

**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 zoning classification B-2 (Highway Business District) pursuant to an application for rezoning of property owned by Amir and Connie Tahamtan submitted on March 4, 2025.

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 M Eric Eberhardt on March 4, 2025, requesting a rezone of a ±3.341-acre tract of land located at Monroe Highway in Oconee County, Georgia, (tax parcel no. A-02-013F), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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.

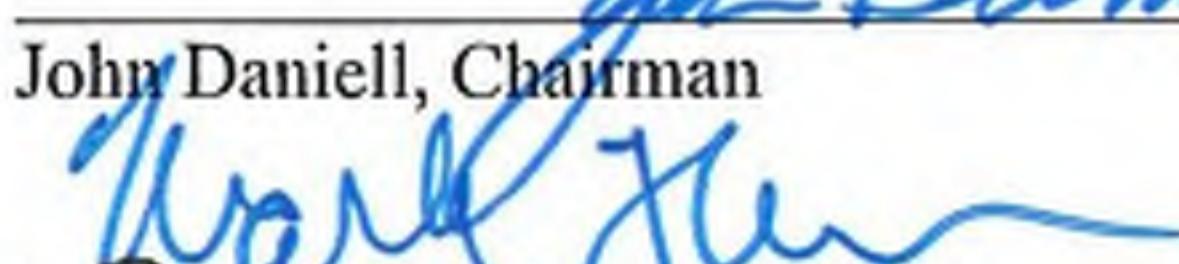
Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on October 20, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on November 4, 2025.

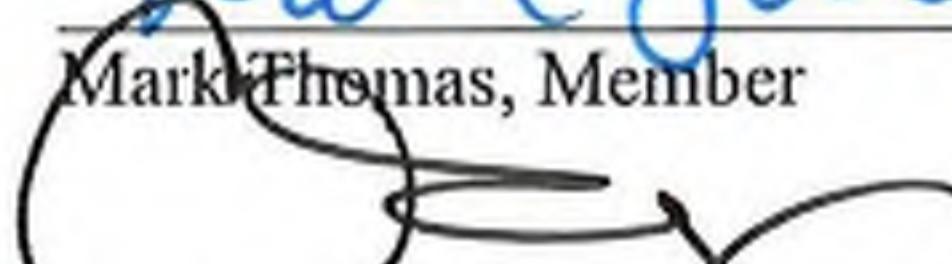
ADOPTED AND APPROVED, this 4th of November, 2025.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

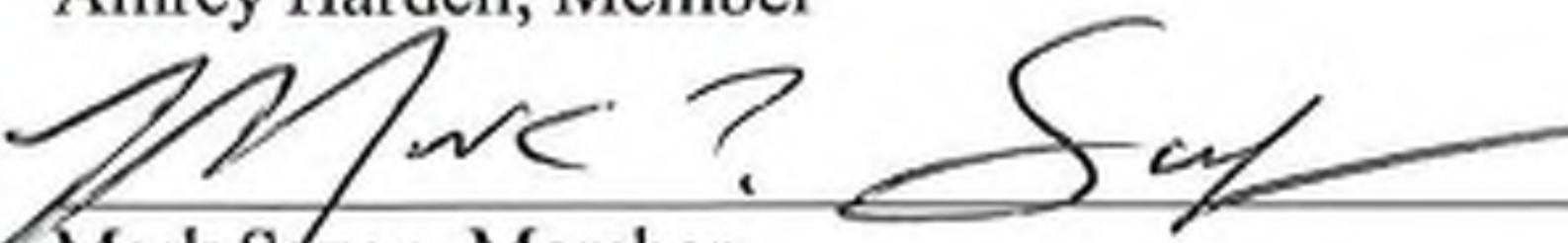

John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member

Absent

Amrey Harden, Member


Mark Saxon, Member

ATTEST:


Holly Stephenson

Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P25-0043

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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 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, 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. The building architecture shall meet or exceed the architectural elevations received March 4, 2025, and have at least 80 percent of exterior wall surfaces of all buildings and structures (including a canopy) shall be either brick veneer, stone veneer or glass, or a combination of materials. Accent materials are allowed as indicated in UDC Section 306.03.
5. All vegetative screening, landscaping, and buffers shall meet the design standards as set forth in Article 8 of the Unified Development Code, except that all required landscape strips shall contain one tree per 25 lineal feet of landscape strip. Said trees shall be a mixture of evergreen and deciduous trees, and of species that will attain a normal height at maturity of more than 40 feet.
6. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of the principal structure with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.
7. An imitation wood-vinyl fence 6 feet tall must be put around all the three sides of the development not facing U.S. 78.
8. "No truck parking" signs are to be displayed on the site of the development.
9. An ingress/egress access easement shall be provided from the right of way of GA Hwy 53 along and including the entrance drive. Interparcel access with a cross-access easement and stub outs to the west along the entrance drive shall be shown on the site development plans. The entrances on U.S. Highway 78 and GA Highway 53 shall serve future remaining uses for the remainder of parcel A 02 013 F.
10. A revised Traffic Impact Analysis (TIA) shall be submitted that meets the UDC requirements as revised October 7, 2025. The revised TIA shall be submitted and approved by Public Works and Planning and Code Enforcement prior to submission of the Site Development Plans. Site Development Plans must incorporate improvements needed to meet the requirements of the revised Traffic Impact Analysis or better at all intersections and access points as indicated in the revised UDC, prior to approval by Public Works and Planning and Code Enforcement.
11. With the conditions of UDC Section 810(a) being met for the unnecessary buffer waiver along the subject property, the buffer waiver is approved as indicated on the concept plan dated August 25, 2025.

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TAX MAP

Rezone # P25-0043 - Amir and Connie Tahamtan

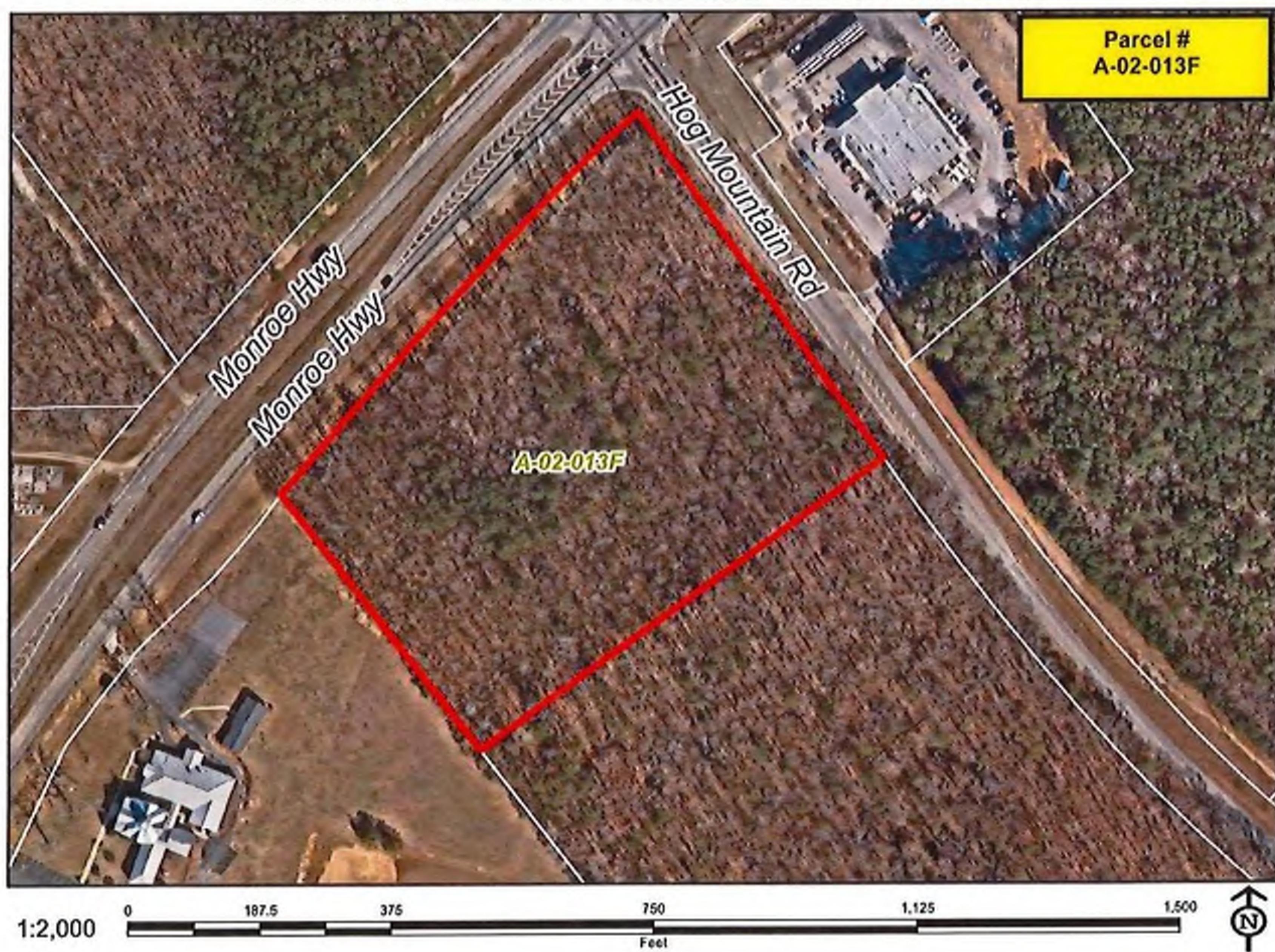


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LEGAL DESCRIPTION

QT #1775 Tract A & B – As-Surveyed Legal Description

A parcel of land lying in G.M.D. 224 of Oconee County, Georgia and being more particularly described as follows:

Begin at a set 5/8-inch capped rebar (L.S.F. 1390) being the intersection of southeasterly right-of-way of State Route 10 A.K.A. Monroe Highway (Variable right-of-way) and the southwesterly right-of-way of Georgia Highway 53 A.K.A. Hog Mountain Road (Variable right-of-way); thence leaving said intersection run South 36 degrees 09 minutes 43 seconds East along said southwesterly right-of-way of Georgia Highway 53 A.K.A. Hog Mountain Road for a distance of 136.00 feet Set 5/8-inch capped rebar (L.S.F. 1390); thence run North 53 degrees 50 minutes 17 seconds East along said right-of-way for a distance of 50.00 feet to a point being witnessed by a found concrete right-way monument 2.11' southeast; thence run South 36 degrees 09 minutes 43 seconds East along said right-of-way for a distance of 183.28 feet to a Set 5/8-inch capped rebar (L.S.F. 1390); thence run South 36 degrees 09 minutes 43 seconds East along said right-of-way for a distance of 275.21 feet to a found axle being witnessed by a found 1/2" rebar 2.77' Southwest and on line with the following call; thence leaving said right-of-way run South 53 degrees 59 minutes 52 seconds West for a distance of 80.53 feet to a set 5/8-inch capped rebar (L.S.F. #1390); thence run North 36 degrees 00 minutes 08 seconds West for a distance of 259.52 feet to a set 5/8-inch capped rebar (L.S.F. #1390); thence run South 42 degrees 52 minutes 19 seconds West for a distance of 287.04 feet to a Set 5/8-inch capped rebar (L.S.F. 1390); thence run North 47 degrees 07 minutes 41 seconds West for a distance of 330.69 feet to a set 5/8-inch capped rebar (L.S.F. 1390) on the aforementioned southeasterly right-of-way of State Route 10 A.K.A. Monroe Highway, said point lying on a curve to the right, said curve having a radius of 7,519.45 feet, a central angle of 02 degrees 53 minutes 46 seconds, a chord bearing of North 44 degrees 02 minutes 14 seconds East, and a chord length of 380.06 feet; thence run along the arc of said curve and said right-of-way for a distance of 380.10 feet to the Point of Beginning.

