

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or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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

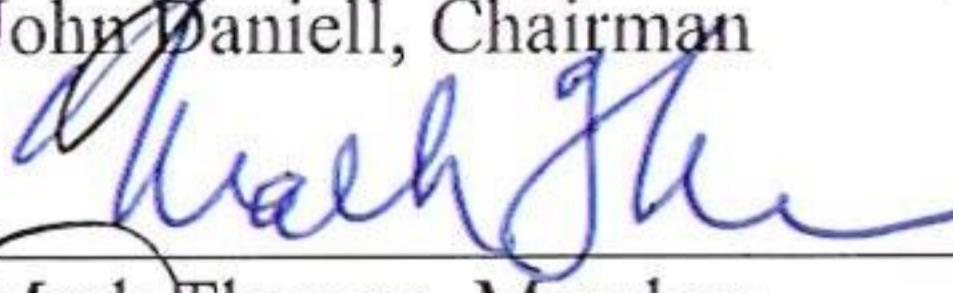
Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on September 18, 2023, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on October 3, 2023.

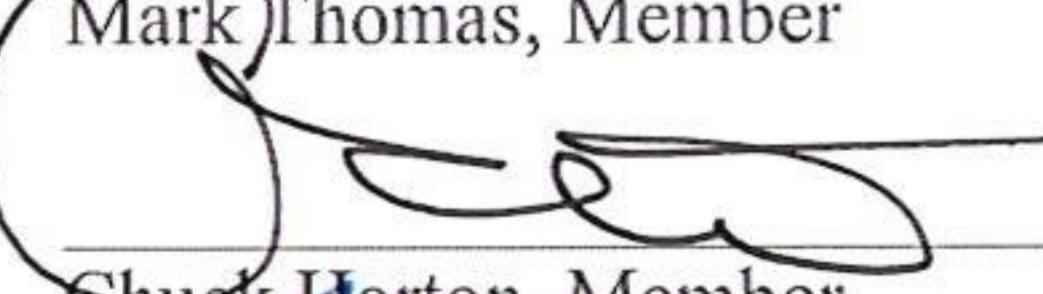
ADOPTED AND APPROVED, this 3rd day of October, 2023.

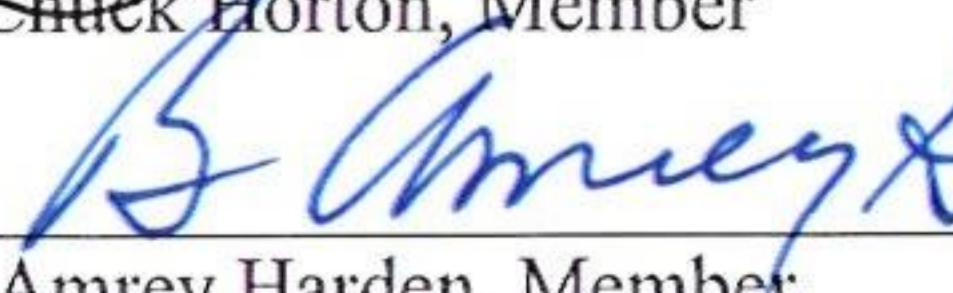
OCONEE COUNTY BOARD OF COMMISSIONERS

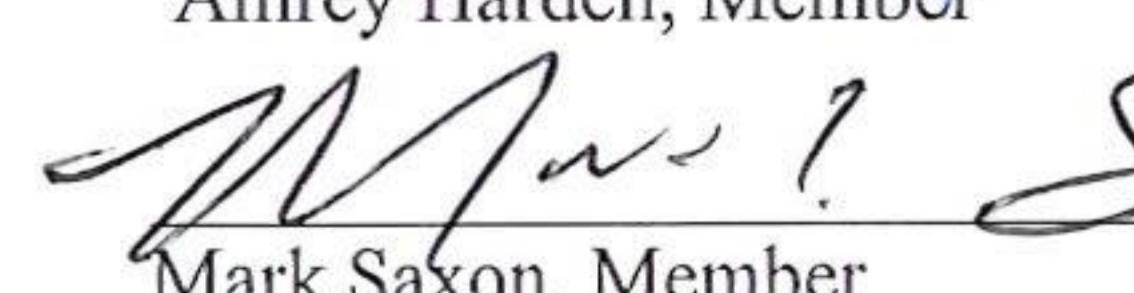
BY: 

