

**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 rezone from zoning classification AG (Agricultural District) to B-2 (Highway Business District) pursuant to an application for rezoning of property owned by UAL Holdings, 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 Frank Pittman on July 17, 2023, requesting a rezone of a ±1.70-acre tract of land located at 1911 Hog Mountain Rd in, Oconee County, Georgia, (tax parcel no B-06-008A and a portion of B-06-008), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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
John Daniell, Chairman

Mark Thomas
Mark Thomas, Member

Chuck Horton
Chuck Horton, Member

Amrey Harden
Amrey Harden, Member

Mark Saxon
Mark Saxon, Member

ATTEST:

Holly Stephenson
Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P23-0170

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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.

EXHIBIT "A" TO REZONE NO P23-0170

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TAX MAP

Rezone # P23-0170 - UAL Holdings, LLC

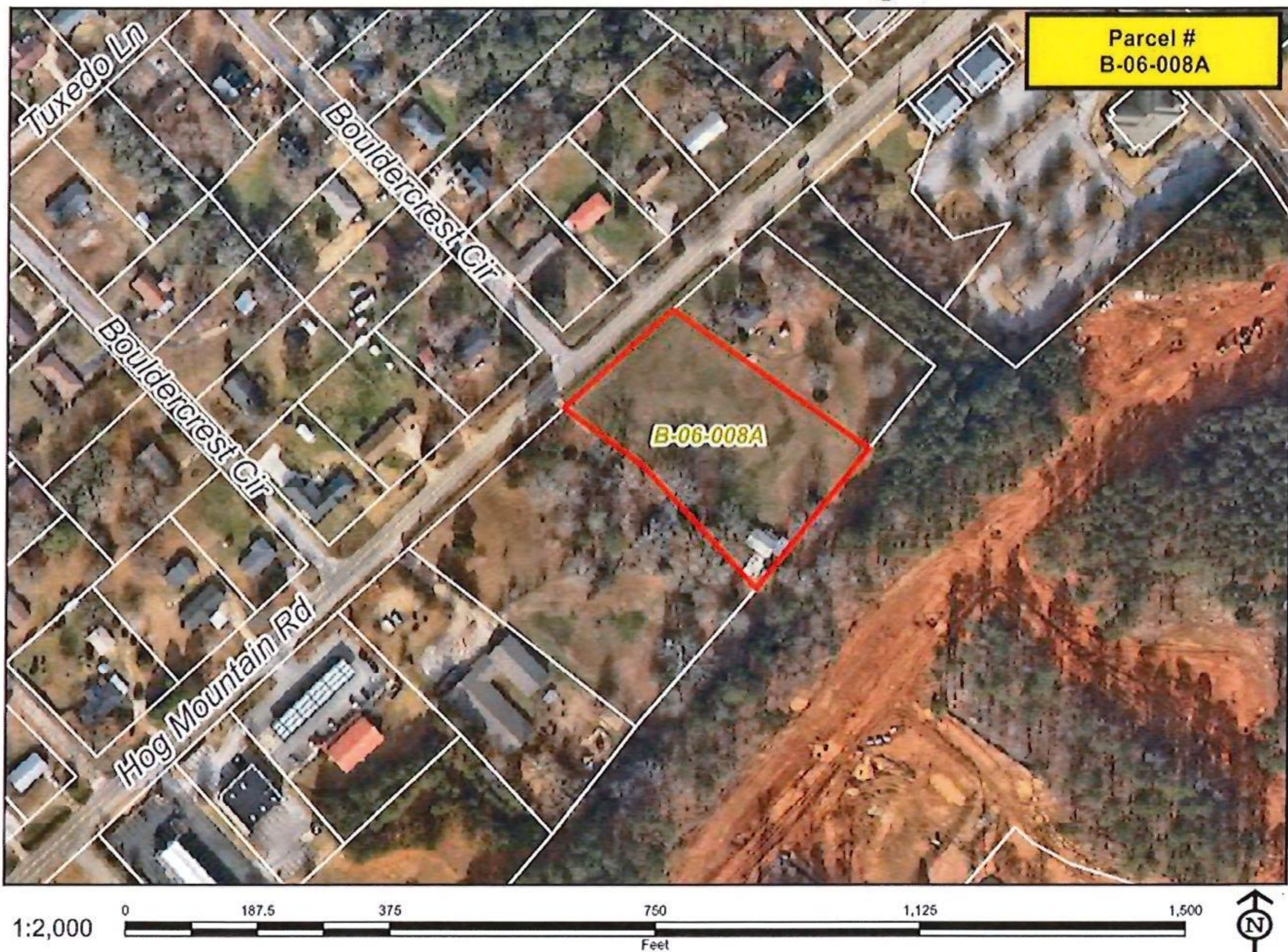


EXHIBIT "A" TO REZONE NO P23-0170

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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.

