

**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 Carter Engineering Consultants on July 17, 2023 requesting Special Use Approval on a ±1.47 acre tract of land located on 1051 Baker Drive, Oconee County, Georgia, tax parcel no. B-02I-003, on property owned by Johnny L. Baker, Jr., 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 a mini storage facility.

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or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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

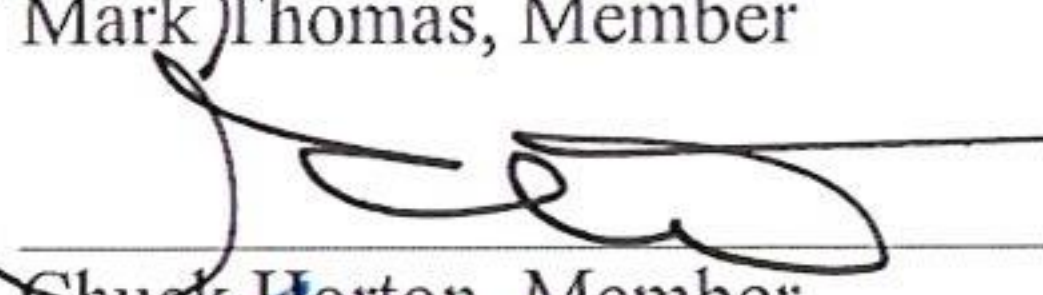
ADOPTED AND APPROVED, this 3rd day of October, 2023.

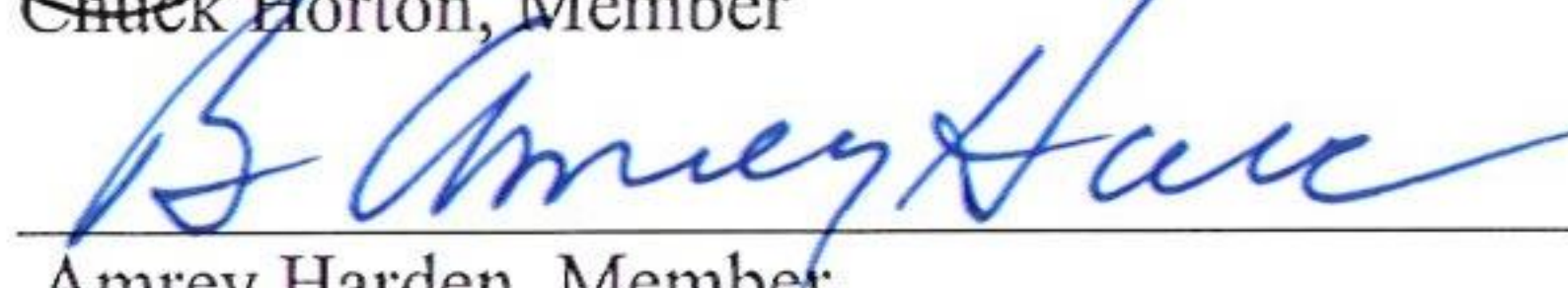
OCONEE COUNTY BOARD OF COMMISSIONERS

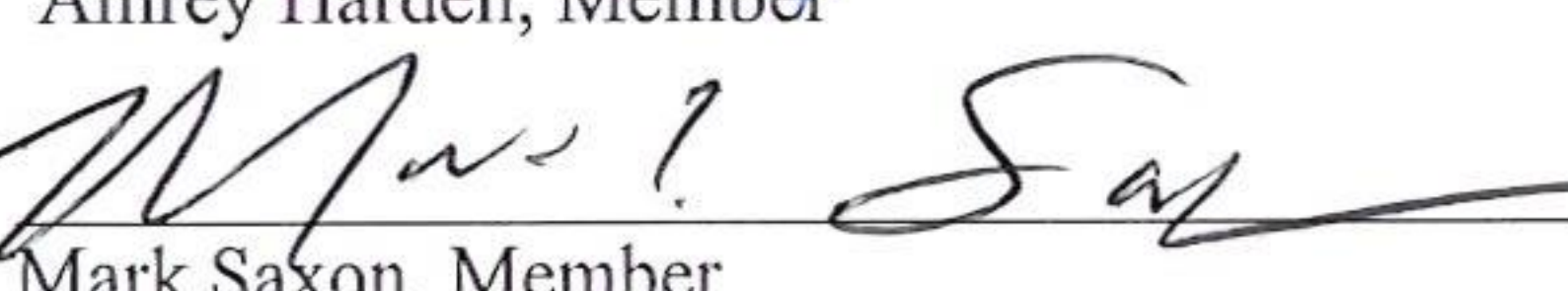
BY:


John Daniell, Chairman

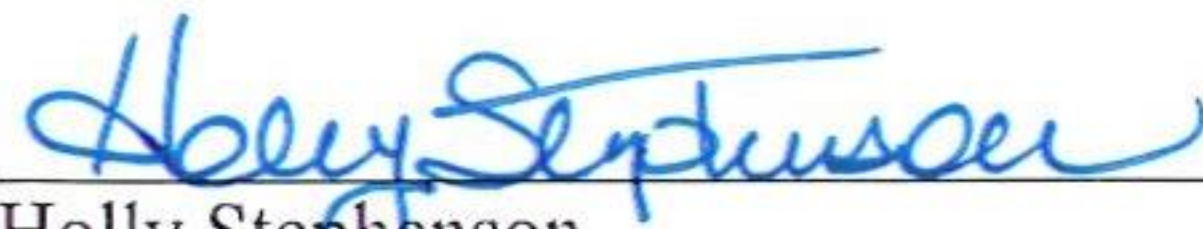

Mark Thomas, Member


Chuck Horton, Member


Amrey Harden, Member


Mark Saxon, Member

ATTEST:

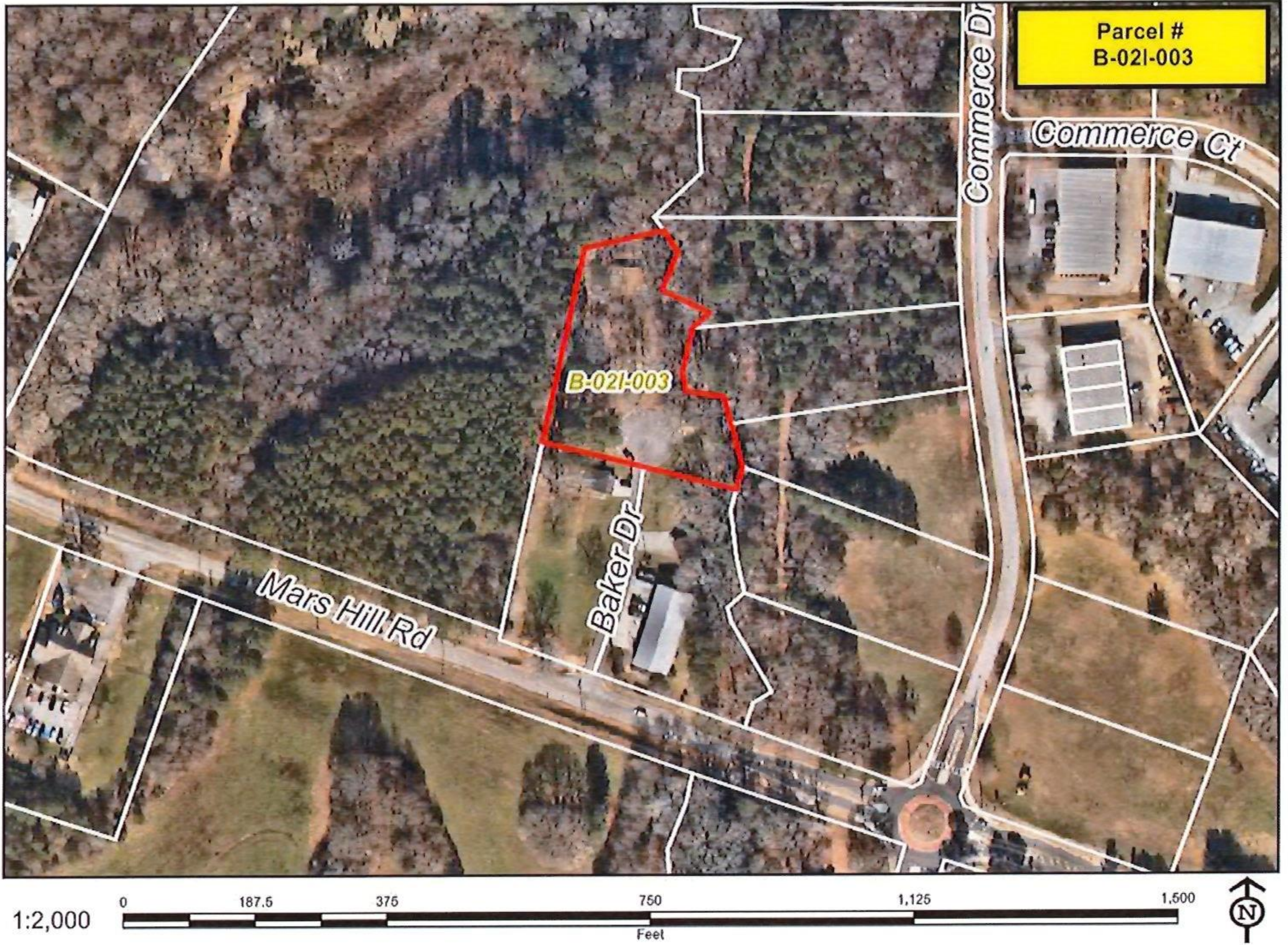

Holly Stephenson
Clerk, Board of Commissioners

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.