John Daniell, Chairman

 Mark Thomas, Member

 Chuck Horton, Member

 Amrey Harden, Member

 Mark Saxon, Member

ATTEST:

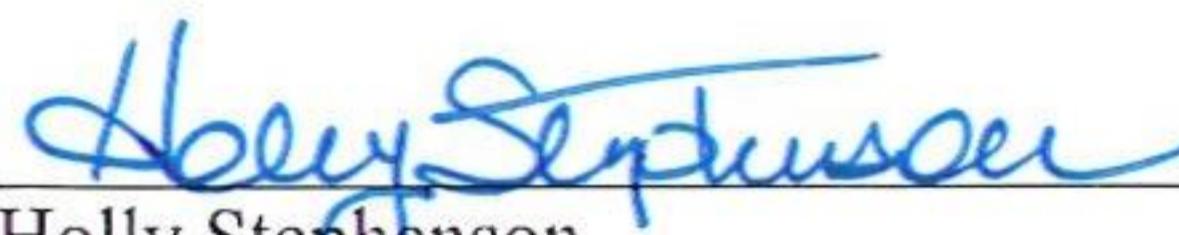

Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO SPECIAL USE APPROVAL #P23-0161

Page 1 of 15

CONDITIONS

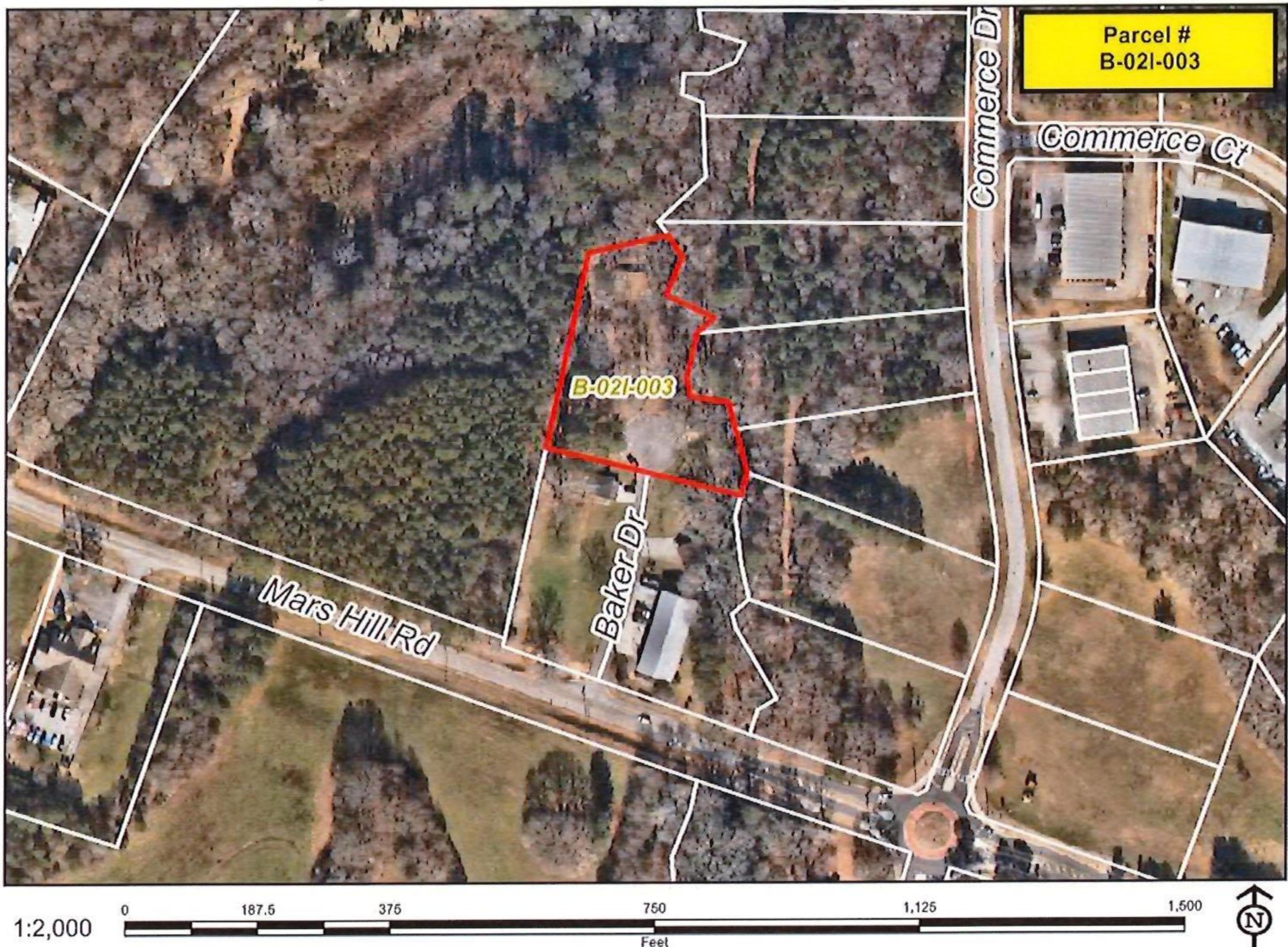
1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not 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.

