

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

TITLE

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to revise the conditions for a previously approved rezone case #2581 zoning classification OIP (Office Institutional Professional District) pursuant to an application for rezoning of property owned by 1040 Garland LLC submitted on July 17, 2023.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for zoning change submitted by Carter Engineering Consultants on July 17, 2023, requesting a rezone of a ±2.08-acre tract of land located at 1041 Talus Street and 1061 Talus Street in, Oconee County, Georgia, (tax parcel no. B-01L-001A & B-01L-002A), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

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

The zoning change in conditions for the property described on the attached “Exhibit A” is hereby changed for the purpose as set forth in “Exhibit A” attached hereto.

Said rezone is subject to the following conditions: as set forth in “Exhibit A” attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

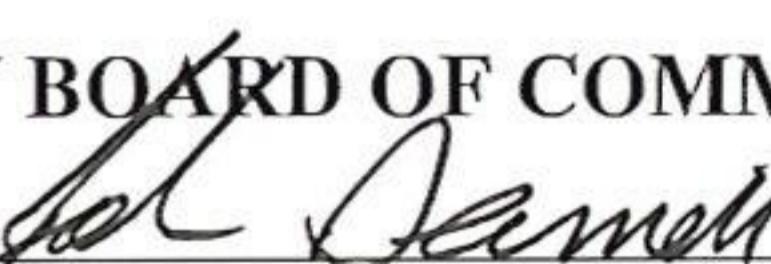
SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

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

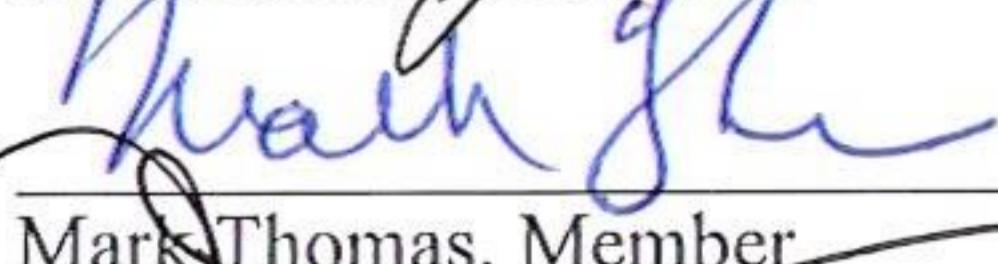
Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on September 18, 2023, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on October 3, 2023.

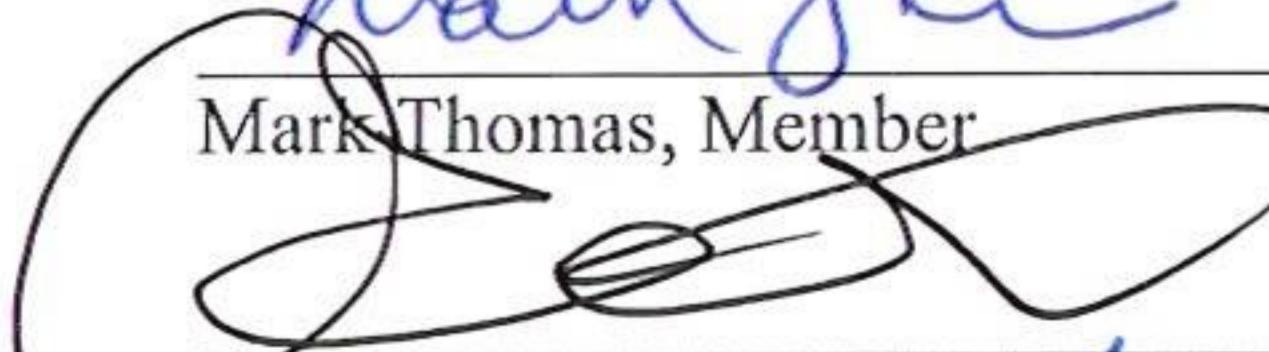
ADOPTED AND APPROVED, this 3rd of October, 2023.