Said parcel contains 145,527 square feet, or 3.341 acres.

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NARRATIVE

Narrative

INTERSECTION OF US 78 (SOUTH SIDE) AND SR 53 (WESTERN SIDE)

Application For Rezone

Introduction:

Property Address: Monroe Highway, Oconee County, parcel A 02 013F, Owner- Amir A & Connie Lynn Tahamtan

Existing Zoning: AG

Proposed Zoning: B2

Proposed Use: Convenience Store with gasoline and truck refueling

Area: 3.341 Acres

REZONE NARRATIVE

QuikTrip's application requests rezoning from AG to B2 in relation to construction of a gasoline station with convenience store on a currently undeveloped, unused tract.

(QuikTrip is submitting a companion application requesting special use approval under §205-10(e) for truck refueling. While the official language in Oconee County's Unified Development Code (OCUDC) requires the special use to be entitled "truck stop," QuikTrip's actual use will only be to provide a single canopy for two diesel truck refueling bays and WILL NOT offer any other amenities typically associated with the general term "truck stop," such as extended truck parking, showers, laundry, or a seated restaurant.)

QuikTrip's overall proposed use will mimic similar QuikTrip convenience stores that specialize in a wide selection of grab and go food and drinks, snacks, and other convenience items. The location will also have a QT Kitchen that offers made to order food items such as pizza, barbecue tacos and sandwiches, and sub sandwiches, but indoor seating will not be provided. The location will provide customers the refueling options of E85 unleaded gasoline, regular unleaded gasoline, premium unleaded gasoline, and diesel fuel.

The project is proposed on parcel A 02 013F (8.678 Acres, Monroe Highway). The parcel sits on the Southwest corner of the intersection of US 78 (Monroe Highway) and SR 53 (Hog Mountain Road) and is currently zoned AG. The parcel would be divided into three (3) parcels (5.337AC, 2.849AC, and .492AC) with the two (2) smaller parcels being rezoned to B2 and related to the project and the larger parcel remaining undeveloped AG.

There are companion applications for the parcel requesting, in addition to the rezoning, a special use (as noted above) and a hardship variance from the requirements of Sec. 1206.04(b)(4). The site plan shows the footprint of the site and access.

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Parcels in the surrounding area are zoned as follows:

South: AG

West: AG (used and occupied by exempt Bethabara Baptist Church)

East: B1

North: AG and B2

The property for which rezoning is requested is currently undeveloped.

Adjacent properties:

Regarding adjacent property uses, the uses are as follows:

South: undeveloped AG tract;

North: undeveloped AG tract used for public utilities and a B-2 convenience store/gas station tract;

East: a B1 store/gas station tract;

West: a Church on AG tract.

Development Details:

QuikTrip intends to meet all required buffer and setback requirements as outlined in the Oconee County Unified Development Code, along with the proper landscape setbacks for all sides of the proposed site plan. The project will only consist of a single QuikTrip Store as described in the Introduction and Concept Plan. The building is planned to be 5,023SF at an expected cost of \$750,000.00; upon completion, the value of the tract as developed is expected to be \$2,500,000.00. As noted above, the proposed rezone tracts are being divided from a larger tract and approximately 5.337 undeveloped acres will remain after construction of the QuikTrip Store. The proposed rezone tracts are proposed as separate tracts because QuikTrip will be transferred ownership only in the 2.849AC while being granted easement rights to the smallest .492AC tract. QuikTrip has no knowledge of any plan for further use or development of the remaining 5.337AC tract in the foreseeable future.

Traffic Impact:

As part of this application, QuikTrip is submitting a Traffic Impact Study that describes the impact of this project in detail. A summary of some specifics follow: It is estimated the project will result in an average of 4,232 daily trips (1991 passenger vehicles and 125 trucks) to the location with 275 AM peak hour trips (80 being new trips and 195 passerby trips from 128 passenger vehicles and 10 trucks) and 275 PM peak hour trips (78 being new trips and 197 passerby trips from 132 passenger vehicles and 6 trucks). The daily average includes an estimate of 603 new vehicles (passenger and truck) to the project

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location. The TIS reflects the project will not significantly increase delays or queueing at the intersection which is now calculated to accommodate in excess of 30,000 vehicles per day. Based on these calculations, the project will bring approximately 2% more vehicles to the area.

Significant to Traffic Impact, without this project, the intersection at US78 and SR53 is currently projected to operate below the County's mandated LOS C for intersections both during AM and PM peaks hours in 2026. As reflected in the TIS, this project will improve the LOS at certain times and, at no time, will conspicuously reduce the LOS from where it will be even without the project, but Applicant acknowledges it is not expected to improve the intersection to LOS C from levels already projected at LOS D through F without the project. QuikTrip will happily work with County and State officials in contributing to collaborative improvements at the intersection that raise the intersection to a LOS C, but is unable to bear alone the financial burden to unilaterally upgrade the intersection to meet County mandates. Given that the intersection already projects to operate below County mandates for reasons unrelated to its project, economically and effectively, without some cooperative interaction, the County's mandate prohibits any and all development of this property for the foreseeable future even though it lies within a Civic Center designation of the County's Future Land Use Plan. QuikTrip, through its project, would like to provide all interested parties the reasonable improvements to the intersection currently proposed in its development plan.

Accordingly, in conjunction with this application, QuikTrip is also applying for a hardship variance under Sec. 1304.03 of the OCUDC from Section 1206.04(b)(4) to do so.

Architecture:

QuikTrip proposes a brick building, complimented with EIFS, along with the gas canopy to have brick columns with a stainless-steel wrap along with face of the canopy. The diesel canopy in the rear of the site is proposed to have metal columns with a stainless-steel wrap on the face. Supporting pictures and renderings are attached to this application to further show the proposed architectural design.

Access:

QuikTrip is currently working with GDOT regarding access in and out of the proposed location. QuikTrip plans to meet all GDOT requirements for proper lane assignment at the intersection and traffic circulation through the lot based on the proposed site plan. Access to the site will be provided by one full-access driveway along SR 53/Hog Mountain Road, one right-in only driveway along SR 53/Hog Mountain Road, and one right-in right-out (RIRO) driveway along US 78/SR 10/Monroe Highway to increase traffic circulation on and off the property and reduce congestion.

Water and Sewer Capacity:

QuikTrip has retained a Utility Relocation specialist consultant, who is in communication with Oconee County Water Resource regarding our Water and Sewer impacts. QuikTrip plans to utilize the public services at this time, and is not exploring a septic system. QuikTrip is submitting a Water and Sewer

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Capacity Letter as part of its applications. The letter indicates both potable water and sewer service is available at the location. QuikTrip estimates using approximately 5,500 gallons per day of water and producing approximately 5,500 gallons of sewer per day.

Sewer: There are two (2) accessible manholes with 8" sewer lines, one in the right of way of SR53 on the East boundary side of the tract and one in the right of way of US78/SR10 on the North boundary side of the tract. QuikTrip expects tie into at least one of these lines.

Water: There is a water main on the N side of the tract along its boundary with the right of way of US78/SR1 that QuikTrip expects to tie into.

Stormwater Drainage:

QuikTrip proposes onsite, underground detention for the site and, in preliminary planning, has determined an area to the east and west of the site to be the most viable location. This detention will meet all local, state, and federal requirements for runoff, storm calculations, and water quality.

School System:

QuikTrip's Proposed site plan will not have any impact on the Oconee County School System beyond providing a convenient source of goods and services to employees, students, and visitors of nearby schools.

Landscaping:

QuikTrip proposes a landscape plan that includes trees and shrubs in the front landscape island, and large trees throughout the parking islands and side and rear landscape areas. QuikTrip currently proposes using Willow Oaks, Zelkovas, and Red Maples for the large trees.

Schedule:

Upon approval, QuikTrip anticipates starting construction by the end of December 2025, with an estimated open date of August 2026.

Conclusion:

In summary, QuikTrip proposes a convenience store use with associated diesel fuel sales, which necessitates both a rezone and special use request. QuikTrip contends that the proposed use is of similar nature and fits in harmony with current adjacent uses in the area, as well as the Oconee County Future Land Use Plan of 2040, which identifies the parcel as being in a Civic Center zone. QuikTrip believes its plan is an effective use of undeveloped land under the Future Land Use Plan and its presence will provide quality, convenient groceries, food, and refueling to the citizens and businesses nearby,

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through being present on a major roadway in the County in a form that will not result in additional negative impact to traffic or traffic concerns beyond those presently existing in the area.

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REPRESENTATIVE PHOTOS



QT QuikTrip.

Store 1775 Bogart, GA
07-1775-PE08
Date: 01.20.25 By: LICKEL

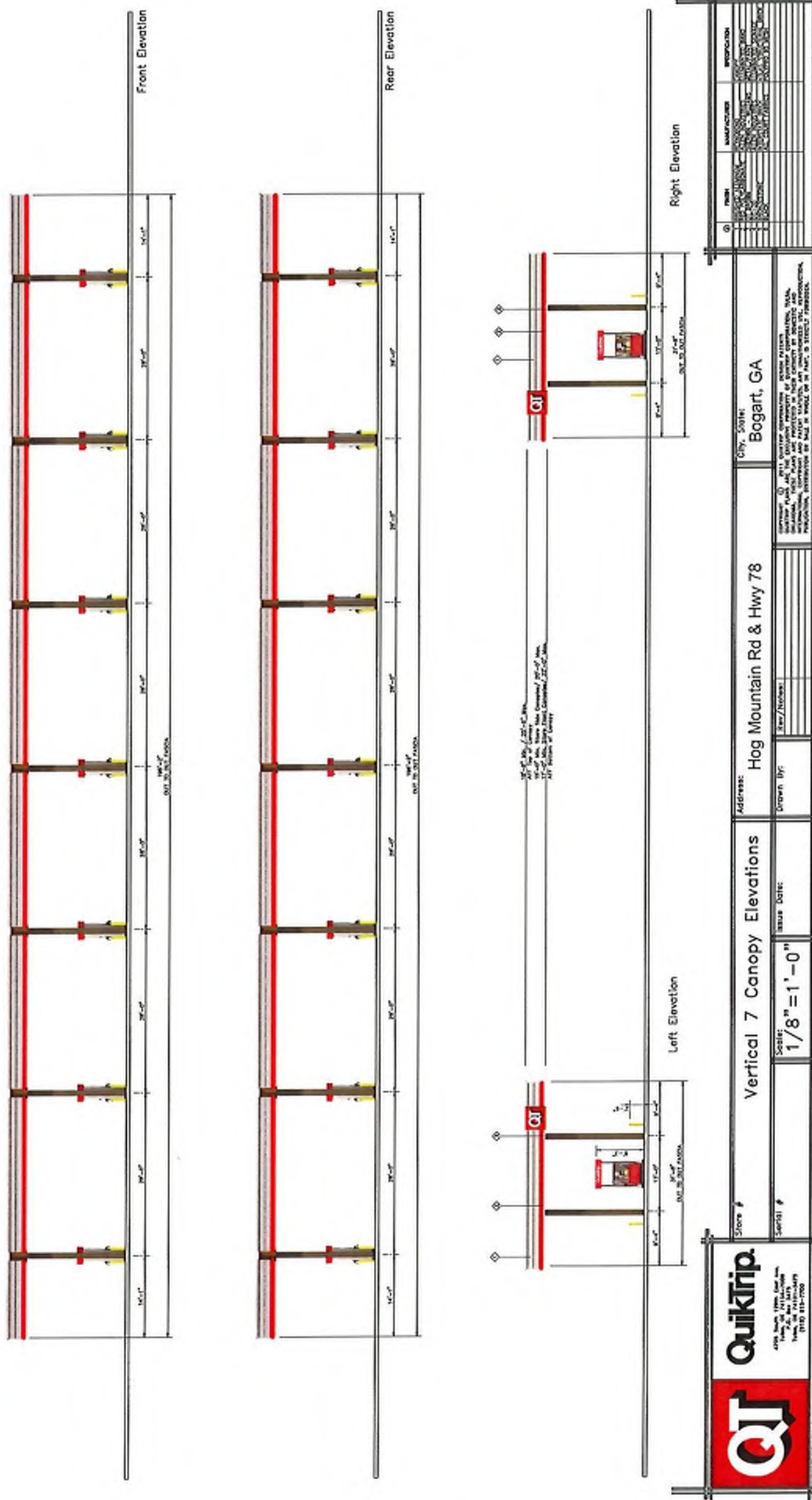
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REPRESENTATIVE PHOTOS

