

**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 A-1 (Agricultural District) and B-2 (Highway Business District) to B-2 (Highway Business District) pursuant to an application for rezoning of property owned by Burgess Family Enterprises, LLC and J.G. Griffith Investments, LLC submitted on February 25, 2019.

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 Beall & Company, LLC on February 25, 2019, requesting rezoning of a ±19.289 acre tract of land located along Jennings Mill Extension, Oconee Connector, and Virgil Langford Road in the 1331st G.M.D., Oconee County, Georgia, (tax parcel nos. C-01-046, C-01-046B, C-01-046C, and C-01-047A), 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 classification for the property described on the attached "Exhibit A" is hereby changed from A-1 (Agricultural District) and B-2 (Highway Business District) to B-2 (Highway Business District) 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 June 17, 2019, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on July 2, 2019.

ADOPTED AND APPROVED, this 2nd day of July, 2019.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

William E. Wilkes, Member

Mark Saxon, Member

ATTEST: _____

Kathy Hayes
Clerk, Board of Commissioners



EXHIBIT “A” TO REZONE No. 7734**Page 1 of 8****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. At least 80 percent of exterior wall surfaces of all buildings and structures shall be either brick veneer or stone veneer. The remaining 20 percent of each wall may be stucco. Metal siding is strictly prohibited.
3. All site lighting shall consist solely of full cutoff luminaires as defined in the Unified Development Code.
4. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of principal structures with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.
5. 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. No development permit shall be issued until Owner has agreed to such improvements and dedication.
6. The total building square footage of the project shall not exceed 173,601 square feet.
7. The following uses, allowed by right in B-2 zoning district, shall not be allowed on the subject property:

TABLE OF DISALLOWED USES	
Recreational Vehicle Parks	Pawnshop or Loan Brokers, other than Mortgage Loan Brokers
Automotive Repair and Maintenance, except Car Washes	Car Washes
Automotive Parts, Accessories, and Tire Stores	Automotive Transmission Repair
General Automotive Repair	Automotive Body, Paint and Interior Repair and Maintenance
Automotive Exhaust System Repair	Automotive Oil Change and Lubrication Shops
Automotive Glass Replacement Shops	Home and Garden Equipment Repair and Maintenance
Tractor and Other Farm Equipment Repairs and Maintenance	Automobile Commercial Parking Lots and Garages
Home Appliance Repair and Maintenance	Truck, Utility Trailer and RV (Recreational Vehicle) Rental and Leasing
Passenger Car Rental and Leasing	Construction, Transportation, Mining and Forestry Machinery and Equipment Rental and Leasing
General Equipment and Tool Rental Centers	Adult Entertainment
Construction Contractors, Builders and Developers, with outdoor storage	Radio and Television Broadcasting Stations
Taxidermists	Archery or Shooting Ranges
Used Car Dealers	New Car Dealers
Motorcycle Dealers	Recreational Vehicle Dealers
All Other Motor Vehicle Dealers	Boat Dealers
Lumber Yards	Auction Houses
Truck Stops and Other Gasoline Stations	School and Employee Bus Transportation
General Freight Trucking, Local	Shuttle Services, Vanpools and Other Ground Passenger Transportation
General Freight Trucking, Long-Distance	Private Schools: Colleges and Universities
Taxi and Limousine Service	Private Schools: Religious Exempt Nonpublic Post-Secondary Institutions
Charter Bus Industry	Private Schools: Junior Colleges
Scenic and Sightseeing Transportation	Private Schools: Kindergarten, Elementary and Secondary
Daycare Center	Specialized Freight (except Used Goods) Trucking, Local
Landscaping Services	Group Daycare Center
Bail Bonding or Bondsperson Services	Cigar and Tobacco Stores, including “Vape” Shops and Electronic Cigarette Stores
Event Venues (as a principal use)	Crematories

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TAX MAP



EXHIBIT "A" TO REZONE No. 7734

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LEGAL DESCRIPTION

Tax Parcel #C01 046
11.301 Acres

All that parcel of land lying and being in the County of Oconee, State of Georgia, GMD 1331, and described as TRACT 1 (11.301 acres) on a Survey For Tim Burgess, dated February 22, 2019, prepared by BASELINE SURVEYING & ENGINEERING, INC., more particularly described as follows:

POINT OF BEGINNING is an iron pin located at the northernmost corner of the parcel fronting on Jennings Mill Extension; Said pin is located S42°10'49"E, a distance of 14.78' from a concrete marker post, running;

Thence S45°31'23"E, a chord distance of 389.50', arc distance of 389.74', with a radius of 3164.79' to a concrete right-of-way marker at a property corner;

Thence S19°27'26"E, a distance of 139.27' to concrete right-of-way marker at a property corner;

