation corridors, or state waters are known to exist on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- No comments

OCONEE COUNTY FIRE DEPARTMENT

- No comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Suggested condition: The owner, all at the owner's expense, shall construct the improvements required by the County for public water and public wastewater services for subject property and shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.

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. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.**
Nearby properties are predominantly zoned OIP, B-2, and R-1. Surrounding land uses are office, retail, and single-family residential. Staff holds that, as conditioned below, the proposed development is suitable view of the existing uses, development and zoning of nearby property.
- B. Whether the property to be rezoned has a reasonable economic use as currently zoned.**
The property has a reasonable economic use for office purposes as currently zoned.
- C. The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:**
- i. Population density and effect on community facilities such as streets, schools, water, and sewer;**
The current zoning permits an average of 10,000 square feet of office space per lot in the Dickens Corner subdivision; the two lots included in the present request would have generated approximately 194 average daily trips. According to the applicant's estimates, the proposed pet grooming and boarding facility would substantially decrease the number of daily trips compared with the previously approved office development. No increase in demand is anticipated for schools. Water and sewer demand is likely to be higher than the previously approved office development.
 - ii. Environmental impact;**
No environmentally sensitive areas are known to exist on the site.
 - iii. Effect on the existing use, usability and/or value of adjoining property.**
The majority of surrounding property is zoned for commercial use and the proposed development should not negatively impact these adjacent properties. Enhanced buffering is recommended in order to mitigate potential negative impacts on and protect the privacy of adjacent residential property to the north. Staff holds that, as conditioned below, the zoning proposal should not significantly impact the existing use, usability, and/or value of adjoining property.
- D. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.**
The subject property has been vacant since the previous rezone was approved in 2002, while several nearby commercial lots in Dickens Corner subdivision have been developed for office and retail use in recent years.
- E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**
The B-2 zoning district is intended "serve those business activities generally oriented to the highways" ([Unified Development Code Sec. 205.10](#)). Staff holds that the proposed use is consistent with the stated purpose of the proposed zoning district.
- F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
Staff finds no other existing or changing conditions that would give supporting grounds for either approval or disapproval of the proposal.

G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.

The subject property lies within the Community Village Center Character Area ([2040 Character Areas Map](#)). This Character Area is primarily “a compact assortment of convenience-oriented retail stores, services, and offices that address the demands of nearby residents” ([2018 Comprehensive Plan p. 47](#)). The Comprehensive Plan supports B-2 zoning in the Community Village Center Character Area, which is intended to accommodate a wide variety of commercial uses ([2018 Comprehensive Plan p. 47](#)). The Comprehensive Plan also includes development strategies for this Character Area such as, “Buildings within a planned project or shopping center should share similar design characteristics and design vocabulary” and “There should be adequate buffering of adjacent residential uses from light, sound, dumpster enclosures, and HVAC systems” ([2018 Comprehensive Plan p. 47](#)). Staff has recommended several conditions below in order to ensure conformity with the Comprehensive plan. Staff holds that, as conditioned below, the proposed development is in conformity with the Future Development Map and the goals and objectives of the Oconee County Comprehensive Plan.

H. The availability of adequate sites for the proposed use in districts that permit such use.

It is likely that other B-2 zoned sites exist in the county that would permit the requested use. However, due to conditional zoning, it is likely that rezoning would be required on other B-2 sites in order to allow the development as submitted.

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 conditional approval of this request subject to the following conditions to be fulfilled at the expense of the owner/developer:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner, all at owner’s expense, shall construct the improvements required by the County for public water and public waste water services for subject property and shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County’s review of Owner's development plans pursuant to the County’s ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.
4. The use of the subject property shall be restricted to the proposed pet grooming and boarding facility.
5. The 50-foot landscape buffer adjacent to R-1 zoning shall be vegetated throughout with evergreen plant material to form an opaque year-round screen. A six foot tall imitation wood vinyl fence shall also be installed adjacent to said residential zoning.
6. All kennels, pens, cages, runs and other facilities for containment of animals shall be located within a fully enclosed building with adequate provisions to ensure that noise and odors are completely contained within said building.
7. The architectural style of the proposed building shall be similar to the majority of existing buildings within Dickens Corner subdivision, with a minimum roof pitch of 6 in 12 and 80% brick or stone façade on each side of the building.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: O-I-P to B-2 Change in Conditions of Approval for Case # : _____
- Special Use Approval for: _____ in the _____ Zoning District

Applicant

Name: Milton O.S. Garland Sr.