TAX MAP

Special Use # P23-0161 - Johnny L Baker Jr



LEGAL DESCRIPTION

LEGAL DESCRIPTION

Commencing at a point to the east of the roundabout of Baker Drive; said point being the POINT OF BEGINNING;

Thence N 76°11'55" W, a distance of 286.68' to a point;

Thence N 12°09'31" E, a distance of 281.23' to a point;

Thence N 77°31'52" E, a distance of 107.49' to a point;

Thence S 31°30'44" E, a distance of 9.00' to a point;

Thence S 53°53'41" E, a distance of 35.26' to a point;

Thence S 37°10'11" W, a distance of 38.05' to a point;

Thence S 06°19'29" W, a distance of 25.65' to a point;

Thence S 33°27'54" E, a distance of 66.01' to a point;

Thence N 70°01'13" E, a distance of 8.47' to a point;

Thence N 40°43'36" E, a distance of 23.43' to a point;

Thence N 76°30'11" E, a distance of 14.82' to a point;

Thence S 49°41'55" E, a distance of 20.43' to a point;

Thence S 25°26'22" W, a distance of 40.26' to a point;

Thence S 64°44'24" W, a distance of 13.20' to a point;

Thence S 33°22'22" W, a distance of 13.67' to a point;

Thence S 56°33'47" W, a distance of 28.83' to a point;

Thence S 08°09'17" W, a distance of 20.57' to a point;

Thence S 59°27'50" E, a distance of 32.99' to a point;

Thence N 63°18'04" E, a distance of 22.18' to a point;

Thence S 56°30'00" E, a distance of 17.55' to a point;

Thence S 22°37'28" E, a distance of 22.36' to a point;

Thence S 12°26'47" E, a distance of 87.25' to a point;

NARRATIVE

OCONEE COUNTY
Special Use Request

Baker Storage

PROJECT NARRATIVE

July 17, 2023

Revise: July 27, 2023

ADDRESS

1051 Baker Drive
Parcel No. B 021 003

CURRENT ZONING

B2

PROPOSED ZONING

B2



CARTER
ENGINEERING

NARRATIVE



Baker Storage
1051 Baker Drive

PROJECT OVERVIEW + LOCATION

Baker Storage is a mini-storage development located within an already established business park called Baker Business Park originally developed in 2002. The address of the subject parcel is 1051 Baker Drive. The other lots within the Baker Business Park are 1021 & 1020 Baker Drive. The property is currently zoned B2 which requires a Special Use from Oconee County to develop.

CURRENT USE + SITE DESCRIPTION

The subject site is located between the existing Power Business Park and property zoned B2 currently under construction. There are 1.47 acres in the subject property. The current use is a vacant commercial lot that slopes from west to east and is an open grassed field. The parcel has access from an existing private access drive that connects Baker Business Park to Mars Hill Road.

EXISTING ZONING + PROPOSED ZONING

As previously mentioned, the property is currently zoned B2 which allows for the subject use with a Special Use approval; therefore, no rezone is necessary.