Thence S13°40'46"E, a chord distance of 369.73', arc distance of 373.59', with a radius of 748.51' to a concrete right-of-way marker at a property corner;

Thence S00°31'02"W, a distance of 103.09' to a concrete right-of-way marker at a property corner;

Thence S58°29'08"W, a distance of 76.41', to a concrete right-of-way marker at a property corner;

Thence N63°15'25"W, a distance of 85.53', to a concrete right-of-way marker at a property corner;

Thence N67°23'48"W, a distance of 598.51', to an iron pin at a property corner;

Thence N13°00'16"W, a distance of 577.17' to an iron pin at a property corner at the Oconee Connector;

Thence N49°43'33"E, a chord distance of 187.63, arc distance of 187.63', with a radius of 5654.58' to an iron pin at a property corner at the Oconee Connector;

Thence S80°23'28"E, a distance of 273.80', to an iron pin at a property corner being the true **POINT OF BEGINNING** for TRACT 1.

END OF DESCRIPTION.

RECEIVED

Tax Parcel #C01 046C
3.560 Acres

All that parcel of land lying and being in the County of Oconee, State of Georgia, GMD 1331, and described as TRACT 4 (3.560 acres) on a Survey For Tim Burgess, dated February 22, 2019, prepared by BASELINE SURVEYING & ENGINEERING, INC., more particularly described as follows:

POINT OF BEGINNING is a concrete right-of-way marker located at the northernmost corner of the parcel and identifies the common boundary with the Paul Broun Parkway;

Thence S56°18'45"E, a chord distance of 660.71', arc distance of 662.04, with a radius of 3014.79' to a concrete R/W marker of the Paul Broun Parkway;

Thence S58°51'55"E, a distance of 323.08' to an iron pin at a property corner;

Thence S56°40'52"E, a distance of 176.41' to an iron pin at a property corner;

Thence S44°50'53"E, a distance of 185.21', to an iron pin at a property corner;

Thence S84°35'12"W, a distance of 94.73', to an iron pin at a property corner;

Thence N55°50'40"W, a distance of 429.16', to a point denoting the boundary on Old Jennings Mill Road at a property corner;

Thence N66°44'55"W, a chord distance of 333.06', arc distance of 338.29', with a radius of 554.14' to a point denoting the boundary of Old Jennings Mill Road at a property corner;

Thence N87°21'32"W, a distance of 98.84', to a point at a property corner;

Thence N77°18'14"W, a distance of 120.18', to a point at a property corner;

Thence N46°33'44"W, a distance of 113.11', to a concrete right-of-way marker;

Thence N22°13'37"W, a chord distance of 184.83', arc distance of 185.18', with a radius of 867.26' to a concrete marker denoting the boundary of Jennings Mill Extension at a property corner;

Thence N27°04'58"W, a distance of 66.10', to a concrete right-of-way marker at property corner;

Thence N39°34'53"E, a distance of 77.28' to a concrete marker at the **POINT OF BEGINNING** of TRACT 4.

END OF DESCRIPTION.

RECEIVED

Tax Parcel #C01 046B
4.011 Acres

All that parcel of land lying and being in the County of Oconee, State of Georgia, GMD 1331, and described as TRACT 3 (4.011 acres) on a Survey For Tim Burgess, dated February 22, 2019, prepared by BASELINE SURVEYING & ENGINEERING, INC., more particularly described as follows:

POINT OF BEGINNING is a concrete right-of-way marker located at the property corner denoting the eastern right-of-way line intersection of Jennings Mill Extension with the southern right-of-way line of Old Jennings Mill Road, running:

Thence N79°35'48"E, a distance of 251.21' to a concrete marker at a property corner;

Thence S66°35'23"E, a chord distance of 305.67', arc distance of 310.56, with a radius of 504.14' to a point denoting the boundary at the Old Jennings Mill Road right-of-way line;

Thence S55°50'40"E, a distance of 371.61' to an iron pin at a property corner;

Thence N88°10'49"W, a distance of 780.23', to a concrete marker at a property corner;

Thence N30°42'02"W, a distance of 104.81', to a concrete marker at a property corner;

Thence N00°35'42"W, a distance of 169.84', to a concrete marker at a property corner being the true **POINT OF BEGINNING** of TRACT 3.

END OF DESCRIPTION.