Address: 1020 Garland Dr.
Suite 400 (No P.O. Boxes)
Bogart, GA 30622

Telephone: 770-725-9000

Email: milton@garlandconstruction.com

Property Owner

Name: Milton O.S. Garland Sr.

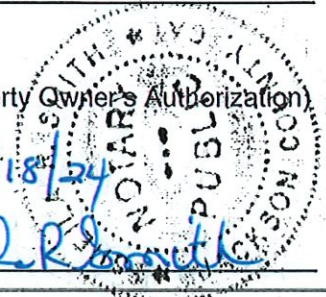
Address: 1020 Garland Dr.
Suite 400 (No P.O. Boxes)
Bogart, GA 30622

Telephone: 770-725-9000

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: _____ Date: 12/15/21 Notarized: Sheila R. Powell



Property

Location: 1050 and 1060 Talus Street
Bogart, GA 30622 (Physical Description)

Tax Parcel Number: B 01L 002B B 01L 003B

Size (Acres): 1 and .85 Current Zoning: O-I-P

Future Development Map—Character Area Designation: Community Village

Use

Current Use: Unused

Proposed Use: Pet Boarding and Grooming

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 type="checkbox"/> Attachments to the Concept Plan: |
| <input checked="" type="checkbox"/> Typed Legal Description | <input type="checkbox"/> Water and/or Sewer Capacity Letter from OCUD |
| <input checked="" type="checkbox"/> Plat of Survey | <input type="checkbox"/> Representative Architecture/Photographs |
| <input checked="" type="checkbox"/> Disclosures (Interest & Campaign Contributions) | <input checked="" type="checkbox"/> Proof all property taxes paid in full |
| <input checked="" type="checkbox"/> Zoning Impact Analysis | <input type="checkbox"/> Other Attachments: _____ |

For Oconee County Staff Use Only

Application Date Received: _____ Date Accepted: _____

DRI Transmitted to RDC Date: _____ N/A

Date Submitted: _____ Findings Complete

Posted: _____ Ad: _____ Ad: _____

Application Withdrawn Date: _____

Action **APPLICATION NUMBER**

Planning Commission Date: _____

Approval With Conditions Denial

Board of Commissioners Date: _____

Approved With Conditions Denied



& Associates Contractors, Inc.

1020 Garland Dr. – Suite 400
Bogart, GA 30622

General Contractors

OFF (770)725-9000
FAX (770)725-8900

January 17, 2021

Subject: Rezone Narrative
1050 & 1060 Talus St., Bogart, GA 30622
OIP to B-2 – 1050 = 1 acres, 1060 = .85 acres
Tax Parcel: B 01L 002B (1050) and B 01L 003B (1060)

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Traffic Impacts

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Impact to School System

The proposed development would create additional tax revenue for the school system. Development of the property would increase the property taxes to Oconee County and Oconee County Schools.

Method of Water Supply

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Proposed Utilities

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Method of Stormwater Drainage

Stormwater will be conveyed away to stormwater detention pond or underground detention system. Stormwater will be conveyed to the detention pond through curb and gutter and piping system.

Buffer

A 50 foot wide vegetated buffer will be provided between the property and adjacent zoned R-1 property.

Proposed Schedule

Pending approval of this rezone application by the Oconee County Board of Commissioners in March 2022, and with issuance of building permit, construction could begin in summer 2022.

Architecture/Themes

The new building would be built in a similar style to other buildings in the Dickens Corner development.

Construction/Façade Materials

Construction would be pre-engineered building construction built on concrete slab with exterior finish being brick/stone or fiber cement board or EIFS materials. Building would be single slope roof with parapet walls.

