

CONDITIONAL USE APPROVAL
OCONEE COUNTY, GEORGIA

TITLE

A Resolution granting Conditional Use Approval, as provided by the Zoning Regulations of the Town of Bishop, Georgia, pursuant to Article 17, Section 1707 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 conditional use approval submitted by Pittman & Greer Engineering on July 18, 2025 requesting Conditional Use Approval on a ±15.3122-acre tract of land located on 1060 Cemetery Rd, Oconee County, Georgia, tax parcel no. A-07-034, on property owned by Saint Aelred Catholic Church, the Board of Commissioners of Oconee County does hereby grant following:

SECTION 1. A Resolution granting Conditional Use Approval for the property described above and on the attached Exhibit A is hereby granted for a Community-Scale Church.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 Conditional Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on September 15, 2025, and a Public Hearing was held by the Bishop Mayor and City Council at its regular meeting on October 14, 2025.

ADOPTED AND APPROVED, this 14th day of October.

BISHOP MAYOR AND CITY COUNCIL

BY:

Drew Kurtz, Mayor

Chuck Hadden, Member

Deborah Lucas, Member

Hudson Holder, Member

Mindy Porterfield, Member

ATTEST
Lacy Armstrong
Clerk, Town of Bogart
Bishop



EXHIBIT "A" TO CONDITIONAL USE APPROVAL #P25-0154

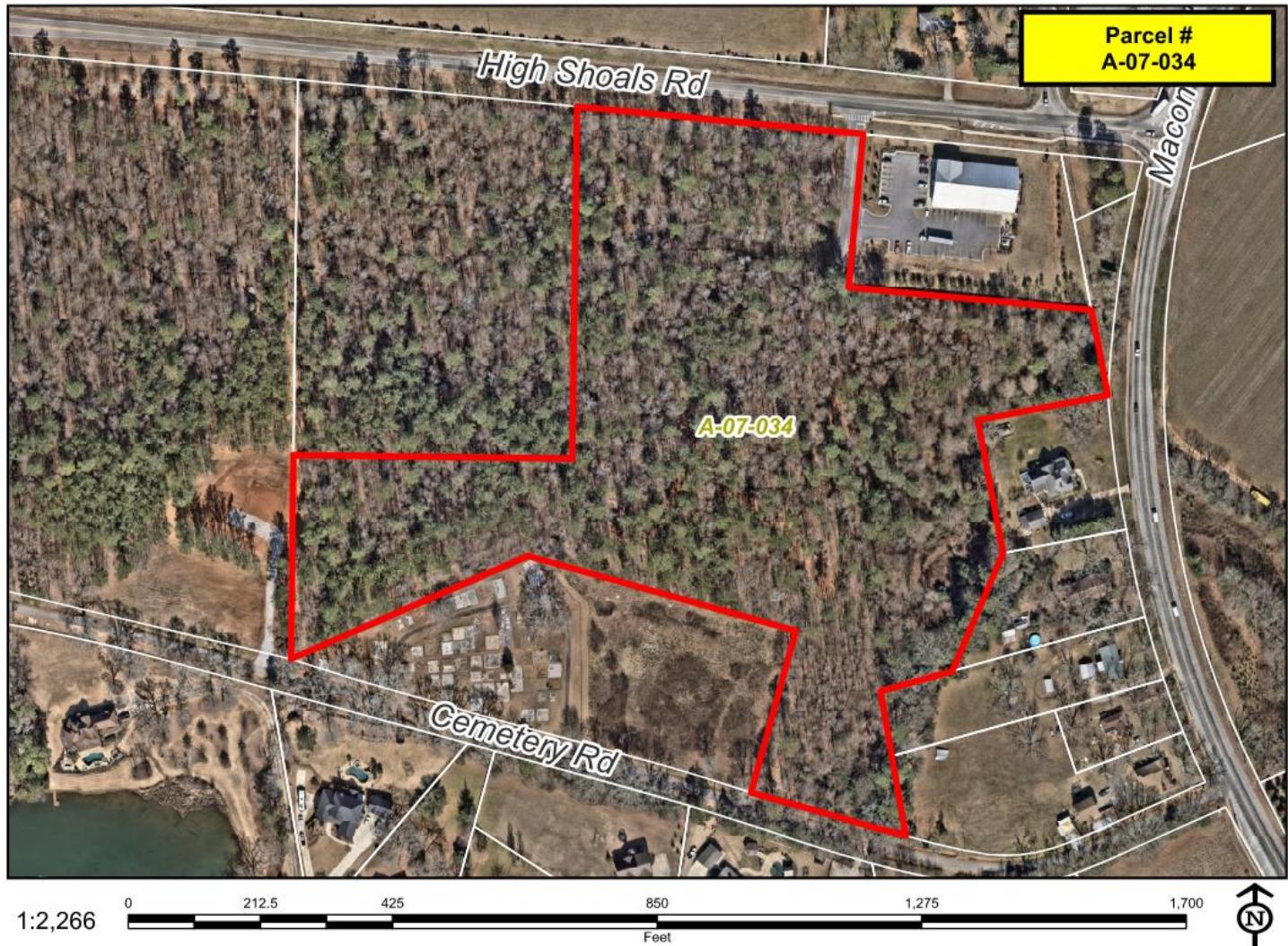
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CONDITIONS

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the conditional use application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Bishop Zoning Regulations or Subdivision Ordinance.
2. The owner at their own expense shall construct the improvements required by the County for public water services for the subject property and shall convey the 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, the Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the State (GDOT) or Town of Bishop after the State's (GDOT) and County's review of Owner's development plans pursuant to the Town'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. A traffic impact study may be completed and submitted for review to Planning and Public Works prior to application for a Site Development Plan. At the owner's expense, road improvements shall be made to bring the adjacent roads, and access drives up to the level of service required by GDOT.
5. Unless approved by the concurrent variance application, the site shall not have any access to Cemetery Road. If the variance is approved, the owner shall file for review an amended Administrative Plat with Oconee County Planning to remove the non-access easement by recording a new plat.