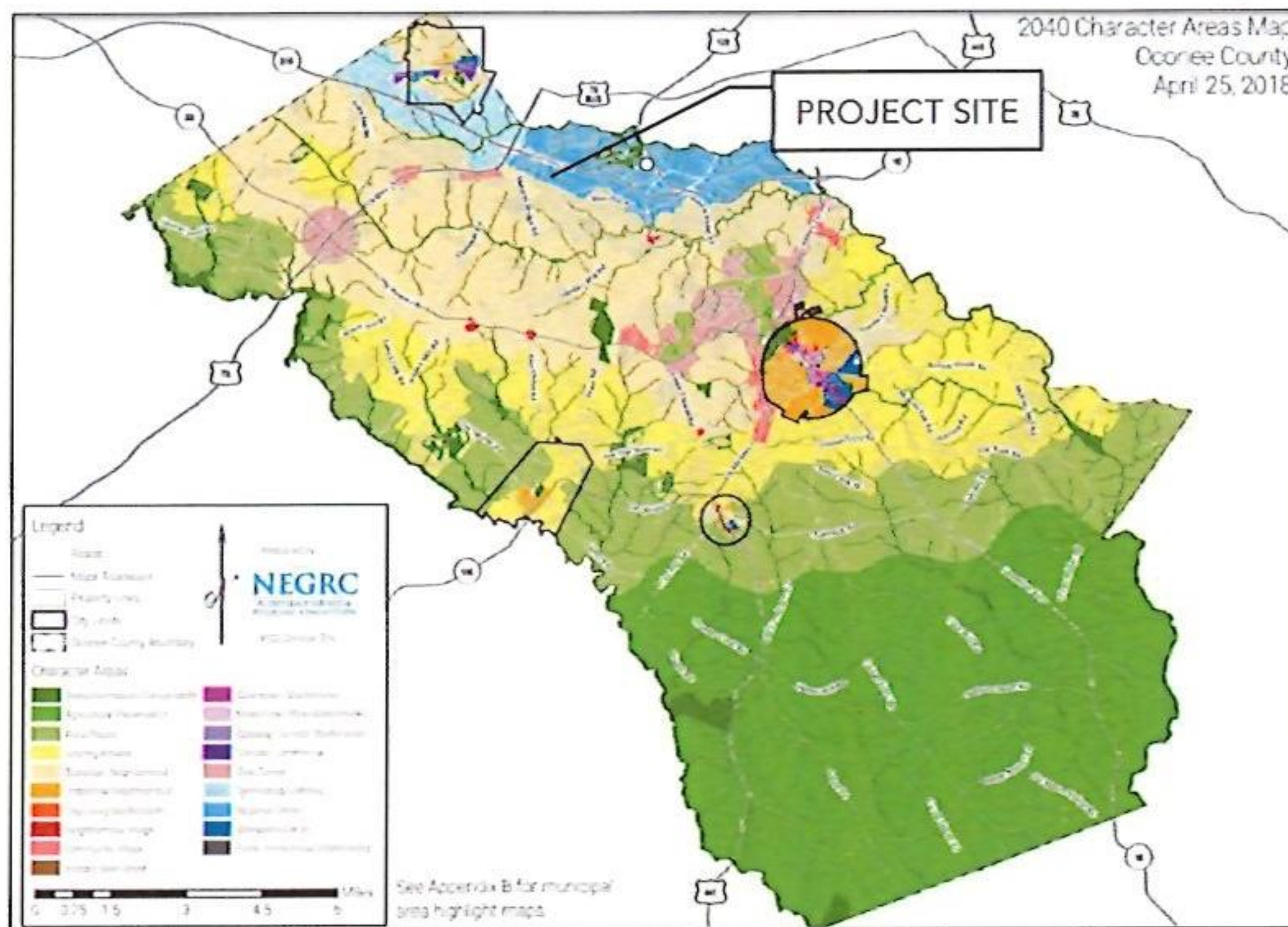
The adjacent land uses include the Baker Business Park Tract 1 and 2 to the South, Power Business Park to the East, and property current being developed as commercial use to the West and North. All of the property to the West and North is currently zoned B2 and all of the property to the East is currently zoned OBP.

NARRATIVE



Baker Storage
1051 Baker 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 Regional Center. 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 mini-storage units. The complex located on the subject site will consist of a maximum of 15,000 s.f. of storage. The footprint of each office building will range in size from 1,500 SF to 6,000 SF. The development will be accessed from Baker Drive which is an existing private driveway installed when the Baker Business Park was originally developed. The development shall provide all warranted and associated requirements as needed and as noted in the Oconee County Unified Development Code. The fence surrounding the site will be an 8' high chain link fence.

NARRATIVE



Baker Storage
1051 Baker Drive

VEHICULAR ACCESS

Access will be provided from an existing private driveway for the Baker Business Park.

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.

LAND USE	ITE CODE	ADT 2-WAY	AM PEAK HOUR			PM PEAK HOUR		
			AM Hour	IN	OUT	PM Hour	IN	OUT
MINI STORAGE	151	22	2	2	2	3	1	2

*Calculations based on 15,000 sf of proposed MINI STORAGE

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.

UTILITIES + PUBLIC SERVICES

The proposed development will not require domestic water and fire protection provided by the Oconee County Public Utilities Department. Dry utilities such as electricity 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.

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

Probable Water Demands and Assumptions:

Mini storage units: None

SEWAGE. None

STORMWATER MANAGEMENT

There is an existing stormwater management pond for the Business Park and will be utilized for this development. The existing stormwater management system meets local, state, and federal regulations and requirements. Throughout the site, stormwater is collected and traversed through pipes and swales, and directed to the 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.

NARRATIVE



Baker Storage
1051 Baker Drive

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.

SIDEWALKS, CURB & GUTTER, AND PEDESTRIAN CIRCULATION

There are no sidewalks or pedestrian circulation proposed for this project.

ENVIRONMENTAL IMPACTS + BUFFERING

There are no environmental sensitive areas on this property other than the eastern property line which is the centerline of Mt Zion Branch. A Stormwater Management Plan and Erosion Control Plan will be prepared to mitigate any necessary or expected offsite impacts during construction.

There are no required buffers for this project.

LIGHTING

Outdoor lighting will be provided for security purposes. Any proposed outdoor lighting fixtures for this development shall be full-cutoff and fully shielded to minimize impact 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. Project completion is scheduled by August of 2025.

OWNERSHIP & MAINTENANCE OF COMMON SPACE

There is no common space with this development.