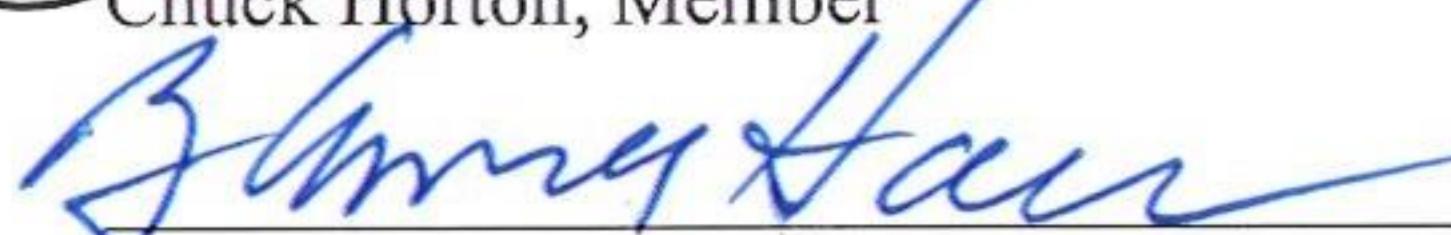
OCONEE COUNTY BOARD OF COMMISSIONERS

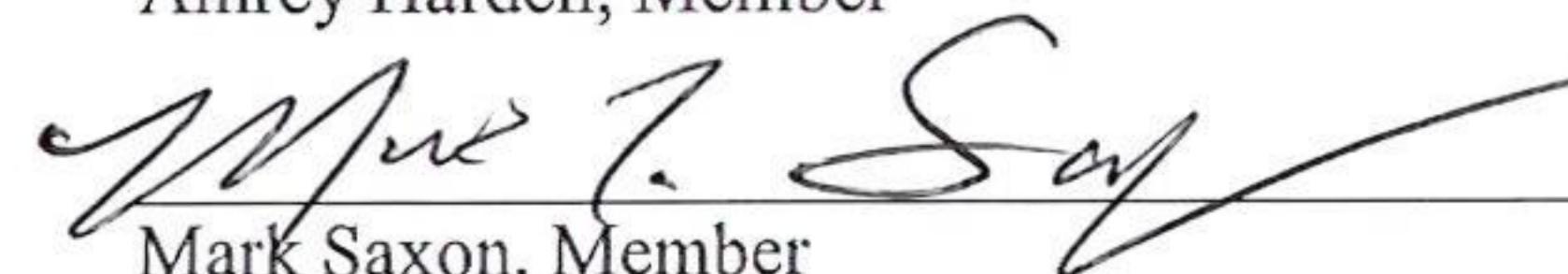
BY: 

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 REZONE NO P23-0160

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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. In accordance with the previously approved zoning action, the following uses are specifically excluded and shall not be permitted on the subject property:
 - Hospital
 - Nursing Home
 - Convalescent Center
 - Group Personal Care Home
 - Congregate Personal Care Home
6. The 25' landscape zoning buffer as depicted on the zoning concept plan in the inset of the "Typical Section of Landscape Buffer" shall include a 6 ft tall vinyl imitation wood privacy fence between the large evergreen trees and the large shade trees. The larger evergreen trees shall be Green Giant Thuja or Japanese Cryptomeria and staggered with the existing row of Leyland Cypress.

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TAX MAP

Rezone # P23-0160 - O.S. Properties, Inc.