TAX MAP

Special Use # P25-0154 - Saint Aelred Catholic Church



LEGAL DESCRIPTION

LEGAL DESCRIPTION

All that tract, or parcel of land, together with all improvements thereon, containing 15.312 acres, more or less, lying and being in the 222nd District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Beginning at a rebar found at the intersection of the easterly right-of-way of Payne Road and the southerly right-of-way of High Shoals Road; thence continuing along the southerly right-of-way of High Shoals Road South 84 degrees 46 minutes 58 seconds East, 519.49 feet to a rebar found; thence South 84 degrees 36 minutes 50 seconds East, 450.00 feet to a rebar set being the TRUE POINT OF BEGINNING; thence continuing along the southerly right-of-way of High Shoals Road South 84 degrees 36 minutes 50 seconds East, 462.27 feet to a rebar found; thence leaving said right-of-way South 05 degrees 23 minutes 10 seconds West, 246.80 feet to a rebar found; thence South 84 degrees 36 minutes 56 seconds East, 391.75 feet to a rebar found; thence South 11 degrees 02 minutes 21 seconds East, 139.21 feet to a rebar found; thence South 79 degrees 07 minutes 08 seconds West, 212.69 feet to a rebar found; thence South 10 degrees 47 minutes 33 seconds East, 217.18 feet to an open top pipe; thence South 23 degrees 15 minutes 29 seconds West, 206.19 feet to a rebar found; thence South 74 degrees 15 minutes 48 seconds West, 119.72 feet to a rebar found; thence South 09 degrees 58 minutes 35 seconds East, 234.74 feet to a rebar found; thence North 76 degrees 16 minutes 25 seconds West, 47.45 feet to a rebar set; thence North 73 degrees 24 minutes 28 seconds West, 56.50 feet to a rebar set; thence North 71 degrees 55 minutes 22 seconds West, 162.02 feet to a rebar found; thence North 17 degrees 20 minutes 56 seconds East, 262.06 feet to a rebar found; thence North 74 degrees 23 minutes 17 seconds West, 446.43 feet to a rebar found; thence South 66 degrees 27 minutes 47 seconds West, 414.36 feet to a rebar found; thence North 00 degrees 31 minutes 08 seconds East, 326.90 feet to a rebar set; thence South 89 degrees 28 minutes 52 seconds East, 448.38 feet to a rebar set; thence North 00 degrees 31 minutes 08 seconds East, 563.81 feet to a rebar found; BEING THE TRUE POINT OF BEGINNING.

Said tract being the same as PARCEL 1A2 on an Exhibit Drawing titled REPLAT OF PARCEL 1A, by EMC Engineering Services, Inc. dated September 10/05/2023.

NARRATIVE**SAINT AELRED CATHOLIC CHURCH****CONDITIONAL USE SUBMITTED 07/21/2025****REVISED 09/04/2025****GENERAL DATA**

Property Address: 1060 Cemetery Road
Parcel: A07 034
Owner: Saint Aelred Catholic Church
Existing Zoning: A-1
Proposed Zoning: A-1 Conditional Use
Existing Use: Vacant Property
Proposed Use: Community-Scale Church
Property Area: 15.3122

ADJACENT LAND USES AND ZONING

North – GA Hwy 186 (High Shoals Road) and B-1 zoned commercial property
West – Vacant A-1 zoned property
South – Cemetery Road and a cemetery (AG & A-1 zoning)
East – R-1 zoned property with residences

OWNERSHIP TYPE

The development will be privately owned.

SITE NARRATIVE

The property is 15.3122 acres and is currently zoned A-1 and undeveloped. Saint Aelred Catholic Church is the owner, with Rev. Father Gregory Tipton acting as contact. The owner is seeking conditional use approval on the property for a community-scale church.

SITE DESCRIPTION

The property is located on the south side of GA Hwy 186 (High Shoals Road) west of the intersection of High Shoals Rd. & US Hwy 441. The Character Area for the property is identified as 'Country Estates' according to the 2023 Character Areas Map for Bishop.

The property is wooded and primarily slopes from the east to the west.

PROPOSED USE

The proposed use of the property is a community-scale church. The proposed masterplan submitted is a 20 year plan. The project consists of multiple buildings including a Hall, Academy, Church, Office, Catechesis Building, Rectory, and Maintenance. The project will have multiple areas for gathering, areas for quiet reflection, various garden areas, an orchard, a playground, and a parish cemetery. The development will be constructed with curb & gutter parking and sidewalks. All utilities will be underground. Buildings will be wood or steel construction, with exterior facades and accents including, but not limited to: architectural brick, stone, simulated or cultured stone, cast stone, cement fiber board plank siding, board and batten siding, shingle siding, stucco and cedar plank or shingle siding. The roof is to be a gabled structure. Roofing material to include asphalt shingles and/or metal. See attached representative architecture.

NARRATIVE

ACCESS

Primary access will be via a shared driveway from GA Hwy 186. Entrance improvements are in place to service the existing development and were permitted thru GDOT and completed as part of the Dollar General development. An additional access point is proposed along GA Hwy 186 and is slated to be constructed in a future project phase. A secondary access point is proposed along Cemetery Road. There is currently platted a 10' no access easement along cemetery road. This was platted when the lots were subdivided as a requirement of Code Section 502.3.6: Double frontage lots, unless approved by the Bishop Mayor and Council, shall be prohibited except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantage associated with topography, orientation, and property size. A planting screen reservation of at least ten (10) feet in width, or equivalent natural buffer, may be required along the property line of lots abutting such a traffic artery or other incompatible use. The planted buffer shall form and constitute a No Access Easement, unless otherwise approved by the Mayor and Council.

As stated in the code section, this requirement is intended to provide separation of residential development from traffic arteries. The proposed development is not residential in nature, and an additional access point would help with circulation. The code section also allows for approval of this access by the Bishop Mayor and Council and therefore we have submitted a concurrent request for a variance to allow access to Cemetery Road.

TRAFFIC IMPACT

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 11th Edition.

Trip Generation					
Land Use (ITE Code)	Intensity	Unit	ADT	A.M. Peak Hour	P.M. Peak Hour
Church (560)	299	Seats	269	152	48
Private School(K-12) (532)	191	Students	474	170	167
General Office Bldg. (710)	10	Employees	89	68	13
Total			832	390	228

WATER SUPPLY

Water supply will be via Oconee County Water Resources. A 12" water main and an 8" water main currently exists in the right-of-way of GA Hwy 186. A 6" water main currently exists in the right-of-way of Cemetery Road. Meters will be installed to meet the domestic water demand and for irrigation and/or fire suppression purposes.