EXHIBIT "A" TO SPECIAL USE APPROVAL #P23-0161

Page 2 of 15

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 currently 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.

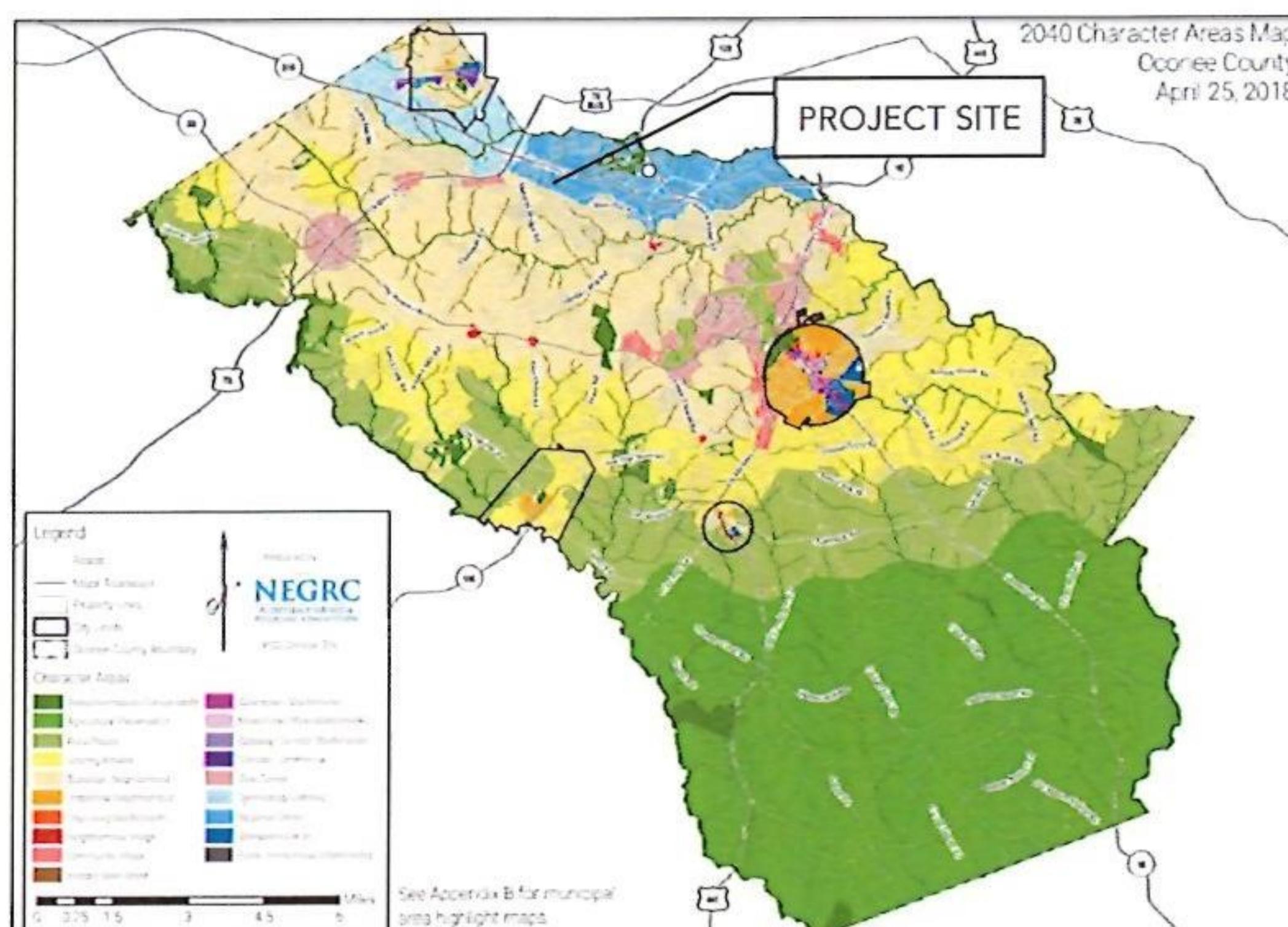
EXHIBIT "A" TO SPECIAL USE APPROVAL #P23-0161
Page 6 of 15