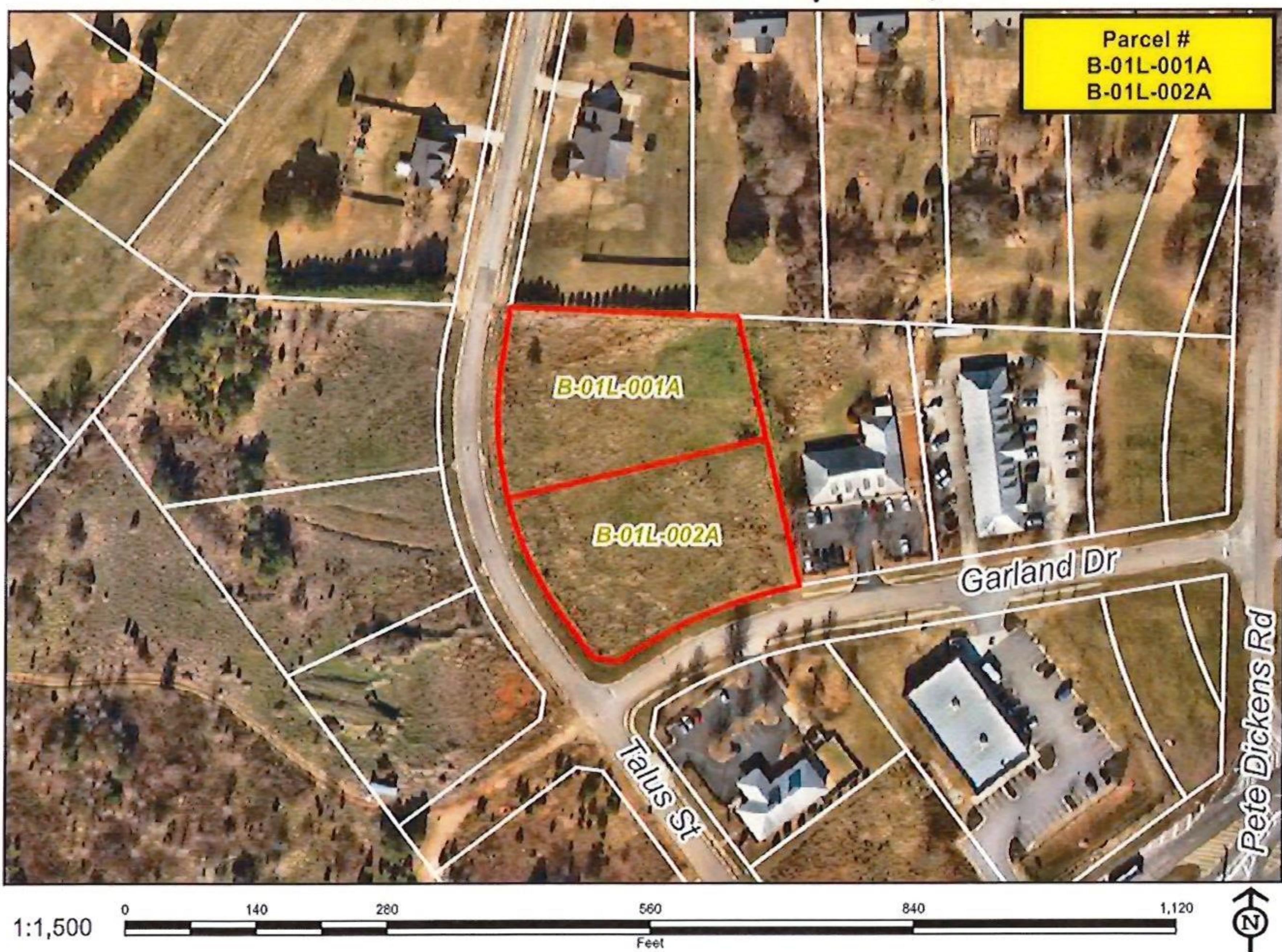


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LEGAL DESCRIPTION

LEGAL DESCRIPTION

Commencing at the found $\frac{1}{2}$ " rebar 496.58' to centerline of Garland Road and Pete Dickens Road; said rebar being the POINT OF BEGINNING;

Thence S $67^{\circ}15'21''$ W, a distance of 208.59' along an arc having a radius of 533.80' and length 209.94' to a found $\frac{1}{2}$ " rebar;

Thence N $80^{\circ}34'11''$ W, a distance of 27.59' to a found $\frac{1}{2}$ " rebar;

Thence N $37^{\circ}02'31''$ W, a distance of 46.47' to a found $\frac{1}{2}$ " rebar;

Thence N $25^{\circ}33'19''$ W, a distance of 146.06' along an arc having a radius of 368.00' and length 147.04' to a found $\frac{1}{2}$ " rebar;

Thence N $01^{\circ}32'28''$ W, a distance of 160.15' along an arc having a radius of 368.00' and length of 161.44' to a found $\frac{1}{2}$ " rebar;

Thence N $10^{\circ}53'40''$ E, a distance of 43.08' to a found $\frac{1}{2}$ " rebar;

Thence S $87^{\circ}30'58''$ E, a distance of 241.07' to a found $\frac{1}{2}$ " rebar;

Thence S $13^{\circ}02'10''$ E, a distance of 132.28' to a found $\frac{1}{2}$ " rebar;

Thence S $13^{\circ}02'10''$ E, a distance of 159.93' to a found $\frac{1}{2}$ " rebar; said rebar being the POINT OF BEGINNING.

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NARRATIVE

OCONEE COUNTY
Rezone Change in Conditions Request

**Beacon Pointe Office
Complex**

PROJECT NARRATIVE

July 17, 2023

Revised: July 27, 2023

Revised: August 04, 2023

ADDRESS

1041 & 1061 Talus Street
Parcel No. B 01L 001A & B 01L 002A

CURRENT ZONING

OIP (Office Institutional Professional)

PROPOSED ZONING

OIP (Office Institutional Professional)



**CARTER
ENGINEERING**

EXHIBIT "A" TO REZONE NO P23-0160

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NARRATIVE



Beacon Pointe Office Complex
Talus Street and Garland Drive

PROJECT OVERVIEW + LOCATION

Beacon Pointe is an office development located within an already established office park. The address of the subject parcel is 1041 and 1061 Talus Street. There are two lots that are the subject of this request that total 2.08 acres. The property is currently zoned OIP which allows for the intended use of Beacon Pointe; however, the original rezone contemplated one building on each lot with a maximum of 10,000 SF of building area per lot for a total of 20,000 S.F. of office space. The developer desires to build smaller offices on the lot instead of one large building which is believed to fit better within the context of the development. There are 11 proposed office units. This request represents a change in a previous zoning condition and is not a property rezone.

CURRENT USE + SITE DESCRIPTION

The subject site is located between the Belfair residential subdivision and US Highway 78 adjacent to existing offices. There are two parcels that are the subject of this request that total 2.08 acres in size. The current use is a vacant commercial lot that slopes from east to west and is an open grassed field. The subject site is bound by Belfair residential subdivision to the north, existing office to the east, Garland Drive to the south, and Talus Street to the west. The adjacent land uses include residential to the north, commercial development to the east, south, and west.