Probable Water Demand

Referencing table JT-1, GDHR Manual for On-site Sewage Management Systems

Church use with a kitchen = 7 GPD/sanctuary seat

7 GPD/sanctuary seat X 299 sanctuary seats = 2,093 GPD

NARRATIVE

Office use with a kitchen = 30 GPD/employee
30 GPD/employee X 15 office employees = 450 GPD
Schools: Day, Toliet Only = 12 GPD/person
12 GPD/person X 191 persons = 2,292 GPD
Residential (Rectory) = 150 GPD/bedroom
150 GPD/bedroom x 4 bedrooms = 600 GPD

OC Water use calculation: assume 115% of the sewer use
5,435 GPD * 1.15 = 6,251GPD Total

Total: 6,251 GPD AVG.

SEWAGE DISPOSAL

Sewage disposal shall consist of onsite conventional septic tanks and drain-fields. A soil survey map has been prepared by an approved soil scientist to ensure that the system will be constructed in an area with appropriate soils per county and state regulations.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor. Dumpsters will be shielded from view from adjoining properties.

UTILITIES

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

STORMWATER MANAGEMENT AND DRAINAGE

There will be a Stormwater Management Facility constructed onsite to manage the stormwater runoff from the development to meet the Town of Bishop stormwater requirements. To convey stormwater to the pond, curb and gutter along with Town of Bishop approved pipe will be utilized.

IMPACT TO SCHOOL SYSTEM

The community-scale church use will not put additional students into the school system but could pull students out of the school system with the proposed academy component.

PROJECT SCHEDULE

Once zoning is approved in approximately October 2025, then site development plans will be created and permitted to begin construction in early 2026 on phase 1. It is anticipated that the project will be built in multiple phases with the overall masterplan somewhere between 15-20 years to complete.

BUFFERS AND LANDSCAPING

Buffers are shown along the adjacent property lines as required by the Town of Bishop Zoning Regulations. The buffers will be designed with details provided during the site development plans approval stage of the project. Parking lot tree plantings will be installed in accordance with the Town of Bishop Zoning Regulations. All other buffers and screening, per the Town of Bishop Zoning Regulations, will be met during site development.

NARRATIVE

MAINTENANCE OF COMMON AREAS

There are no common areas currently proposed for this development.

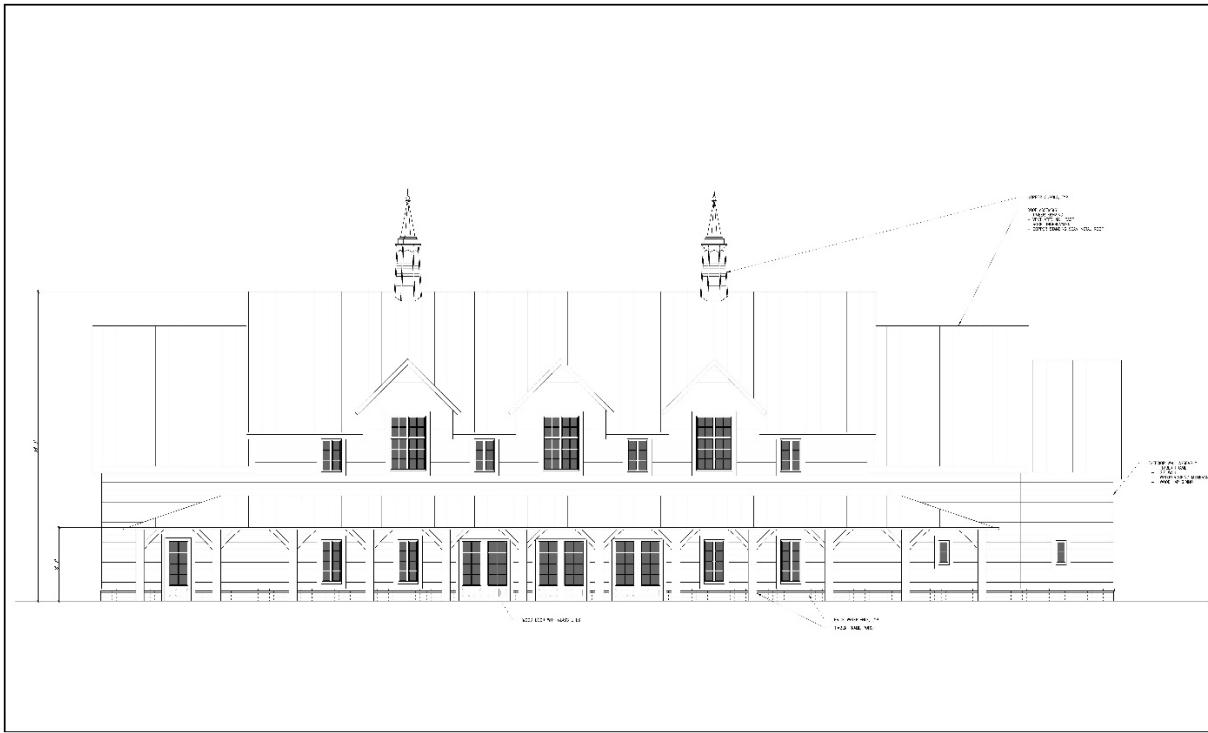
SIGNAGE

The project will have signage that will meet the Town of Bishop zoning regulations and be permitted through the sign permit process.

ESTIMATED VALUE OF PROJECT

The complete buildout of the project is estimated to be \$5 Million.