Range/Average Cost of Building

The building is expected to have an estimated cost of \$1,250,000.00. The building size would be approximately 10,000 ft.².

Estimated Value of the Project at Completion

\$1,400,000.00

Type(s) of Ownership

Single owner

Common/Open Space Areas/Buffers

There are no open spaces or common areas proposed at this time.

Maintenance of Common/Open Space Areas

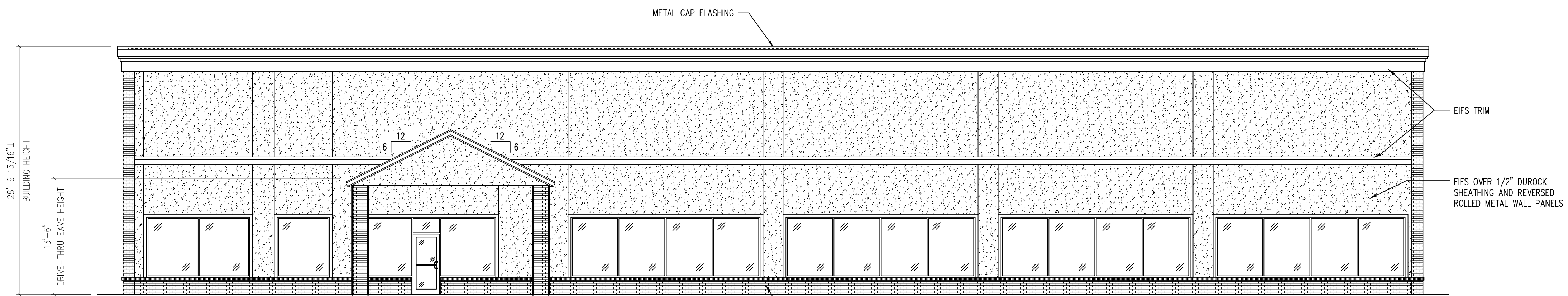
There are no common/open space areas proposed.

Sidewalks/Curb & Gutter

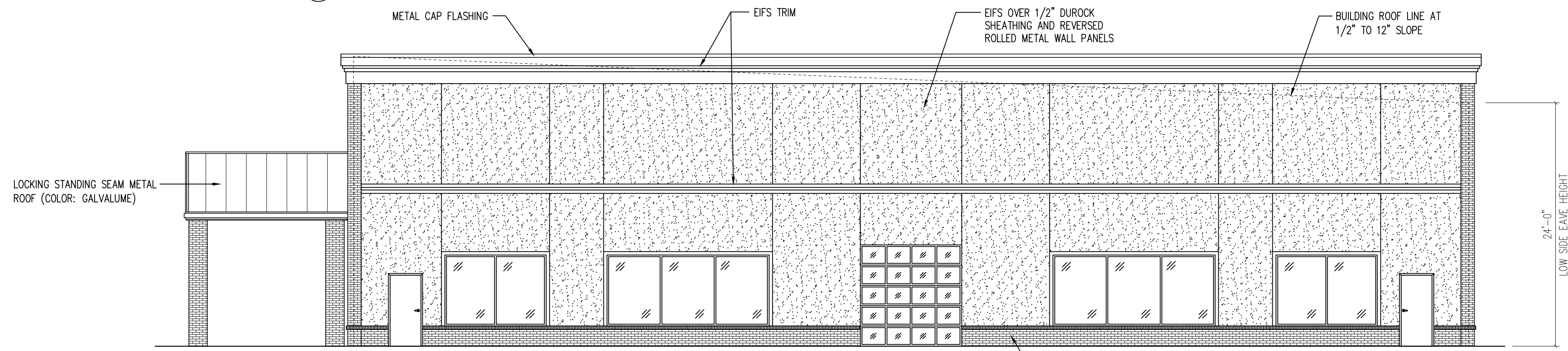
Sidewalks would be constructed. Curb and gutter are existing.