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.

EXHIBIT "A" TO SPECIAL USE APPROVAL #P23-0161

Page 7 of 15

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 impactions 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 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. 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

EXHIBIT "A" TO SPECIAL USE APPROVAL #P23-0161
Page 9 of 15

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.

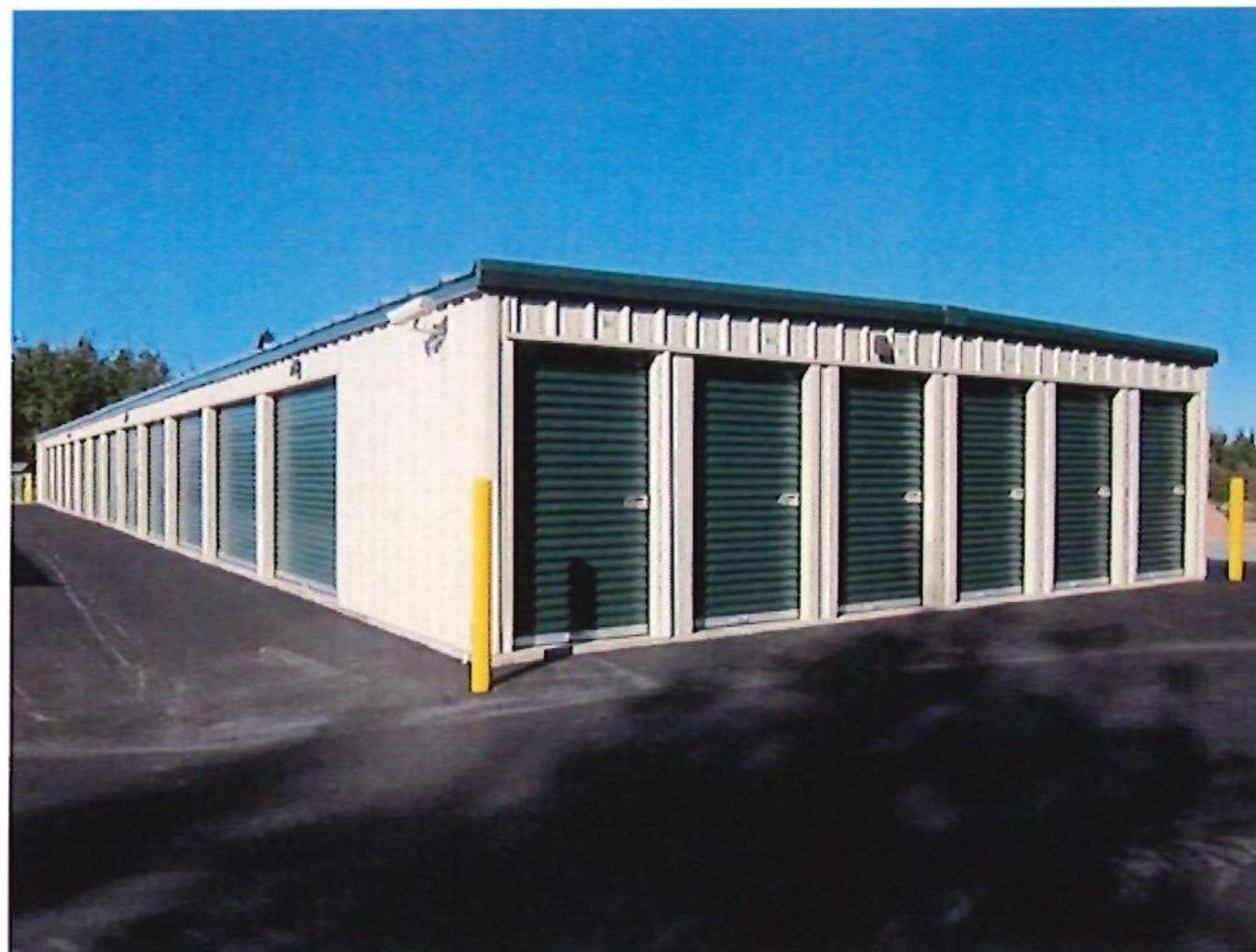


EXHIBIT "A" TO SPECIAL USE APPROVAL #P23-0161
Page 10 of 15

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.



