

**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 Pittman Engineering, PC on February 20, 2022 requesting Special Use Approval on a ±2.60 acre tract of land located at 1971 and 1975 Hog Mountain Road in the 221st G.M.D., Oconee County, Georgia, tax parcel no. B-06-0071B and a portion of B-06-007, on property owned by 1973 Hog Mountain Road, LLC and Hog Mountain Investments, LLC, 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 self-storage units.

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or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

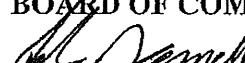
SECTION 4. Effective Date. This Resolution shall take effect this date.

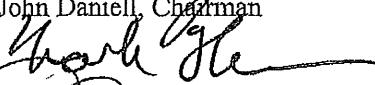
Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on April 18, 2022, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on May 3, 2022.

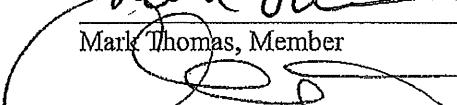
ADOPTED AND APPROVED, this 3rd day of May, 2022.

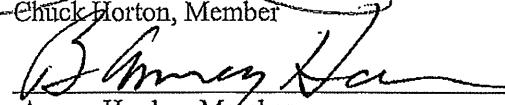
OCONEE COUNTY BOARD OF COMMISSIONERS

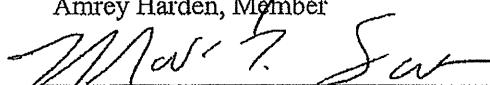
BY:


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 SPECIAL USE APPROVAL #P22-0033

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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 architectural style of the proposed building shall match that of the existing commercial building at 1971 Hog Mountain Road, as depicted in architectural images 2 and 3 submitted in the narrative statement.