ESTIMATED VALUE AND SQUARE FOOTAGE OF DEVELOPMENT

Estimated Value of the Project at Completion: \$1,200,000.00

- 15,000 SF storage facility: \$1,200,000.00

NARRATIVE



Baker Storage
1051 Baker Drive

CONSTRUCTION/FAÇADE MATERIALS & REPRESENTATIVE ARCHITECTURE THEMES

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. The proposed construction will be pre-engineered steel buildings with a steel façade as represented in the photos.



NARRATIVE



Baker Storage
1051 Baker Drive



NARRATIVE



Baker Storage
1051 Baker Drive

Fence will be an 8 foot high black chain link fence similar to the picture below.

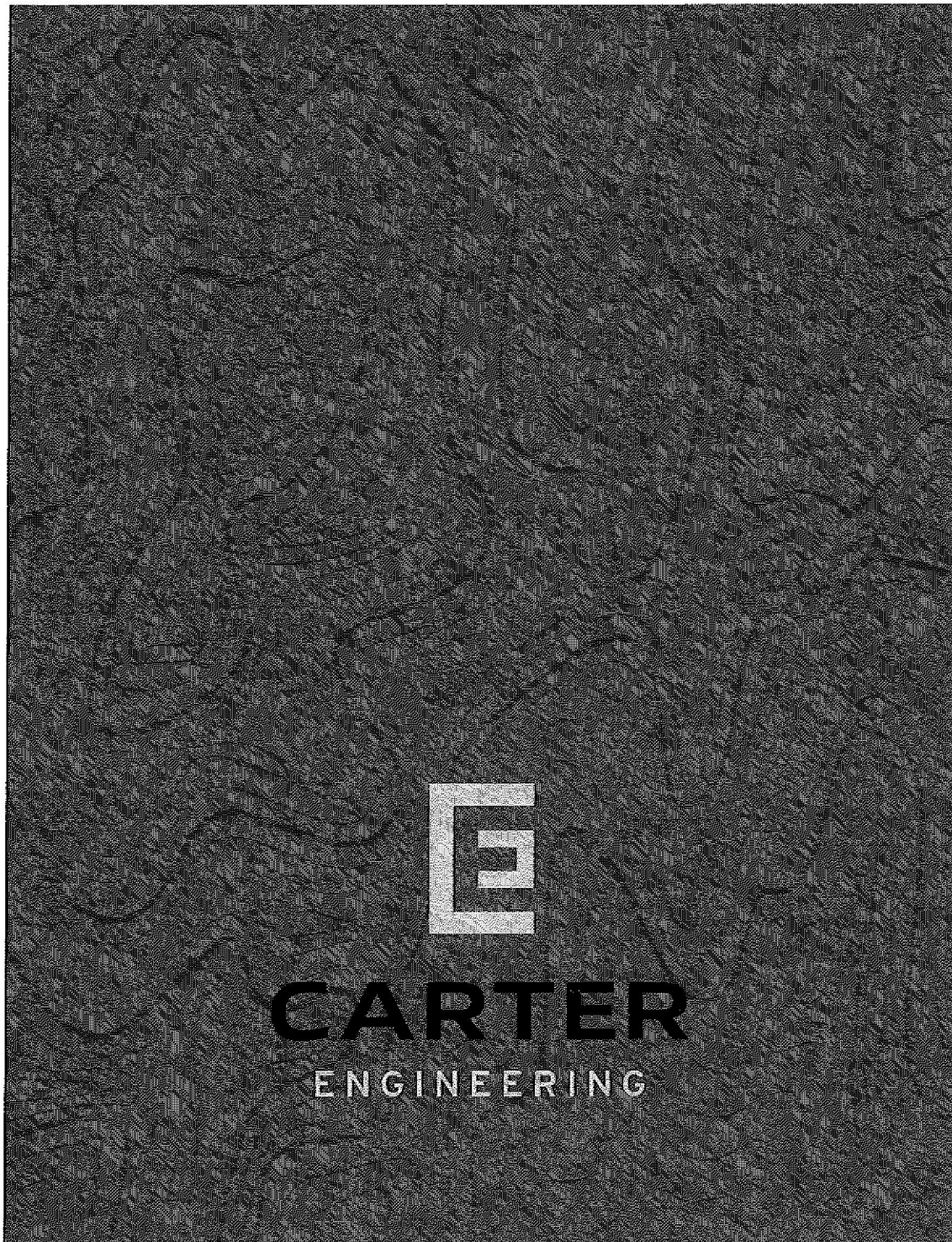


NARRATIVE



Baker Storage
1051 Baker Drive

NARRATIVE

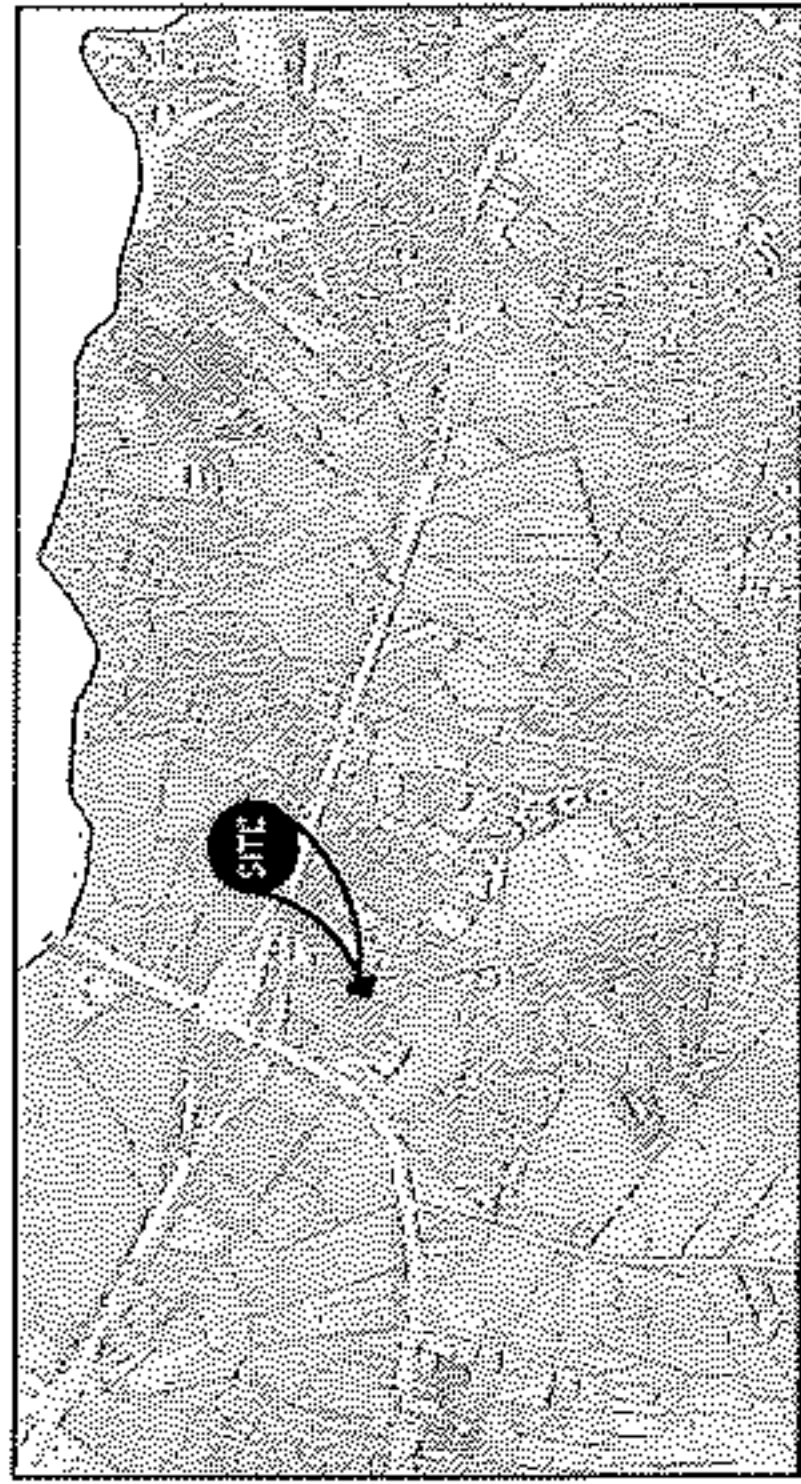
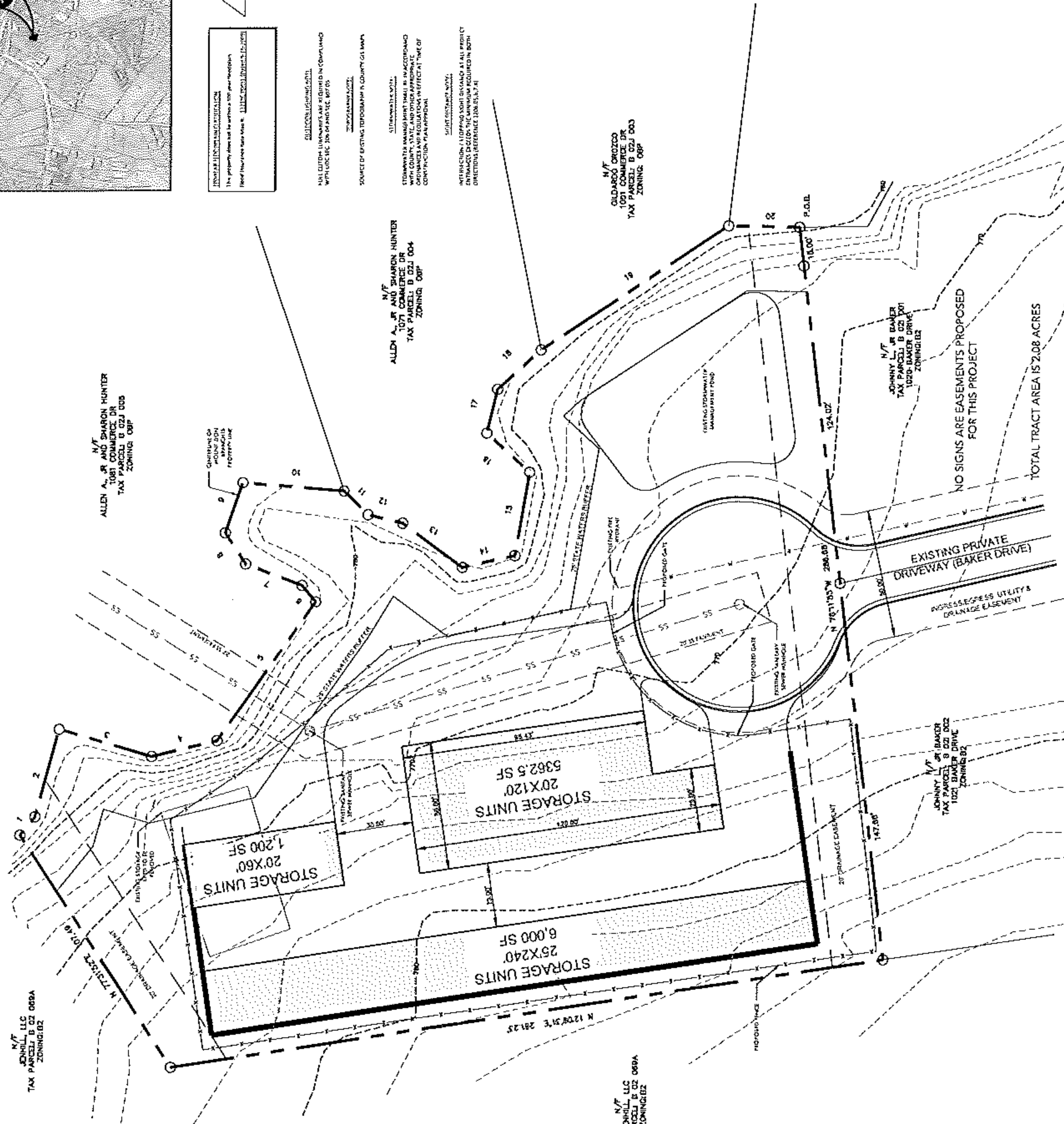


