

**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 Frank Pittman on July 14, 2023 requesting Special Use Approval on a ±1.70 acre tract of land located on 1911 Hog Mountain Rd, Oconee County, Georgia, tax parcel no. B-06-008A and a portion of B-06-008, on property owned by UAL Holdings, 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 use.

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or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

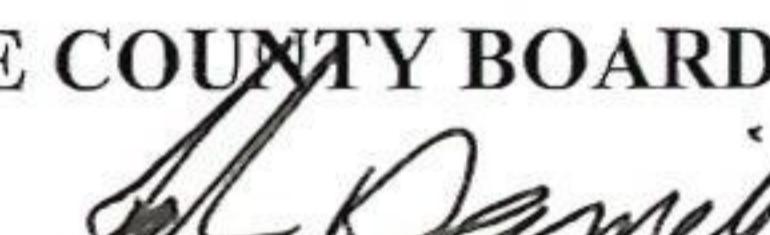
SECTION 4. Effective Date. This Resolution shall take effect this date.

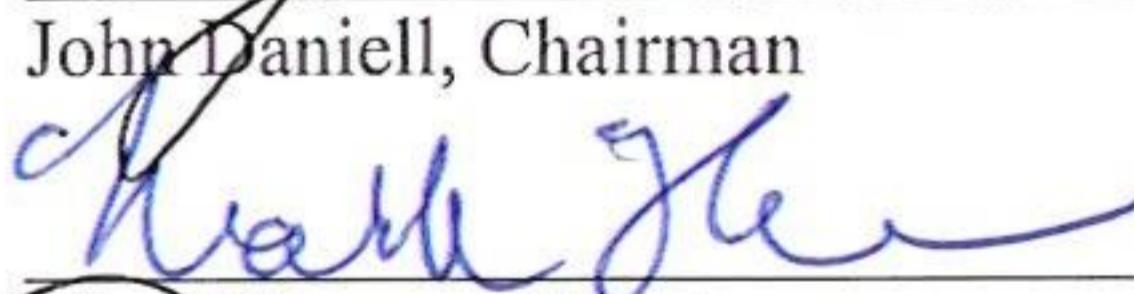
Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on September 18, 2023, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on October 3, 2023.

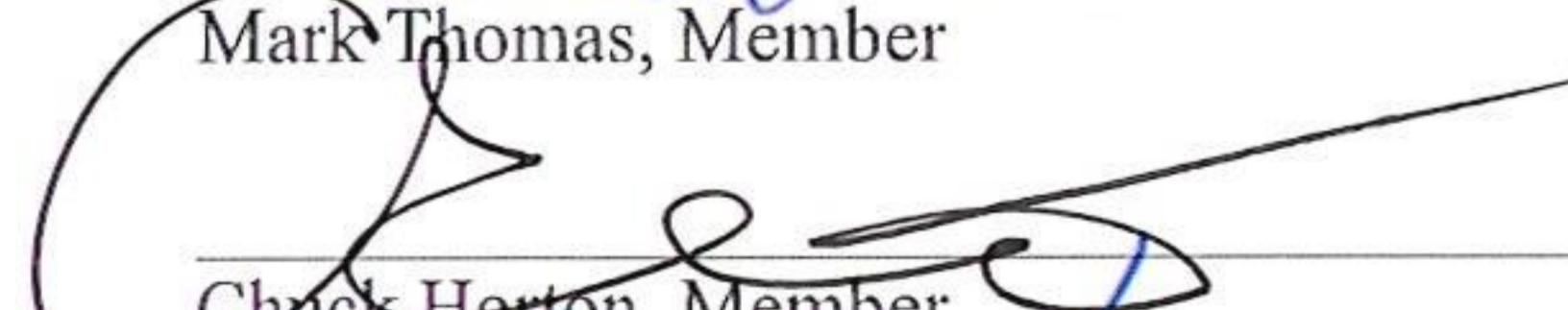
ADOPTED AND APPROVED, this 3rd day of October, 2023.