Amenity/Recreation Areas

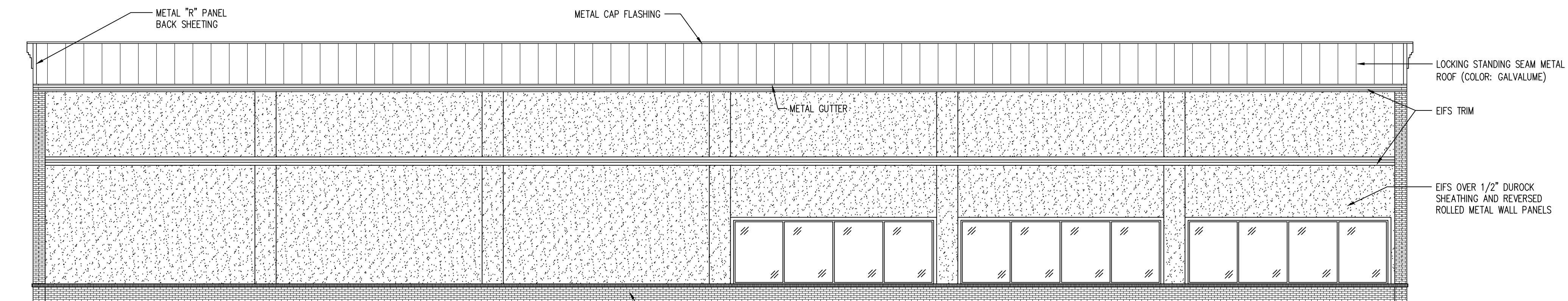
No amenity or recreation areas are proposed.



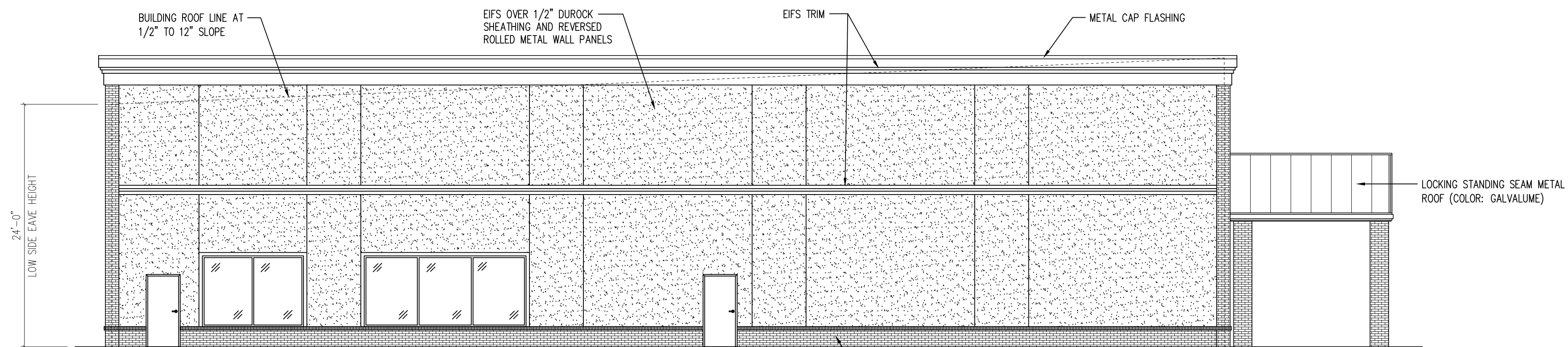
FRONT ELEVATION
SCALE: 1/8" = 1'-0"
A
A1.1



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
B
A1.1



REAR ELEVATION
SCALE: 1/8" = 1'-0"
C
A1.1



LEFT ELEVATION
SCALE: 1/8" = 1'-0"
D
A1.1

Garland
& Associates Contractors, Inc.