REPRESENTATIVE ARCHITECTURE



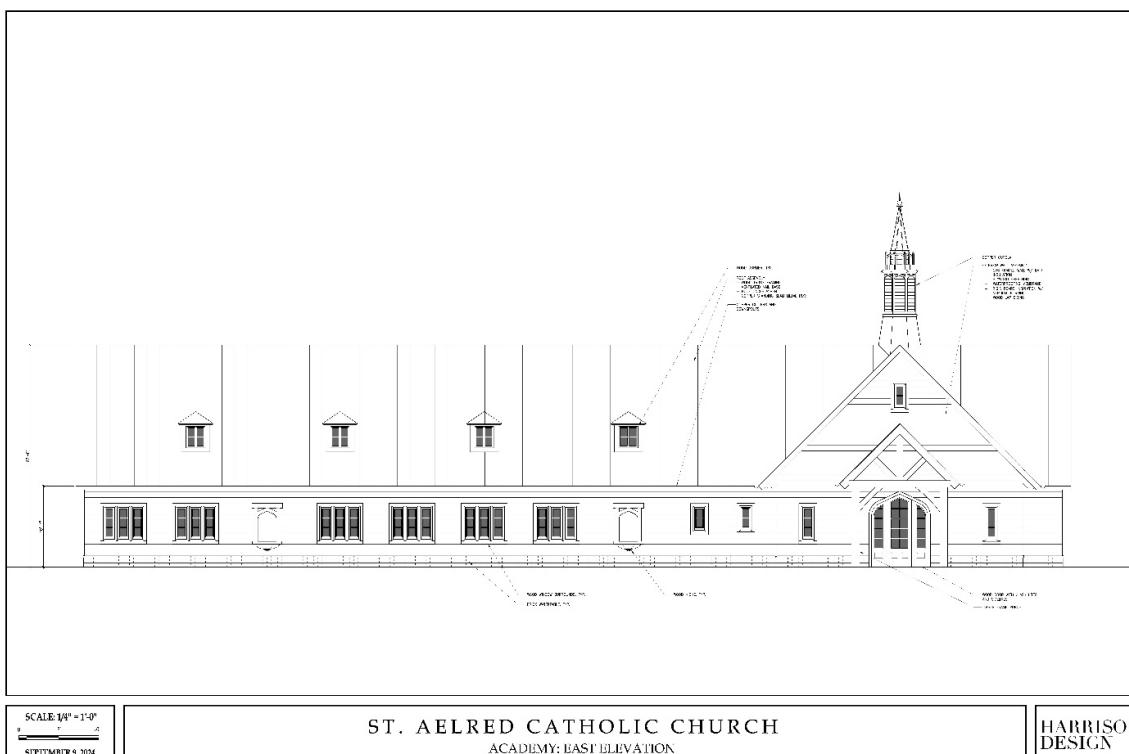
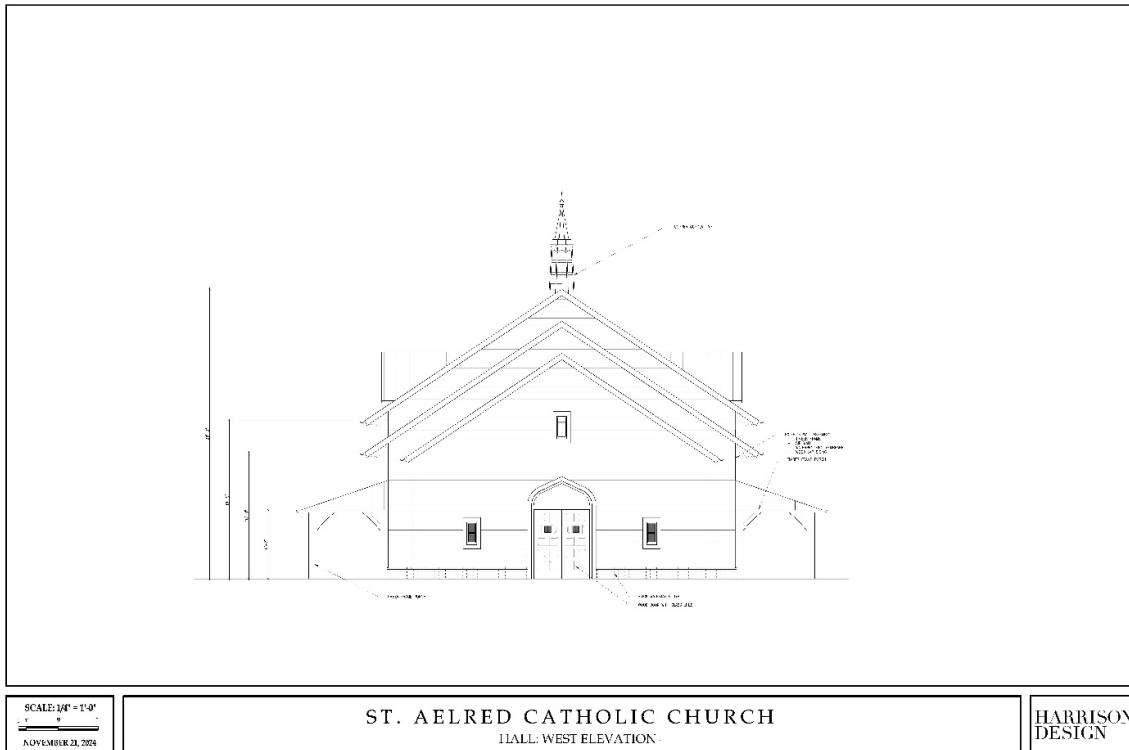
SCALE 1/4" = 1'-0"
NOVEMBER 21, 2024