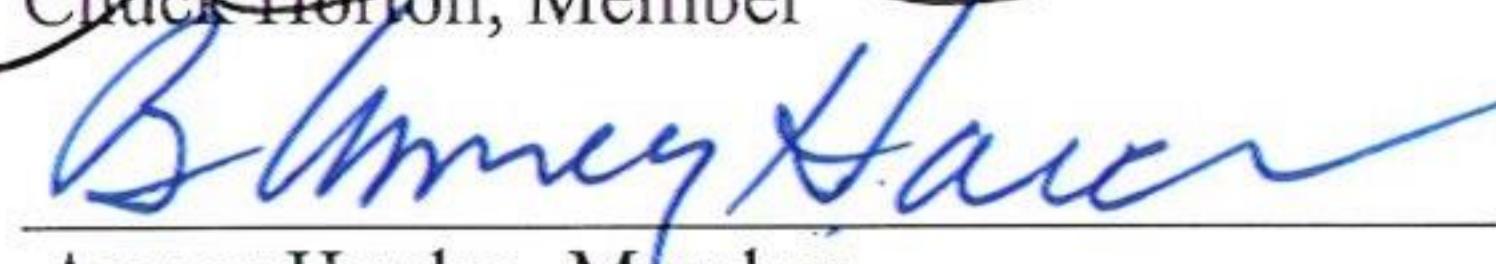
OCONEE COUNTY BOARD OF COMMISSIONERS

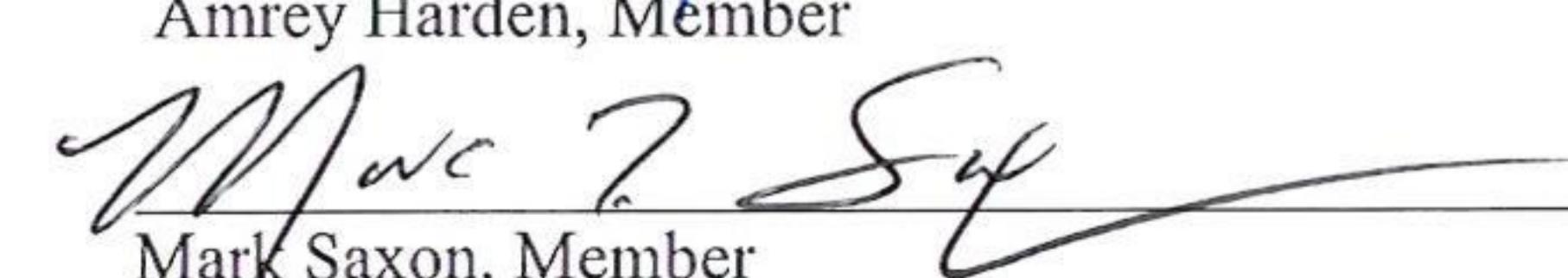
BY:


John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member


Amrey Harden, Member


Mark Saxon, Member

ATTEST:

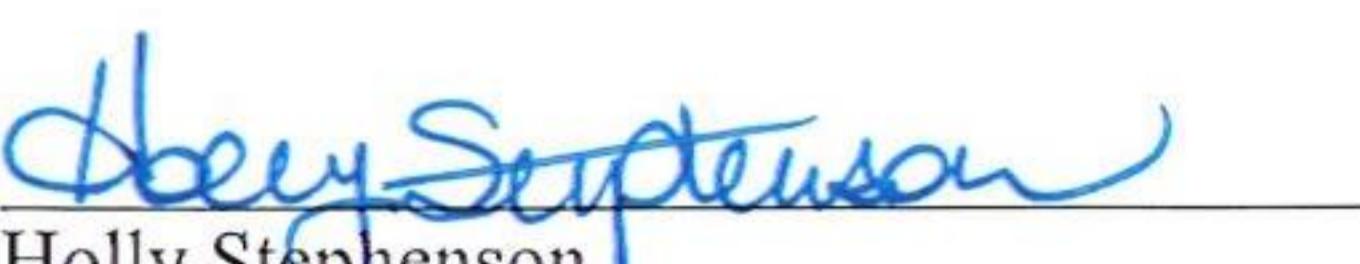

Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO SPECIAL USE APPROVAL #P23-0154