EXISTING ZONING + PROPOSED ZONING

As previously mentioned, the property is currently zoned OIP and has been developed with an office complex in mind for many years. When the original rezone was approved it was contemplated that larger office buildings would be built on each lot of 10,000 SF in size for a total of 20,000 S.F. The nature of this request is not to change the zoning of the property, it is merely to allow smaller multiple buildings that will total less than 20,000 SF. The property to the north of the subject site is zoned R1 and the property to the east, south, and west are zoned OIP.

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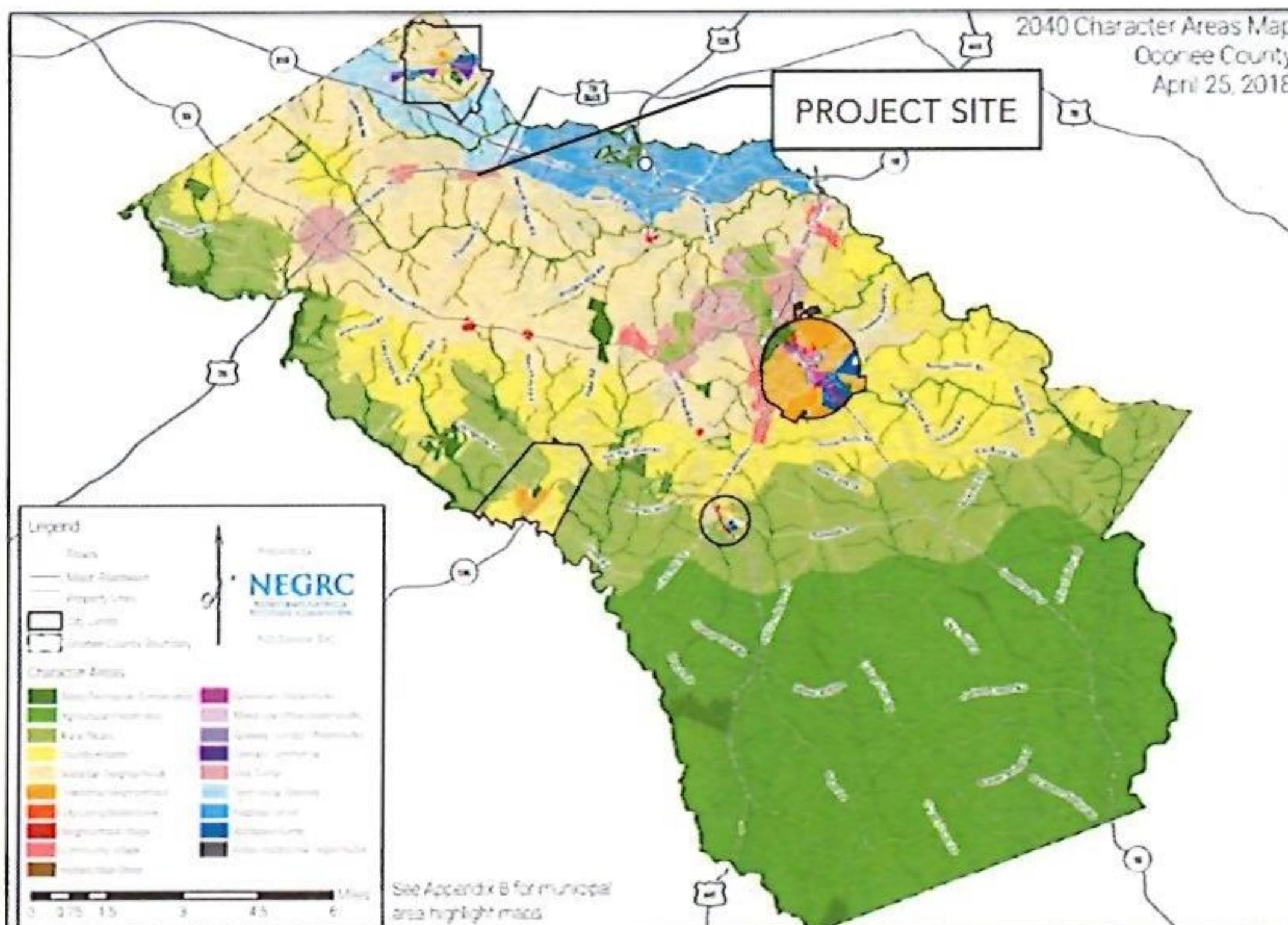
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NARRATIVE



Beacon Pointe Office Complex
Talus Street and Garland Drive

OCONEE COUNTY FUTURE LAND USE MAP



The proposed rezone request does conform to the Future Development Map of Oconee County. The character designation of the subject property is Community Village. As part of this rezone change in conditions, there are no changes proposed to the current Character Area Map.

The proposed use and development directly correlate with the Future Development Map of Oconee County.

PROPOSED USE + SITE DESIGN

The proposed use of the property is for professional offices. The complex located on the subject site will consist of a maximum of 11 individual lots for sale or lease. The footprint of each office building will range in size from 1,500 SF to 10,000 SF. The average size of a proposed unit is 1,745 square feet. The proposed development will serve no more than a total of 20,000 SF of office space. The development will be accessed from Garland Drive and Talus Street and shall provide all warranted and associated parking and utilities as needed and as noted in the Oconee County Unified Development Code.