TAX MAP

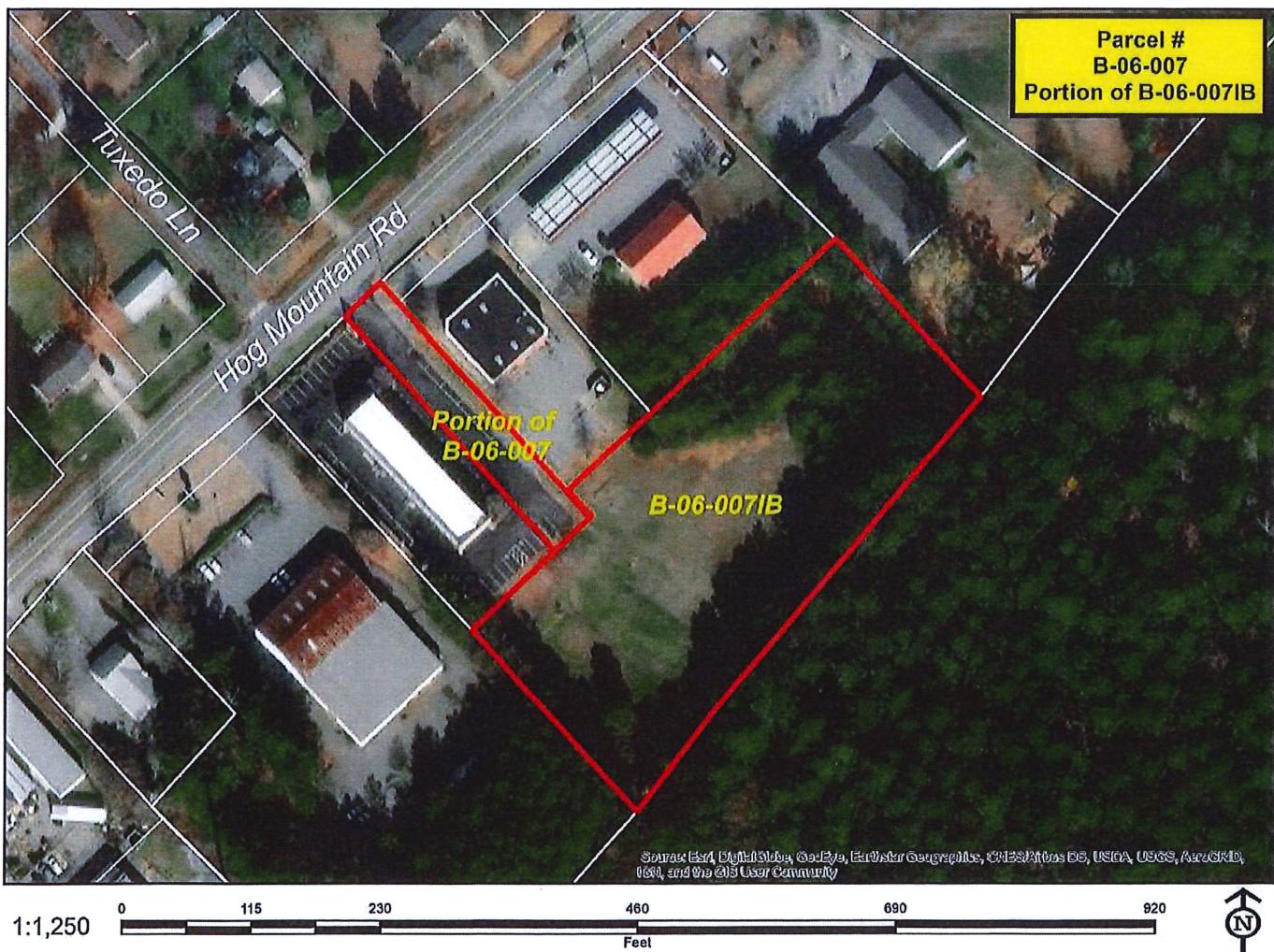


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LEGAL DESCRIPTION

Beginning at the 1/2" Reinforced Bar on the Southeastern side of Hog Mountain Road at the Northeastern side of the drive entrance being the POINT OF BEGINNING; thence along a line South 42 degrees 44 minutes 43 seconds East, 249.14 feet to a point; thence along a line North 47 degrees 17 minutes 00 seconds East, 100.01 feet to a point; thence along a line North 46 degrees 46 minutes 14 seconds East, 225.10 feet to a point; thence along a line South 43 degrees 07 minutes 32 seconds East, 191.27 feet to a point; thence along a line South 40 degrees 42 minutes 53 seconds West, 86.23 feet to a point; thence along a line South 40 degrees 27 minutes 18 seconds West, 127.49 feet to a point; thence along a line South 40 degrees 34 minutes 27 seconds West, 150.02 feet to a point; thence along a line South 36 degrees 17 minutes 17 seconds West, 12.48 feet to a point; thence along a line South 37 degrees 40 minutes 24 seconds West, 101.41 feet to a point; thence along a line North 42 degrees 44 minutes 01 seconds West, 217.92 feet to a point; thence along a line North 42 degrees 44 minutes 01 seconds West, 33.19 feet to a point; thence along a line North 47 degrees 17 minutes 00 seconds East, 107.08 feet to a point; thence along a line North 42 degrees 44 minutes 43 seconds West, 248.77 feet to a point; thence along a line North 46 degrees 43 minutes 52 seconds East, 40.00 feet to the TRUE POINT OF BEGINNING.

Said tract being shown as Subject Tract and Tract to be Combined with Subject Tract on Composite Plat by Pittman Engineering dated February 20, 2022.

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NARRATIVE

GENERAL DATA

Property Address: portion of 1971 & 1975 Hog Mountain Road – Parcel B06 007, & B06 007/B
Owner: 1973 Hog Mountain Road, LLC (and Hog Mountain Investments, LLC for portion of 1971)
Existing Zoning: B-2
Proposed Zoning: B-2 with Special Use
Existing Use: commercial driveway & undeveloped
Proposed Use: commercial driveway and 3-story self storage facility
Property Area: 2.60 acres

ADJACENT LAND USES AND ZONING

North – B-2: Daycare Center & Convenience Store
West – Hog Mountain Road
East – R-1: Residential subdivision currently in construction, at this time there are no homes built on the property to the east and not final platted.
South – B-2: Tire Store

OWNERSHIP TYPE

Property will be owned by current owner.

SITE NARRATIVE

The total property consists of approximately 2.60 acres (after portion of 1971 Hog Mountain is added) and is currently zone B-2. The property at 1975 Hog Mountain Road is undeveloped. 1971 Hog Mountain Road is developed with a commercial building and parking lot/shared driveway. The shared driveway will be recombined with the 1975 Hog Mountain Road tract so that the 1975 tract is not landlocked but has road frontage. This recombination will be done as part of the project development. The property owner of 1975 Hog Mountain Road is 1973 Hog Mountain Road, LLC and the owner of 1971 Hog Mountain Road is Hog Mountain Investments, LLC. These are 2 entities owned by the same person. The proposed use of the subject property at this time is to develop the undeveloped tract as a 3-story self storage facility. The owners are seeking to gain a special use on the property to allow for the self-storage use in a B-2 zoning class.

SITE DESCRIPTION

The property is located at 1971, 1975 Hog Mountain Road just east of the Butler's Crossing Intersection. The Character Area for the property and its surrounding properties is identified as 'Civic Center' according to the Oconee Future Development Map. The requested Special Use for self-storage use is in keeping with the requested B-2 zoning, the character area, and the surrounding properties.

The property is comprised of approximately 2.60 acres, mostly undeveloped open field. The property slopes toward the east. There is a county sewer main running through the property in an easement. There is a county water main that dead ends into the property in an easement. The sewer line would need to be rerouted as part of this development, as shown on concept plan.

PROPOSED USE PER SPECIAL USE REQUEST

The proposed use of the undeveloped portion of the property is a self-storage facility consisting of one building up to 3-stories tall. The building will be similar to the existing commercial building on 1971 Hog Mountain consisting of an exterior of brick and/or stone with some stucco accents. The building will be up to 101,250 sf and could have a rental office as part of this area.

ACCESS

Access will be via the existing driveway along Hog Mountain Road. The parcel at 1975 Hog Mountain Road will be recombined with a portion of 1971 Hog Mountain Road to create a flag lot that has road frontage instead of the existing landlocked situation.