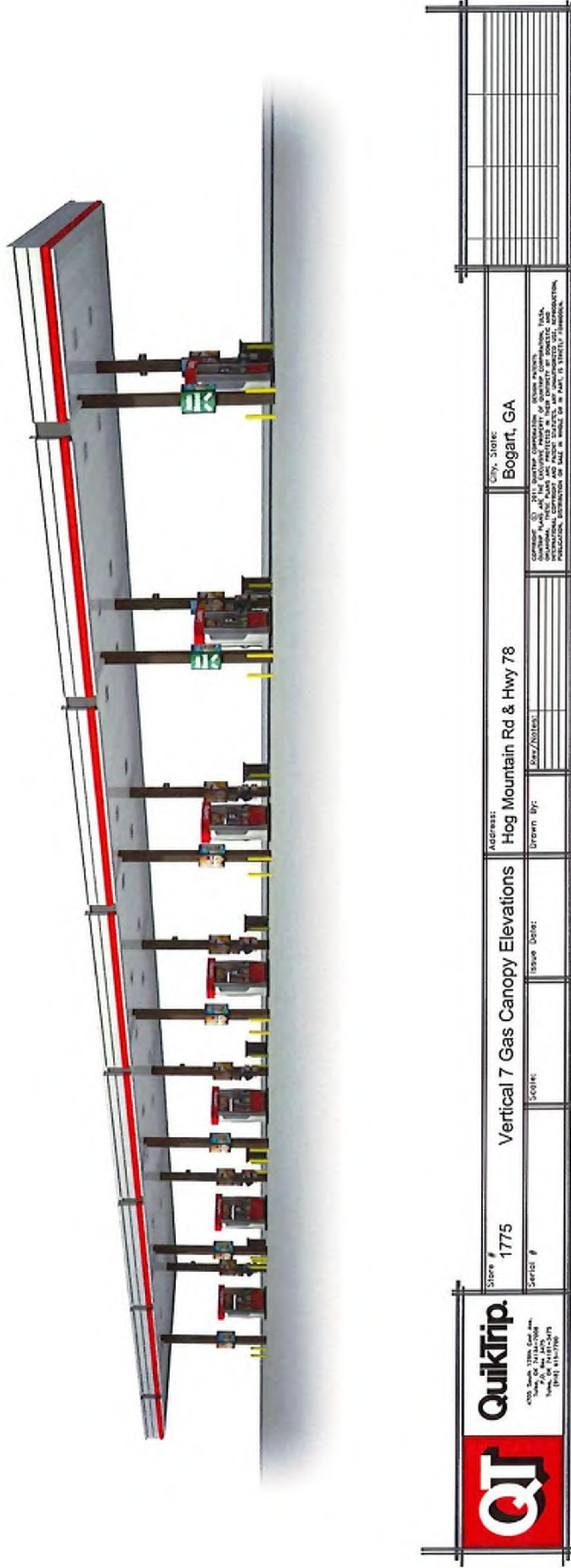


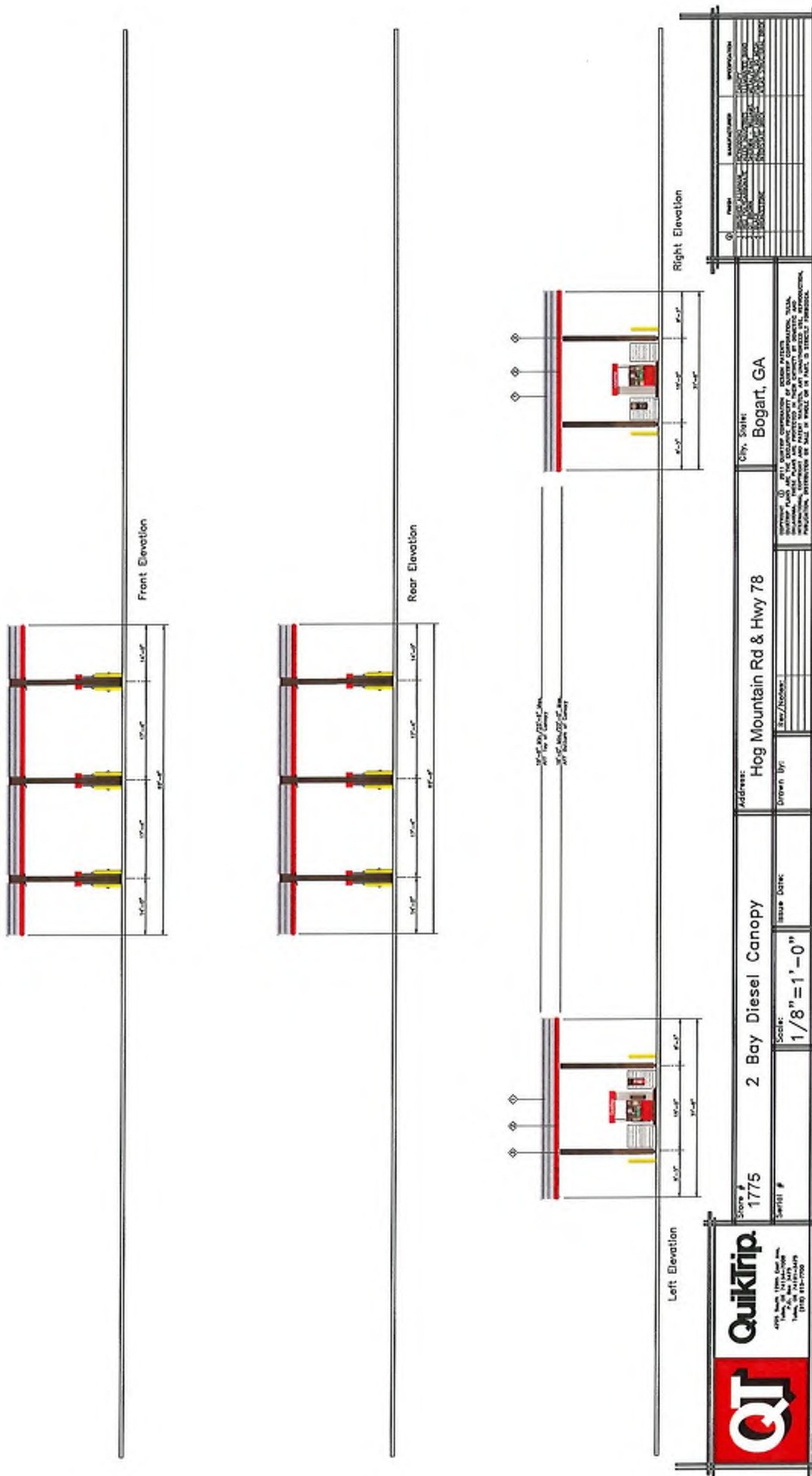
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07-1775-PE10 Date: 01.20.25 By: LICKEL

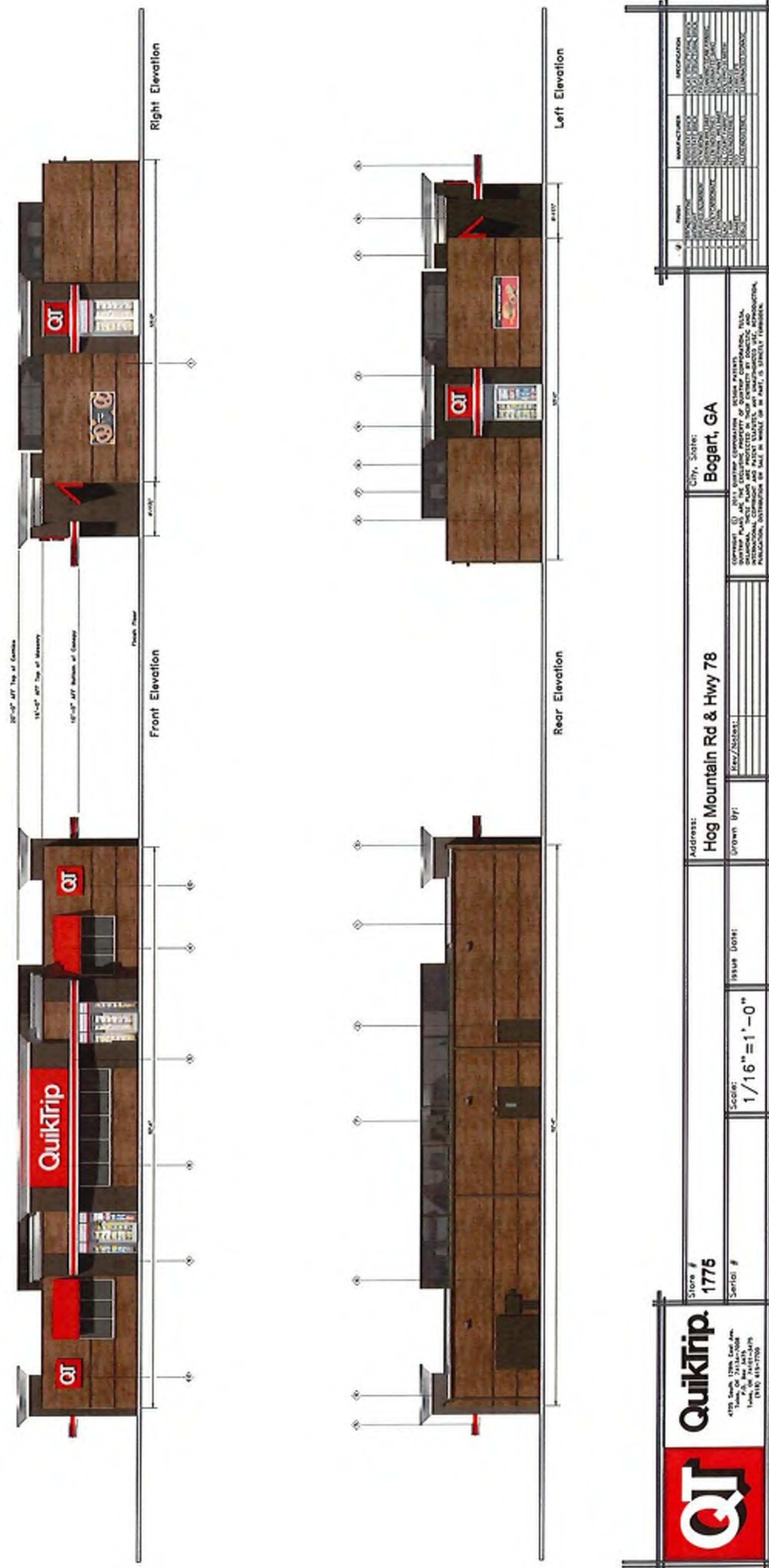
QT QuikTrip.