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NARRATIVE



Beacon Pointe Office Complex
Talus Street and Garland Drive

VEHICULAR ACCESS

There will be one access point off Talus Street and one access drive off of Garland Drive

All access points will be designed and installed per county, state, and federal standards and regulations.

TRAFFIC GENERATION

A Trip Generation Analysis has been prepared for the site by referencing the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition). The ITE is the industry standard source for providing and analyzing trip generation for various land uses. In summary, the analysis does not find any adverse impacts associated with the traffic generated by this development and the adjacent properties, streets, and intersections. There is no impact to local traffic as this has been a planned office development for many years. All of the infrastructure was installed when the office park was established, and the proposed development does not vary from the original plans in terms of the total size of the development.

LAND USE	ITE CODE	ADT 2-WAY (PAGE 839)	AM PEAK HOUR (PAGE 840)			PM PEAK HOUR (PAGE 841)		
			AM Hour	IN	OUT	PM Hour	IN	OUT
ITE VALUE PER 1000 S.F. GFA	750	11.07	1.33	1.18	0.15	1.30	0.18	1.12
OFFICE PARK (20,000 S.F. GFA)	750	221	27	24	3	26	4	23

*Calculations based on 20,000 sf of proposed office space

IMPACT TO LOCAL TRAFFIC

Per Oconee County Traffic Data by Road Name, Pete Dickens Rd receives an AADT volume of 631 vehicles. The additional 27 peak hour vehicles are a 4% increase to the existing infrastructure and will result in a negligible increase in overall density. Recent improvements to the HWY 78 and Pete Dickens Rd intersection assure that such an increase in overall traffic would negatively affect the existing local traffic.

IMPACT TO SCHOOL SYSTEM

There are no reasons to assume that this rezone would negatively affect the school system as this request and development are commercial in nature.

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NARRATIVE



Beacon Pointe Office Complex

Talus Street and Garland Drive

UTILITIES + PUBLIC SERVICES

The proposed development will require domestic water and fire protection provided by the Oconee County Public Utilities Department. Dry utilities such as electricity, cable, and internet will be coordinated with the individual service providers as needed and as warranted in accordance with the Oconee County Unified Development Code. All utilities planned and required for the project shall be installed underground. The method of water supply is Oconee County Water Resources.

WATER. Water is proposed to connect to an existing water main off Garland Drive.

Probable Water Demands and Assumptions:

OFFICE: Assume 175 GPD/1,000 SF
20,000 SF Office Space Proposed

Formula: $175 \times 20 = 3,500$ GPD

PEAK HOUR DEMAND: 2.4×3 (Peak Factor) = 7.2 GPM

SEWAGE. Sewer is proposed to connect to a county sewer main in Talus Street.

STORMWATER MANAGEMENT

The proposed stormwater management system will be designed to meet local, state, and federal regulations and requirements. Throughout the site, stormwater is collected and traversed through pipes and swales, and directed to the proposed stormwater detention areas as shown on the plan. Post development run-off and water quality will be maintained in accordance with Oconee County and State of Georgia standards and regulations.

PROJECT IDENTITY + SIGNAGE

There are no signs proposed for this development.

AMENITIES AND RECREATIONAL AREAS

There are no recreational areas proposed for this site.

LAND DEDICATED FOR PUBLIC USE + OPEN SPACE PROVISIONS

No portion of the subject property is dedicated for public use and there are no provisions for public open space provided or required as part of this rezone. The private open / common space is limited to the landscape areas in and around the units. These areas will be maintained by the condominium association.

SIDEWALKS, CURB & GUTTER, AND PEDESTRIAN CIRCULATION

The pedestrian circulation within the development will be designed to focus on a balanced relationship between vehicular and pedestrian traffic. The network of connections will promote walkability and allow for subtle grade transitions for pedestrian access.

Curb and gutter shall be implemented throughout the development to help facilitate stormwater management and to best define and encourage pedestrian and vehicular separation.

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NARRATIVE



Beacon Pointe Office Complex
Talus Street and Garland Drive

ENVIRONMENTAL IMPACTS + BUFFERING

There are no environmental sensitive areas on this property. A Stormwater Management Plan and Erosion Control Plan will be prepared to mitigate any necessary or expected offsite impactions during construction.

All landscape and structural buffers as required by County code shall be proposed and planted in accordance with local code and regulations. A 25-foot landscape buffer is required along the proposed lot line separating the OIP Zoned Office Development and the R-1 Zoned residential lots. The buffer shall be designed and installed in accordance with Oconee County Code. Site utilities and stormwater management facilities will not encroach into landscape buffers. Buffers shall be maintained in accordance with County code and regulations.