GENERAL CONTRACTORS
1020 Garland Dr. - Suite 400
PO BOX 370
Bogart, GA 30622
www.garland-associates.com

Phone: 770-725-9000
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MK	DATE	SUBMITTAL/REVISION
	01.13.22	ISSUED FOR REVIEW

NEW FACILITY

FOR:

TALUS DR.
BOGART, GA 30622

SHEET TITLE
**CONCEPTUAL
EXTERIOR
ELEVATIONS**

PROJECT NUMBER

SHEET NUMBER

A2.1

OF

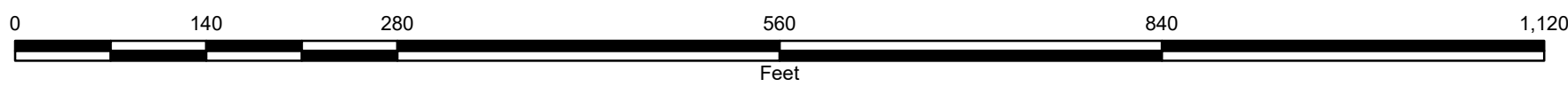
Rezone # P21-0266 - Milton Garland Sr, O.S. Properties Inc.

Parcel #
B-01L-002B
B-01L-003B



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:1,500



Ruby Way

R-1













O-I-P

B-2

Talus St

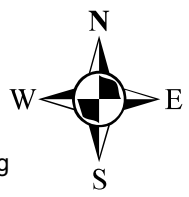
Garland Dr

Monroe Hwy

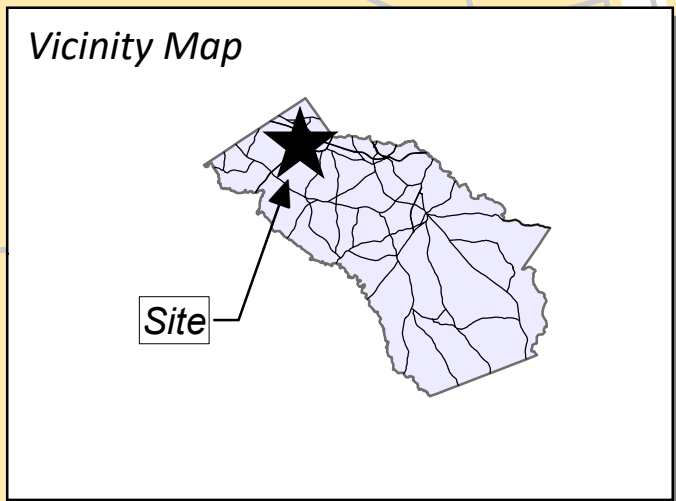
Zoning	
	AG
	AR-3
	AR
	R-1
	R-2
	R-3
	M-H
	B-1
	B-2
	O-I-P
	O-B-P
	I

Oconee County Planning Department

This map is representative of current county zoning as of January 2022 and should be used for planning purposes only.