EXHIBIT “A” TO REZONE NO P23-0170

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NARRATIVE

1911 HOG MOUNTAIN ROAD STORAGE

REZONE SUBMITTED 07/17/2023

GENERAL DATA

Property Address: 1911 Hog Mountain Road
Parcel: 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.

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 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

EXHIBIT "A" TO REZONE NO P23-0170

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NARRATIVE

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 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

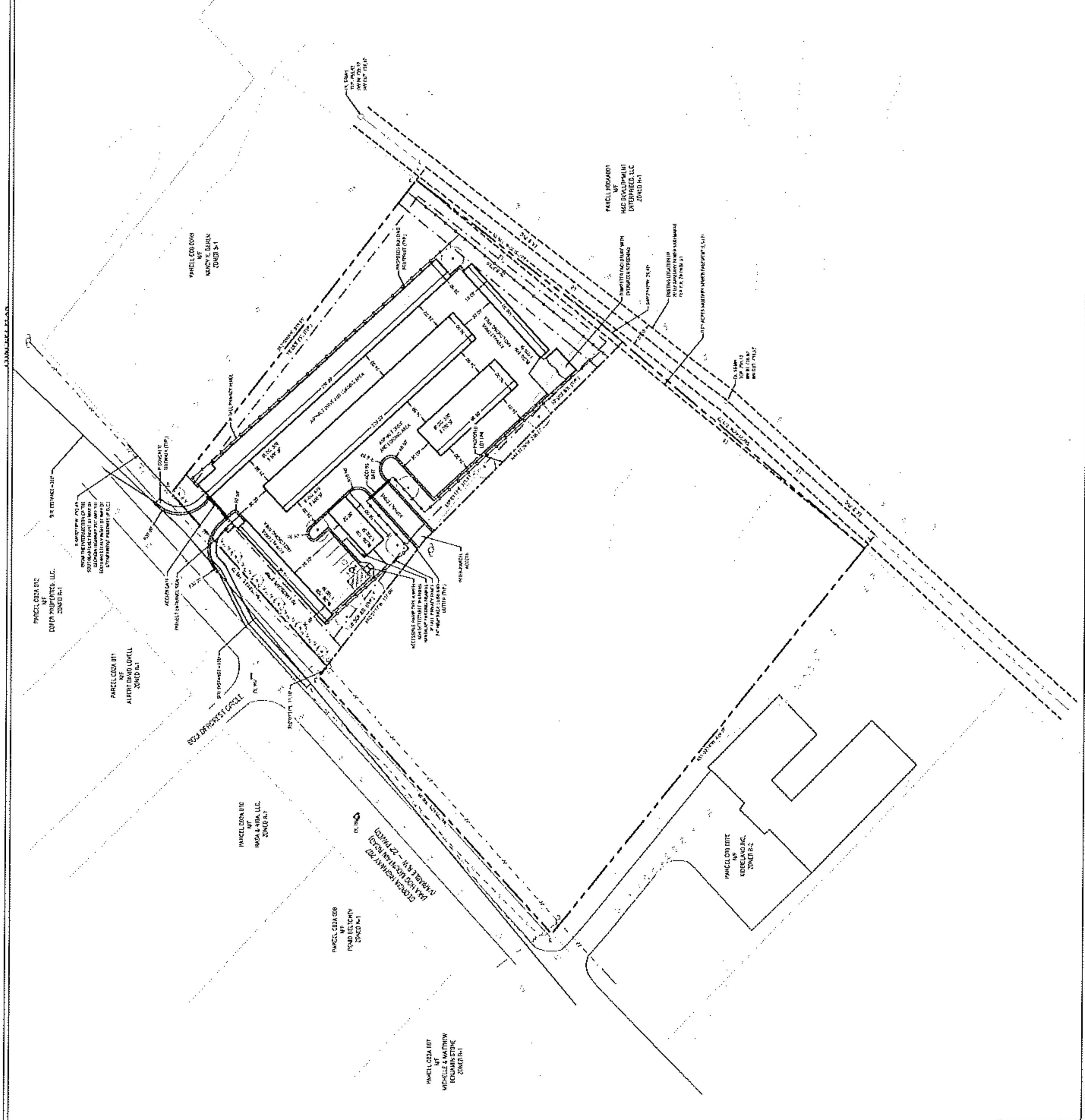
The project will have signage that will meet the Oconee County UDC and be permitted through the sign permit process.

