

**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 221<sup>st</sup> G.M.D., Oconee County, Georgia, tax parcel no. B-06-007IB 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 3<sup>rd</sup> 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  
Holly Stephenson  
Clerk, Board of Commissioners

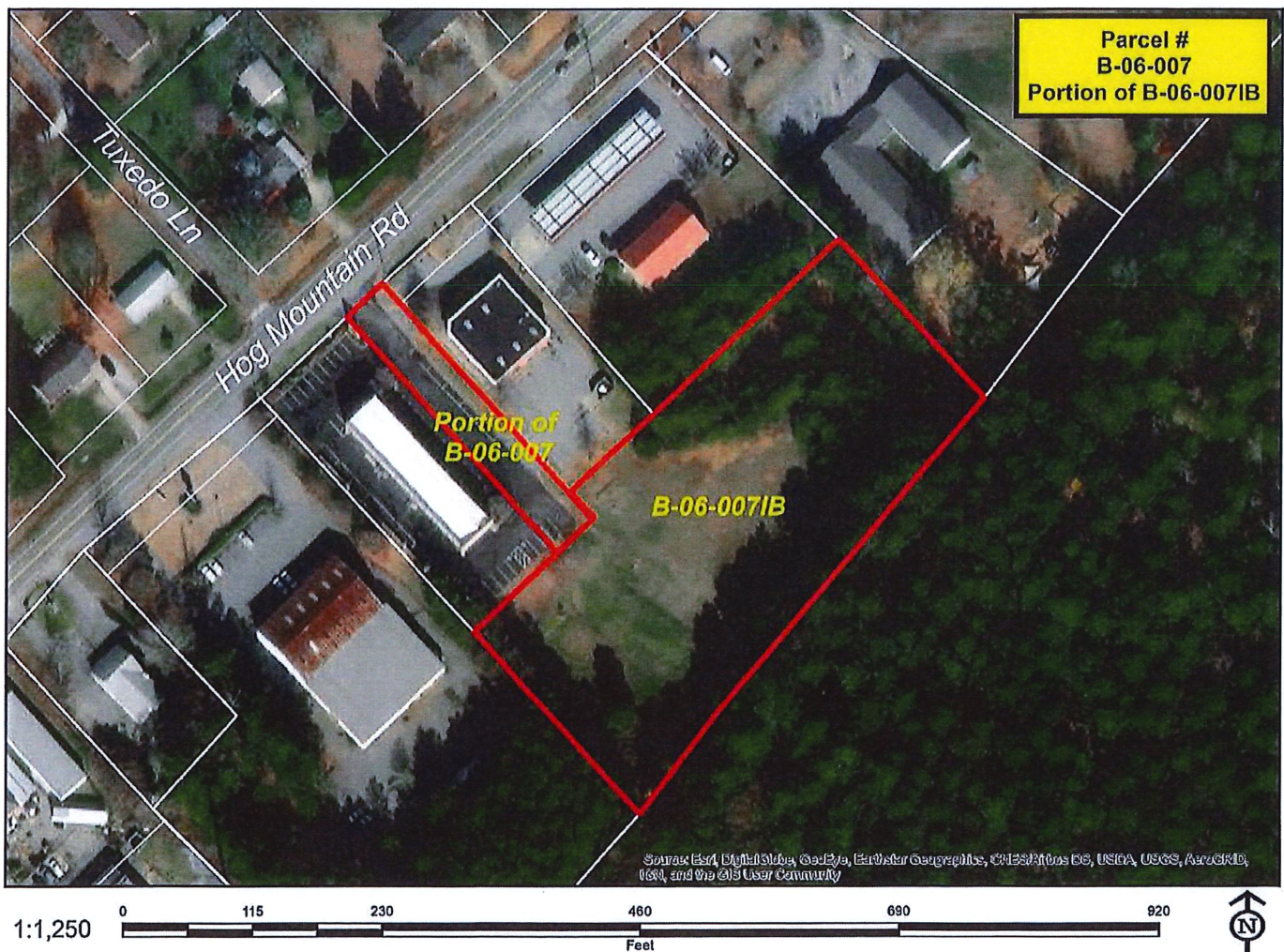
# EXHIBIT "A" TO SPECIAL USE APPROVAL #P22-0033

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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



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 degree 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.

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

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## NARRATIVE

### GENERAL DATA

Property Address: portion of 1971 & 1975 Hog Mountain Road – Parcel B06 D07, & B06 D071B  
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, 10<sup>th</sup> 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

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 HOPE stormpipe 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 development 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.



