



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

SPECIAL USE CASE #: P25-0228

DATE: January 7, 2026

STAFF REPORT BY: David Webb, AICP
Planning Manager

APPLICANT NAME: Ken Beall (Beall & Company)

PROPERTY OWNER: Oconee Medical Properties, LLC

LOCATION: 1691 Jimmy Daniel Road
Parcel: C 01 006A

PARCEL SIZE: ±5.014

EXISTING ZONING: AG (Agricultural)



2023 COMPREHENSIVE PLAN CHARACTER AREAS MAP: Regional Center

EXISTING LAND USE: Vacant

ACTION REQUESTED: Special Use Approval for “Construction Contractors, Builders and Developers, with outdoor storage”

REQUEST SUMMARY: The applicant is requesting Special Use Approval for a construction contractor’s office/showroom/warehouse building with outdoor storage.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: January 20, 2026

BOARD OF COMMISSIONERS: February 3, 2026

ATTACHMENTS:

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

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property was zoned Agricultural (AG) as part of the original adoption in 1968.
- A plat was recorded of the 5.01-acre property on September 22, 1970, in Plat Book 3, page 206.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Vacant-wooded	AG (Agricultural District)
SOUTH	Residential and vacant	AG (Agricultural District)
EAST	Residential (Creekside MPD Subdivision)	R-3 MPD (Multi-Family Residential/ Master Planned Development) and AG (Agricultural District)
WEST	Residential (Silver Leaf Subdivision)	R-1 (Single-Family Residential)

PROPOSED PROJECT DESCRIPTION

- The applicant is requesting Special Use Approval for a construction contractor's office/showroom/warehouse building with outdoor storage.
- The owner is proposing to construct a building that is 20,000 square feet (SF) with:
 - 17,000 SF of warehouse space
 - 3,000 SF of office/ showroom area
 - 5,000 SF outdoor storage area
- The Concept Plan indicates:
 - The outdoor storage area will be screened with a 12-foot-tall fence.
 - The loading area adjacent to Silver Leaf Road will be screened by an 8-foot-tall fence.

SPECIAL USE REQUIREMENTS

- "Construction Contractors, Builders and Developers, with outdoor storage" are permitted in the Agricultural (AG) zoning district with a Special Use Permit.
- This use has specific UDC standards for outdoor storage in commercial zoning districts:
Sec. 362.01. Outdoor storage in commercial zoning districts.
 - a. Outdoor storage is not permitted in the OIP Districts.
 - b. Outdoor storage is permitted in the OBP district by right and in the B-1 and B-2 Districts with Special Use approval only. All outdoor storage must be located in a side or rear yard and must be screened from public streets and residential districts by an opaque imitation-wood vinyl fence or free-standing wall no less than 8 feet in height or a landscape buffer meeting the standards of the Landscaping and Buffers Article of this Code.
 - c. No required parking spaces, required landscaped area, or any other required site element shall be used for outdoor storage.
- As this property is zoned Agricultural, the Section 362.01 standards would not apply unless required as a condition of approval of the Special Use Permit.

TRAFFIC PROJECTIONS

- According to the Narrative, there is an estimated 196 Average Daily Trips based on the Trip Generation Code 180: Special Trade Contractor (Trip Generation Manual, 11th Edition) based on a 20,000 SF structure.

PUBLIC FACILITIES

Water:

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

Sewer:

- The project is proposing to use a private, on-site septic system.

Roads:

- The project is proposing site access to Jimmy Daniel Road with no access to Silver Leaf Road. The concept plan indicates a deceleration lane to be installed on Jimmy Daniel Road.

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 December 19, 2025:
- Regarding potable water, potable water is available for domestic and irrigation purposes. We note that an estimate of fire flow is not requested or provided. Our development files may contain nearby tests, if needed.
- Regarding wastewater treatment capacity, connection to the wastewater collection system **is not available** for the above referenced location.
- this Water and Sewer Availability Letter expires 1 year from the date of issuance.
- All costs associated with this project for connecting to the existing water distribution system or sewer collection system is the responsibility of the Developer / Owner. Costs may include the following:
 - Additional fire hydrants as requested by Fire Department
 - Relocation of buried infrastructure to avoid road widening (ingress / egress lanes)
 - Offsite gravity sewer extensions
 - Private screening facilities to prevent future sewer blockage
 - Upgrades of transmission facilities such as pumping stations
 - Contributions to operation and maintenance costs such as odor control facilities,
 - Other improvements as identified in the current Water and Sewer Improvement Plan.
- Payment of fees associated with a new connection must be received in compliance with the Water and Wastewater Systems Ordinance, as revised.