LIGHTING

Outdoor lighting will be provided for security purposes and shall be provided in the parking areas of the office development. Any proposed outdoor lighting fixtures for this development shall be full-cutoff and fully shielded to minimize impaction to surrounding properties. All lighting fixtures and layout shall adhere to all standards and specifications set forth in the Oconee County Unified Development Code.

TRASH DISPOSAL + RECYCLING

All solid waste disposal and screening requirements deemed necessary by Oconee County shall be in accordance with the Oconee County Unified Development Code and shall be applied for as development plans are submitted. Solid waste will be collected onsite by a private contractor and disposed of accordingly.

PROJECT SCHEDULE

The petitioners plan to complete the zoning efforts for the subject property by August of 2023. Once plans are approved and permits issued, construction efforts will begin on the site grading and infrastructure as needed. All offices are scheduled to be completed by August of 2025.

OWNERSHIP & MAINTENANCE OF COMMON SPACE

It is the intent of the developer to provide a high-quality office development that will allow multiple tenants and businesses to access and enjoy shared parking, and all applicable amenities and provisions as designed for tenant use. It is anticipated that the development will likely have condominium type ownerships and shared maintenance agreements with the tenants to maintain all said courtyards and amenities. Shared maintenance agreements and covenants shall include the maintenance of the proposed stormwater management facilities and all associated and warranted access easements.

ESTIMATED VALUE AND SQUARE FOOTAGE OF DEVELOPMENT

Estimated Value of the Project at Completion: \$3,000,000.00

Average Cost of buildings: \$273,000.00

- 20,000 SF Office Space: \$3,000,000.00

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NARRATIVE



Beacon Pointe Office Complex
Talus Street and Garland Drive

CONSTRUCTION/FAÇADE MATERIALS & REPRESENTATIVE ARCHITECTURE THEMES

The building exterior will predominantly be brick with brick, glass, and/or cementitious siding accents to reflect similar architectural themes as depicted in representative images below. Each building and its respective architectural style will compliment one another to create a single holistic and cohesive architectural theme for the development.

The proposed development will be designed to have an aesthetically and appealing architectural appearance that will meet and/or exceed county requirements. Proposed archetypes referenced below are for reference and shall correlate to the overall architectural theme of the development. All proposed architectural elements shall adhere to the Oconee County Unified Development Code.



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NARRATIVE



Beacon Pointe Office Complex
Talus Street and Garland Drive



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Beacon Pointe Office Complex
Talus Street and Garland Drive



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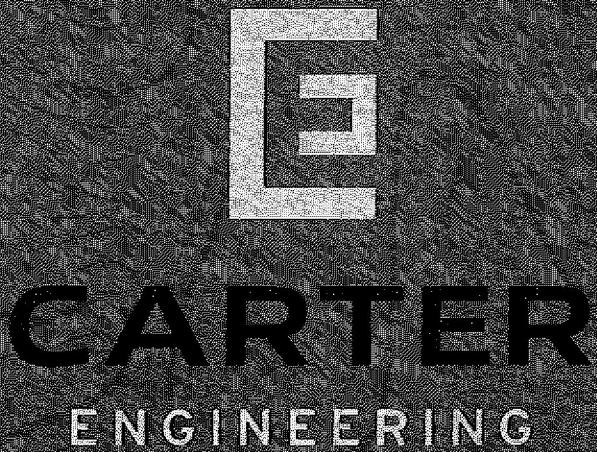
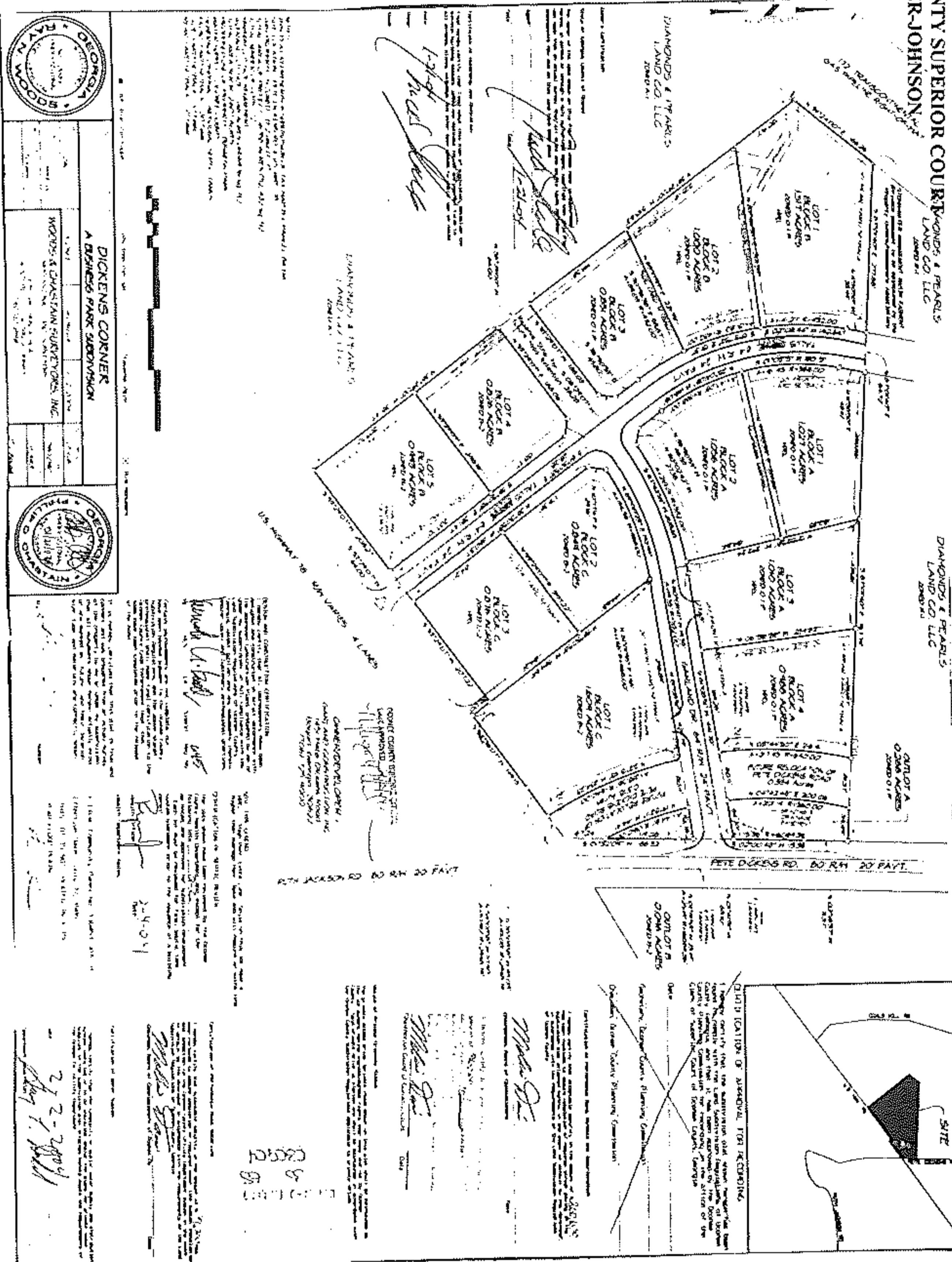