ARCHITECTURAL RENDERINGS

1



2



3



4



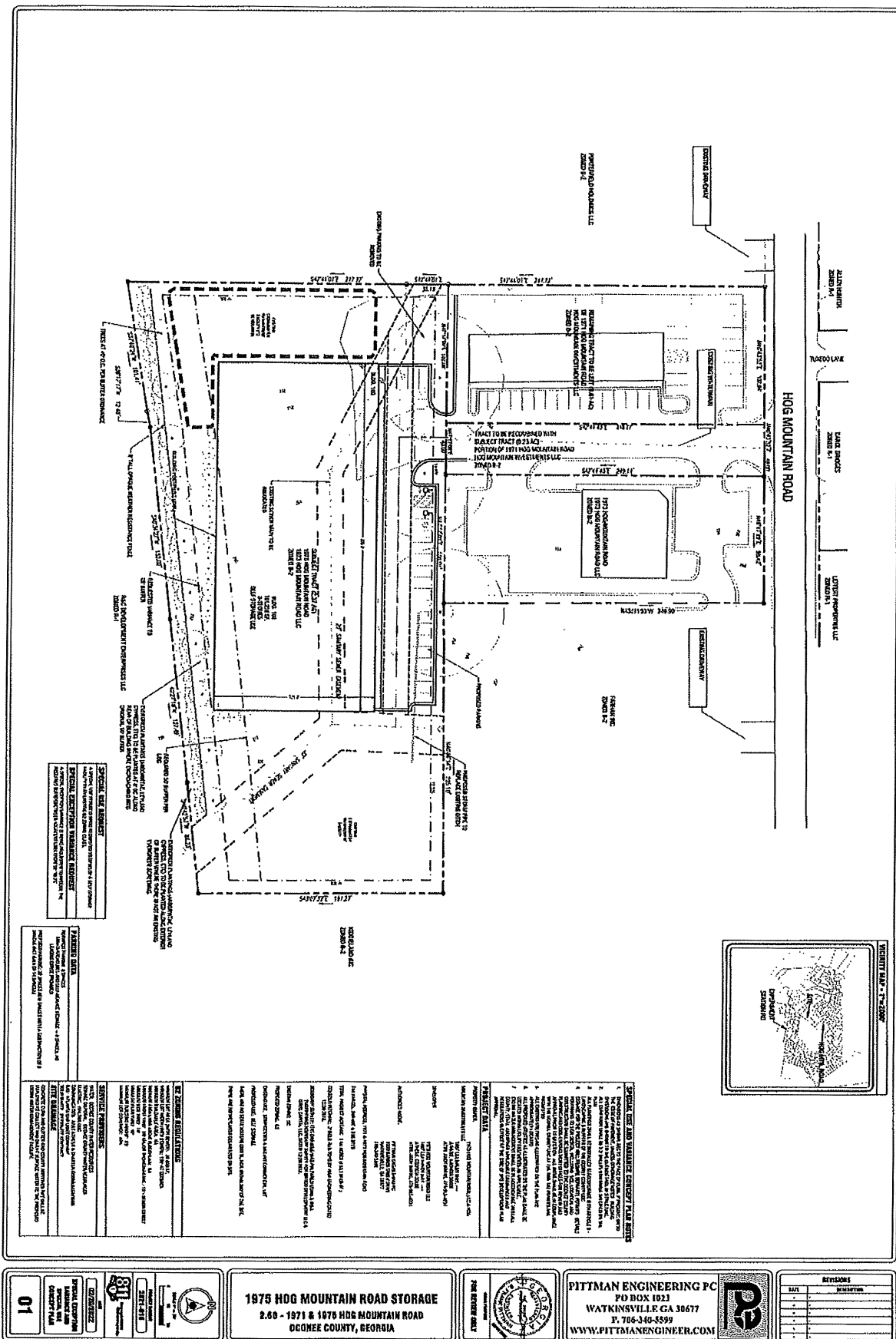
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## PLAT

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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**

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Single-Family Residential	R-1 (Single-Family Residential District)
<b>SOUTH</b>	Vacant (under construction for Stonebridge Subdivision)	R-1 (Single-Family Residential District)
<b>EAST</b>	Commercial (Tire Shop)	B-2 (Highway Business District)
<b>WEST</b>	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 (10<sup>th</sup> 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

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## **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.

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## **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: [Signature]

Date: 2/18/2022

Notarized: [Signature]

## Property Owner

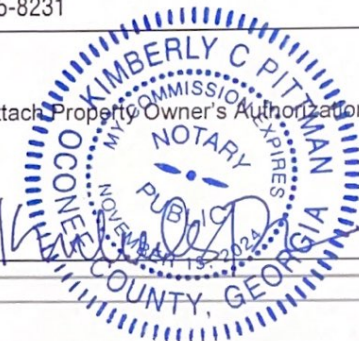
Name: 1973 Hog Mountain Road LLC & Hog Mountain

Address: 1607 Lea Haven Way

Athens GA 30606

(No P.O. Boxes)

Telephone: (478) 955-8231



## Property

Location: portion of 1971 and 1975 Hog Mountain Road

Watkinsville GA

(Physical Description)

Tax Parcel Number: B 06 007 & B 06 007IB

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)

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

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, 10<sup>th</sup> 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**

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 stormpipe 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.