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CONDITIONS

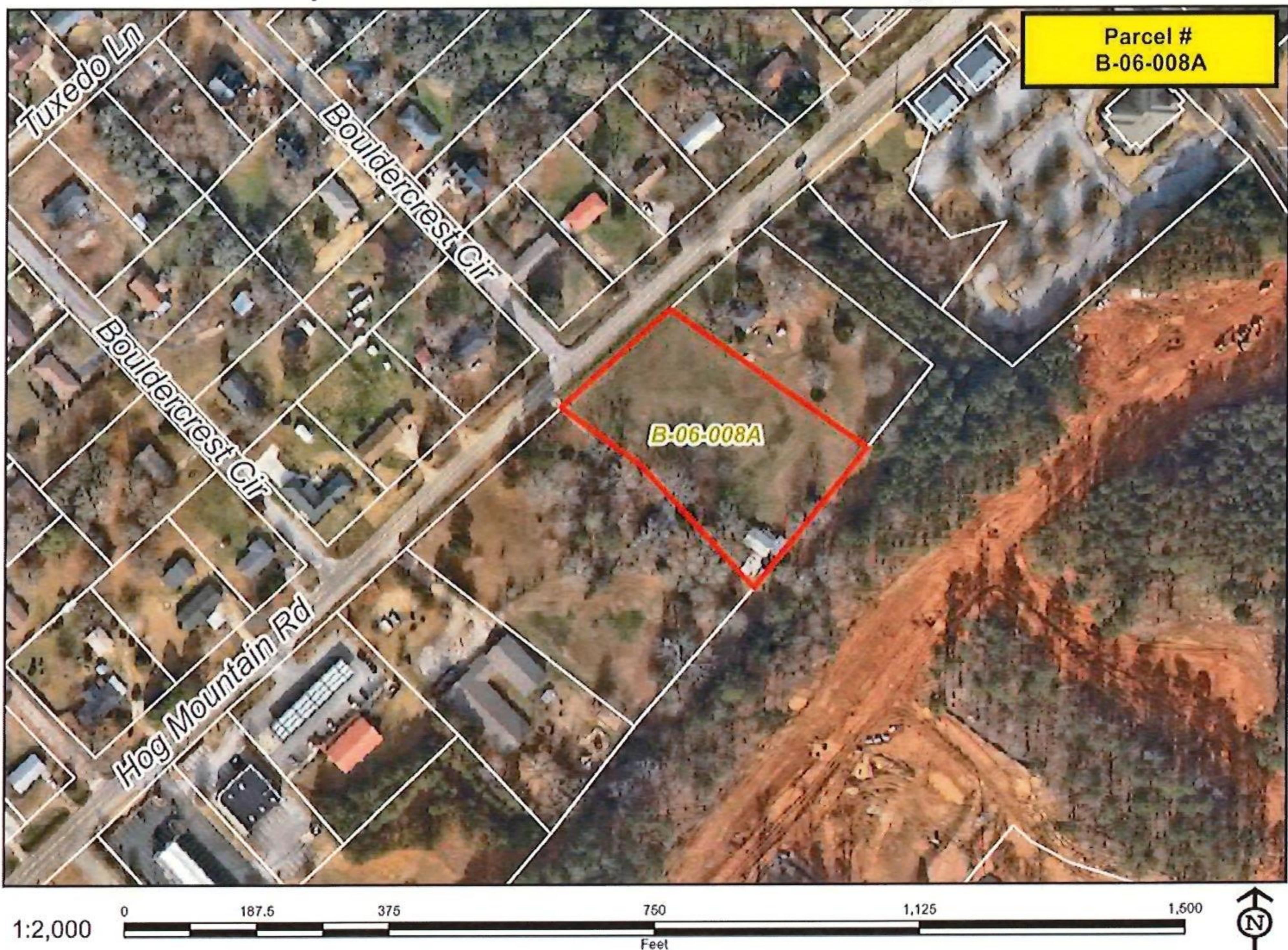
1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property 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. All structures shall have brick or stone facades on all sides.
5. The self-storage facility shall be an indoor climate-controlled facility with internal access only.
6. There shall be no aisleways or other vehicular access ways located in the area between the buildings and the adjacent residential zoning district.
7. An eight-foot-tall metal, non-chain link, decorative fence shall be installed surrounding the facility.