TRAFFIC IMPACT

Per the Institute of Transportation Engineers, Trip Generation, 10th Edition (ITE Manual), the proposed development does not generate the 1,000 trips per day that is required to trigger a Traffic Impact Analysis. Projected trips are as follows:

Mini-Warehouse (Use Code 151) – 101,250 sf = 151 ADT

WATER SUPPLY

Water will be provided by Oconee County Water Resources. There is an existing county water main on the property. The estimated water usage is 50 gpd.

SEWAGE DISPOSAL

Sewage disposal will be provided by Oconee County Water Resources. There is a county sewer main running through the property at this time. The estimated sewer usage is 50 gpd.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor via dumpsters. Dumpsters will be shielded from view per the Oconee County UDC requirements.

UTILITIES

Electricity and Data will be provided by power/data providers in the area.

STORMWATER MANAGEMENT AND DRAINAGE

There is a Stormwater Management Pond constructed onsite to manage the stormwater runoff from the development to meet Oconee County stormwater ordinance. To convey stormwater to the pond, curb and gutter along with RCP, CMP, or HDPE piping will be utilized to carry the stormwater runoff to the pond. It is anticipated that the existing pond will need to be modified to bring up to current standards.

IMPACT TO SCHOOL SYSTEM

There will be a positive impact to the school system from this development as it will generate tax dollars from taxes without adding to the number of children in the school system.

PROJECT SCHEDULE

Once special use is approved in approximately May 2022 then site development plans will be created and permitted to begin construction in the late of 2022. The project will be built in a single phase.

SIGNAGE

The project will have signage that will meet the Oconee County UDC and be permitted through the sign permit process.

LANDSCAPING & BUFFERS

Landscape strips, parking lot buffers, and parking lot tree plantings will be installed in accordance with the Oconee County UDC. A buffer is required per UDC Section 806, however a special exception variance has been submitted to reduce this buffer from the required 50' to 25'. All other buffers per UDC requirements will be met during site development.

PARKING

There is an existing shared parking agreement between 1971, 1973, and 1975 Hog Mountain Road to use all the parking between the tenants. The proposed developed adds additional parking to the existing parking to allow for more shared parking between the parcels. The net increase in parking added to the development is 14 spaces.

COMPANION SPECIAL EXCEPTION VARIANCE REQUEST

A Special Exception Variance request has been made as a companion request for the reduction of the buffer required between incompatible uses along the rear portion of the property from 50' to 25'.

ESTIMATED VALUE OF PROJECT

The complete buildout of the project is estimated to be valued at \$4,000,000.

EXHIBIT "A" TO SPECIAL USE APPROVAL #P22-0033
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ARCHITECTURAL RENDERINGS

1



2



3



4



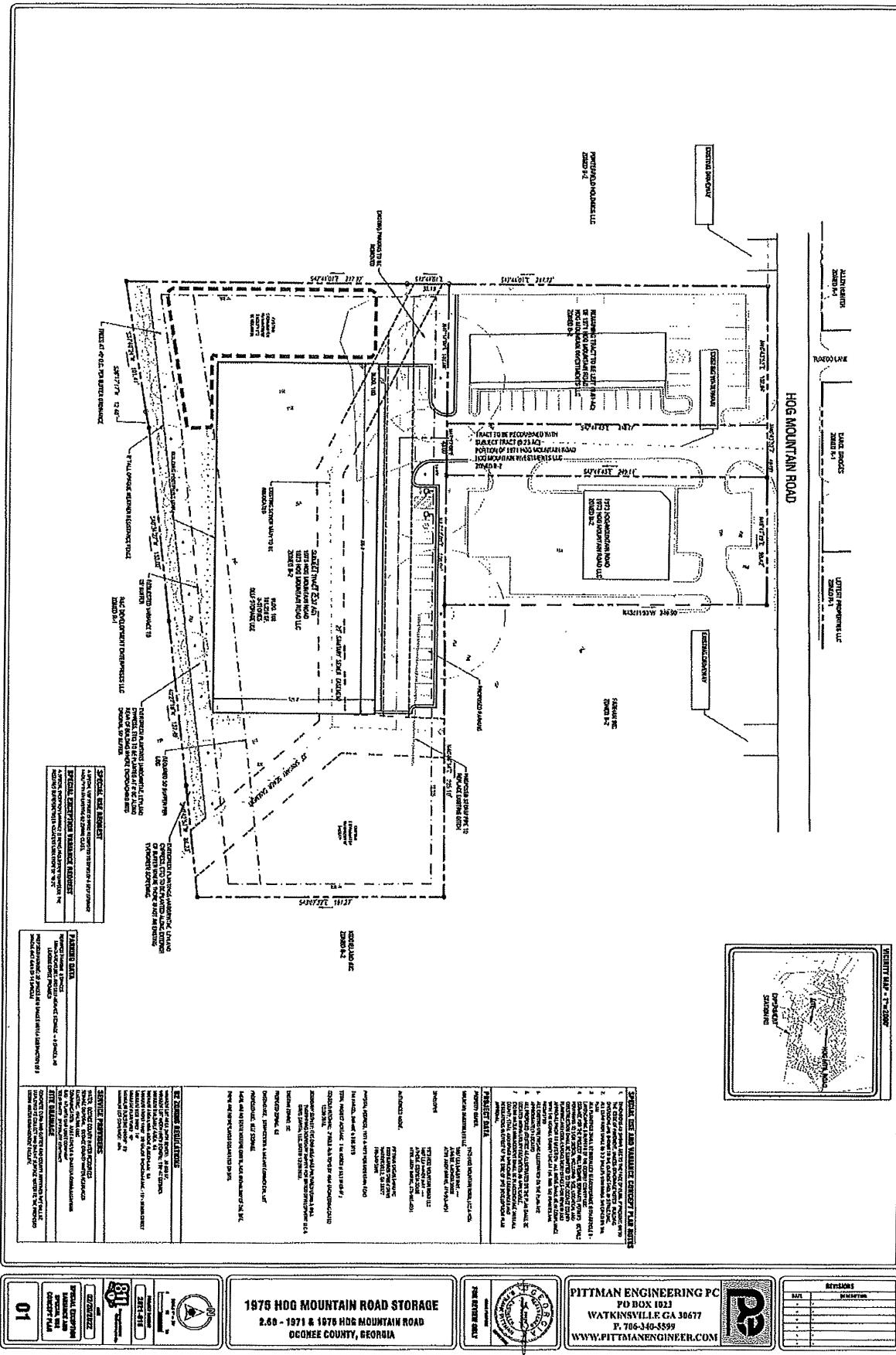
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PLATE