EXHIBIT "A" TO SPECIAL USE APPROVAL #P23-0161
Page 12 of 15

NARRATIVE



Baker Storage
1051 Baker Drive

NARRATIVE

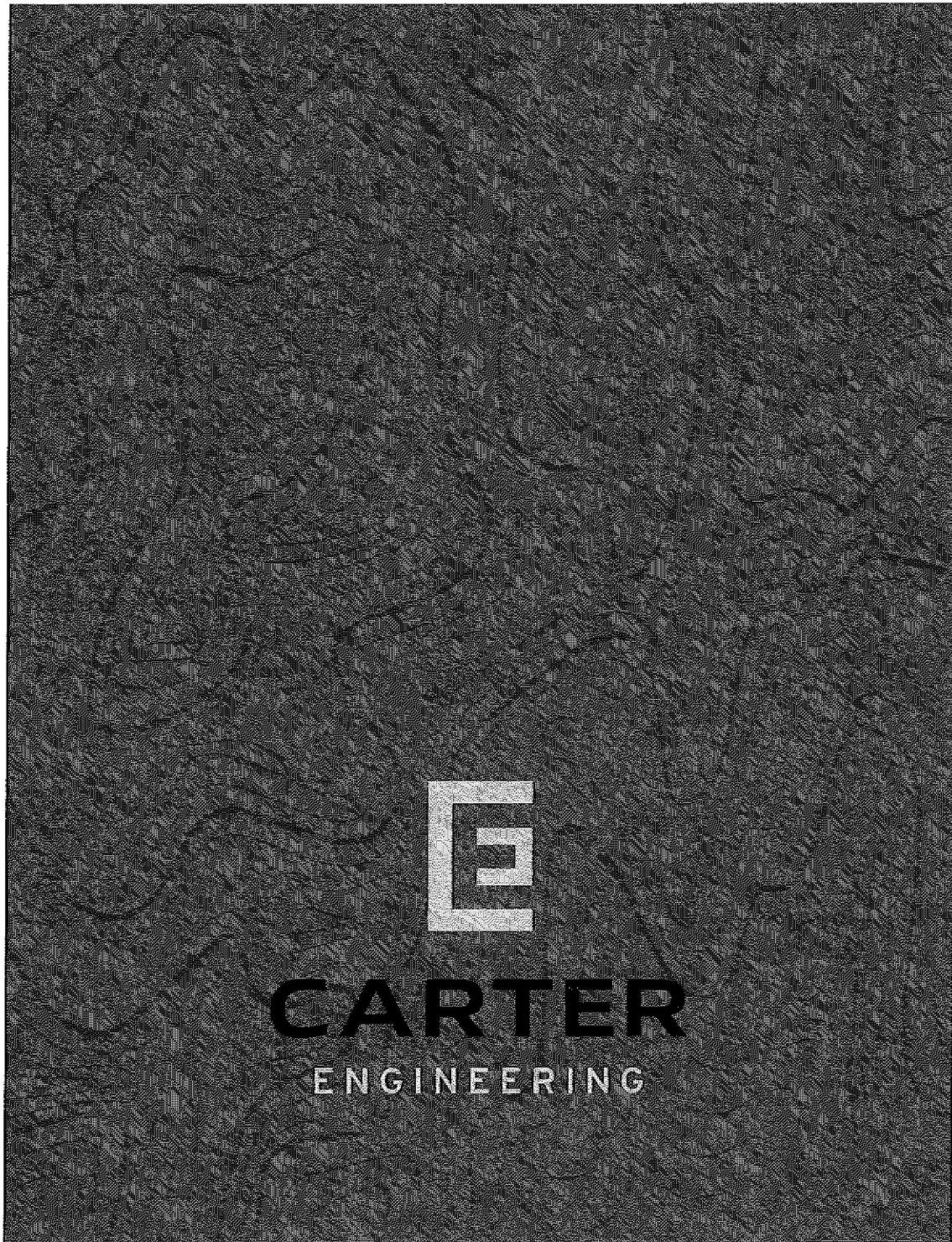


EXHIBIT "A" TO SPECIAL USE APPROVAL #P23-0161

Page 14 of 15

PLAT

FILED

11:37 AM

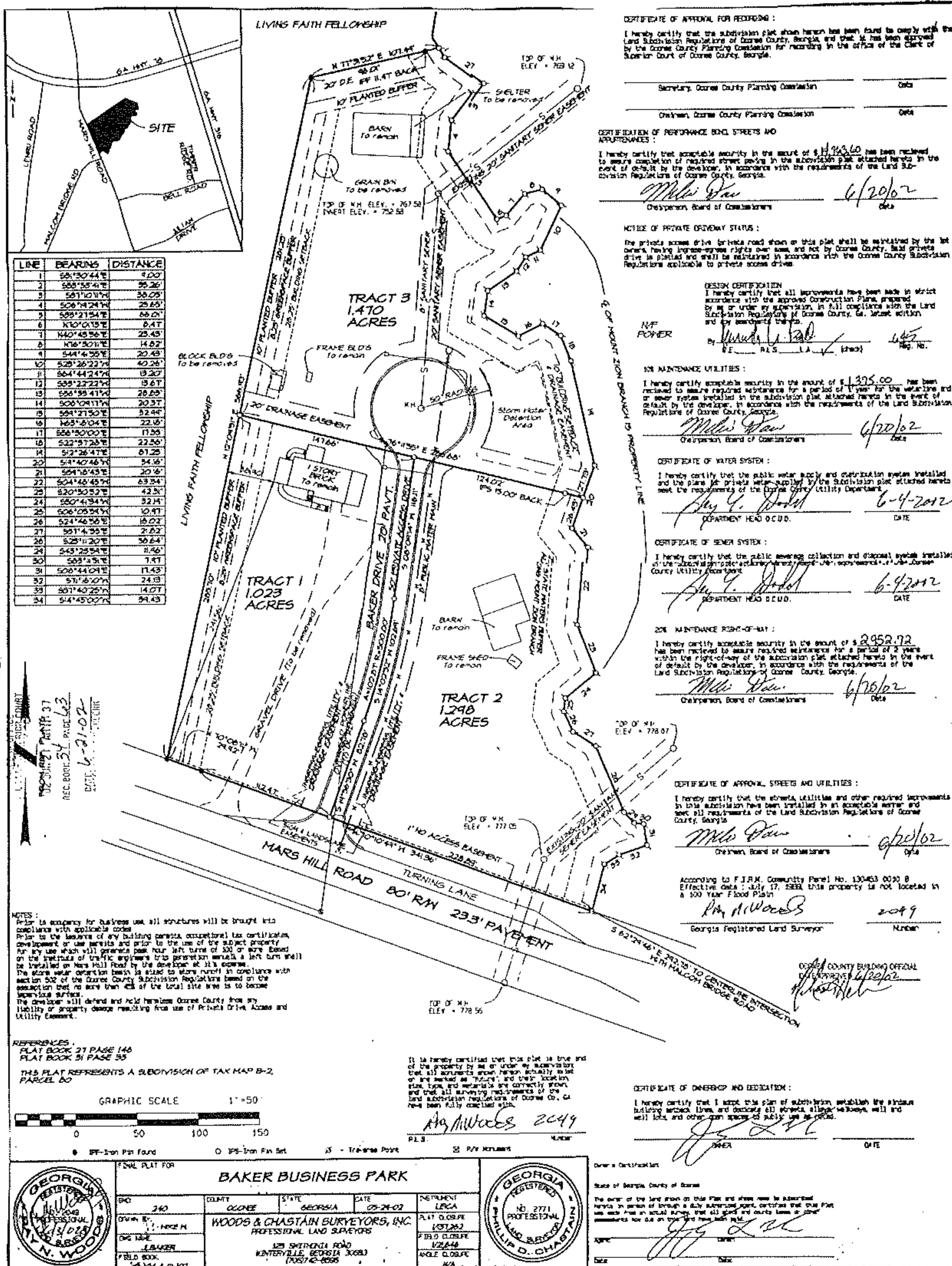
06/21/2002

OCONEE COUNTY SUPERIOR COURT

ANGELA ELDER-JOHNSON

CLERK

BK 34 PG 63



תירוץ	הערות
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	
101	
102	
103	
104	
105	
106	
107	
108	
109	
110	
111	
112	
113	
114	
115	
116	
117	
118	
119	
120	
121	
122	
123	
124	
125	
126	
127	
128	
129	
130	
131	
132	
133	
134	
135	
136	
137	
138	
139	
140	
141	
142	
143	
144	
145	
146	
147	
148	
149	
150	
151	
152	
153	
154	
155	
156	
157	
158	
159	
160	
161	
162	
163	
164	
165	
166	
167	
168	
169	
170	
171	
172	
173	
174	
175	
176	
177	
178	
179	
180	
181	
182	
183	
184	
185	
186	
187	
188	
189	
190	
191	
192	
193	
194	
195	
196	
197	
198	
199	
200	
201	
202	
203	
204	
205	
206	
207	
208	
209	
210	
211	
212	
213	
214	
215	
216	
217	
218	
219	
220	
221	
222	
223	
224	
225	
226	
227	
228	
229	
230	
231	
232	
233	
234	
235	
236	
237	
238	
239	
240	
241	
242	
243	
244	
245	
246	
247	
248	
249	
250	
251	
252	
253	
254	
255	
256	
257	
258	
259	
260	
261	
262	
263	