ESTIMATED VALUE OF PROJECT

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

COMPANION SPECIAL USE REQUEST

There is a companion special use request to allow a self storage use in a B2 zoning.



SITE COVERAGE DATA

TOTAL PROJECT AREA: 1,847,480 SQ. FT. (42.6 AC.)
TOTAL SITE AREA: 1,847,480 SQ. FT. (42.6 AC.)
TOTAL BUILDING AREA: 1,847,480 SQ. FT. (42.6 AC.)
TOTAL PARKING AREA: 1,847,480 SQ. FT. (42.6 AC.)
TOTAL LANDSCAPE AREA: 1,847,480 SQ. FT. (42.6 AC.)
TOTAL UTILITY AREA: 1,847,480 SQ. FT. (42.6 AC.)
TOTAL OTHER AREA: 1,847,480 SQ. FT. (42.6 AC.)

PARKING DATA

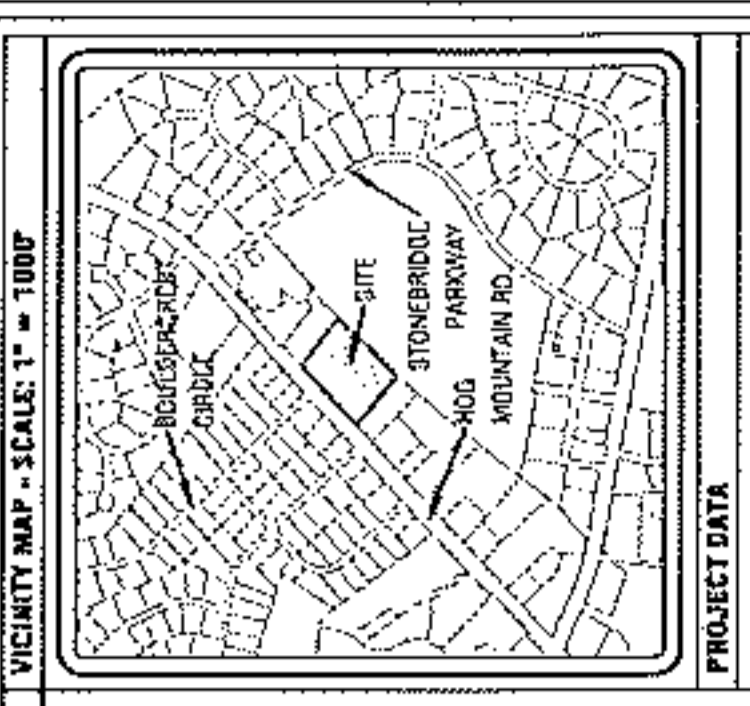
REQUIRED PARKING SPACES: 1,847,480
PROPOSED PARKING SPACES: 1,847,480
TOTAL PARKING SPACES: 1,847,480

BUILDING DATA

PROPOSED BUILDING AREA: 1,847,480 SQ. FT.
PROPOSED BUILDING HEIGHT: 40 FT.
PROPOSED BUILDING TYPE: INDUSTRIAL

REZONE CONCEPT PLAN NOTES

1. THE PROPOSED REZONE CONCEPT PLAN IS SUBMITTED FOR REVIEW AND APPROVAL BY THE BOARD OF ZONING ADJUSTMENTS.
2. THE PROPOSED REZONE CONCEPT PLAN IS SUBMITTED FOR REVIEW AND APPROVAL BY THE BOARD OF ZONING ADJUSTMENTS.
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PROJECT DATA