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CONCEPT PLAN





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

SPECIAL USE CASE #: P22-0033

DATE: April 8, 2022

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

APPLICANT NAME: Pittman Engineering, PC

PROPERTY OWNER: 1973 Hog Mountain Road, LLC,
and Hog Mountain Investments,
LLC

LOCATION: 1971 and 1975 Hog Mountain Road; tax
parcel B-06-007IB and a portion of tax
parcel B-06-007

PARCEL SIZE: ±2.60 acres

EXISTING ZONING: B-2 (Highway Business District)

EXISTING LAND USE: Commercial/undeveloped

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Civic Center

ACTION REQUESTED: The applicant is requesting special use approval for a self-storage facility. This request is accompanied by special exception variance #P22-0034 to reduce the required incompatible use buffer from 50 feet to 25 feet along the rear property line.

STAFF RECOMMENDATION: Staff recommends conditional approval of the request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: April 18, 2022

BOARD OF COMMISSIONERS: May 3, 2022

ATTACHMENTS:

- Application
- Narrative
- Architectural Images
- Special Use Impact Analysis
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat of Survey
- Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- Parcels B-06-007 and B-06-007IB were rezoned from AG to B-2 on 10/02/1972. No concept plan was included in the previous rezone.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single-Family Residential	R-1 (Single-Family Residential District)
SOUTH	Vacant (under construction for Stonebridge Subdivision)	R-1 (Single-Family Residential District)
EAST	Commercial (Tire Shop)	B-2 (Highway Business District)
WEST	Commercial (Daycare Center and Gas Station/Convenience Store)	B-2 (Highway Business District)

PROPOSED SPECIAL USE

- The applicant is requesting a special use approval for a 101,250 square-foot self-storage facility. The self-storage facility would be three stories tall and would also include a leasing office.
- The building exterior would consist of brick and/or stucco (please see architectural images).
- Construction would begin in late 2022 and would be built in a single phase.
- The estimated value of the project would be \$4,000,000.

PROPOSED TRAFFIC PROJECTIONS

- An additional 151 average daily trips are estimated (10th Ed. ITE Trip Generation Manual).

PUBLIC FACILITIES

Water:

- The property is proposed to utilize County water services.
- The Water Resources Department has indicated in a letter dated 03/17/2022 that potable water is available at this location.

Sewer:

- The property is proposed to utilize County sewer services.
- The Water Resources Department has indicated in a letter dated 03/17/2022 that sewer capacity is available at the Calls Creek facility.

Roads:

- The existing driveway off Hog Mountain Road would be recombined with parcel B-06-007IB to allow access into the proposed self-storage facility.

ENVIRONMENTAL

- No 100-year flood plan, 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

- No comments

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 purpose of the B-2 zoning district is to “serve those business activities generally oriented to the highways” ([UDC Sec. 205.10](#)). Staff holds that the requested self-storage facility is compatible with the zoning district in which they would be located.

B. Is the proposed special use compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan?

The subject property lies within the Civic Center Character Area as shown on [the 2040 Character Areas Map](#). The 2018 Comprehensive Plan describes this character area as “a relatively high-intensity mix of businesses, retail shopping, offices, sports and recreational complexes... that create a multi-dimensional environment” ([2018 Comprehensive Plan p. 58](#)). Primary land uses in the Civic Center Character Area are intended to include “consumer-based commercial establishments that offer goods and services to the residents of central Oconee” ([2018 Comprehensive Plan p. 60](#)). Staff holds that the proposed special use is compatible with the intended mix of commercial uses for the Character Area.

C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?