264	
265	
266	
267	
268	
269	
270	
271	
272	
273	
274	
275	
276	
277	
278	
279	
280	
281	
282	
283	
284	
285	
286	
287	
288	
289	
290	
291	
292	
293	
294	
295	
296	
297	
298	
299	
300	
301	
302	
303	
304	
305	
306	
307	
308	
309	
310	
311	
312	
313	
314	
315	
316	
317	
318	
319	
320	
321	
322	
323	
324	
325	
326	
327	
328	
329	
330	
331	
332	
333	
334	
335	
336	
337	
338	
339	
340	
341	
342	
343	
344	
345	
346	
347	
348	
349	
350	
351	
352	
353	
354	
355	
356	
357	
358	
359	
360	
361	
362	
363	
364	
365	
366	
367	
368	
369	
370	
371	
372	
373	
374	
375	
376	
377	
378	
379	
380	
381	
382	
383	
384	
385	
386	
387	
388	
389	
390	
391	
392	
393	
394	
395	
396	
397	
398	
399	
400	
401	
402	
403	
404	
405	
406	
407	
408	
409	
410	
411	
412	
413	
414	
415	
416	
417	
418	
419	
420	
421	
422	
423	
424	
425	
426	
427	
428	
429	
430	
431	
432	
433	
434	
435	
436	
437	
438	
439	
440	
441	
442	
443	
444	
445	
446	
447	
448	
449	
450	
451	
452	
453	
454	
455	
456	
457	
458	
459	
460	
461	
462	
463	
464	
465	
466	
467	
468	
469	
470	
471	
472	
473	
474	
475	
476	
477	
478	
479	
480	
481	
482	
483	
484	
485	
486	
487	
488	
489	
490	
491	
492	
493	
494	
495	
496	
497	
498	
499	
500	
501	
502	
503	
504	
505	
506	
507	
508	
509	
510	
511	
512	
513	
514	