REPRESENTATIVE PHOTOS







REPRESENTATIVE PHOTOS

IDC-9

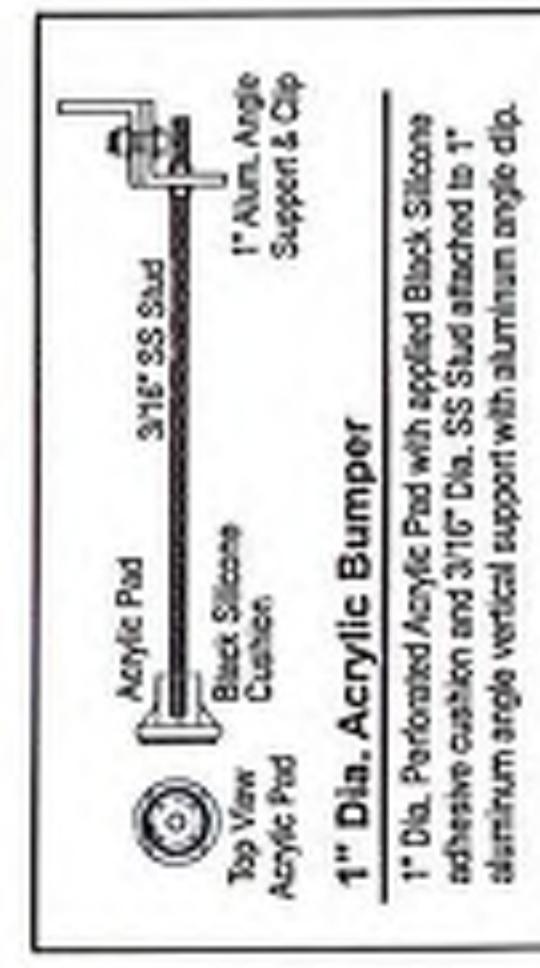
Bid Exhibit

IDC-9

General Sign Details

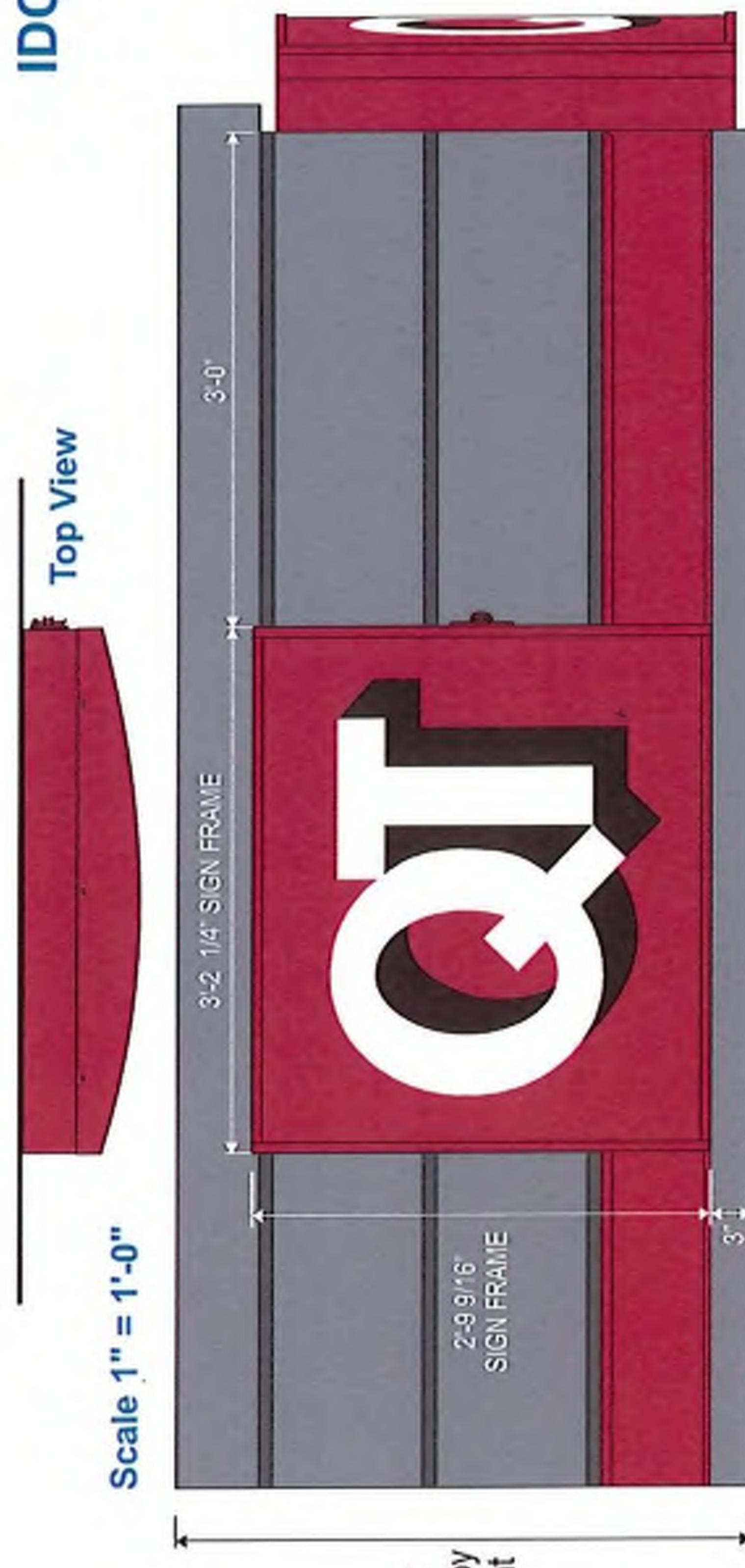
- The QT Gen3 Sign is a single face canopy mounted sign.
- Sign installed with Four (4) Qty. Stainless Steel All Thread Rods and Toggle Bolts for attachment to Metal Gas Canopy.
- All Attachment Hardware to be Provided by the Sign Installer.
- Electrical Junction Box is provided inside sign for electrical stub-out and connection thru wall.
- Final Electrical Connection to be Made by a Licensed Electrician.

Cyro: Acrylic Resist 65, .177" thickness.
face panels with 2nd surface painted
background colors and graphics.

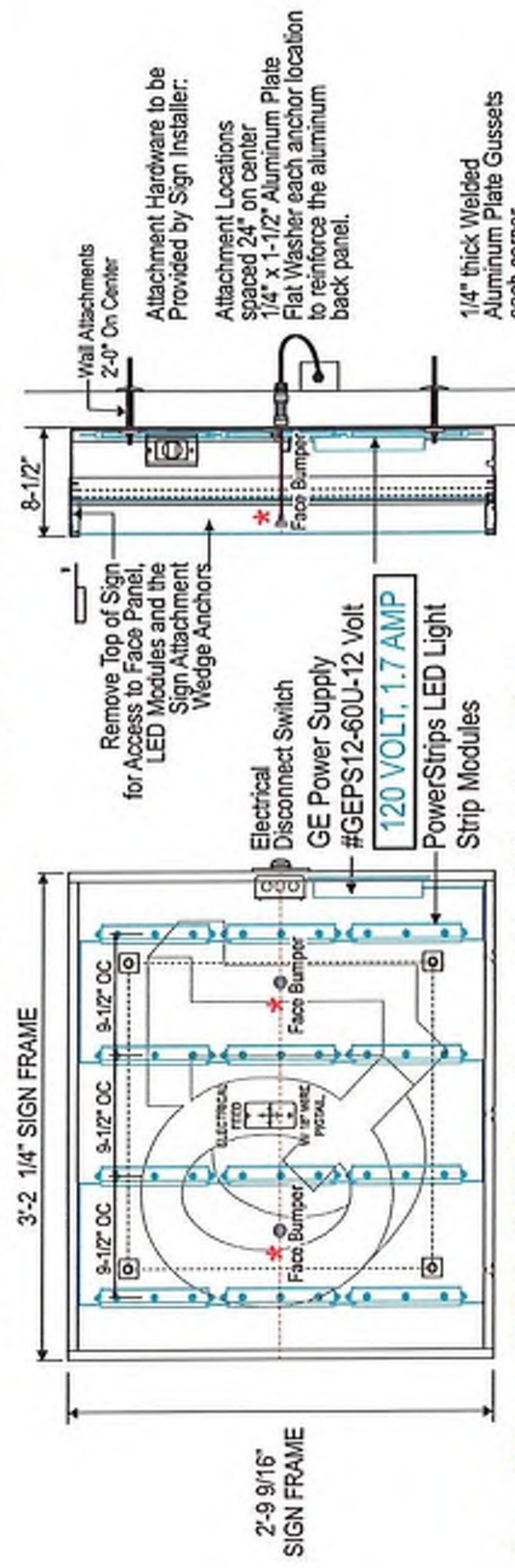


Top View

Scale 1" = 1'-0"

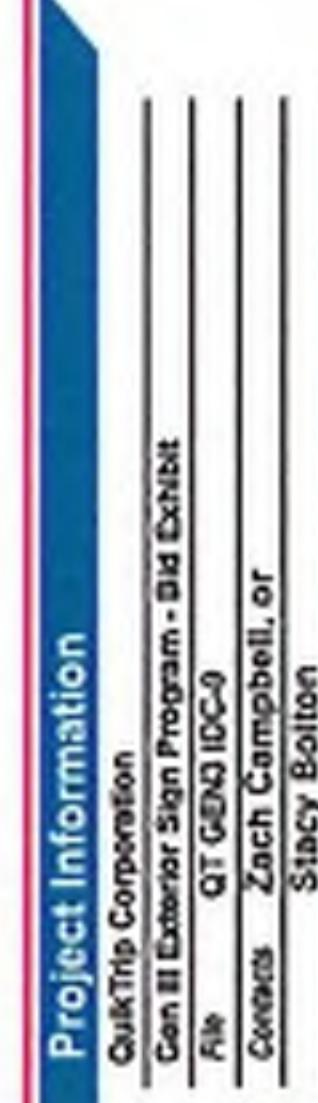


Front View - IDC-9 - 9 SF Gas Canopy Identification Sign



Front View - IDC-9 - 9 SF Gas Canopy Identification Sign

Side View



Project Information

Quiktrip Corporation
Gas II Exterior Sign Program - Bid Exhibit
File: QT Gen3 IDC-9
Contact: Zach Campbell, or
Stacy Bolton