Adequate screening to protect adjacent residential zoning including an eight foot high fence per UDC Sec. 330.01.f and additional opaque vegetative screening per UDC Article 8 would be required at the time of development. The proposed self-storage facility is considered to be a relatively low impact and low traffic use of existing B-2 zoned property. Provided that adequate screening and buffering is provided adjacent to residential zoning, staff holds that the proposed special use should not impede the normal and orderly development of surrounding property. A companion variance has been submitted in order to reduce the required buffer along the rear property line adjacent to residential use; this request will be evaluated separately in the staff report for variance P22-0034.

D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?

Based on the subject property’s location at an established commercial node, a desirable pattern of development would be one of mixed use commercial. It would also be desirable for any new development to match the existing character of the area as much as possible. Staff holds that, as conditioned below, the location and character of the proposed special use is 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?

Hog Mountain Road is classified as a minor arterial street and should provide adequate access to serve the proposed special use. A portion of parcel B-06-007 is proposed to be recombined with parcel B-06-007IB in order to ensure compliance with UDC Sec. 330.02, which requires that a self-service storage facility be located on a lot that gains access from a local commercial or industrial street, a minor or major collector, or an arterial street.

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?

A relatively low number of additional vehicle trips and a negligible number of pedestrian trips are anticipated

and staff holds that the proposed access point should adequately provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.

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?

A positive impact on schools is anticipated, as the project would create tax revenue without adding additional students to the school system. A small increase in other public facilities such as water, sewer, police, and fire protection are also anticipated should the request be approved.

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?

No parking, service, loading, or refuse areas are proposed to be located between the building and adjacent residential property. Staff holds that these areas should not produce adverse effects for adjacent residential property.

I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?

The self-storage units would be accessed from the interior of the proposed building and no parking areas or building entrances would be directly adjacent to residential zoning. The hours and manner of operation are not anticipated to have adverse effects on other properties in the area.

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 three story building would be taller than adjacent residences in the Stonebridge Subdivision and adjacent commercial buildings. Provided that adequate screening and buffering is provided in order to protect residential property, this additional height should be compatible with buildings on neighboring properties.

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 the present special use request subject to the following conditions to be fulfilled at the owner/developer's expense:

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 architectural style of the proposed building shall match that of the existing commercial building at 1971 Hog Mountain Road, as depicted in architectural images 2 and 3 submitted in the narrative statement.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

Rezoning from: _____ to _____ Change in Conditions of Approval for Case #: _____
 Special Use Approval for: Self Storage in the B2 Zoning District

Applicant

Name: Frank Pittman, Pittman Engineering, PC
Address: 1020 Barber Creek Drive
Suite 113
(No P.O. Boxes)
Watkinsville, GA 30677
Telephone: (706) 340-5599
Email: fpittman@pittmanengineer.com

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: 2/18/2022

Notarized: 

Property Owner

Name: 1973 Hog Mountain Road LLC *FP* Hog Mountain Investments LLC
Address: 1607 Lea Haven Way
(No P.O. Boxes)
Athens GA 30606

Telephone: (478) 955-8231

Property

Location: portion of 1971 and 1975 Hog Mountain Road
Watkinsville GA
(Physical Description) *PO*
Tax Parcel Number: B 06 007 & B 06 007IB
PO 2.60
Size (Acres): *2.60* total Current Zoning: B-2
Future Development Map—Character Area Designation: Civic Center

Use

Current Use: parking lot and vacant property

Proposed Use: self storage

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: _____ Date Accepted: _____
DRI Transmitted to RDC Date: _____ N/A
Date Submitted: _____ Findings Complete
Posted: _____ Ad: _____ Ad: _____
Application Withdrawn Date: _____

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

1975 HOG MOUNTAIN ROAD (including portion of 1971 HOG MOUNTAIN ROAD TO BE RECOMBINED INTO 1975)

SPECIAL USE SUBMITTED 02/21/2022

GENERAL DATA

Property Address: portion of 1971 & 1975 Hog Mountain Road – Parcel B06 007, & B06 007IB

Owner: 1973 Hog Mountain Road, LLC (and Hog Mountain Investments, LLC for portion of 1971)

Existing Zoning: B-2

Proposed Zoning: B-2 with Special Use

Existing Use: commercial driveway & undeveloped

Proposed Use: commercial driveway and 3-story self storage facility

Property Area: 2.60 acres

ADJACENT LAND USES AND ZONING

North – B-2: Daycare Center & Convenience Store

West – Hog Mountain Road

East – R-1: Residential subdivision currently in construction, at this time there are no homes built on the property to the east and not final platted.

South – B-2: Tire Store

OWNERSHIP TYPE

Property will be owned by current owner.

SITE NARRATIVE

The total property consists of approximately 2.60 acres (after portion of 1971 Hog Mountain is added) and is currently zone B-2. The property at 1975 Hog Mountain Road is undeveloped. 1971 Hog Mountain Road is developed with a commercial building and parking lot/shared driveway. The shared driveway will be recombined with the 1975 Hog Mountain Road tract so that the 1975 tract is not land locked but has road frontage. This recombination will be done as part of the project development. The property owner of 1975 Hog Mountain Road is 1973 Hog Mountain Road, LLC and the owner of 1971 Hog Mountain Road is Hog Mountain Investments, LLC. These are 2 entities owned by the same person. The proposed use of the subject property at this time is to develop the undeveloped tract as a 3-story self storage facility. The owners are seeking to gain a special use on the property to allow for the self-storage use in a B-2 zoning class.