#### **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

Tuxedo Ln

Hog Mountain Rd

Portion of  
B-06-007

B-06-007IB

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

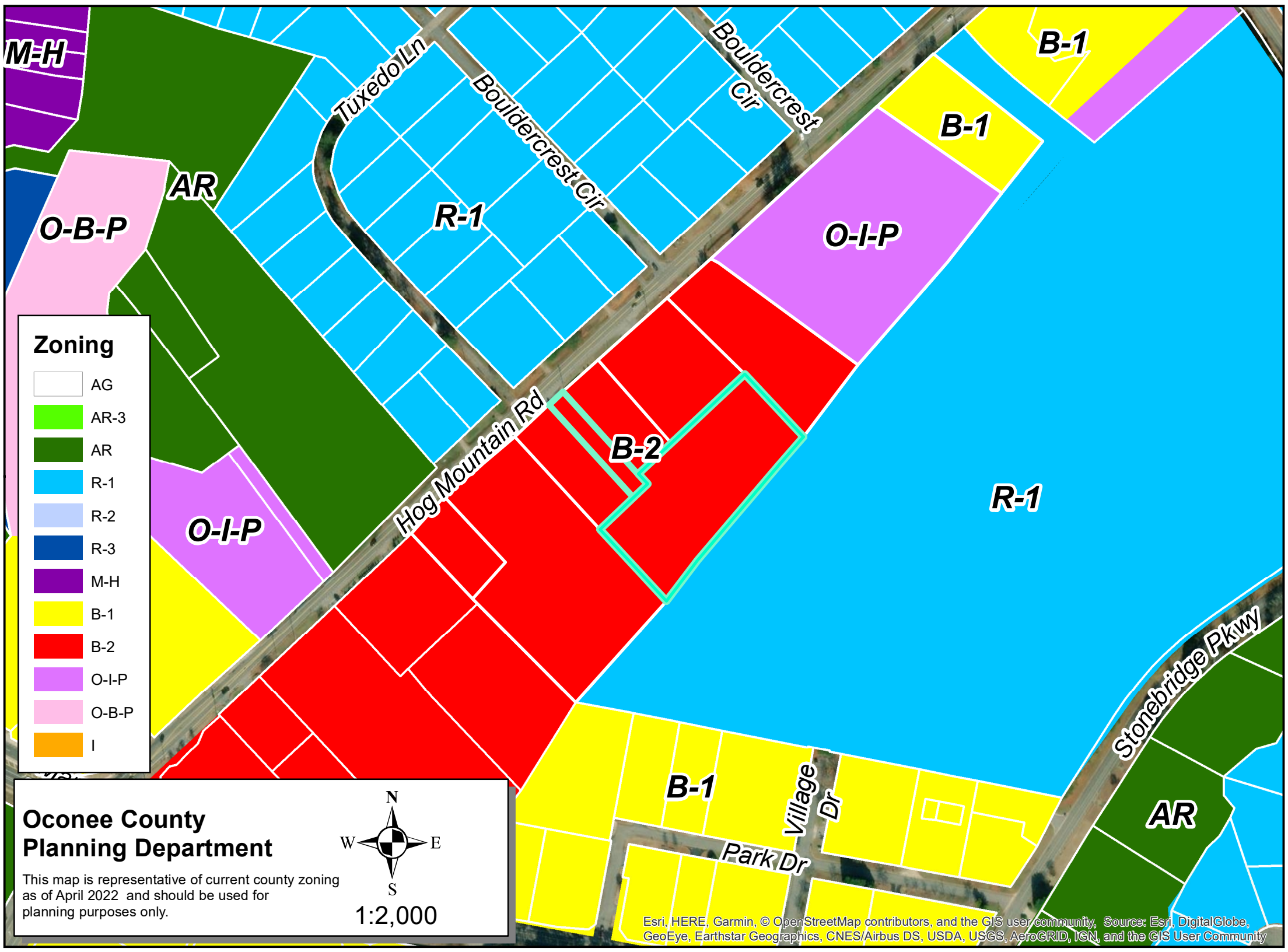
1:1,250

0 115 230 460 690 920

Feet





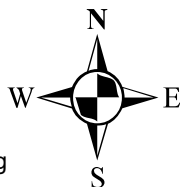


**Zoning**

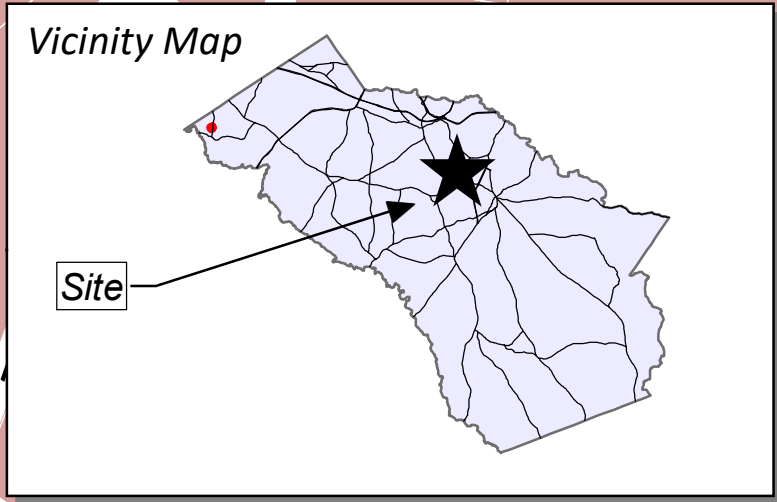
- AG
- AR-3
- AR
- R-1
- R-2
- R-3
- M-H
- B-1
- B-2
- O-I-P
- O-B-P
- I