ST. AELRED CATHOLIC CHURCH
HALL: NORTH ELEVATION

HARRISON
DESIGN

EXHIBIT "A" TO CONDITIONAL USE APPROVAL #P25-0154
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NARRATIVE



NARRATIVE

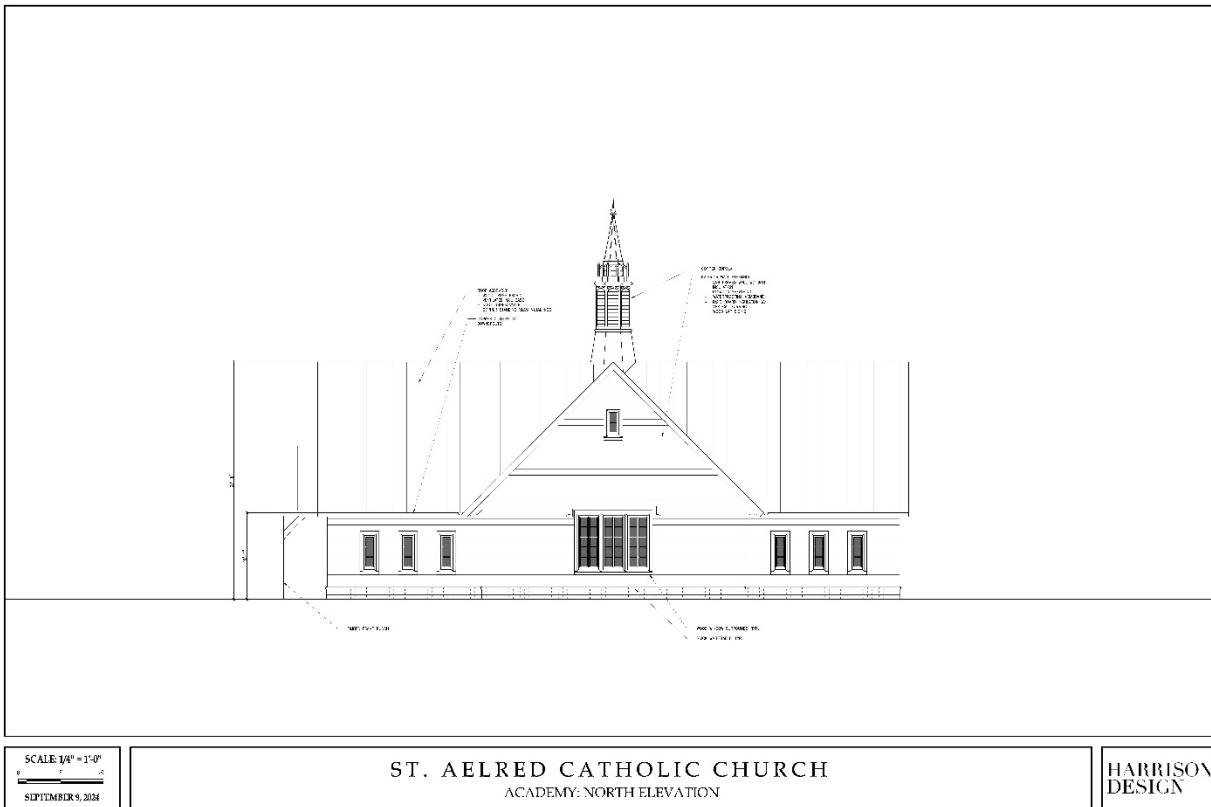


EXHIBIT "A" TO CONDITIONAL USE APPROVAL #P25-0154

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PLAT

LOCATION MAP 		NOT TO SCALE	
LAND OWNER CERTIFICATION <p>STATEMENT: I, the undersigned, being the owner of the property described in the plat attached hereto, do hereby certify that the property is my sole and undivided interest, and that I have the right to convey the same. I further certify that the property is not subject to any encumbrances, liens, or other interests, except as set forth in the plat. I also certify that the property is not subject to any zoning or other restrictions, except as set forth in the plat.</p> <p>OWNER: <u>Donald L. Smith</u> DATE: <u>4/15/15</u> OWNER: <u>Donald L. Smith</u> DATE: <u>4/15/15</u></p>			
SURVEYOR'S CERTIFICATION <p>I, the undersigned, being a licensed surveyor, do hereby certify that the property described in the plat attached hereto is accurately surveyed and plotted. The survey was conducted in accordance with the standards and requirements of the American Congress on Surveying and Mapping. The surveyor is responsible for the accuracy of the survey and the plat.</p> <p>Surveyor: <u>Mark A. Johnson</u> DATE: <u>4/15/15</u></p>			
SOILS CERTIFICATION <p>I, the undersigned, being a licensed soil scientist, do hereby certify that the property described in the plat attached hereto is accurately surveyed and plotted. The survey was conducted in accordance with the standards and requirements of the American Congress on Surveying and Mapping. The surveyor is responsible for the accuracy of the survey and the plat.</p> <p>Soil Scientist: <u>Mark A. Johnson</u> DATE: <u>4/15/15</u></p>			
SOILS INFORMATION <p>Soil Type: <u>Soil A</u> Description: <u>Soil A is a loamy sand soil with good drainage and infiltration. It is suitable for agriculture and horticulture.</u></p>			
SURVEYORS CERTIFICATION <p>I, the undersigned, being a licensed surveyor, do hereby certify that the property described in the plat attached hereto is accurately surveyed and plotted. The survey was conducted in accordance with the standards and requirements of the American Congress on Surveying and Mapping. The surveyor is responsible for the accuracy of the survey and the plat.</p> <p>Surveyor: <u>Mark A. Johnson</u> DATE: <u>4/15/15</u></p>			
PROJECT NOTES <p>Project Notes: <u>None</u></p>			
UTILITY NOTES <p>Utility Notes: <u>None</u></p>			
LEGEND <p>Legend: <u>None</u></p>			
FLOOD CERTIFICATION <p>Flood Certification: <u>None</u></p>			
HEALTH DEPARTMENT CERTIFICATION <p>Health Department Certification: <u>None</u></p>			



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

CONDITIONAL USE (BISHOP) CASE #: P25-0154

DATE: September 4, 2025

STAFF REPORT BY: David Webb, AICP
(Planning Manager)

APPLICANT NAME: Justin Greer, Pittman and Greer,
Engineering, P.C.

PROPERTY OWNER: Saint Aelred Catholic Church

LOCATION: 1060 Cemetery Road
Parcel: A 07 034

PARCEL SIZE: ±15.31 acres

EXISTING ZONING: A-1 Agricultural District



2023 COMPREHENSIVE PLAN CHARACTER AREAS MAP: Country Estates

EXISTING LAND USE: Vacant- wooded

ACTION REQUESTED: Conditional Use Approval

REQUEST SUMMARY: The applicant is requesting Conditional Use Approval for a Community-Scale Church

STAFF RECOMMENDATION: Staff recommends conditional approval of this request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: September 15, 2025

TOWN OF BISHOP, MAYOR AND COUNCIL MEETING: October 14, 2025

ATTACHMENTS:

- Application
- Narrative
- Conditional Use Impact Analysis
- Plats of Survey
- Concept Plan
- Architectural Sketches

CONCURRENT APPLICATION: Variance request for the Bishop Subdivision Ordinance Section 502.3. 9-4-25 to allow a double frontage lot and access to Cemetery Road.