SITE DESCRIPTION

The property is located at 1971, 1975 Hog Mountain Road just east of the Butler's Crossing Intersection. The Character Area for the property and its surrounding properties is identified as 'Civic Center' according to the Oconee Future Development Map. The requested Special Use for self-storage use is in keeping with the requested B-2 zoning, the character area, and the surrounding properties.

The property is comprised of approximately 2.60 acres, mostly undeveloped open field. The property slopes toward the east. There is a county sewer main running through the property in an easement. There is a county water main that dead ends into the property in an easement. The sewer line would need to be rerouted as part of this development, as shown on concept plan.

PROPOSED USE PER SPECIAL USE REQUEST

The proposed use of the undeveloped portion of the property is a self-storage facility consisting of one building up to 3-stories tall. The building will be similar to the existing commercial building on 1971 Hog Mountain consisting of an exterior of brick and/or stone with some stucco accents. The building will be up to 101,250 sf. and could have a rental office as part of this area.

ACCESS

Access will be via the existing driveway along Hog Mountain Road. The parcel at 1975 Hog Mountain Road will be recombined with a portion of 1971 Hog Mountain Road to create a flag lot that has road frontage instead of the existing landlocked situation.

TRAFFIC IMPACT

Per the Institute of Transportation Engineers, Trip Generation, 10th Edition (ITE Manual), the proposed development does not generate the 1,000 trips per day that is required to trigger a Traffic Impact Analysis.

Projected trips are as follows:

Mini-Warehouse (Use Code 151) – 101,250 sf = 151 ADT

WATER SUPPLY

Water will be provided by Oconee County Water Resources. There is an existing county watermain on the property. The estimated water usage is 50 gpd.

SEWAGE DISPOSAL

Sewage disposal will be provided by Oconee County Water Resources. There is a county sewer main running through the property at this time. The estimated sewer usage is 50 gpd.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor via dumpsters. Dumpsters will be shielded from view per the Oconee County UDC requirements.

UTILITIES

Electricity and Data will be provided by power/data providers in the area.

STORMWATER MANAGEMENT AND DRAINAGE

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IMPACT TO SCHOOL SYSTEM

There will be a positive impact to the school system from this development as it will generate tax dollars from taxes without adding to the number of children in the school system.

PROJECT SCHEDULE

Once special use is approved in approximately May 2022 then site development plans will be created and permitted to begin construction in the late of 2022. The project will be built in a single phase.

SIGNAGE

The project will have signage that will meet the Oconee County UDC and be permitted through the sign permit process.

LANDSCAPING & BUFFERS

Landscape strips, parking lot buffers, and parking lot tree plantings will be installed in accordance with the Oconee County UDC. A buffer is required per UDC Section 806, however a special exception variance has been submitted to reduce this buffer from the required 50' to 25'. All other buffers per UDC requirements will be met during site development.

PARKING

There is an existing shared parking agreement between 1971, 1973, and 1975 Hog Mountain Road to use all the parking between the tenants. The proposed developed adds additional parking to the existing parking to allow for more shared parking between the parcels. The net increase in parking added to the development is 14 spaces.

COMPANION SPECIAL EXCEPTION VARIANCE REQUEST

A Special Exception Variance request has been made as a companion request for the reduction of the buffer required between incompatible uses along the rear portion of the property from 50' to 25'.

ESTIMATED VALUE OF PROJECT

The complete buildout of the project is estimated to be valued at \$4,000,000.

REPRESENTATIVE ARCHITECTURE





SPECIAL USE PERMIT IMPACT ANALYSIS

Special use Permit Consideration Standards

1975 Hog Mountain Road Self Storage

A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?

The B2 District is established to provide a location for offices, institutions, commercial business and service activities in buildings of high character in attractive surroundings. The proposed special use for the property as mini-warehouses and self-service storage is consistent with the purpose of the requested B2 zoning.

B. Is the proposed special use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?

The Character Areas Map illustrates the property as Civic Center. The Civic Center Character Area is defined as "a relatively high intensity mix of businesses and retail shopping."

Recognizing the Character Areas Map as a guide, and that the Civic Center Character Area development guidelines allow commercial businesses, then the Special Use request for self-service storage is consistent with the Character Areas Map and is in keeping with the goals and objectives of the Oconee County 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 establishment of the special use will not impede the normal and orderly development of surrounding property for uses predominate in the area. Development trends in the Butlers Crossing area have been predominantly retail, office, and commercial service-oriented uses.

D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?

The location and character of the proposed special use is consistent with a desirable pattern of development for the locality in general and is in keeping with the objectives of the OC Comprehensive plan. The special use will serve those residents living in the general vicinity.

E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?
The street providing access to the site is adequate to serve the proposed special use.

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?