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11:37 AM
06/21/2002
OCONEE COUNTY SUPERIOR COURT
ANGELA ELDER-JOHNSON
CLERK
BK 34 PG 63

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LINE	BEARING	DISTANCE
1	S31°30'44"E	9.00'
2	S33°53'41"E	35.26'
3	S37°10'11"W	38.03'
4	S06°19'29"W	25.65'
5	S33°27'54"E	66.01'
6	N70°01'13"E	8.47'
7	N40°43'36"E	23.43'
8	N78°30'11"E	14.82'
9	S49°41'55"E	20.43'
10	S25°26'22"W	40.26'
11	S64°44'24"W	13.20'
12	S33°22'22"W	13.67'
13	S56°33'42"W	28.83'
14	S08°09'17"W	20.57'
15	S59°27'50"E	32.99'
16	N63°18'04"E	22.18'
17	S56°30'00"E	17.55'
18	S22°37'28"E	22.36'
19	S12°28'47"E	87.25'
20	S19°40'46"W	27.73'



SITE LOCATION MAP
SHEET 1 OF 2

NOTES:
1. THE PROPERTY SHOWN ON THIS MAP IS A 100% INTEREST IN THE LAND.
2. THE PROPERTY SHOWN ON THIS MAP IS A 100% INTEREST IN THE LAND.
3. THE PROPERTY SHOWN ON THIS MAP IS A 100% INTEREST IN THE LAND.

APPLICANT INFORMATION	
APPLICANT NAME: CARTER ENGINEERING	OWNER/DEVELOPER: CARTER ENGINEERING
PROJECT NAME: BAKER STORAGE	PROJECT ADDRESS: 1051 BAKER DRIVE, BOGART, GA 30622
CONTACT: JIMMY CARTER	CONTACT: JIMMY CARTER
PHONE: 770.722.1200	PHONE: 770.722.1200
PROJECT INFORMATION	
PROJECT NUMBER: 23001JLB	PROJECT DATE: 07/17/23
PROPERTY INFORMATION	
PROPERTY ADDRESS: 1051 BAKER DRIVE, BOGART, GA 30622	PROPERTY TAX: 0.00
PROPERTY SIZE: 2.08 ACRES	PROPERTY ZONE: N1
ADDITIONAL INFORMATION	
THE PROPERTY SHOWN ON THIS MAP IS A 100% INTEREST IN THE LAND.	