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TAX MAP

Special Use # P23-0154 - UAL Holdings, LLC



LEGAL DESCRIPTION

LEGAL DESCRIPTION

All that tract or parcel of land described as "Lot 2- 1.6957 acres, on a composite plat for 1911 HOG MOUNTAIN ROAD, prepared by Pittman & Greer Engineering, lying and being in the 221th District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the southeasterly right-of-way of Georgia Highway 207 and the southwesterly right-of-way of Stonebridge Parkway (POC), said pin continuing along the right of way of Georgia Highway 207 South 48 degrees 02 minutes 19 seconds West, 733.43 feet to an iron pin found being the TRUE POINT OF BEGINNING; thence leaving said right-of-way South 52 degrees 03 minutes 05 seconds East, 339.65 feet to a pin; thence South 37 degrees 36 minutes 39 seconds West, 196.85 feet to a pin; thence South 40 degrees 21 minutes 42 seconds West, 29.40 feet to a point; thence North 44 degrees 57 minutes 35 seconds West, 238.77 feet to a point; thence North 52 degrees 01 minutes 17 seconds West, 137.06 feet to an IPS; thence North 47 degrees 59 minutes 03 seconds East, 199.70 to the TRUE POINT OF BEGINNING.

NARRATIVE

1911 HOG MOUNTAIN ROAD STORAGE

SPECIAL USE REQUEST SUBMITTED 07/17/2023 revised 08/24/2023

GENERAL DATA

Property Address: 1911 Hog Mountain Road

Parcel: B-06-008A and portion of B-06-008

Owner: UAL Holdings, LLC.

Existing Zoning: AG

Proposed Zoning: B2

Existing Use: Single Family Residential

Proposed Use: Self Storage Facility

Property Area: 1.70 acres

ADJACENT LAND USES AND ZONING

North – Single Family Residential (Zoned R-1)

Southwest – Kiddie Land Day Care (Zoned B2)

South- Wooded Lot (Zoned R-1)

Northeast – Remainder of Subject Property (Zoned AG, rezone request for B-2 in progress)

OWNERSHIP TYPE

The development will be privately owned.

SITE NARRATIVE

The property is 1.70 acres and is currently zoned AG and is occupied by a single-family residence. The property owner is UAL Holdings, LLC. The owner is seeking to rezone the property to B2 to allow for a small self storage facility. This desired use requires this Special Use Request for a self storage facility.

SITE DESCRIPTION

The property is located South of the intersection of Hog Mountain Road and Bouldercrest Circle adjacent to the Kiddie Land Day Care. The Character Area for the property and its surrounding properties is identified as 'Civic Center' according to the Oconee Future Development Map.

The property is partially wooded with a single-family residence and slopes from the north to the south.

PROPOSED SPECIAL USE

The proposed use of the property is a small self storage facility. The building materials will be consistent with other similar storage facilities built in Oconee County over the last few years with brick and/or stone facades with metal roll up doors interior to the project (see representative architecture). The maximum number of buildings is 6 (could be less) with a total maximum sf of 18,000 sf (could be less).

NARRATIVE**ACCESS**

Access will be via a drive from Hog Mountain Road with interparcel access to the adjacent proposed office park.

TRAFFIC IMPACT

Per the Institute of Transportation Engineers, Trip Generation, 11th 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) – 18,000 sf = 26 ADT

WATER SUPPLY

Water will be provided by Oconee County Water Resources Department. A water capacity letter has been obtained by OCWR. The estimated required water demand is 80 GPD. The existing 12" watermain is in the right-of-way of Hog Mountain Road along the property frontage.

SEWAGE DISPOSAL

Sewage disposal will be provided by Oconee County Water Resources Department. Sewer will go into an existing manhole behind the property through an easement that has been acquired by the property owner. A sewer capacity letter has been obtained by OCWR. The estimated sewer demand is 80 GPD.

GARBAGE COLLECTION

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

UTILITIES

Electricity and Data will be supplied through power/data providers in the area.

STORMWATER MANAGEMENT AND DRAINAGE

There is a proposed Stormwater Management Facility to be constructed in the complex 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. The zoning plan calls for the proposed stormwater management facility to be an underground system but an above ground pond could be constructed.

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 zoning is approved in approximately October 2023, then site development plans will be created and permitted to begin construction in early 2024.

BUFFERS AND COMPANION VARIANCE REQUEST

A 50' buffer will be required along the rear property line adjacent to the R-1 zoned property to the south. There is a companion variance request to reduce this required buffer to 25' which would be consistent with adjacent

NARRATIVE

commercial properties that back up to this future subdivision. The buffer will be designed with details provided during the site development plans approval stage of the project. All other buffers and screening, per OC- UDC requirements, will be met during site development.