Access into and out of the property is adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles. Roads presently serving the site and the general area will experience minimum impact due to the components of this development not causing significant traffic. The estimated traffic count for the development is less than 1,000 (151 ADT) average trips per day;

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?

Due to the nature of the project, there will not be an increase in children in the school system. It is possible that the jobs created by the project could cause employees to move to Oconee County but that number would be negligible. No substantial impacts are expected on county utilities due to the negligible number of people that would be using utilities in the building;

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 or odor?

Refuse, service, parking and loading areas on the property have been located and/or screened to protect other properties in the area from adverse effects such as noise, light, glare or odor.

I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?

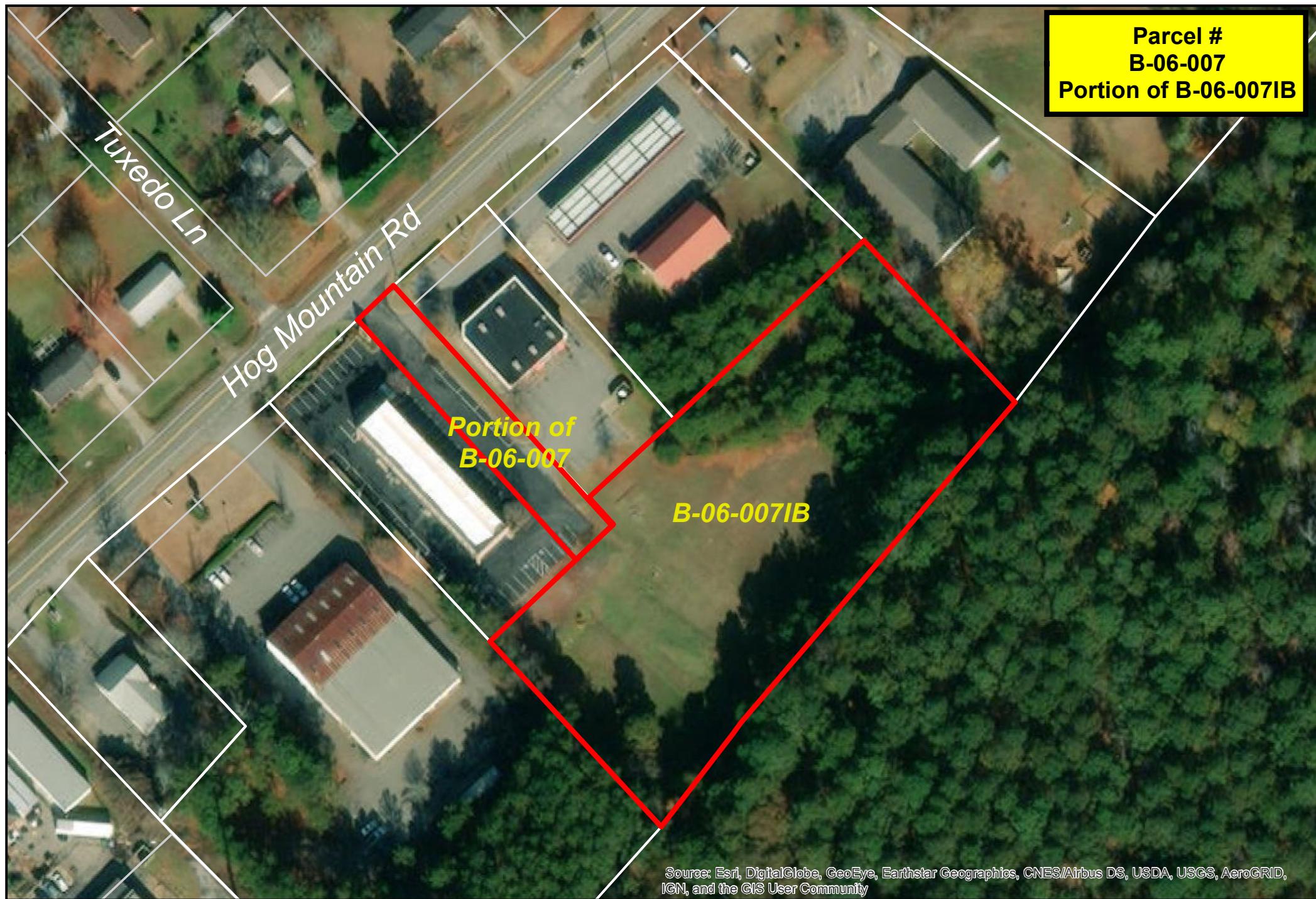
It is anticipated that the hours and manner of operation of the special use will have no adverse effects on other properties in the area.

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 height, size and location of the buildings on the property are compatible with the height, size and location of buildings and other structures on other commercial properties in the Butlers Crossing area. The height, size and location of the buildings on the property are also compatible with the approved structures as allowed in the current B2 zoning for the property.