**Oconee County  
Planning Department**

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



1:2,000



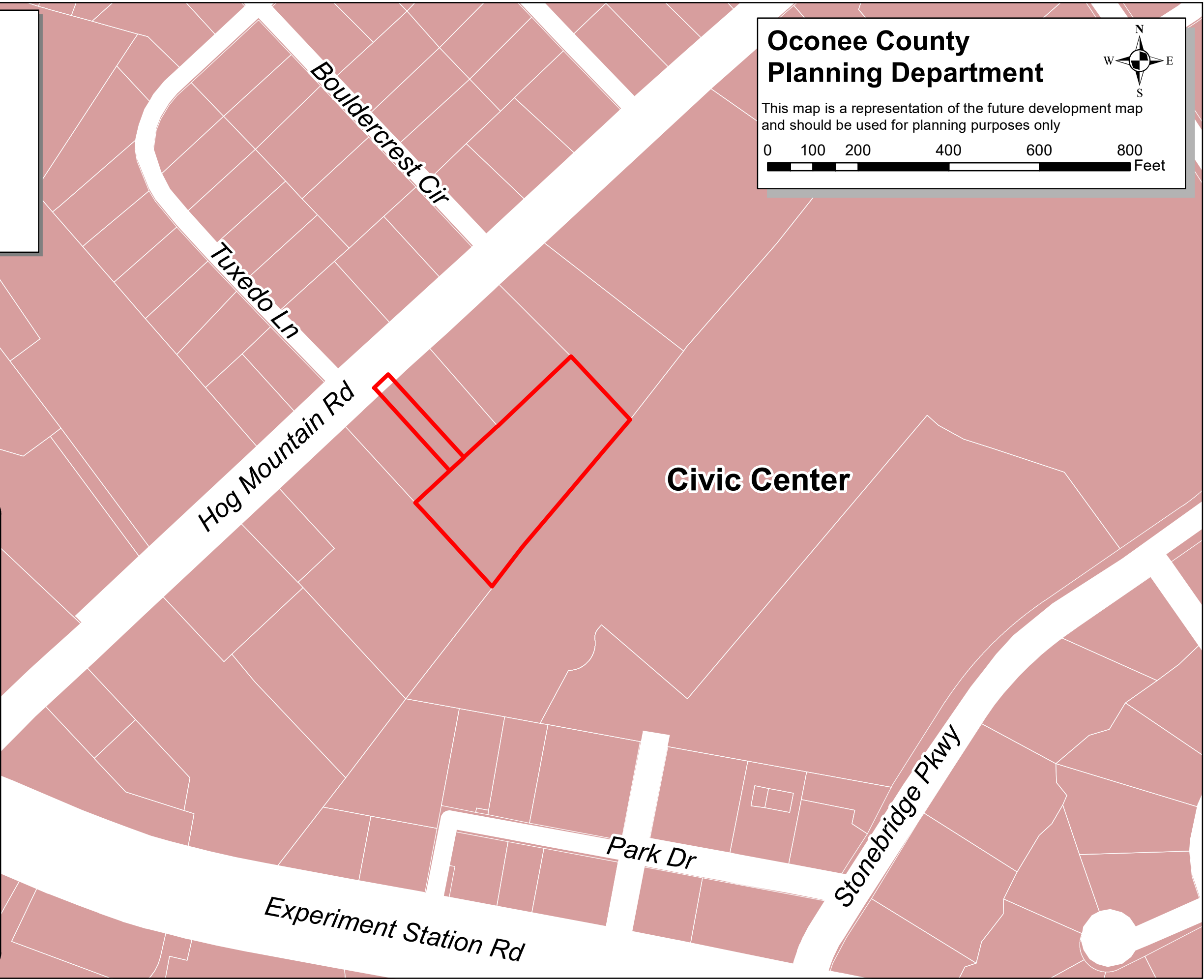
# Oconee County Planning Department

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

0 100 200 400 600 800 Feet

## Legend

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



9766382786  
PARTICIPANT ID

BK:2019 PG:3-3

P2019000003

FILED IN OFFICE  
CLERK OF COURT  
01/09/2019 12:41 PM  
ANGELA ELDER-JOHNSON,  
CLERK  
SUPERIOR COURT  
OCONEE COUNTY, GA

*Angela Elder-Johnson*

PROJECT DATA:

PROPERTY OWNERS: TRACT 1 HOG MOUNTAIN INVESTMENTS, LLC  
1120 MARS HILL RD, STE 103  
WATKINSVILLE, GA 30677

TRACT 2 1973 HOG MOUNTAIN ROAD, LLC  
1807 LEA HAVEN WAY  
ATHENS, GA 30606

-PURPOSE OF THIS PLAT IS TO RECOMBINE TAX PARCELS  
-LOTS ARE LOCATED IN OCONEE COUNTY, GA (GMD: 221)  
-NO NEW LOTS ARE PROPOSED.

TOTAL ACREAGE: 3.210 ACRES  
LOT 1 (PARCEL B06 007): 0.839 ACRES, 1971 HOG MOUNTAIN RD  
LOT 2: (PARCEL B06 071B) 2.371 ACRES, 1975 HOG MOUNTAIN RD

EACH LOT, THE ACCESS TO WHICH IS DEPENDENT UPON THE  
PRIVATE ACCESS DRIVE SHOWN ON THIS PLAT, SHALL BE  
RESPONSIBLE FOR MAINTENANCE OF SAID ACCESS DRIVE UNDER  
THE PROVISION OF SECTION 1012.07.D OF THE UNIFIED  
DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA

Tract 1 Parking calculations (shopping center):  
9112/1000=9.112  
9.112x4=36.4

37 parking spots required  
39 parking spots provided

ZONING NOTES (B-2):

FRONT BUILDING SETBACK: 20'  
REAR BUILDING SETBACK: 10'  
SIDE BUILDING SETBACK: 10'  
MAXIMUM BUILDING HEIGHT: 55'  
MINIMUM LOT WIDTH: NONE

Exempt under the provisions of Section 1215.b  
of the Unified Development Code of Oconee  
County, Georgia