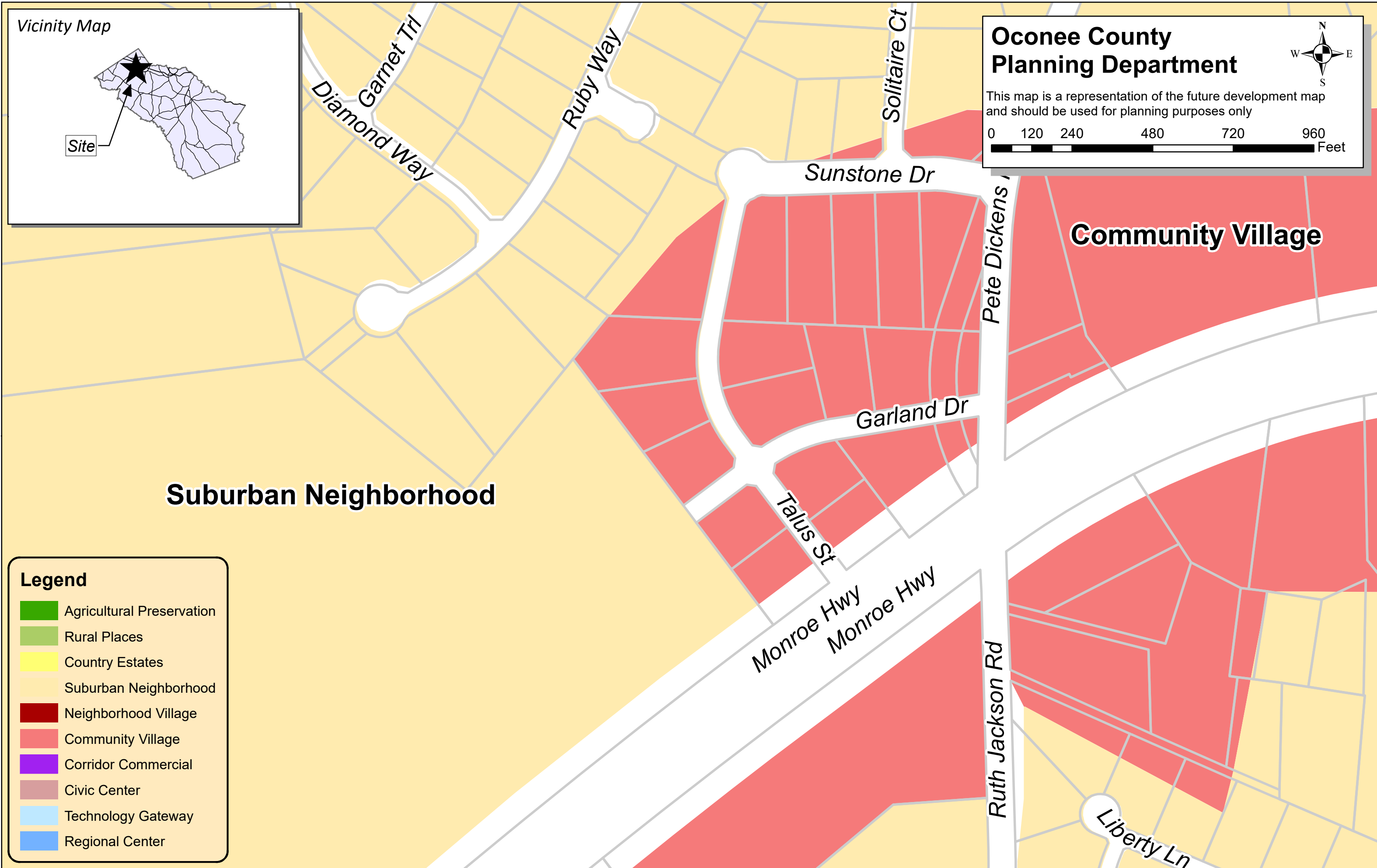
1:2,000



**Oconee County
Planning Department**

This map is a representation of the future development map and should be used for planning purposes only