Public Works Department:

- No comments received as of 1-8-26.

Fire Department:

- No comments received as of 1-8-26.

Board of Education:

- No comments received as of 1-8-26.

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR SPECIAL USE CONSIDERATION” AS SET FORTH IN SECTION 1207.02 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

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

The UDC allows this use, “Construction Contractors, Builders and Developers, with outdoor storage,” with a Special Use Permit. For the Agricultural District, “It is the intent of the regulations of this District to preserve prime agricultural areas, allow mini farm estates where appropriate, and discourage the subdivision of land into suburban development which requires significant increases in public services such as schools, fire protection, transportation improvements or waste disposal. The permitted uses are intended to provide a range of use possibilities in keeping with the district definition and the existing and potential land uses of the area.” Staff analysis indicates this area along Jimmy Daniel Road is no longer an agricultural area. This use is a low intensity commercial use that appears to be in harmony with the area.

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

The property lies within the Regional Center character area, as shown on the 2023 Oconee County Comprehensive Plan Update Character Area Maps. The 2023 Plan indicates “the area is characterized by regional-serving retail and commercial services, office complexes for medical and corporate offices, hotels, restaurants and entertainment facilities, higher-density residential planned developments, and single-family detached subdivisions. (P. 68).” Staff analysis indicates the proposed use for a corporate office with contractor services complies with the Regional Center character area.

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

Nearby lots are zoned R-1, R-3 and AG. Primary land uses in the area are a mixture of detached homes and townhomes. With the staff recommended screening requirements, the impact of the use to adjacent residential uses will be mitigated. Staff finds that the proposed development is suitable in view of the existing nearby development and zoning.

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

Based on the character area designation of Regional Center, a desirable pattern of development for the area would include mixed commercial uses to support adjacent residential developments. The proposed development aligns with the intent for this character area.

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

The proposed access to Jimmy Daniel Road is adequate to serve the proposed use.

F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?

The transportation improvements as required by the UDC are expected to meet expected traffic demands. Adequate access exists for fire department vehicles and will be confirmed by the Fire Department prior to approval of Site Development Plans.

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

Water Resources reviewed the proposal and indicated that public water is available, but not public sewer. The transportation improvements as required by the UDC are expected to meet expected traffic demands. Public schools will not be impacted by this use. Staff finds that public facilities should be adequate to serve this Special Use.

H. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, and odor?

The site will be subject to Article 8 requirements for landscape buffers adjacent to all neighboring properties of lower intensity.

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

The applicant did not indicate expected hours of operation in the application. The staff recommend hours of operation are expected to mitigate the impacts of the use to adjacent homes.

J. Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?

The maximum height for the AG zoning district is 40 feet. The site will have required buffers and screening of loading areas. Staff analysis indicates that the building location will be compatible with the height, size or location of buildings or other structures on neighboring properties.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends approval of the special use request. Staff recommends it be subject to the following conditions 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 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. All outdoor storage must be located in a side or rear yard and must be screened from public streets and residential districts by an opaque imitation-wood vinyl fence or free-standing wall no less than 12 feet in height.
5. No required parking spaces, required landscaped area, or any other required site element shall be used for outdoor storage.
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. This site shall have no access to Silver Leaf Road.
8. The total building square footage shall not exceed 20, 000 square feet as shown on the concept plan dated October 10, 2025.
9. All loading areas shall be screened by an opaque imitation-wood vinyl fence or free-standing wall no less than 8 feet in height.
10. To mitigate the impacts to adjacent, established residential uses, the site shall observe the following hours of operation, including receiving of deliveries and use of the warehouse area:
 - a. Weekdays: 8 AM to 7 PM
 - b. Saturdays: 8 AM to 7 PM
 - c. Sundays: 12 PM to 7 PM