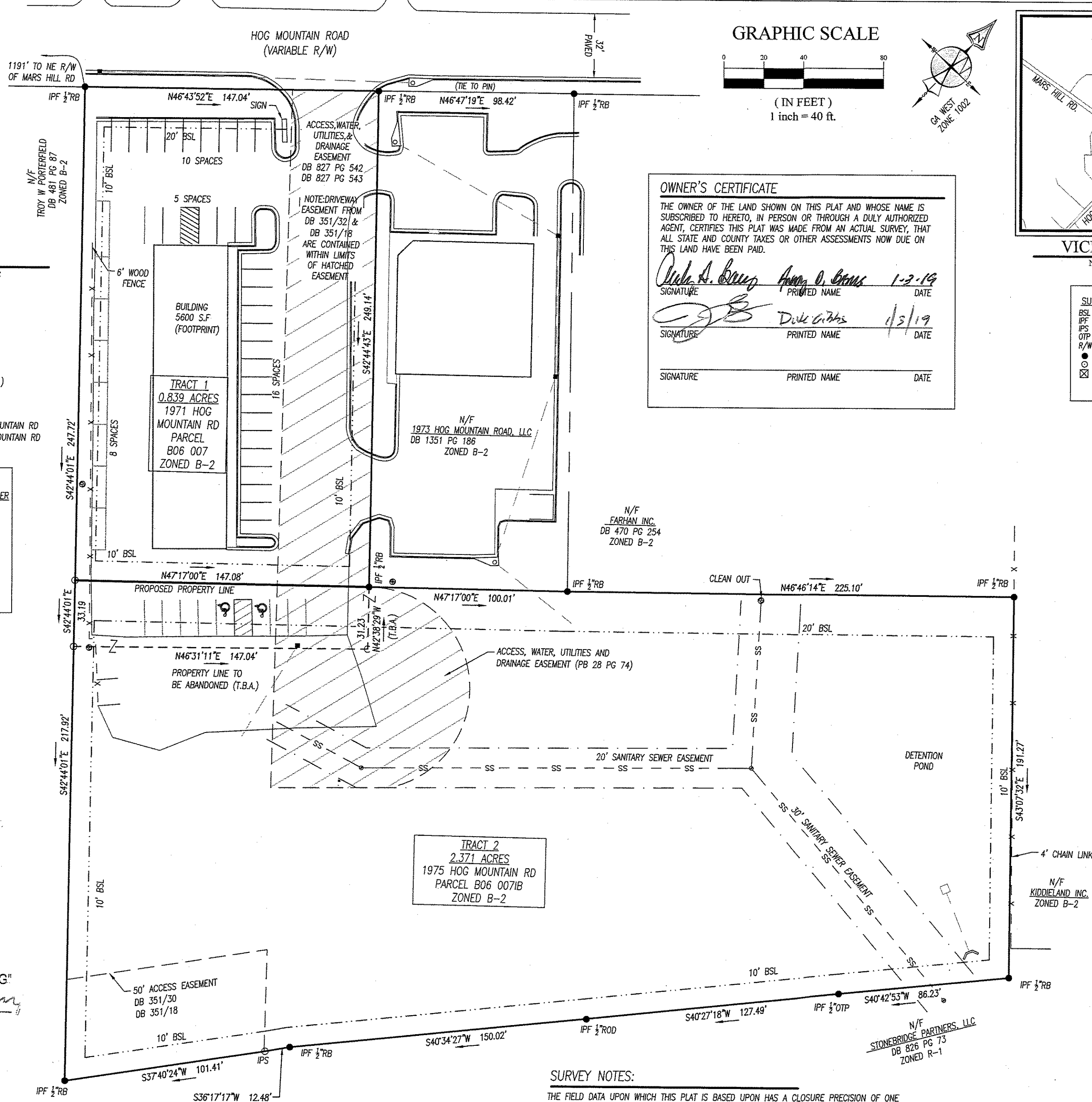
JAN 09 2019  
Date:

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

OCONEE COUNTY  
Planning Department

"AUTHORIZED FOR RECORDING"

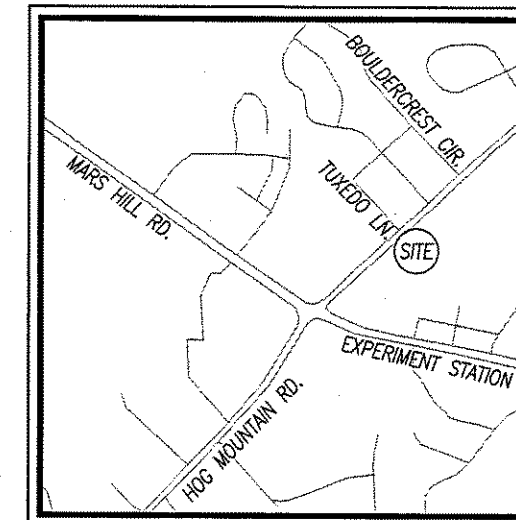
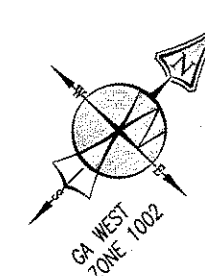
By: *Guy W. Herring*  
Guy W. Herring  
Planning Director



GRAPHIC SCALE



(IN FEET)  
1 inch = 40 ft.



VICINITY MAP

NOT TO SCALE

SURVEY LEGEND

BSL BUILDING SETBACK LINE  
IPF IRON PIN FOUND  
IPS IRON PIN SET  
OTF OPEN TOP PIPE  
R/W RIGHT-OF-WAY  
● PROPERTY CORNER FOUND  
○ PROPERTY CORNER  
□ CONCRETE MONUMENT

OWNER'S CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS  
SUBSCRIBED TO HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED  
AGENT, CERTIFIES THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT  
ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON  
THIS LAND HAVE BEEN PAID.