SIGNAGE

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

ESTIMATED VALUE OF PROJECT

The complete buildout of the project is estimated to be \$10 Million.

COMPANION REZONE REQUEST

There is a companion rezone request to rezone the property to B2.

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PLAT

SITI COVERAGE DATA

BUILDING DATA	
PROPERTY OWNER/NAME	17 BIRCH ST. INC.
BUDGETED BLDG.	1,300 SF.
BUDGETED BLDG.	1,100 SF.
BUDGETED BLDG.	5,800 SF.
BUDGETED BLDG.	8,800 SF.
BUDGETED BLDG.	2,700 SF.
BUDGETED BLDG.	1,500 SF.
PROPOSED BUDGETED BLDG.	
RECOMMENDED BUDGETED BLDG.	
NOTES	
1. DIMINISHING RETURN MAY BE TO THE FACT OF EXISTING THE EDGE OF PROPERTY. UNLESS OTHERWISE AGREED IN WRITING, ANY EXPENSES TO THE OUTSIDE EDGE OF ALL CLOUDS HAVE BEEN ASSESSED TO THE OUTSIDE EDGE OF	
2.	

PLAN.

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE
LANDSCAPE. SUBJECT TO THE DECENT EXISTING
CONDITIONS FOR THE PROJECT WILL BE GRANTED APPROVAL
IF THE PLANTING IS DESIGNED, INCLUDING GROWTH, LIFE
EXPECTANCY, AND CARE, IN CONFORMITY WITH THE
APPROVAL, WHICH IS LANDSCAPE. ALL PLANTINGS SHALL
BE LOCATED OUTSIDE THE FINAL SITE
REQUIREMENTS.

2. ALL DRAINAGE OUTLETS SHALL BE ILLUSTRATED ON THE PLAT
APPROPRIATELY LOCATED.

3. ALL PROPOSED UTILITIES ARE TO BE LOCATED OUTSIDE
LOCATED WITHIN UTILITIES AS APPROPRIATE AS APPLICABLE
STORMWATER MANAGEMENT SYSTEMS. IN ADDITION,
CULVERTS, ETC., AND OTHER APPROPRIATE FEATURES FOR DRAINAGE
HOLLOWING OUTLET AT THE TIME OF SITE PLAN
APPROVAL.

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PROJECT DATA

SERVICE PROVIDERS	
WATER - REEDLEY CITY WATER REEDLEY CITY DEPARTMENT	HANITARY SEWER - REEDLEY CITY WATER REQUIREES DEPARTMENT
ELECTRIC - WALTON LAMP	REEDLEY CITY WATER REQUIREES DEPARTMENT

1. BORG LIAISON	2. OWNER INVESTIGATOR	3. ENTRUSTED	4. TITLE & STATION
OFFICER INVESTIGATOR	MR. HANLEY	MR. PANAREZ, CLERK/PA	

SPECIAL USE REQUEST

THIS OFFICIAL USE REQUEST IS FOR THE USE OF THE
SPECIAL EQUIPMENT OF THE NATIONAL GUARD.



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

SPECIAL USE CASE NO. P23-0154

DATE: September 6, 2023

STAFF REPORT BY: Guy Herring (Director of Planning and Code Enforcement)

APPLICANT NAME: Pittman & Greer Engineering, PC

PROPERTY OWNER: UAL Holdings, LLC

LOCATION: Hog Mountain Road, south of the Bouldercrest Circle intersection; Parcel B-06-008A and a Portion of B-06-008

PARCEL SIZE: ±1.70 acres

EXISTING ZONING: AG, parallel proposal to rezone to B2 (Highway Business District) for office use.



COMPREHENSIVE PLAN CHARACTER AREAS MAP: Civic Center

EXISTING LAND USE: Undeveloped land

SPECIAL USE REQUESTED: Special use approval to construct a self storage facility in the proposed B-2 district per Sec. 205.10.

REQUEST SUMMARY: The applicant is requesting a special use approval to construct a self storage facility under the proposed B-2 zoning. This is a principal use (Mini-Warehouses and Self Storage Units) that is allowed by special use approval in the B-2 zoning district according to Sec.205.10(e).