515	
516	
517	
518	
519	
520	
521	
522	
523	
524	
525	
526	
527	
528	
529	
530	
531	
532	
533	
534	
535	
536	
537	
538	
539	
540	
541	
542	
543	
544	
545	
546	
547	
548	
549	
550	
551	
552	
553	
554	
555	
556	
557	
558	
559	
560	
561	
562	
563	
564	
565	
566	
567	
568	
569	
570	
571	
572	
573	
574	
575	
576	
577	
578	
579	
580	
581	
582	
583	
584	
585	
586	
587	
588	
589	
590	
591	
592	
593	
594	
595	
596	
597	
598	
599	
600	
601	
602	
603	
604	
605	
606	
607	
608	
609	
610	
611	
612	
613	
614	
615	
616	
617	
618	
619	
620	
621	
622	
623	
624	
625	
626	
627	
628	
629	
630	
631	
632	
633	
634	
635	
636	
637	
638	
639	
640	
641	
642	
643	
644	
645	
646	
647	
648	
649	
650	
651	
652	
653	
654	
655	
656	
657	
658	
659	
660	
661	
662	
663	
664	
665	
666	
667	
668	
669	
670	
671	
672	
673	
674	
675	
676	
677	
678	
679	
680	
681	
682	
683	
684	
685	
686	
687	
688	
689	
690	
691	
692	
693	
694	
695	
696	
697	
698	
699	
700	
701	
702	
703	
704	
705	
706	
707	
708	
709	
710	
711	
712	
713	
714	
715	
716	
717	
718	
719	
720	
721	
722	
723	
724	
725	
726	
727	
728	
729	
730	
731	
732	
733	
734	
735	
736	
737	
738	
739	
740	
741	
742	
743	
744	
745	
746	
747	
748	
749	
750	
751	
752	
753	
754	
755	
756	
757	
758	
759	
760	
761	
762	
763	
764	
765	