WETLAND CERTIFICATION
The design professional has reviewed the site and surrounding area and has determined that the site is not a wetland. The design professional has also determined that the site is not a wetland. The design professional has also determined that the site is not a wetland.



PROJECT INFORMATION	
PROJECT NAME: BAKER STORAGE	PROJECT ADDRESS: 1051 BAKER DRIVE, BOGART, GA 30622
CONTACT: JIMMY CARTER	CONTACT: JIMMY CARTER
PHONE: 770.722.1200	PHONE: 770.722.1200
PROJECT INFORMATION	
PROJECT NUMBER: 23001JLB	PROJECT DATE: 07/17/23
PROPERTY INFORMATION	
PROPERTY ADDRESS: 1051 BAKER DRIVE, BOGART, GA 30622	PROPERTY TAX: 0.00
PROPERTY SIZE: 2.08 ACRES	PROPERTY ZONE: N1



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

SPECIAL USE CASE NO. P23-0161

DATE: September 6, 2023

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

APPLICANT NAME: Carter Engineering Consultants

PROPERTY OWNER: Johnny L. Baker, Jr.

LOCATION: 1051 Baker Drive, southeast of the
Intersection of US Hwy 78 & US Hwy 29
(B 021 003)

PARCEL SIZE: ±1.47 acres

EXISTING ZONING: B-2 (Highway Business District)

2040 CHARACTER AREAS MAP: Regional Center

EXISTING LAND USE: Undeveloped land

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

REQUEST SUMMARY: The applicant is requesting a special use approval to construct a mini storage facility under the existing 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 subject property is zoned B-2.
- There are no previous resolutions for this property.
- There are no previous zoning conditions that are applicable to this property.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Vacant land	B-2 (Highway Business District)
SOUTH	Single-family residential and commercial	OBP (Office-Business Park District), AR (Agricultural Residential District)
EAST	Vacant land	B-2 (Highway Business District)
WEST	Vacant land	B-2 (Highway Business District)

PROPOSED PROJECT DESCRIPTION

- This special use application for the subject site requests approval for a mini storage facility in the B-2 district, as required per Sec.205.10.
- The proposed facility will include a maximum of 15,000 SF of storage space. The footprints of each of the three individual buildings shown on the concept plan range in size from 1,500 SF to 6,000 SF.
- The applicant's estimated value of the proposed improvements for the project is \$1,200,000.

PUBLIC FACILITIES

Water:

- The project is proposed to utilize County water services but with minimal demand.

Sewer:

- The project is proposed to utilize County sewer services.

Roads:

- The site will be accessed from the existing Baker Drive which connects to Mars Hill Road.

TRAFFIC PROJECTIONS

- There is an estimated additional 22 ADT (average daily trips) to be expected for the Mini Storage use (Trip Generation Manual, 11th Edition).

ENVIRONMENTAL

- No 100-Year Flood Plain or Jurisdictional Wetland areas have been identified. The eastern property line is the centerline of Mt Zion Branch and the concept plan indicates a 25' state waters buffer.

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 purpose of the B-2 zoning district is to “serve those business activities generally oriented to the highways” (Unified Development Code Sec. 205.10). The specific property must be developed according to the principal uses allowed in the B-2 zoning district. Staff notes that the mini storage facility requires a special use approval per Sec. 205.10(e). Staff holds that the proposed development with staff conditions would be consistent with the stated purpose of the B-2 zoning district.

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

The subject portion of the property lies within with the Regional Center character area, as shown on the Comprehensive Plan Character Areas Map. The Regional Center character area is characterized by “*regional-serving retail and commercial services, office complexes for medical and corporate offices, hotels, restaurants and entertainment facilities, higher-density residential planned developments, and single-family detached subdivisions.*” (Comprehensive Plan, p. 68). Staff holds that the proposed special use with staff conditions is compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan as a use that will support the surrounding regional uses and align with nearby uses.

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-2 and OBP. Land uses in the area are mostly vacant with some business and residential uses. The proposed mini storage development should not impede the normal and orderly development of surrounding property. Staff is of the opinion that the proposed development with staff conditions is suitable in view of the existing nearby development and zoning.

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 Regional Center (see above), a desirable pattern of development for the area would include regional-serving retail and commercial services. The proposed development aligns 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 proposed access from the Baker Drive and Mars Hill Road is expected to be adequate to serve the proposed use. Traffic increases are expected to be minimal for the proposed development.

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?

Staff is of the opinion that the proposed access in and out of the property will be adequate for traffic, the minimal volume of traffic, and for access by emergency vehicles. Pedestrian traffic to the storage facilities is not anticipated.

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. Any proposed outdoor lighting fixtures for this development shall be full-cutoff and fully shielded to minimize impaction to surrounding properties.

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 properties.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends 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.