STAFF RECOMMENDATION: Staff recommends conditional approval of this request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: September 18, 2023

BOARD OF COMMISSIONERS: October 3, 2023

ATTACHMENTS: Application
Narrative
Special Use Impact Analysis
Plats of Survey
Concept Plan

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property is partially wooded with a single-family residence and slopes from the north to the south.
- The proposed development includes a portion of the property that is to be added from the adjacent parcel B 06 008

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTHWEST	Single-family residential	R-1
SOUTHEAST	Vacant land	R-1
NORTHEAST	Veterinarian	B-1
SOUTHWEST	Single-family residential, daycare	AG, B-2

PROPOSED PROJECT DESCRIPTION

- The applicant is requesting a special use permit to construct a self-storage facility on the subject property in accordance with B-2 zoning provisions.
- A request to rezone the property from AG to B-2 is being considered under a concurrent application.
- The proposed B-2 development includes up to six buildings and a maximum of 18,000 SF.
- The project will utilize the underground stormwater management facility on the adjacent property.
- The applicant's estimated value of the proposed improvements for the project is \$10,000,000.

PUBLIC FACILITIES

Water:

- The project is proposed to utilize County water services.
- The Water Resources Department has indicated in a letter dated 8/22/2023 that potable water is available at this location.

Sewer:

- The project is proposed to utilize County sewer services.
- The Water Resources Department has indicated in a letter dated 8/22/2023 that wastewater treatment capacity is available for the project.

Roads:

- Proposed access would be from Hog Mountain Road.
- A shared access easement is provided for connection to the property to the southwest.

TRAFFIC PROJECTIONS

- The applicant projects 28 ADT (average daily trips) based on Mini-Warehouse (Land Use Code 151) use.

ENVIRONMENTAL

- There are no streams, wetlands, or floodplain identified on the property.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

Water Resources Department:

- No comments

Public Works Department:

- No comments

Fire 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 requested self-storage facility is allowed in B-2 zoning with a special use approval per Sec. 205.10(e). Staff holds that the proposed business development is consistent with the stated purpose of the proposed zoning district provided that the corresponding rezoning is approved.

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 Character Areas Map. The 2023 Comprehensive Plan describes Civic Center as “*The Civic Center Character Area is the center of civic activities in unincorporated Oconee County. The Character Area includes a relatively high intensity mix of businesses, retail shopping, offices, sports and recreational complexes, public schools, a college campus, and other public and semi-public uses (such as the Oconee Civic Center, libraries, and museums) that create a multi-dimensional environment.*” Staff holds that the proposed self-storage facility is compatible with the Civic Center Character Area as described.

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

Nearby lots are predominantly zoned B-1, B-2, R-1, and AG. Primary land uses are a mixture of services, offices, and residential uses. Staff is of the opinion that the proposed development is suitable in view of the existing nearby development, zoning and uses along Hog Mountain Road.

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 character area designation of Civic Center (see above), a desirable pattern of development for the area would include commercial, office, residential, and institutional uses. The proposed development does align with the intent for this character area.

E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?
The roadways in the areas have adequate capacity for the proposed additional traffic.

F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?

The proposed access to the site should be adequate to provide for traffic/pedestrian safety, accommodate the anticipated volume of traffic, and provide access to 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?

The Water Resources department has indicated that water is available for the site. The impacts to police and fire protection services should be minor for this business development. Schools will not be impacted by this specific project. Staff holds that public facilities should be adequate to serve this special use.

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?

The existing site will be subject to Article 8 requirements for landscape buffers adjacent to all neighboring properties of lower intensity. According to Sec. 806 – Table 8.1, the applicant is requesting a variance to reduce the required 50' buffer and provide a 25-foot buffer along the property line between the subject parcel and the adjacent R-1 properties to the southeast.

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

The hours and manner of operation associated with the proposed special use are not expected to have significant adverse impacts on nearby properties.

J. Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?

The dimensions and style of the proposed buildings should not be detrimental to adjacent residential and commercial development. The proposed structure is to be a brick building with a canopy with brick and/or stone facades with metal roll up doors interior to the project.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends approval of the present special use request. Staff recommends it be subject to the following conditions to be fulfilled by the developer/owner at his/her 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 at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property 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. All structures shall have brick or stone facades on all sides.
5. The self-storage facility shall be an indoor climate-controlled facility with internal access only.
6. There shall be no aisleways or other vehicular access ways located in the area between the buildings and the adjacent residential zoning district.
7. An eight-foot-tall metal, non-chain link, decorative fence shall be installed surrounding the facility.