Date / Notes / Comments

02/20/11 Issue Date
11/12/12 Sign Placement Specified by QT

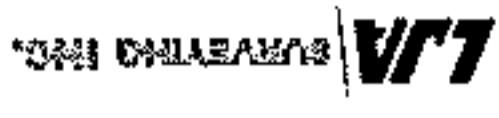
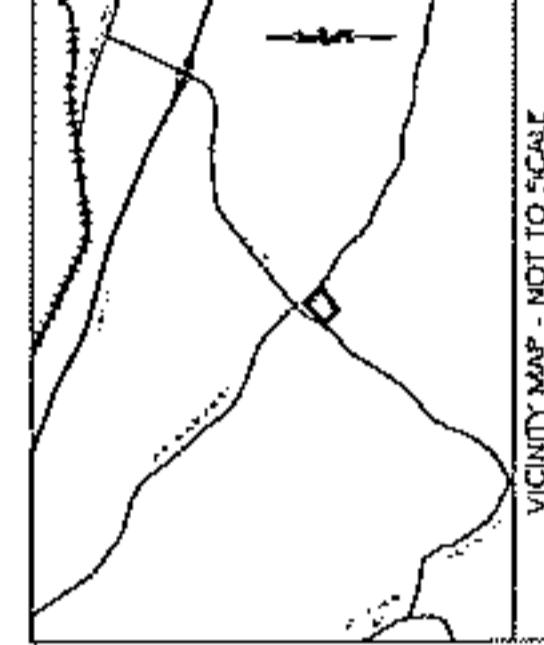
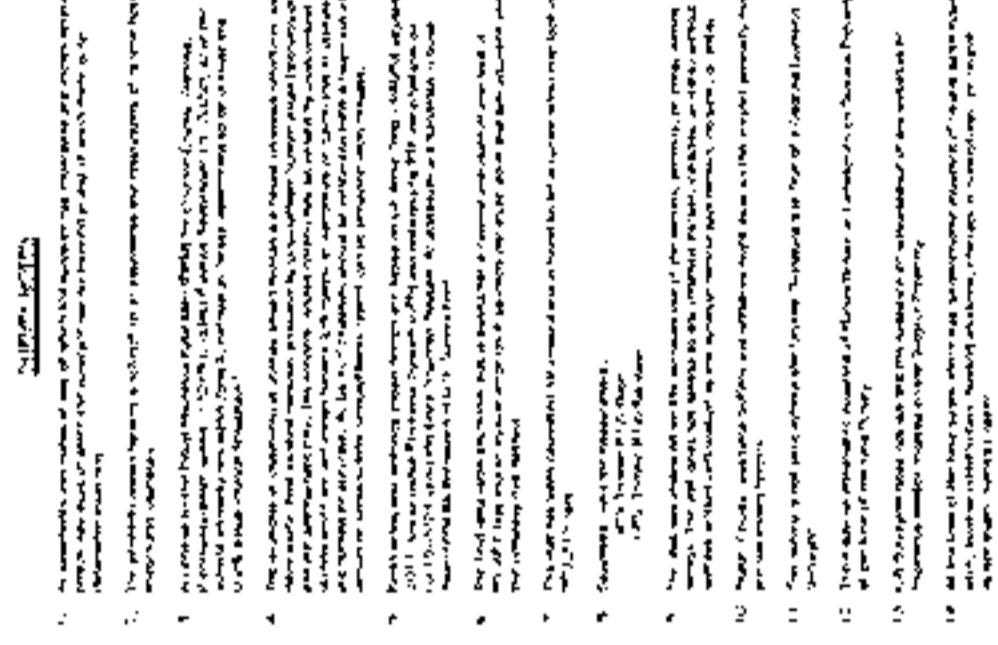
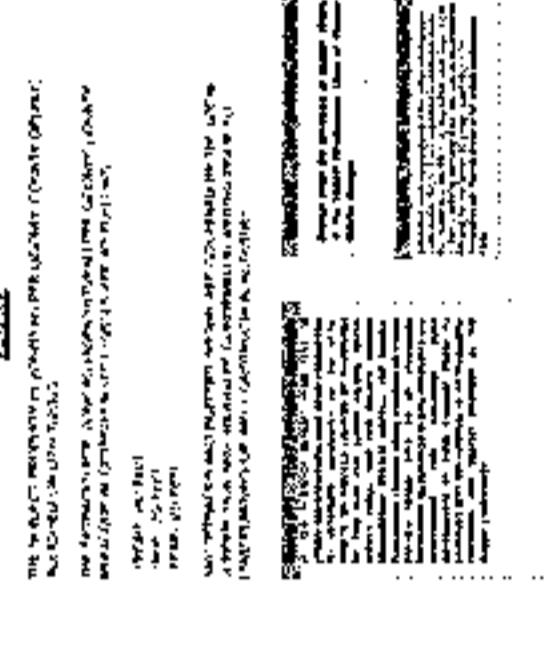
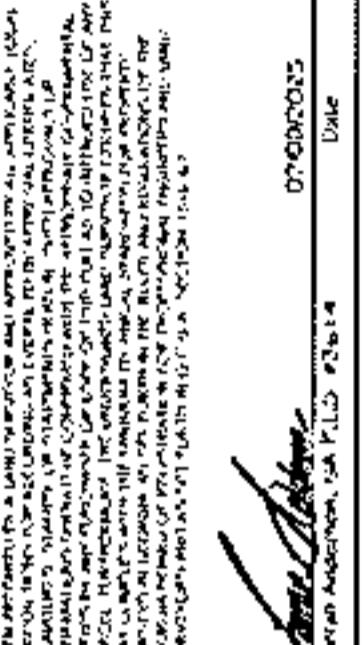
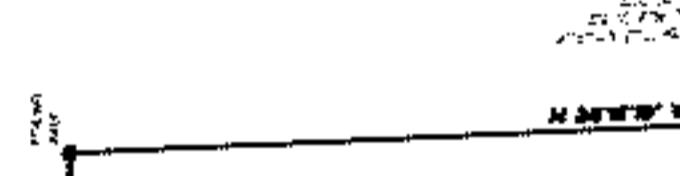
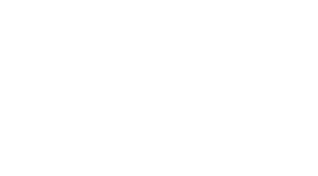
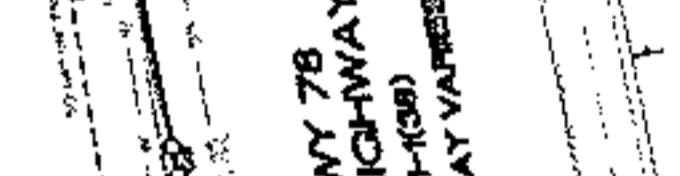
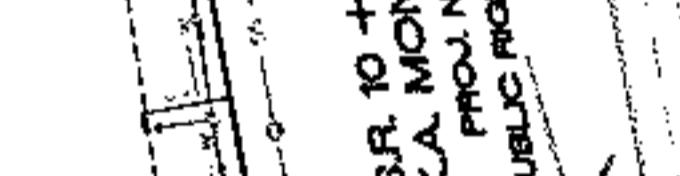
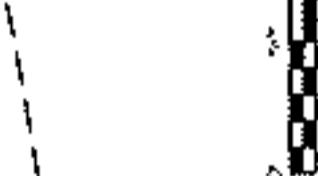
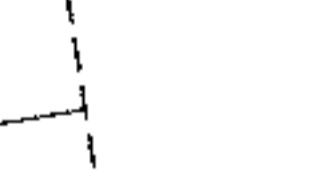
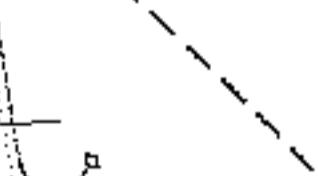
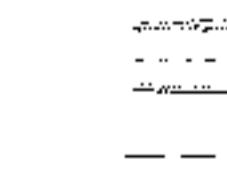
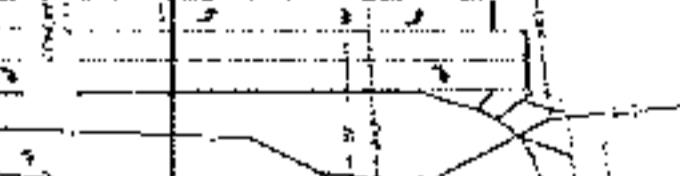
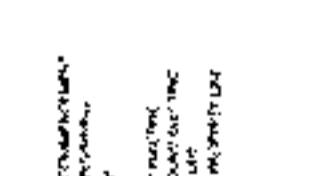
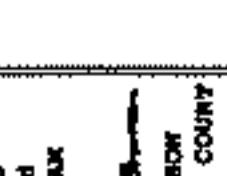
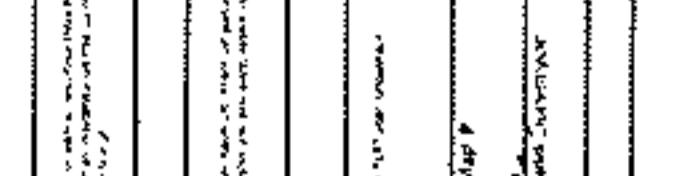
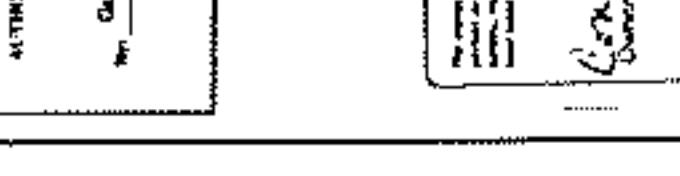
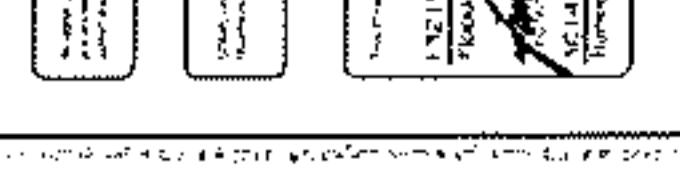
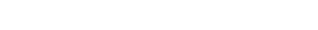
The Design / Design Submittal is the property of
Quiktrip Corporation and Adtech Industries, Inc.
The producer, copier, or use hereof is prohibited
without written consent.
Any infringement will be subject to legal action.