*Clark A. Brey* *Anna D. Brey* 1-2-19  
SIGNATURE PRINTED NAME DATE

*Duke G. Brey* 1/5/19  
SIGNATURE PRINTED NAME DATE

SIGNATURE PRINTED NAME DATE

SURVEY NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE  
FOOT IN 36,128 FEET, AND AN ANGULAR ERROR OF 10" PER ANGLE POINT, AND WAS ADJUSTED  
USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE  
ACCURATE WITHIN ONE FOOT IN 296137 FEET BY MAP CHECK.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND GEOMAX ZOOM 80X TOTAL  
STATION INSTRUMENT. HORIZONTAL DATUM IS GRID NORTH, GEORGIA STATE PLANE, WEST ZONE  
AND VERTICAL DATUM IS NAVD83, ESTABLISHED WITH ON-SITE NETWORK GPS OBSERVATIONS AND A  
TOPCON HIPER LITE + RECEIVER.

REFERENCES:

"PLAT FOR GIBBS CAPITAL, LLC." BY BASELINE SURVEYING & ENGINEERING, INC., DATED  
05/22/2015.

"ALTA/ACSM LAND TITLE SURVEY FOR GLENRIDGE BUILDERS, LLC, GLENRIDGE DEVELOPMENT, LLC,  
FIDELITY BANK, CHICAGO TITLE INSURANCE COMPANY, SPECIALIZED TITLE SERVICES, INC." BY  
GEOSURVEY, LTD., DATED 04/05/2006.

SURVEYOR'S CERTIFICATE AND FLOOD CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED  
FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION;  
THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS  
"FUTURE," AND THEIR LOCATION, SIZE, TYPE, AND MATERIALS ARE CORRECTLY  
SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE UNIFIED DEVELOPMENT  
CODE OF OCONEE COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOODPLAIN ACCORDING TO  
FLOOD INSURANCE RATE MAP 13219C01300, DATED 09/02/2009.

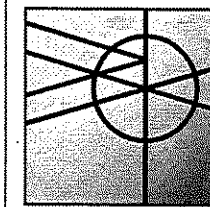
THE MINIMUM LOT AREA REQUIRED FOR THE APPLICABLE ZONING DISTRICT IS  
OUTSIDE THE 100 YEAR FLOODPLAIN AS SPECIFIED IN SECTION 404.02.

*John Mark Dunlap* 12/28/2018  
DATE

ENGINEERING SURVEYING  
LANDSCAPE ARCHITECTURE

2470 Daniels Bridge Road, Suite 161  
Athens, Georgia 30606  
P: 706.310.0411  
F: 706.310.0411

www.gaplaning.com



Williams  
& Associates

ADMINISTRATIVE RECOMBINATION PLAT FOR:

WATCO DEVELOPMENT LLC  
& GIBBS CAPITAL, LLC

GMD: 221

PROJECT NO: 16109

LAST DATE OF FIELD WORK: 12/27/2018

DATE OF PLAT: 12/28/2018

16109

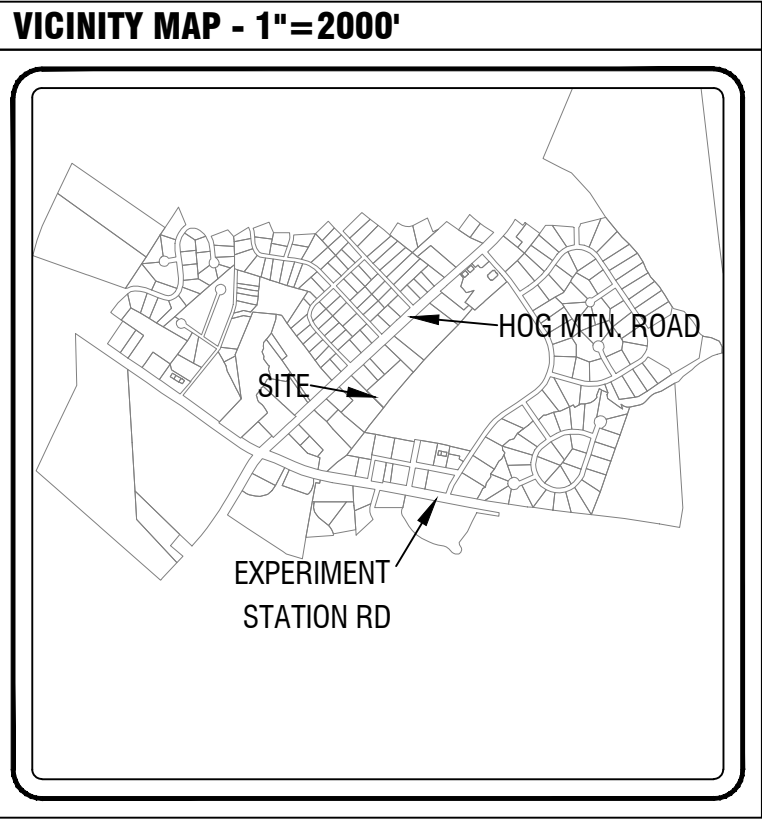
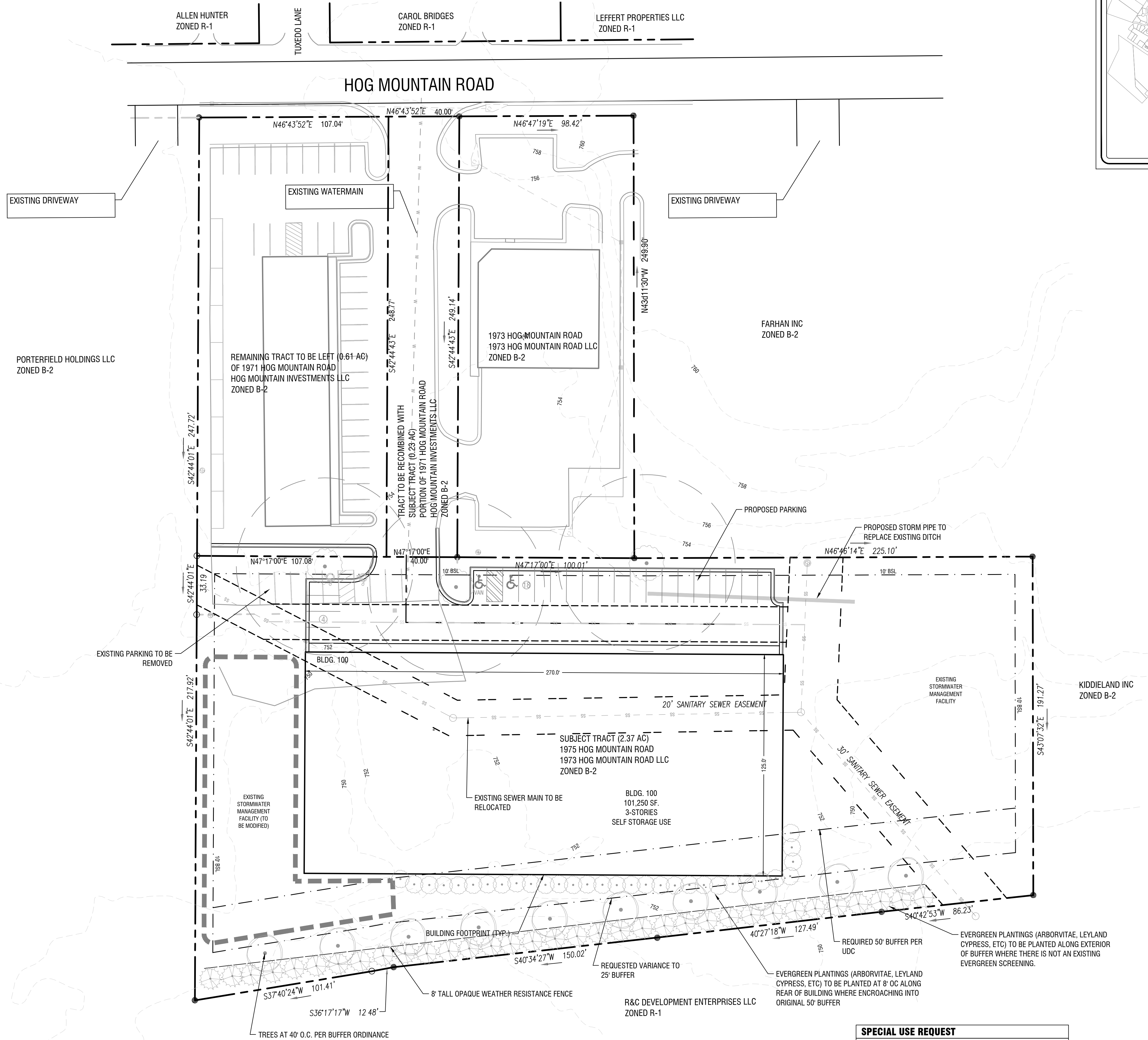
SURVEYOR'S CERTIFICATE  
(CLERK OF COURTS)

As required by subsection (d) of  
O.C.G.A. Section 15-6-67, this plat  
has been prepared by a land surveyor  
and approved by all applicable local  
jurisdictions for recording as evidenced  
by approval certificates, signatures,  
stamps, or statements hereon. Such  
approvals or affirmations should be  
confirmed with the appropriate  
governmental bodies by any purchaser  
or user of this plat, as to intended  
use of any parcel. Furthermore, the  
undersigned land surveyor certifies  
that this plat complies with the  
minimum technical standards for  
property surveys in Georgia as set  
forth in the rules and regulations of  
the Georgia Board of Registration for  
Professional Engineers and Land  
Surveyors and as set forth in O.C.G.A.  
Section 15-6-67.

12/28/2018







#### SPECIAL USE AND VARIANCE CONCEPT PLAN NOTES

- DIMENSIONS AS SHOWN ARE TO THE FACE OF CURB, IF PRESENT, OR TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STRUCTURE.
- ALL CURB RADI SHALL BE 3.5' UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 8 - LANDSCAPING & BUFFERS OF THE OCOREE COUNTY UDC.
- SIGNAGE FOR THE PROJECT WILL REQUIRE SEPARATE PERMITS. DETAILS PERTAINING TO SIGN DESIGN, INCLUDING: SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE OCOREE COUNTY PLANNING AND CODE ENFORCEMENT OFFICES FOR REVIEW AND APPROVAL PRIOR TO ERECTION. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE OCOREE COUNTY UDC AT THE TIME THE PERMITS ARE REQUESTED.
- ALL EXISTING UTILITIES AS ILLUSTRATED ON THE PLAN ARE APPROXIMATELY LOCATED.
- ALL PROPOSED UTILITIES AS ILLUSTRATED ON THE PLAN SHALL BE LOCATED WITHIN UTILITY EASEMENTS AS APPLICABLE.
- STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY, STATE, AND OTHER APPLICABLE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL.