EXHIBIT "A" TO REZONE NO P23-0160

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PLAT

FILED
04:47 PM
03/09/2004
OCONEE COUNTY
ANGELA ELDRIDGE
CLERK
BK 35 PG 65



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CARTER ENGINEERING		ON POINT PLANS	
FOR OPMENT PLANS		STREET • BOGART GA 30622	
<p>STAY TAKIT</p> <p>DISTRIT</p> <p>OCONEE COUNTY</p> <p>OCOEE COUNTY</p>		<p>1244 WOODSTICK WINTERFALL ZONICA</p> <p>P. 770.725.1230 F. 770.725.7304 www.carterengineering.com</p>	
<p>PERMIT INSURANCE RATE MAP NO:</p> <p>333A REV 12A.11</p> <p>PERMIT PAYMENT</p>		<p>1244 WOODSTICK WINTERFALL ZONICA</p> <p>P. 770.725.1230 F. 770.725.7304 www.carterengineering.com</p>	
<p>UNPERMITTED UTILITY PLACEMENT</p> <p>THE CITY OF BOGART, GEORGIA, HAS NOT YET ISSUED A PERMIT TO THE CONTRACTOR, CARTER ENGINEERING, FOR THE UNPERMITTED UTILITY PLACEMENT. CARTER ENGINEERING DOES NOT MANUFACTURE OR INSTALL UTILITY EQUIPMENT. ALL PLACEMENTS IS IN SUCH AREA, EITHER IN OR NEAR THE A HANOCOMI S. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITY SHOWN HEREIN IN THE EXACT LOCATION INDICATED IN THE CONTRACT, HIGHLY UNLIKELY. CONSULT LANS AND CONTRACTORS SOME HEDGES DISTRICT UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CONTRACTORS OWN SUFFICIENCY OF THE INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE A LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. NOT ONLY IS HIGHLY UNLIKELY & DISAPPOINTING IS AOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF ALL EXISTING STORE AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STOP AND SANITARY CERIT STRUCTURES.</p>			
<p>PARKING DATA</p> <p>Official Code of Oconee County, Georgia, Title 84, - Parking and Loading Official Code of Georgia, Title 40, Relating to Title 84, - Parking and Loading</p>		<p>18-2011 Building F-1</p> <p>Requirement Permitted <input checked="" type="checkbox"/> 18-2011 Building F-1, or a building permit is required</p> <p>Permitted Parking <input checked="" type="checkbox"/> 18-2011 Building F-1, or a building permit is required</p> <p>Required Parking Area <input checked="" type="checkbox"/> 18-2011 Building F-1, or a building permit is required</p> <p>Planned or Pending <input checked="" type="checkbox"/> 4 Preperm</p>	