0 120 240 480 720 960 Feet



Suburban Neighborhood

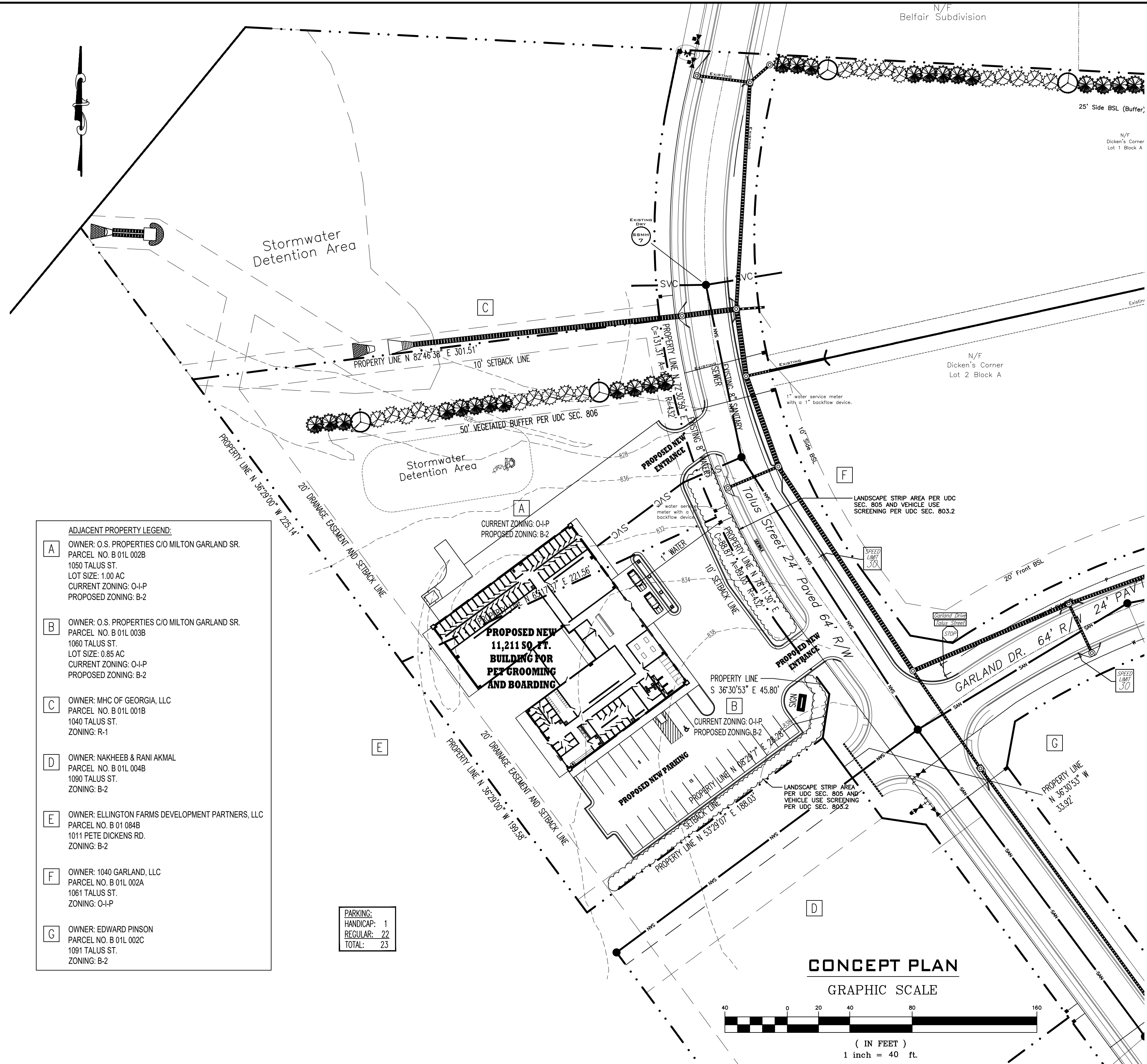
Community Village

Legend

- Agricultural Preservation
- Rural Places
- Country Estates
- Suburban Neighborhood
- Neighborhood Village
- Community Village
- Corridor Commercial
- Civic Center
- Technology Gateway
- Regional Center



VICINITY PLAN
SCALE: 1" = 2000'



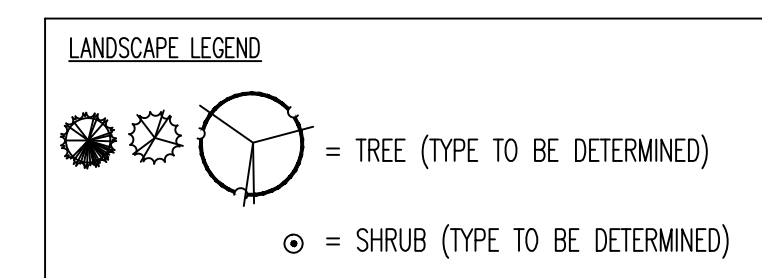
ADJACENT PROPERTY LEGEND:

A	OWNER: O.S. PROPERTIES C/O MILTON GARLAND SR. PARCEL NO. B 01L 002B 1050 TALUS ST. LOT SIZE: 1.00 AC CURRENT ZONING: O-I-P PROPOSED ZONING: B-2
B	OWNER: O.S. PROPERTIES C/O MILTON GARLAND SR. PARCEL NO. B 01L 003B 1060 TALUS ST. LOT SIZE: 0.85 AC CURRENT ZONING: O-I-P PROPOSED ZONING: B-2
C	OWNER: MHC OF GEORGIA, LLC PARCEL NO. B 01L 001B 1040 TALUS ST. ZONING: R-1
D	OWNER: NAKHEEB & RANI AKMAL PARCEL NO. B 01L 004B 1090 TALUS ST. ZONING: B-2
E	OWNER: ELLINGTON FARMS DEVELOPMENT PARTNERS, LLC PARCEL NO. B 01 084B 1011 PETE DICKENS RD. ZONING: B-2
F	OWNER: 1040 GARLAND, LLC PARCEL NO. B 01L 002A 1061 TALUS ST. ZONING: O-I-P
G	OWNER: EDWARD PINSON PARCEL NO. B 01L 002C 1091 TALUS ST. ZONING: B-2