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The subject property became a part of the Town of Bishop through an annexation by the Mayor and Council on April 12, 2021.
- The property was zoned A-1(Agricultural) upon the approval of the annexation.
- The property was previously zoned Oconee County AG (Agricultural).
- An adjacent property was zoned B-1 as part of the annexation for the purpose of building a Dollar General.
- A plat was filed October 10/6/2023 by Seeundberry, LLC (Daniela Wieczorek) and recorded in Plat book 2023, Page 144 that was not approved by the Town of Bishop and was not reviewed by Planning and Code Enforcement. Planning staff determined that the plat was an illegal subdivision.
- Saint Aelred Catholic Church acquired the 15.312 acres as recorded in Deed Book 1752, Page 216-220 based on the illegal plat.
- Daniela Wieczorek, Saint Aelred Catholic Church and Donald and Shirley Smith submitted an Administrative Plat to correct the illegal subdivision in February 2025. The plat was approved and recorded in Plat Book 2025, Page 35 with a non-access easement to Cemetery Road.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Agricultural and Residential	AG (Agricultural District)
SOUTH	Cemetery and Residential	Bishop A-1 (Agricultural District)
EAST	Residential	Bishop R-1 (Single-Family Residential District)
WEST	Vacant- wooded	Bishop A-1 (Agricultural District)

PROPOSED PROJECT DESCRIPTION

- The applicant is requesting Conditional Use Approval for a Community-Scale Church. The total Square Feet (SF) proposed for all buildings is 26,300 SF to include a Church, assembly hall, academy, office, catechesis classroom building, rectory (residence for clergy), and a maintenance building.
- According to the narrative, the academy enrollment is expected to be a maximum of 191 students.

CONDITIONAL USE REQUIREMENTS

The definition for this use is:

CHURCH, COMMUNITY-SCALE: A place of worship, such as a church, chapel, synagogue, temple, mosque or other such facility that contains any of the following:

1. A seating capacity in its primary area of assembly of greater than 350 persons (Calculation of maximum seating capacity shall include the rostrum, choir seats, fixed seating and overflow seating area(s). Seating capacity assumes one person per chair or other type of seat, one person per eighteen (18) lineal inches of pew space, or one person per 6 square feet of overflow seating area, not containing fixed seating);
2. Use of the facility includes operations other than or in addition to regular worship services and ceremonies, Sunday school, incidental offices relating to operation of the church and other regular incidental uses normally associated with places of worship;
3. The facility is rented or leased to members of the general public for events not directly associated with religious services or ceremonies;
4. There are regular weekday school, childcare or daycare programs that occur on the site (other than occasional programs such as "Mother's Morning Out", "Vacation Bible School" or other similar programs);
5. The institution has designated athletic fields, such as areas for baseball, softball, football, soccer, etc. as opposed to an open lawn area;
6. The total building square footage of all buildings on the property combined exceeds 30,000 square feet;
7. The church is located on property with access occurring from a local street or minor collector as defined by the Subdivision Regulations;
8. The church is located on property that is part of a residential subdivision containing 6 or more lots.

TRAFFIC PROJECTIONS

- There is an estimated 832 Average Daily Trips for the whole church campus (Trip Generation Manual, 11th Edition) based on a church with 299 seats, a private school with 191 students and an office building with 10 employees.

PUBLIC FACILITIES

Water:

- The project is proposing to connect to the Oconee County water system.

Sewer:

- The project is proposing to use on-site septic systems.

Roads:

- The site is proposed to access High Shoals Road, GA state route 186, and Cemetery Road, a local street.

Environmental:

- The concept plan indicates there are no State Waters, Wetlands or Flood Hazard Areas on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

Water Resources Department:

- Reviewed with the following comments on September 2, 2025:
The owner, all at owner's expense, shall construct the improvements required by the County for public water and public waste water services for subject property and 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.

Public Works Department:

- Reviewed with no comments on September 2, 2025:
 - Cemetery Road appears to be too narrow for the amount of traffic that may be generated by the campus.
 - GDOT approval needed for entrance on High Shoals Road (SR 186).

Fire Department:

- Reviewed with the following comments on August 25, 2025
There is no objection to the conditional use permit, contingent upon the provision of water for the fire waterlines and compliance with all adopted codes.

Board of Education:

- Reviewed with the following comment on August 29, 2025: We have reviewed the Justin Greer, Pittman & Greer Engineering, P.C. rezone request P25-0154. This will impact our Oconee County High School Attendance Zone when the proposed Academy opens. Specifically, High Shoals Elementary School, Oconee County Middle School, and Oconee County High School.

Georgia Department of Transportation

- No comments received as of September 5, 2025

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE "STANDARDS FOR CONDITIONAL USE CONSIDERATION" AS SET FORTH IN SECTION 1707 OF THE TOWN OF BISHOP ZONING REGULATIONS

1. Will the proposed Conditional use be consistent with the stated purpose of the zoning district in which it will be located?

Section 1200- A-1 Agricultural District indicates: "This Zoning District is comprised of land having a predominately rural character. It is the intent of the regulations of this District to discourage the subdivision of

land which is better suited to agricultural usage into urban-type development which requires increased public services, such as schools, fire protection, waste disposal, etc.” The Town of Bishop elected to zone the property A-1 upon annexation in 2021. Based on that application, there were no non-residential proposed for the remainder of the 29.793 acres. However, a Community-Scale is a permitted use within the A-1 with a Conditional Use Permit. Therefore, the use complies with the A-1 district.

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

The property lies within the Country Estates character area, as shown on the 2023 Oconee County Joint Comprehensive Plan Update Character Area Maps. The Country Estates character area “provides a transition between the more rural areas of the county and traditional suburban residential development and provides an “edge” between the urban and rural fringe.” A Community Scale Church would be an institutional land use. The plan indicates institutional land uses are a compatible secondary use. Staff analysis indicates the proposed Community Scale Church complies with the Comprehensive Plan.

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

Staff analysis indicates there are no known factors that would impede the normal development of surrounding properties.

4. Is the location and character of the proposed Conditional use consistent with a desirable pattern of development for the locality in general?