07/15/23

1920] *W. H. DAWSON*



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

REZONE CASE #: P23-0160

DATE: September 6, 2023

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

APPLICANT NAME: Carter Engineering Consultants

PROPERTY OWNER: 1040 Garland LLC

LOCATION: 1041 and 1061 Talus Street, north of Monroe Highway and west of Pete Dickens Road
B 01L 001A and B 01L 002A

PARCEL SIZE: ± 2.08 acres



EXISTING ZONING: OIP (Office Institutional Professional)

EXISTING LAND USE: Undeveloped

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Community Village

ACTION REQUESTED: Zoning modification to allow up to eleven buildings totaling not more than 20,000 SF rather than the one building of not more than 10,000 SF (total of 20,000 SF) on each lot as previously approved.

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
- Architectural Renderings
- Zoning Impact Analysis
- Plat of Survey
- Concept Plan
- Water & Sewer Capacity Letter

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- Zoning Amendment 2581 was approved on June 4th, 2002. While the layouts of individual buildings were not identified it allowed for an average of 10,000 SF of building per lot.

SURROUNDING LAND USE AND ZONING

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

PROPOSED DEVELOPMENT

- The proposed development includes eleven proposed office units with no more than 20,000 SF in total. The footprint of each office building may range in size from 1,500 SF to 10,000 SF. The average size of a proposed unit is 1,745 square feet.
- The development will include a stormwater management facility located in the southwest corner of the property.
- All utilities in the development will be underground.
- Construction would begin in 2024 with all offices anticipated as being complete in 2025.
- The projected project valuation is \$3.0 million.

PROPOSED TRAFFIC PROJECTIONS

- An approximate additional 221 (average daily trips) are estimated with 27 AM peak hours and 26 PM peak hours (Trip Generation Manual, 11th Edition).

PUBLIC FACILITIES

Water:

- The project is proposed to utilize County water services with an estimated demand of 3,500 GPD.
- The Water Resources Department has indicated in a letter dated 01/11/2023 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 01/11/2023 that wastewater treatment capacity is available for the project.

Roads:

- Proposed access locations would include two access points on Garland Drive and Talus Street.

ENVIRONMENTAL

- There are no environmental sensitive areas on this property.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- No comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- No comments.

GEORGIA DEPARTMENT OF TRANSPORTATION

- No comments

STAFF ANALYSIS

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

A. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.

The proposed use is a modification of the existing approved zoning. Staff holds that the proposed development is suitable view of the existing nearby development and zoning.

B. Whether the property to be rezoned has a reasonable economic use as currently zoned.

The property has a reasonable economic use as it is currently zoned. The proposed use is a modification of the existing approved zoning.

C. The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:

i. Population density and effect on community facilities such as streets, schools, water, and sewer;
The proposed use is a modification of the existing use. It will have only minor additional impacts on population density and community facilities.

ii. Environmental impact;

No environmentally sensitive areas are known to exist on the site. Per the applicant the stormwater management will be in compliance with Oconee County ordinances.

iii. Effect on the existing use, usability and/or value of adjoining property.

The proposed use is a modification of the existing use and is not anticipated to affect the existing use, usability, and/or value of adjoining property.

D. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.

The subject property has been vacant since the previous 2002 zoning case.

E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.

The purpose of the OIP zoning district is stated as “*It is the intent of the OIP District to provide an area for business and professional offices as well as for social, fraternal, political, civic and community organizations. The district is also designed for institutional uses such as hospitals, nursing homes, convalescent centers, institutional planned developments and clinics.*” Staff holds that the requested office use is consistent with the stated purpose of the proposed zoning district.

F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The proposed use is a modification of the prior approved zoning action. Staff holds that the proposed conditions give supporting grounds for approval of the zoning proposal.

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

The subject property lies within the Community Village Area as shown on the Comprehensive Plan Character Areas Map. The 2023 Comprehensive Plan describes this Character Area as “*Mixed-use developments that integrate and link together a compatible assortment of higher-intensity commercial (such as larger-scaled shopping centers, professional offices, and services), residential, and recreational uses through a comprehensive circulation system. Land use components coexist as part of a collective approach to creating communities that are safe, attractive, and convenient for pedestrians and motorists alike. Improved pedestrian, bicycle, and vehicular connections to jobs, activities, services, and green spaces, particularly from existing and developing higher density residential communities, tie these village areas together. Entertainment and cultural arts are an important focus of investment.*” Staff holds that the proposed commercial development is in conformity with the Future Development Map and the goals and objectives of the Oconee County Comprehensive Plan.

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

The proposed use is a modification of the previously approved plan. Per prior zoning approvals, the site is appropriate for the proposed use.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends conditional approval of this request subject to the following conditions to be fulfilled at the expense of the owner/developer:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner 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. In accordance with the previously approved zoning action, the following uses are specifically excluded and shall not be permitted on the subject property:

Hospital
Nursing Home
Convalescent Center
Group Personal Care Home
Congregate Personal Care Home