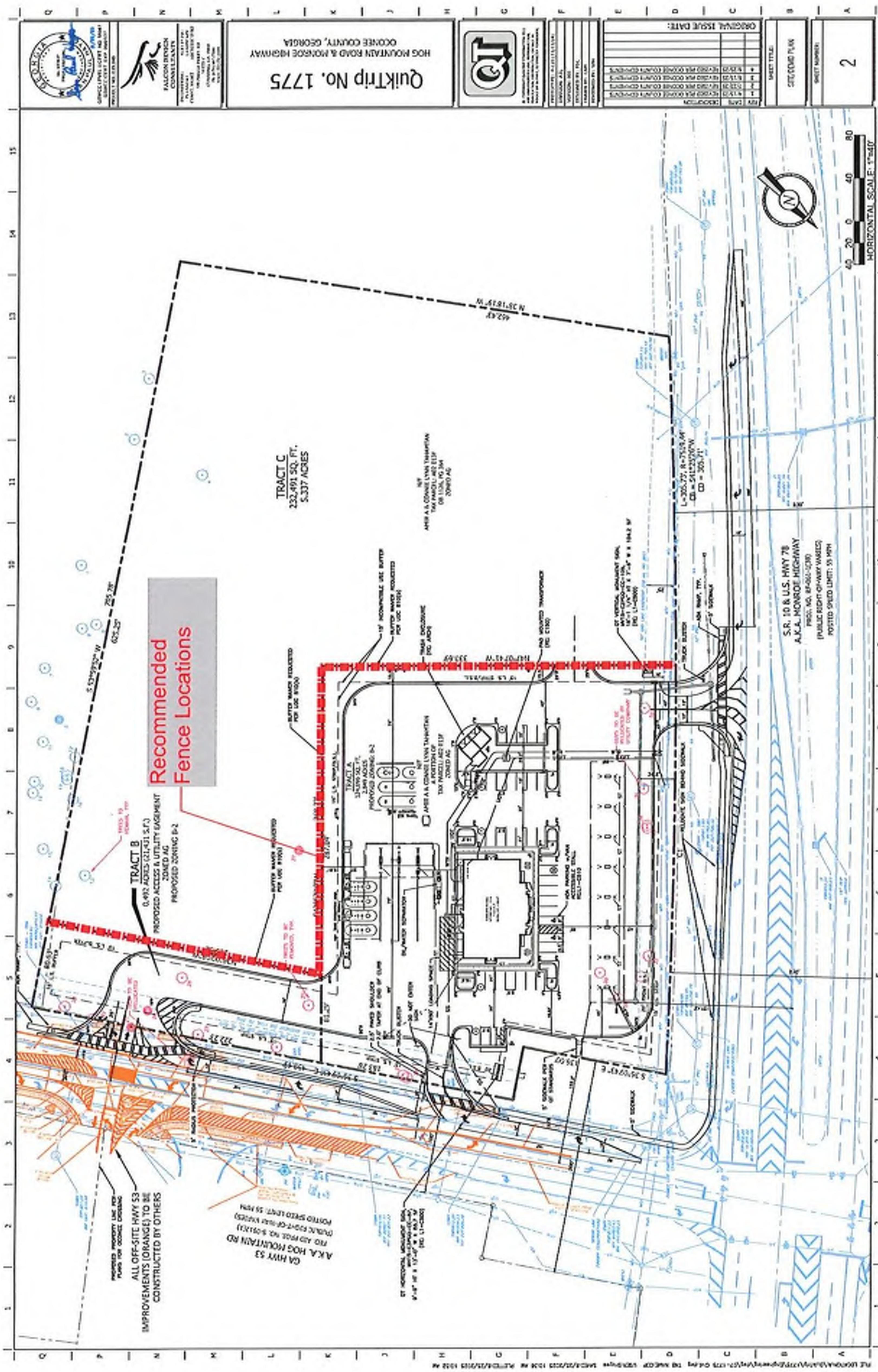


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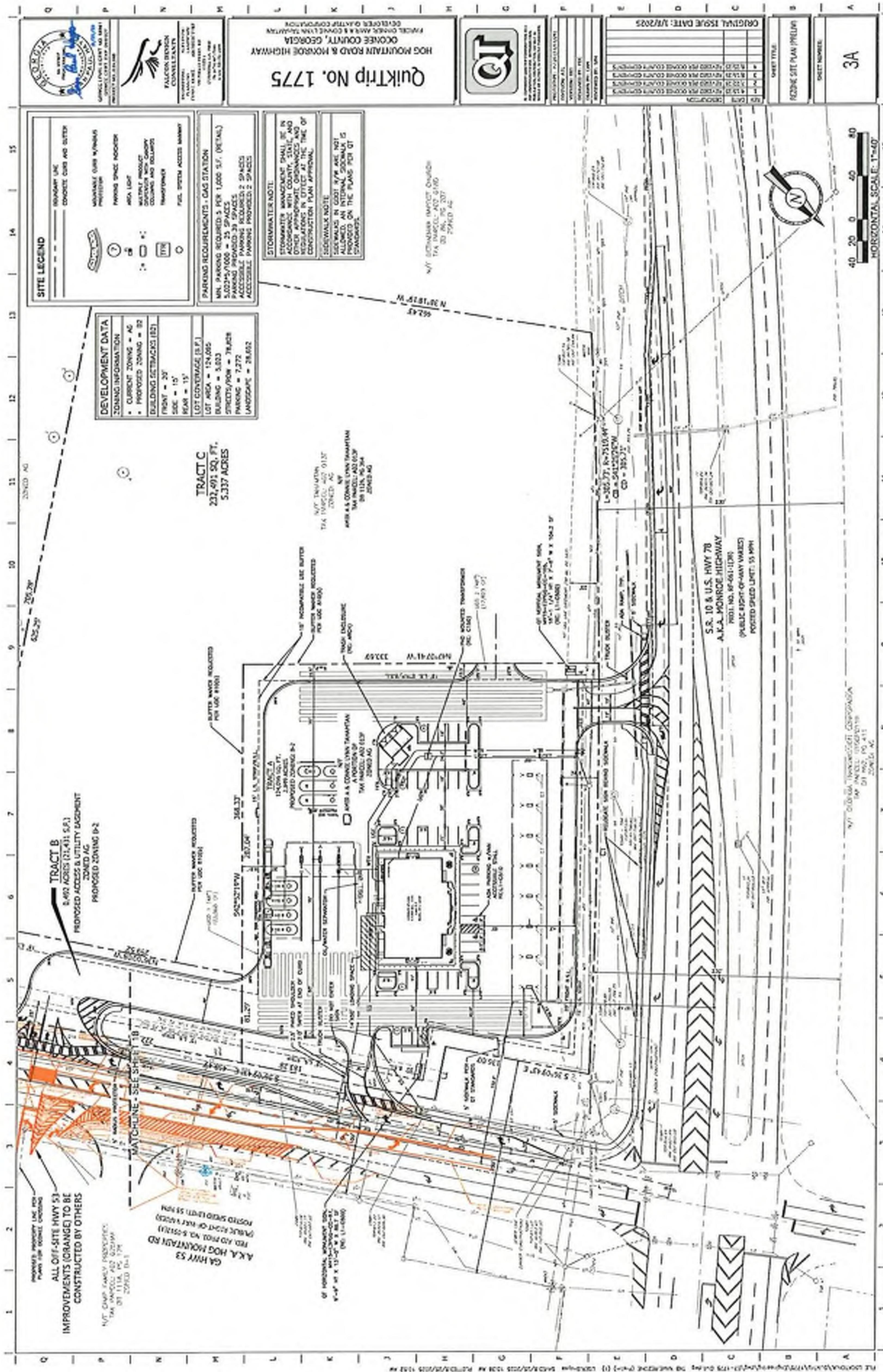
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PLAT