PROPERTY OWNER: HOG MOUNTAIN STORAGE
DEVELOPER: HOG MOUNTAIN STORAGE
PROJECT NAME: 1911 HOG MOUNTAIN STORAGE

PROPOSED BUILDING DATA

PROPOSED BUILDING AREA: 1,847,480 SQ. FT.
PROPOSED BUILDING HEIGHT: 40 FT.
PROPOSED BUILDING TYPE: INDUSTRIAL

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REVISIONS

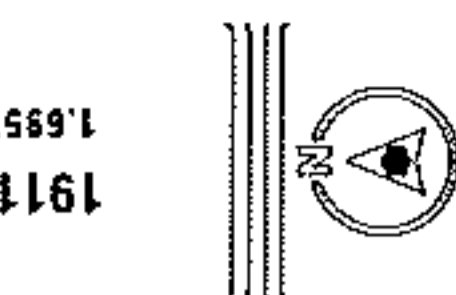
NO.	DATE	DESCRIPTION
1	10/1/2022	WATERWAY "A" TO BE OPENED BY 10/1/2022

PITTMAN & GREER ENGINEERING P.C.
1008 BARBER CREEK DRIVE • BLDG. 400
WATKINSVILLE, GA 30677
P: 706.419.9244 • WWW.PITTMANSGREER.COM



FOR REVIEW ONLY

1911 HOG MOUNTAIN STORAGE
1.6957 AC. • 1911 HOG MOUNTAIN ROAD
OCONEE COUNTY, GEORGIA



2023-038

REZONE CONCEPT PLAN



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

REZONE CASE #: P23-0170

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: Rezone the property from AG to
B2 (Highway Business District) in order to request a special use for mini-warehouses and
self storage use.

EXISTING LAND USE: Undeveloped land

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Civic Center

ACTION REQUESTED: The applicant is requesting to rezone the property to B-2 along with a special use to
construct a self storage facility under the proposed B-2 zoning. This is a principal use (Mini-Warehouses and Self
Storage Units) that could be 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
- Architectural Renderings
- Zoning Impact Analysis
- Plat of Survey
- Concept Plan
- Water & Sewer Capacity Letter



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 DEVELOPMENT

- The applicant is requesting to rezone the property from AG to B-2.
- A request for a special use permit to construct a self-storage facility on the subject property in accordance with B-2 zoning provisions 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.

PROPOSED TRAFFIC PROJECTIONS

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

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.

ENVIRONMENTAL

- There are no streams, wetlands, or floodplain identified on the 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.**
Nearby lots are predominantly zoned B-1, B-2, or R-1. Primary land uses in the area are a mixture of residential and commercial uses. The subject property is within an area in which the zoning transitions from B-1 to B-2. Staff holds that the proposed development is suitable in view of the existing nearby development.
- B. Whether the property to be rezoned has a reasonable economic use as currently zoned.**
Under the current AG zoning the property has limited economic use.
- 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 current request proposes developing up to 18,000 SF on the previously undeveloped lot with minimal increase in demand for water and wastewater treatment. Minimal increased traffic generation is also anticipated, with an approximate 28 additional ADT. The roadways in the areas have adequate capacity for the additional traffic.
 - ii. Environmental impact;**
No known environmentally sensitive areas are known to exist on the site.
 - iii. Effect on the existing use, usability and/or value of adjoining property.**
The proposed development with the below listed staff conditions, would be in keeping with surrounding uses and could potentially affect the existing use, usability, and/or value of adjoining property. Buffers including the zoning buffers, landscape buffers, and vehicular screening buffers would be required as shown on the concept plan and may mitigates some impacts from the development.
- 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 is currently used as a residence. The proposed use does fit the character of the adjacent properties along Hog Mountain Road in the vicinity of the subject property.
- E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**
Staff holds that the requested self storage use with the below staff conditions 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.**

Staff holds that the proposed use with staff conditions would be compatible with the adjacent land uses along Hog Mountain Road.

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 Civic Center Character Area as shown on the Comprehensive Plan 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 development with staff conditions would be 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.

It is likely that B-2-zoned properties exist in the county that would be suitable for Special Use approval to permit the requested commercial development 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. The self-storage facility shall be an indoor climate-controlled facility with internal access only.