Rezone # P22-0033 - 1973 Hog Mountain Road, LLC

Parcel #
B-06-007
Portion of B-06-007IB



1:1,250

0

115

230

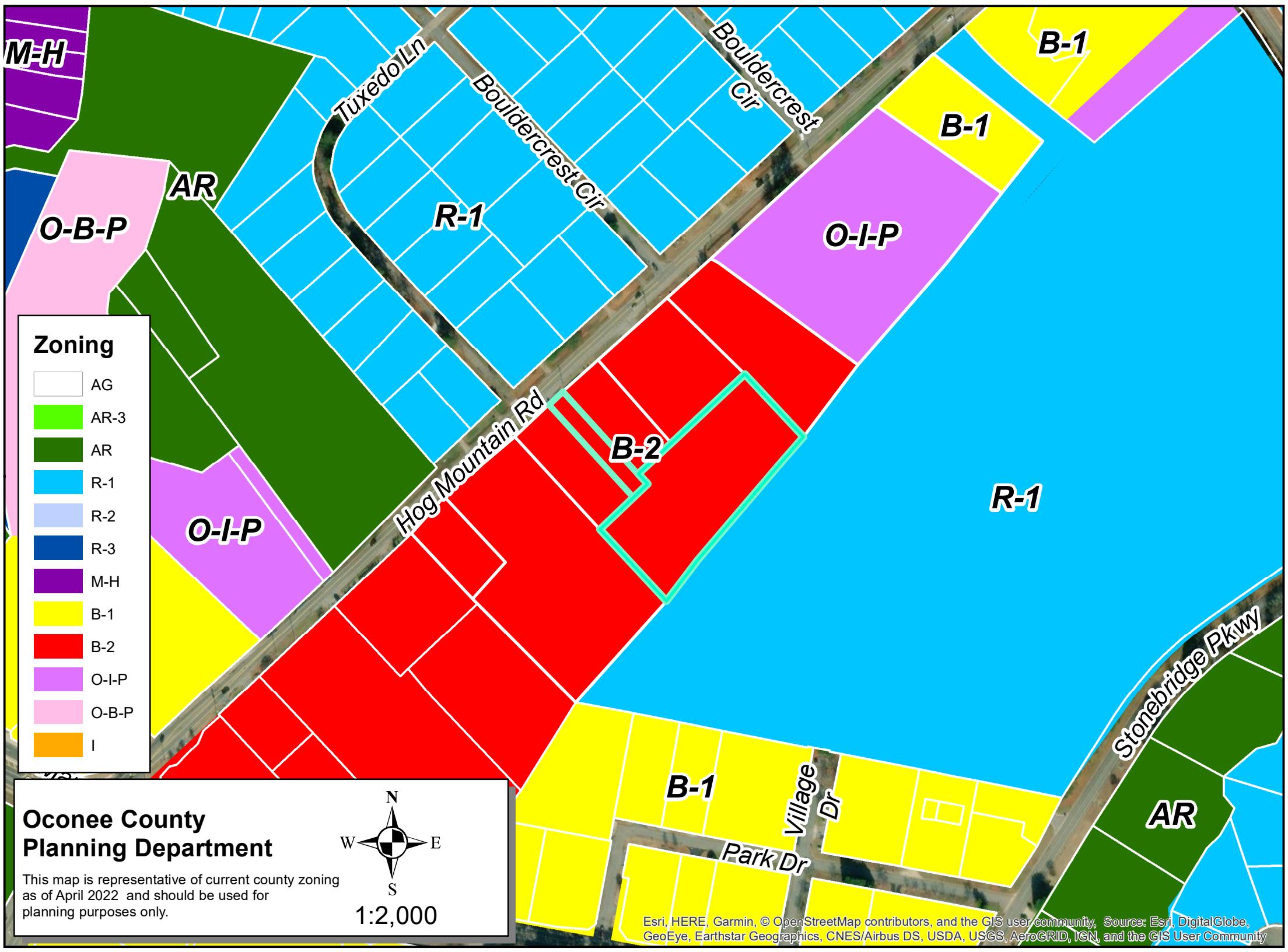
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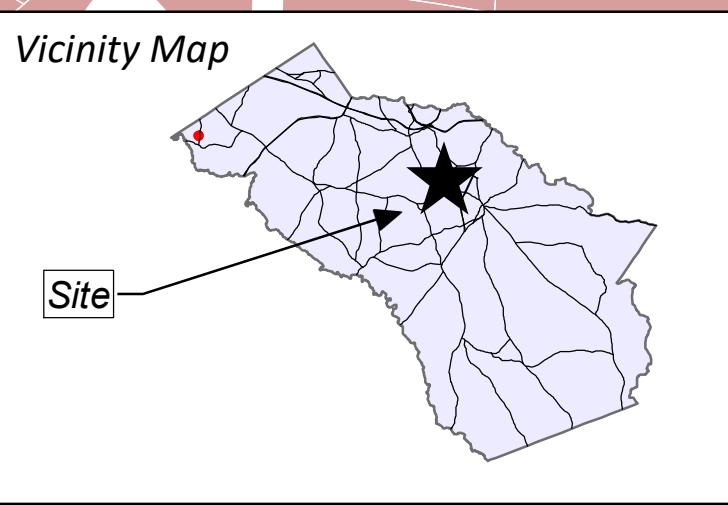
690

920

Feet







Oconee County Planning Department

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

0 100 200 400 600 800 Feet