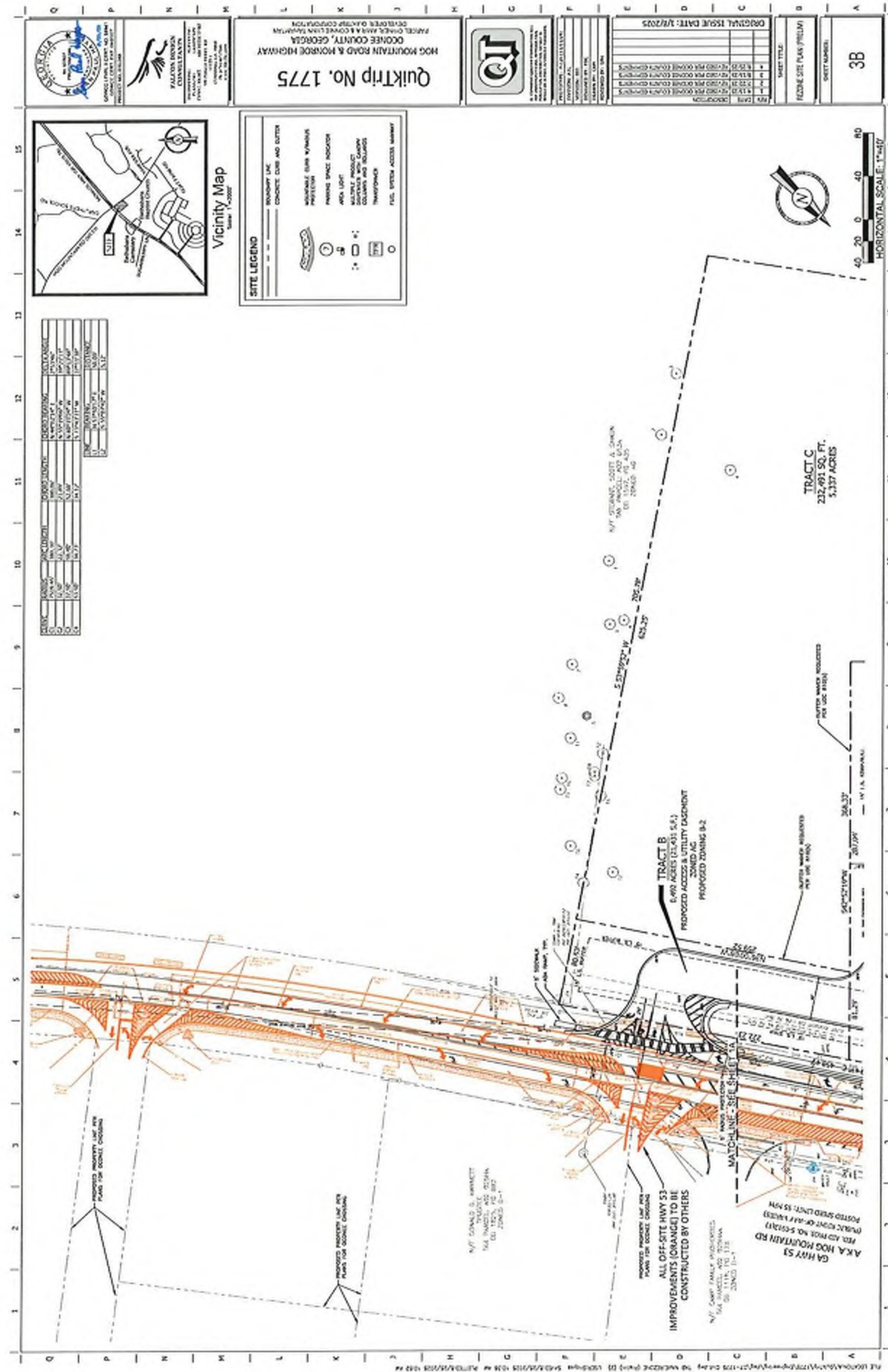
 <p>1133 SUGAR CREEK ROAD SUITE 100 ATLANTA, GA 30339 TEL: 404-361-5500 FAX: 404-361-5500</p>		<p>LOCATED IN: G.M.D. 224 ADMINISTRATIVE SUBDIVISION PLAT TAX PARCEL #02 013F FOR CONNEE COUNTY, GEORGIA OVERLAYS: VICTORIAN INC. GA TRANS CORP. & VICTORIAN INC.</p>	
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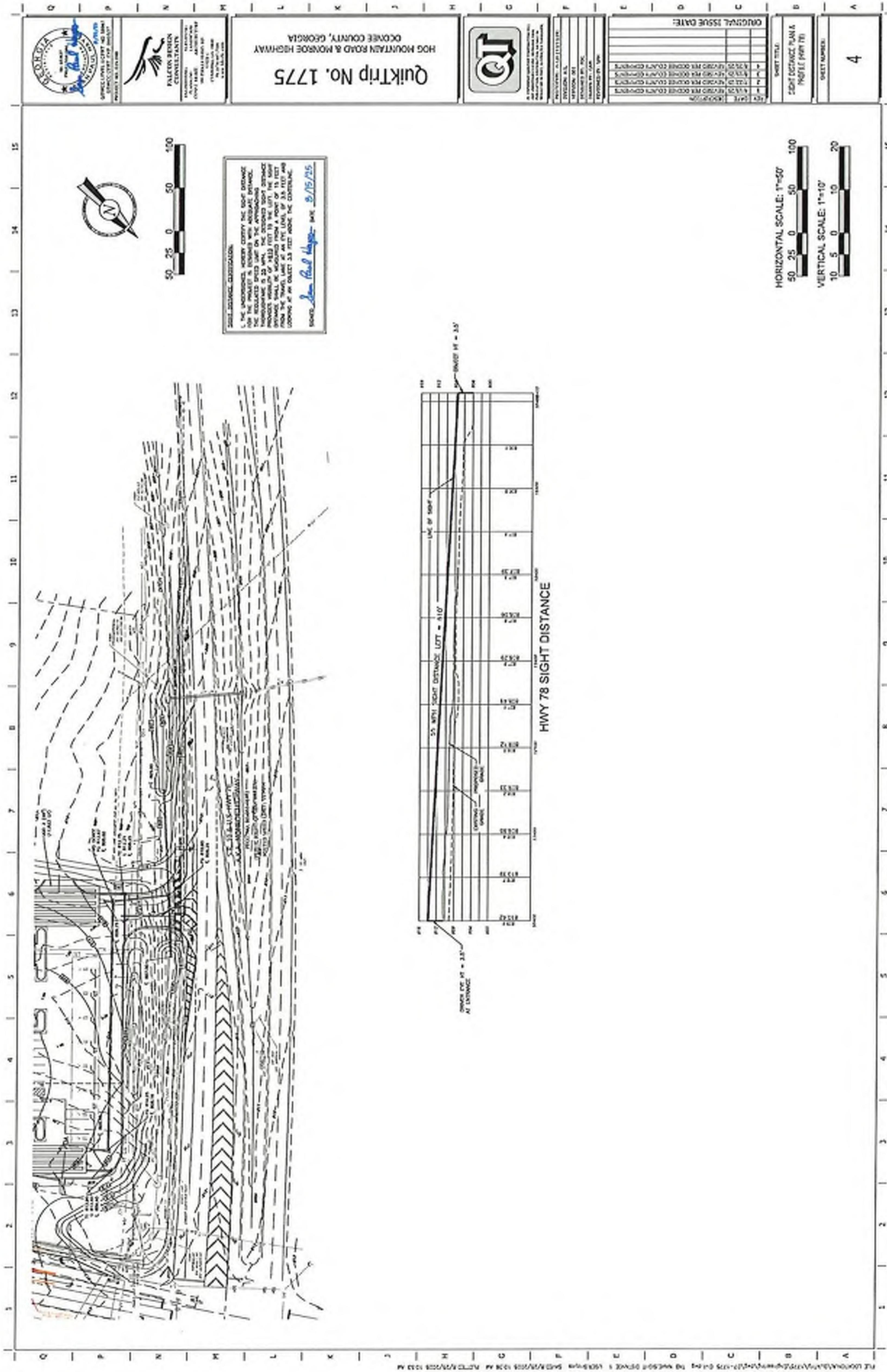
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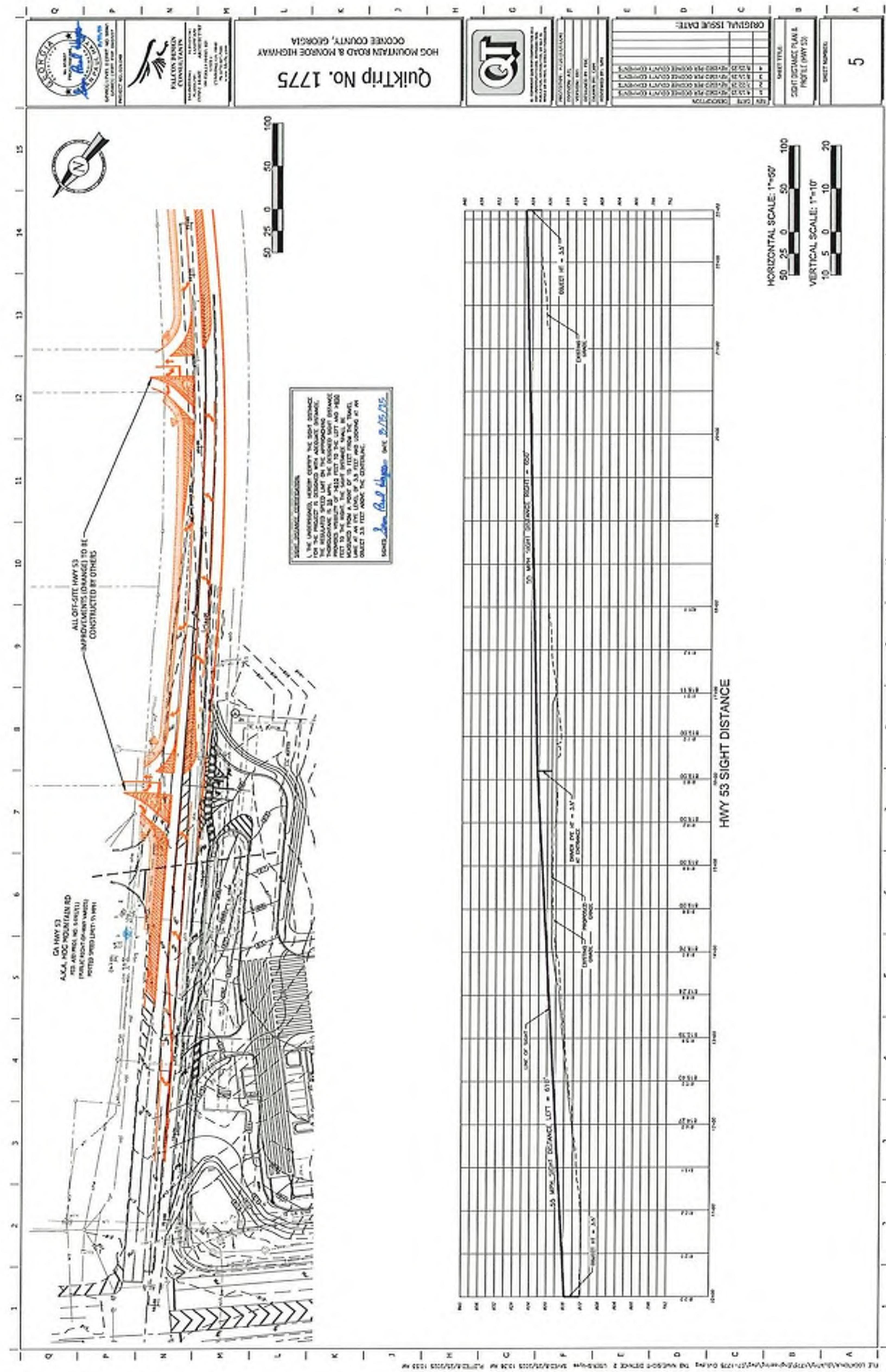


CONVENTION



CONSTANT







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

REZONE CASE #: P25-0043

DATE: October 7, 2025

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

APPLICANT NAMES: M. Eric Eberhardt
(Attorney representing QuikTrip)

PROPERTY OWNER(S): Amir & Connie Tahamtan

LOCATION: Monroe Highway (unaddressed)
Parcel: A-02-013F

PARCEL SIZE(s): ± 3.341 acres



EXISTING ZONING: AG (Agricultural)

EXISTING LAND USES: Vacant- wooded

2023 FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Civic Center

ACTION REQUESTED:

1. Rezone ±3.341 acres from AG (Agricultural) to B-2 (Highway Business District) for a Gasoline Station with a Convenience Store and Truck Fueling
2. A request for a waiver for incompatible use buffers adjacent to a future development area as allowed under section 810 (a).

STAFF RECOMMENDATION: Staff recommends conditional approval of this request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: October 20, 2025

BOARD OF COMMISSIONERS: November 4, 2025

ATTACHMENTS:

- Application
- Narrative
- Architectural Renderings
- Zoning Impact Analysis
- Plat of Survey
- Concept Plan

CONCURRENT APPLICATION: Special Use Permit (P25-0044) for a Gasoline Station with a Convenience Store and Truck Fueling.

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property was zoned AG with the original adoption of the zoning map in 1968.
- The current property lines were established by an administrative plat that created an 8.678-acre parcel. The plat was recorded July 31, 2025, in Plat Book 2025, Page 73.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	GA Transmission electrical sub-station (across U.S. 78)	AG (Agricultural District)
SOUTH	Vacant-Wooded	AG (Agricultural District)
EAST	General Store (Stripling's) with Fuel Pumps (across GA 53)	B-1 (General Business District)
WEST	Church	AG (Agricultural District)

PROPOSED DEVELOPMENT

- The applicant is proposing a Gasoline Station with a Convenience Store and Truck Fueling. The store is proposed to be 5,023 square feet. There are 8 proposed standard fueling islands and 3 truck diesel fueling islands.

PROPOSED TRAFFIC PROJECTIONS

- The narrative indicates the average daily trips (ADT) to be 4,232 using the Institute of Transportation Engineers 11th Edition (ITE) Trip Generation Manual, for this development.

PUBLIC FACILITIES

Water:

- The applicant proposes public water from Oconee County Water Resources.

Sewer:

- The applicant proposes public sewer from Oconee County Water Resources.

Roads:

- The project proposes access to Monroe Highway (U.S. 78) and Hog Mountain Road (GA 53).

Environmental:

- The Concept Plan indicates there are no state waters, wetlands, or 100-year flood plain areas on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Reviewed with no comments on April 14, 2025

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Reviewed on April 10, 2025, with the recommendation that the standard condition be required:
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.

OCONEE COUNTY FIRE-DEVELOPMENT REVIEW

- Reviewed with comments on April 4, 2025:
The plans must comply with all locally adopted codes, state adopted codes and the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.” 120-3-3 Rules and Regulations for the State Minimum Fire Safety Standards.