CARTER
ENGINEERING

SITE DEVELOPMENT PLANS

051 BAKER DRIVE - BOGART GA 30622

Site Location Map
DATE: 10/2000

APPLICANT: RICHARD MC RAN
CARTER LEACH ENGINEERING CONSULTANTS, INC
100 COMMERCE ROAD
ROSWELL, GA 30076
CONTACT: AMY CARTER, P.E.

14600 NORTHLAND DR
BROOKHAVEN, GA 30067
CONTACT: CHINH DANG, P.E.

14600 NORTHLAND DR
BROOKHAVEN, GA 30067
CONTACT: CHINH DANG, P.E.

WETLAND CERTIFICATION	
<p>The design professionals, whom I have heretofore mentioned, certify the following. [1] The Orange County Concentrated Wetlands Area has been constructed. [2] The appropriate plan sheet</p>	
<p><input checked="" type="checkbox"/> DOES NOT</p>	
<p>Indicative wetlands are shown on the map or as determined by a certified wetlands delineator. And [3] All wetlands are located the landowner or developer has been advised that land disturbance of protected wetlands shall not occur unless the appropriate Section 404 Permit or Letter of Permission has been obtained from the U.S. Corps of Engineers for landdisturbance wetlands, or asperved has been obtained from Orange</p>	

Georgia 811

Utilities Protection Center, Inc.

Know where to dig

Call before you dig

Graphic Scale

20' 10' 0 10' 20' 40' 60'

 NO DIGGING

LINE	BEARING	DISTANCE
1	S $30^{\circ}44' E$	8.00'
2	S $53^{\circ}53'41'' E$	35.26'
3	S $37^{\circ}10'11'' W$	38.05'
4	S $06^{\circ}19'29'' W$	25.65'
5	S $33^{\circ}27'54'' E$	66.01'
6	N $70^{\circ}01'13'' E$	8.47'
7	N $40^{\circ}43'36'' E$	23.45'
8	N $75^{\circ}30'11'' E$	14.82'
9	S $49^{\circ}41'55'' E$	20.43'
10	S $25^{\circ}26'22'' W$	40.26'
11	S $64^{\circ}44'24'' W$	13.20'
12	S $53^{\circ}22'22'' W$	73.67'
13	S $56^{\circ}13'47'' W$	28.83'
14	S $08^{\circ}09'17'' W$	20.57'
15	S $59^{\circ}27'50'' E$	32.99'
16	N $63^{\circ}18'04'' E$	22.18'
17	S $56^{\circ}30'00'' E$	17.55'
18	S $22^{\circ}57'28'' E$	22.36'
19	S $12^{\circ}26'47'' E$	87.25'
20	S $19^{\circ}40'46'' W$	27.73'



**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.