PARKING:

HANDICAP:	1
REGULAR:	22
TOTAL:	23

MINIMUM PRINCIPAL BUILDING SETBACK (FT) ¹⁰	AG	AR-3	AR	R-1	R-2 ¹¹	R-3 ¹²	M-H	OIP	B-1	B-2	OBP	I
Front (measured from ROW)	40	40	40	40	35	30	40	20	20	20	35	20
From major thoroughfare	30	30	30	30	25	25	30	15	20	15	20	15
From minor street	30	30	30	30	25	25	30	15	20	15	20	15
Side	25	15	15	10	10	-	10	10	10	10	25	10
Rear	25	40	40	40	40	15	40	10	10	10	40	10
REQUIRED INCOMPATIBLE USE BUFFER (FT) (ALONG A SIDE OR REAR LOT LINE NEXT TO LESS INTENSE USE OR ZONING SHOWN BELOW)	AG	AR-3	AR	R-1	R-2	R-3	M-H	OIP	B-1	B-2	OBP	I
Agricultural ¹³	-	-	-	-	-	15	15	15	15	15	15	25
1- or 2-Family Residential	-	-	-	-	-	25	25	25	50	50	50	100
Multi-Family	-	-	-	-	-	-	-	25	25	25	25	50
Office, Institutional, Commercial, or Industrial	-	-	-	-	-	-	-	-	-	-	-	-



NOTE:
LANDSCAPING TO BE PROVIDED INCLUDING LANDSCAPE STRIPS, VEHICLE USE AREA SCREENING AND BUFFERS PER UDC ARTICLE 8.

NOTE:
STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.

PROJECT DATA:
PROPERTY OWNER: O.S. PROPERTIES C/O MILTON GARLAND SR.
1020 GARLAND DR., SUITE 400
BOGART, GA 30622
770-725-9000
CONTACT PERSON: MILTON GARLAND

DEVELOPMENT NAME: DICKENS CORNER BUSINESS PARK

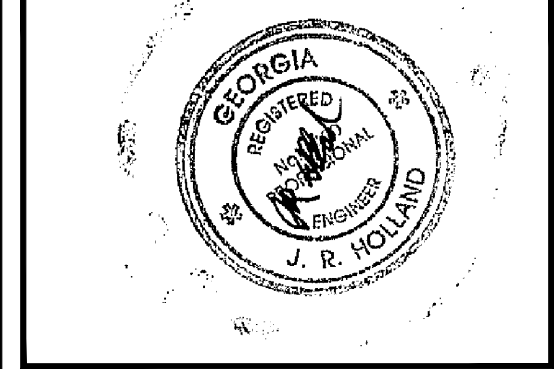
DEVELOPER: GARLAND AND ASSOCIATES CONTRACTORS
1020 GARLAND DR., SUITE 400
BOGART, GA 30622
770-725-9000
CONTACT PERSON: MILTON GARLAND

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MK	DATE	SUBMITTAL/REVISION
	02.09.22	REVISED PER COMMENTS
	02.07.22	REVISED PER COMMENTS
	01.17.22	REVISED PER COMMENTS
	01.13.22	REVISED PER COMMENTS
	12.14.21	ISSUED FOR REVIEW

NEW FACILITY

FOR:
DEVELOPMENT NAME: DICKENS CORNER BUSINESS PARK

1050 & 1060 TALUS STREET
BOGART, GA 30622

SHEET TITLE
REZONE CONCEPT PLAN

PROJECT NUMBER
PRELIMINARY

SHEET NUMBER
RZ1.1