The application indicates that the location is on a GDOT road and access improvements are proposed. Staff analysis indicates a church campus is a compatible use with adjacent commercial and residential uses.

5. Is or will the type of street providing access to the use be adequate to serve the proposed Conditional use?

The primary access is proposed from High Shoals Road, which is a GDOT road with a pavement width of 24 feet wide. Staff analysis and Public Works comments indicate that access should only come from High Shoals Road as Cemetery Road is a substandard road. The pavement width of Cemetery Road adjacent to the subject property is 12-feet but the Bishop standard is 20-feet (Bishop Subdivision Ordinance Sec. 503.9). A 12-foot-wide pavement width would only comply with a one-way street standard. Staff analysis indicates that only High Shoals is adequate to serve the proposed Conditional Use for a Community Scale Church.

6. 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 analysis and Public Works comments indicate that access should only come from High Shoals Road as Cemetery Road is a substandard road. The pavement width of Cemetery Road adjacent to the subject property is 12-feet but the Bishop standard is 20-feet (Bishop Subdivision Ordinance Sec. 503.9). A 12-foot-wide pavement width would only comply with a one-way street standard. Staff analysis indicates that only High Shoals is adequate to serve the proposed Conditional Use for a Community Scale Church.

7. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the Conditional use?

The proposed use will not generate any new school students. Public sewer connection is not proposed. Water Services has indicated that public water connection is allowed and can serve the site. Staff analysis indicates that public services are adequate to serve the proposed use.

8. 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 or odor?

The site will be required to provide landscape screening for parking area. Staff analysis indicates that no adverse effects will be generated that will affect adjacent properties.

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

Staff analysis indicates that no adverse effects will be generated that will affect adjacent properties.

10. Will the current structures by utilized or 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?

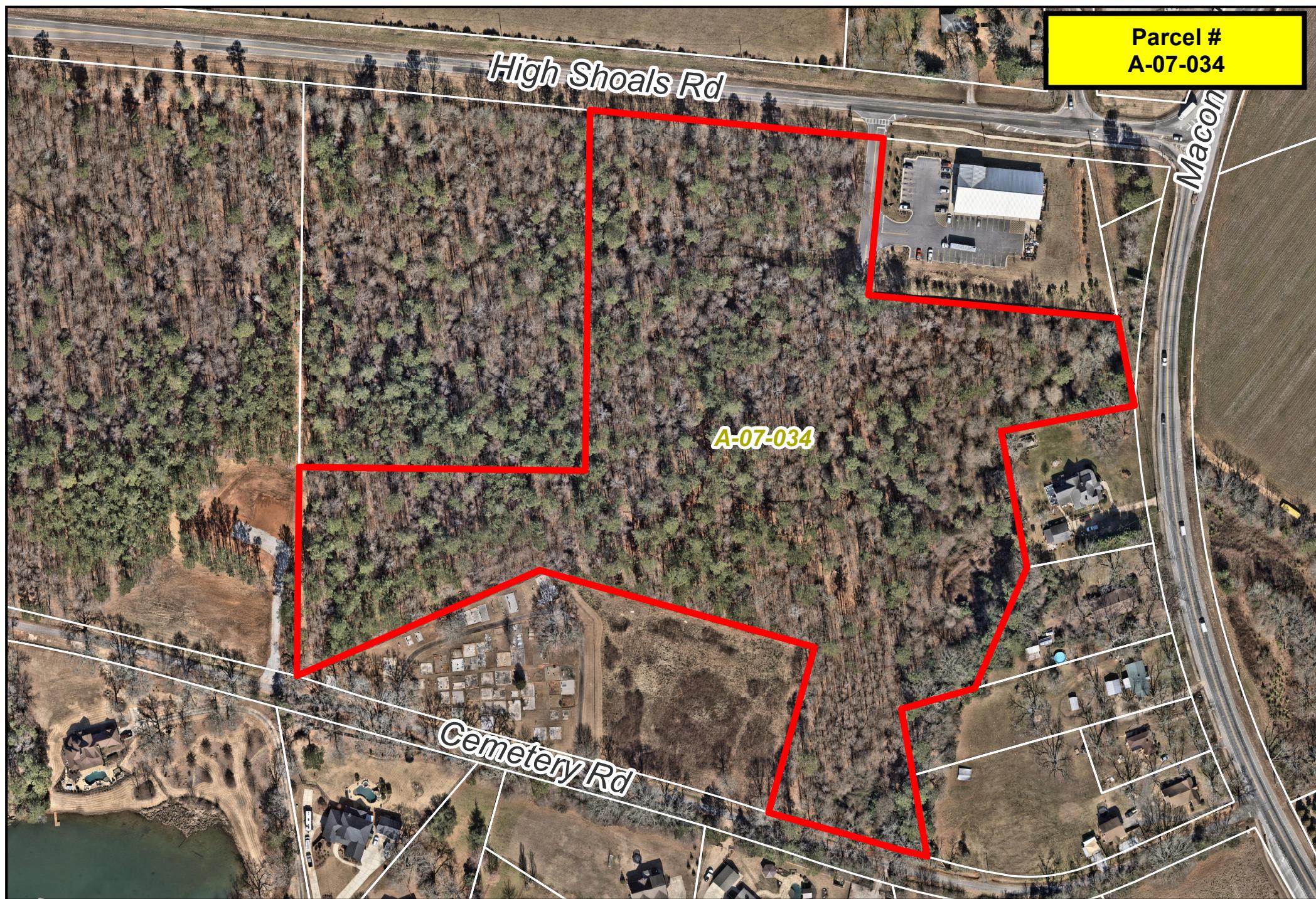
The proposed architecture will be unique for the area as there are no other Community Scale Churches in the immediate area. However, the proposed architecture is compatible with the general architecture for the Town of Bishop.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Town of Bishop policies, decision-making criteria, and standards outlined in the development codes of the Town of Bishop, staff recommends conditional approval of the conditional use permit subject to the following to be fulfilled by the developer/owner at their 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 conditional use application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Bishop Zoning Regulations or Subdivision Ordinance.
2. The owner at their own expense shall construct the improvements required by the County for public water services for the subject property and shall convey the 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, the Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the State (GDOT) or Town of Bishop after the State's (GDOT) and County's review of Owner's development plans pursuant to the Town'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. As indicated in section 1707.3, a traffic impact study shall be completed and submitted for review to Planning and Public Works prior to application for a Site Development Plan. At the owner's expense, road improvements shall be made to bring the adjacent roads, and access drives up to a Level of Service C.
5. Unless approved by the concurrent variance application, the site shall not have any access to Cemetery Road. If the variance is approved, the owner shall file for review an amended Administrative Plat with Oconee County Planning to remove the non-access easement by recording a new plat.