OCONEE BOARD OF EDUCATION

- Reviewed with the following comment on April 4, 2025:
We have reviewed the M. Eric Eberhardt rezone requests P25-0043 and P25-0044, and we have determined that they have little to no immediate impact.

STAFF ANALYSIS

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

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

The proposed B-2 zoning is compatible with the adjacent B-1 zoning across GA 53. With improvements to the intersection, it is possible that the use will be suitable with adjacent uses.

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

The property is currently vacant. Based on the current use, the property does not have a reasonable economic use.

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

- Population density and effect on community facilities such as streets, schools, water, and sewer;**
The request proposes to construct a Gasoline Station and Convenience Store with a Truck Fueling center. Oconee County Schools indicates there will be minimum impact to the school system. The projected impact on water/ sewer will be 5,500 gallons per day. Water Resources has indicated that the site can be served by water and sewer. If appropriate transportation improvements are made to mitigate traffic impacts, staff finds the proposed B-2 zoning can meet the rezoning standard.

- Environmental impact;**

The Concept Plan indicates there are no state waters, wetlands, or 100-year flood plain areas on the site.

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

The proposed development is in keeping with surrounding uses and is not anticipated to affect the existing use, usability, and/or value of adjoining properties if the applicant makes required transportation and intersection improvements as indicated in a Traffic Impact Study to be done to revised UDC standards.

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 property has no current use. Staff finds the proposed B-1 zoning to be in harmony with the surrounding mix of land uses.

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

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 requested convenience food store with fuel pumps is allowed in B-2 zoning. However, the proposed diesel fueling bays for trucks requires a special use approval per Sec. 205.10(e). The applicant is submitting a companion special use application for the truck bays along with this rezoning application. Staff finds that the proposed business development is consistent with the stated purpose of the proposed zoning district provided that the corresponding special use application is approved.

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

The proposed development is in close proximity to the Westland Master Planned Development that will have 399 homes at final build-out. A proposed commercial shopping center with approximately 266,400-square-foot mixed-use commercial development called the Shops of Oconee Crossing was approved in 2023. The plan indicates it would consist of 13 lots that will have a mix of B-1 and B-2 uses. Oconee Crossing had development plan approval but has not started construction. There are currently two existing gas fueling locations at the U.S. 78 and GA 53 intersection. As the development of the Shops of Oconee Crossing have not moved forward, staff cannot determine the full impacts of changes to the immediate area. Appropriate transportation improvements will need to be made to mitigate traffic impacts for all of the projects in the area to give grounds to support the QuikTrip project.

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 Area as shown on the [Character Areas Map, 2023 Oconee County Comprehensive Plan Update](#). The Comprehensive Plan indicates “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. Typical nonresidential uses include: a shopping center anchored with a large grocery or drug store, small office complexes such as “office condominiums,” financial institutions, full-service restaurants and medical/dental clinics, gas stations, lofts above ground level office or retail, and public and institutional uses such as schools, parks, libraries, and community/civic centers.” The Plan indicates that B-2 zoning is appropriate depending on the location and potential impact on the surrounding area. If appropriate transportation improvements are made to mitigate traffic impacts, staff finds the proposed B-2 zoning is in conformity with the Comprehensive Plan.

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

There is vacant B-2 zoned property within 530 feet of this site at the Shops of Oconee Crossing property.

WAIVER REQUEST

Under section 810(a):

Following a review and recommendation by the Planning Department, the Board of Commissioners may waive a landscape buffer otherwise required by this Section, or reduce its extent to an appropriate dimension, upon a finding that all of the following are met:

- (1) The proposed buffers are adequate to protect the health, safety or general welfare of the public;
- (2) All reasonable objections from adjoining property owners have been considered in making such waiver or reduction; and
- (3) The comprehensive plan anticipates future development on the adjoining property in a land use category such that a zoning buffer would not be required

- Staff analysis indicates that the conditions of a buffer waiver in Section 810(a) are met as indicated on the concept plan and recommends approval by the Board of Commissioners.

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 the request to rezone ±3.341 acres to B-2 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 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, 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. The building architecture shall meet or exceed the architectural elevations received March 4, 2025, and have at least 80 percent of exterior wall surfaces of all buildings and structures (including a canopy) shall be either brick veneer, stone veneer or glass, or a combination of materials. Accent materials are allowed as indicated in UDC Section 306.03.
5. All vegetative screening, landscaping, and buffers shall meet the design standards as set forth in Article 8 of the Unified Development Code, except that all required landscape strips shall contain one tree per 25 lineal feet of landscape strip. Said trees shall be a mixture of evergreen and deciduous trees, and of species that will attain a normal height at maturity of more than 40 feet.
6. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of the principal structure with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.
7. An imitation wood-vinyl fence 6 feet tall must be put around all the three sides of the development not facing U.S. 78.
8. "No truck parking" signs are to be displayed on the site of the development.
9. An ingress/egress access easement shall be provided from the right of way of GA Hwy 53 along and including the entrance drive. Interparcel access with a cross-access easement and stub outs to the west along the entrance drive shall be shown on the site development plans. The entrances on U.S. Highway 78 and GA Highway 53 shall serve future remaining uses for the remainder of parcel A 02 013 F.
10. A revised Traffic Impact Analysis (TIA) shall be submitted that meets the UDC requirements as revised October 7, 2025. The revised TIA shall be submitted and approved by Public Works and Planning and Code Enforcement prior to submission of the Site Development Plans. Site Development Plans must incorporate improvements needed to meet the requirements of the revised Traffic Impact Analysis or better at all intersections and access points as indicated in the revised UDC, prior to approval by Public Works and Planning and Code Enforcement.
11. With the conditions of UDC Section 810(a) being met for the unnecessary buffer waiver along the subject property, the buffer waiver is approved as indicated on the concept plan dated August 25, 2025.

Rezone # P25-0043 - Amir and Connie Tahamtan



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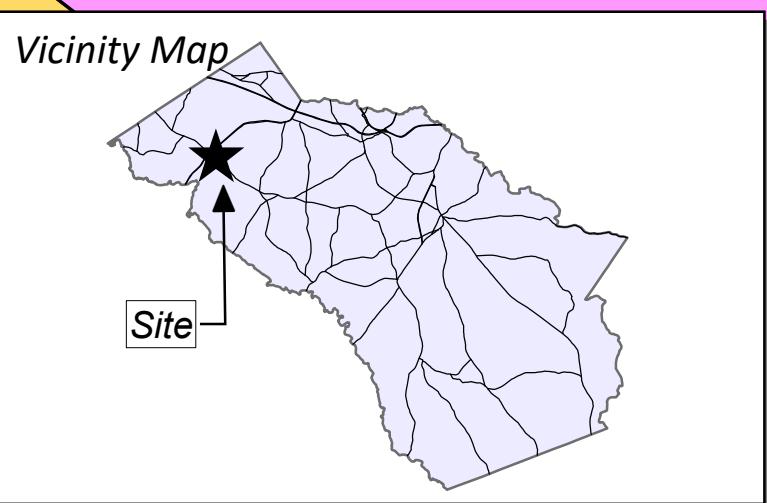
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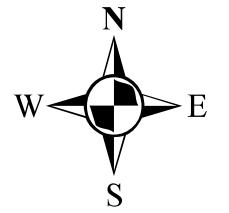
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Feet





Oconee County Planning Department



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

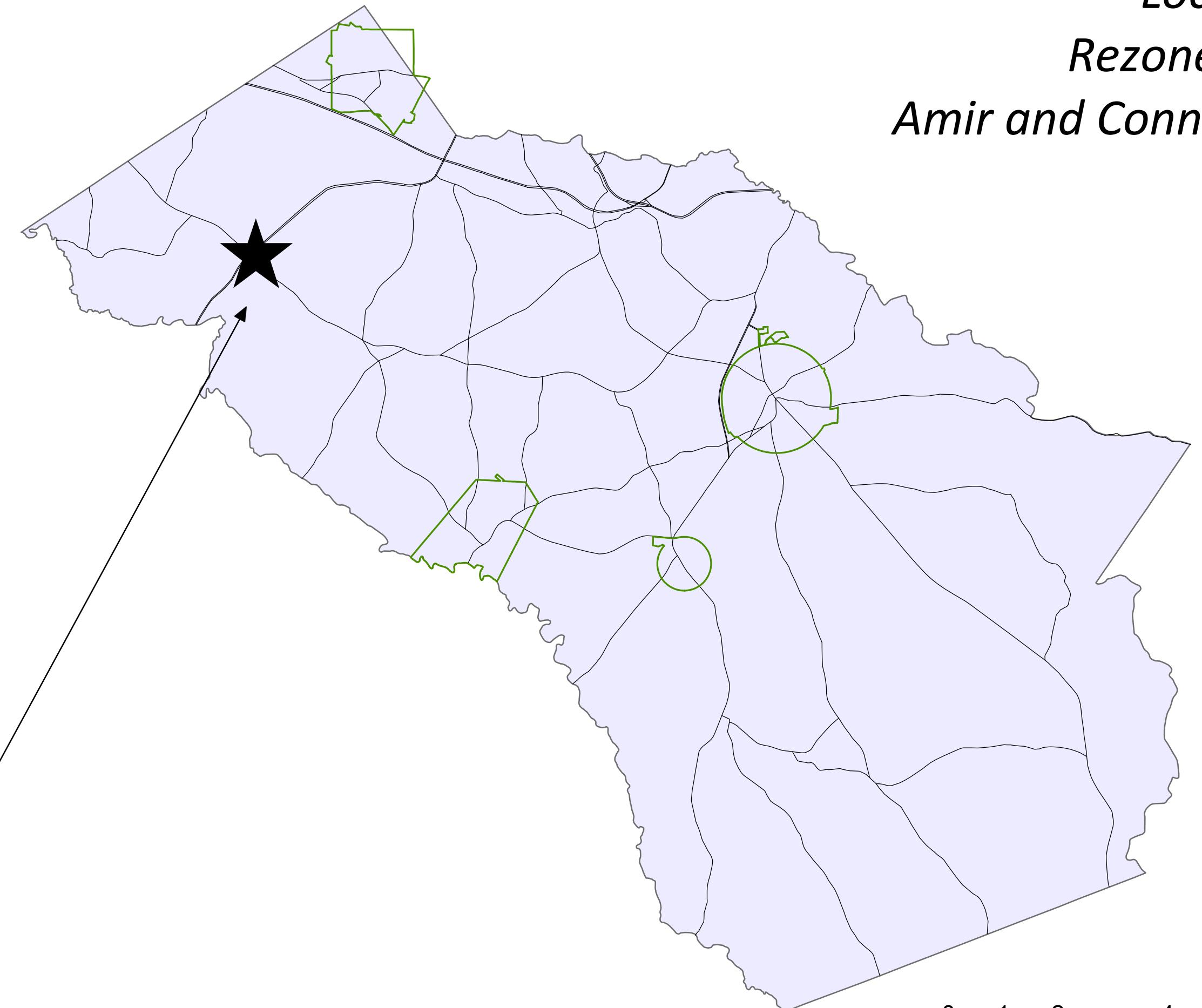
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Feet

Civic Center

**Parks/Rec/
Conservation**

**Suburban
Neighborhood**

Location Map -
Rezone # P25-0043
Amir and Connie Tahamtan



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