#### PROJECT DATA

PROPERTY OWNER: 1973 HOG MOUNTAIN ROAD, LLC & HOG MOUNTAIN INVESTMENTS LLC  
1607 LEA HAVEN WAY, ----  
ATHENS, GEORGIA 30606  
ATTN: ANDY BARRS, 478-955-8231

DEVELOPER: 1973 HOG MOUNTAIN ROAD LLC  
1607 LEA HAVEN WAY, ----  
ATHENS, GEORGIA 30606  
ATTN: ANDY BARRS, 478-955-8231

AUTHORIZED AGENT: PITTMAN ENGINEERING PC  
1020 BARBER CREEK DRIVE  
WATKINSVILLE, GA 30677  
706-340-5599

PHYSICAL ADDRESS: 1971 & 1975 HOG MOUNTAIN ROAD  
TAX PARCEL: B06 007 & B06 071B  
TOTAL PROJECT ACREAGE: 2.60 ACRES (113,119.00 SF.)  
CONTOUR INTERVAL: 2' FIELD RUN TOPO BY W&A ENGINEERING DATED 12/28/2018.  
BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A W&A ENGINEERING BOUNDARY SURVEY FOR WATCO DEVELOPMENT LLC & GIBBS CAPITAL LLC, DATED 12/28/2018.

EXISTING ZONING: B2  
PROPOSED ZONING: B2  
EXISTING USE: STRIP CENTER & VACANT COMMERCIAL LOT  
PROPOSED USE: SELF STORAGE  
THERE ARE NO STATE WATERS ONSITE, NOR WITHIN 200' OF THE SITE.  
THERE ARE NO WETLANDS DELINEATED ON SITE.

#### B2 ZONING REGULATIONS

MINIMUM LOT AREA (WITH SEWER): 20,000 SF.  
MINIMUM LOT WIDTH (WITH SEWER): 100' AT SETBACK  
MINIMUM BUILDABLE AREA: NA  
MINIMUM AREA LYING ABOVE FLOODPLAIN: NA  
MINIMUM FRONT YARD: 20' MAJOR THOROUGHFARE / 15' - MINOR STREET  
MINIMUM SIDE YARD: 10'  
MINIMUM REAR YARD: 10'  
MAXIMUM BUILDING HEIGHT: 55'  
MAXIMUM LOT COVERAGE: 80%

#### SERVICE PROVIDERS

WATER: OCOREE COUNTY WATER RESOURCES  
SEWAGE DISPOSAL: OCOREE COUNTY WATER RESOURCES  
ELECTRIC: WALTON EMC  
COMMUNICATION: AT&T ATHENS & CHARTER COMMUNICATIONS  
GAS: ATLANTA GAS LIGHT COMPANY  
SOLID WASTE: BY PRIVATE CONTRACT

#### SITE DRAINAGE

CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.

#### SPECIAL USE REQUEST

A SPECIAL USE PERMIT IS BEING REQUESTED TO DEVELOP A SELF STORAGE FACILITY IN AN EXISTING B2 ZONING CLASS.

#### SPECIAL EXCEPTION VARIANCE REQUEST

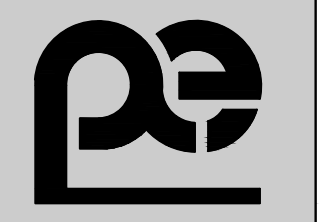
A SPECIAL EXCEPTION VARIANCE IS BEING REQUESTED TO REDUCE THE REQUIRED BUFFER BETWEEN ADJACENT USES FROM 50' TO 25'.

#### PARKING DATA

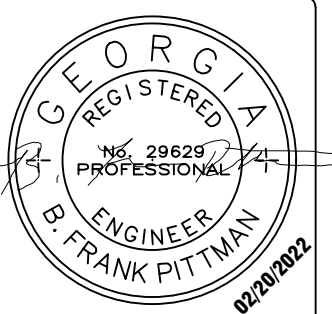
REQUIRED PARKING: 0 SPACES  
MINI-WAREHOUSES AND SELF-SERVICE STORAGE = 0 SPACES, NO LEASING OFFICE PROVIDED

PROPOSED PARKING: 22 SPACES NEW SPACES WITH A SUBTRACTION OF 8 SPACES (NET GAIN OF 14 SPACES)

REVISIONS	DESCRIPTION	
	DATE	

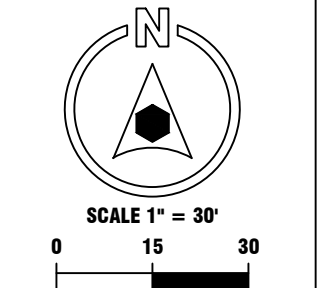


PITTMAN ENGINEERING PC  
PO BOX 1023  
WATKINSVILLE GA 30677  
P. 706-340-5599  
WWW.PITTMANENGINEER.COM



ISSUE PURPOSE  
FOR REVIEW ONLY

1975 HOG MOUNTAIN ROAD STORAGE  
2.60 - 1971 & 1975 HOG MOUNTAIN ROAD  
OCOREE COUNTY, GEORGIA



PROJECT NUMBER  
2021-016



DATE  
02/20/2022

SPECIAL EXCEPTION  
VARIANCE AND  
SPECIAL USE  
CONCEPT PLAN

01