Special Use # P25-0154 - Saint Aelred Catholic Church



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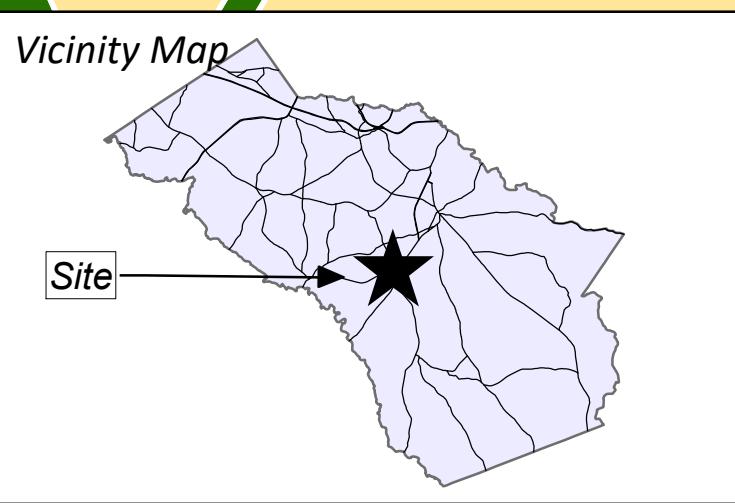
850

1,275

1,700

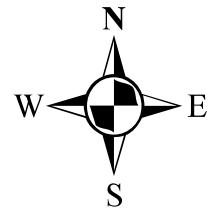
Feet





Country Estates

Oconee County Planning Department



This map is a representation of the future development map
and should be used for planning purposes only

0 80 160 320 480 640
Feet

**Neighborhood
Village**

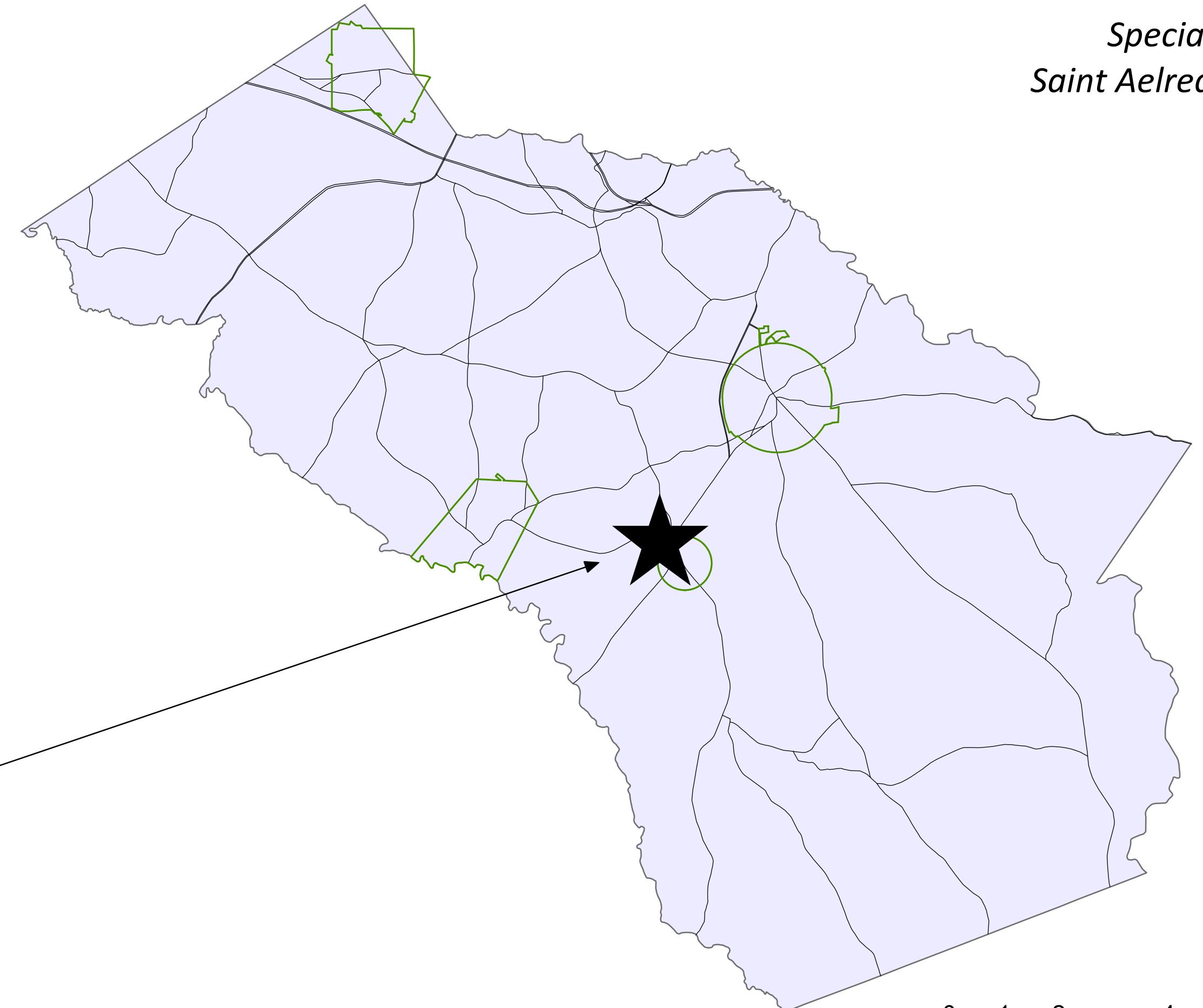
**Country
Estates**

**Rural
Places**

**Neighborhood
Village**

Suburban Neighborhood

*Location Map -
Special Use # P25-0154
Saint Aelred Catholic Church*



1:120,000

0 1 2 4 6 8 Miles