Tax Parcel #C01 047A
0.417 Acres

All that parcel of land lying and being in the County of Oconee, State of Georgia, GMD 1331, and described as TRACT 2 (0.417 acres) on a Survey For TIM BURGESS, dated February 22, 2019, prepared by BASELINE SURVEYING & ENGINEERING, INC., more particularly described as follows:

POINT OF BEGINNING is a ½" iron pin located at the northernmost corner of the property; said pin is located 5.67' S51°33'30"W from a square concrete right-of-way marker post denoting a point on the southern right-of-way line of the OCONEE CONNECTOR and a point 5.67' north east of the southern right-of-way line of the JENNING MILL EXTENSION;

Thence S39°09'12"E, a distance of 189.58' to a concrete R/W marker post of Jennings Mill Extension;

Thence S42°10'49"E, a distance of 14.78' to an iron pin at a property corner common with right-of-way of the Jennings Mill Extension;

Thence N80°23'28"W, a distance of 273.80' to a point at a property corner at the Oconee Connector;

Thence N51°06'51"E, a chord distance of 86.41, arc distance of 86.41' with a radius of 5654.58' to a point on the right-of-way of the Oconee Connector;

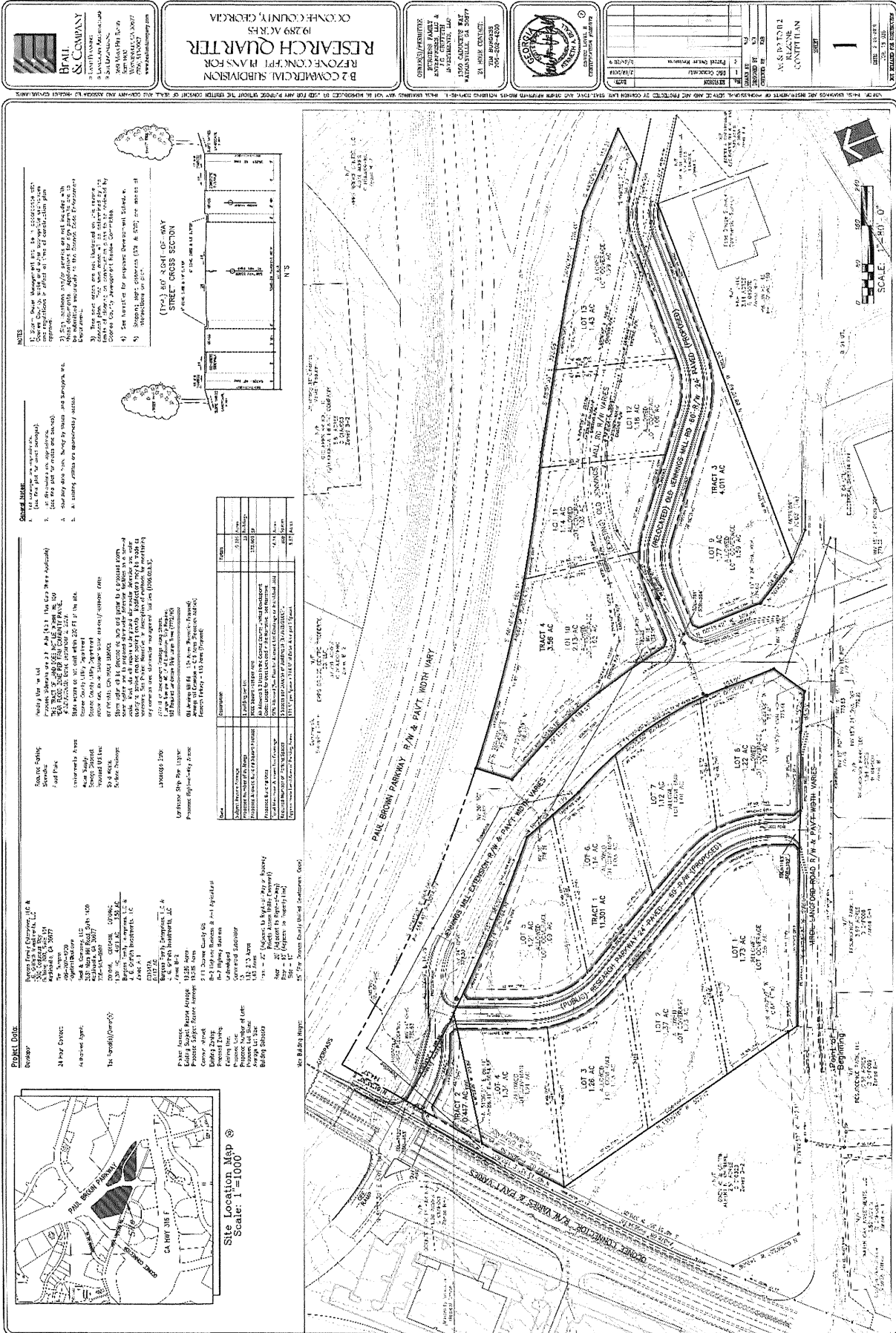
Thence N51°33'30"E, a distance of 93.31' to an iron pin at the **POINT OF BEGINNING** of TRACT 2.

END OF DESCRIPTION.

EXHIBIT "A" TO REZONE No. 7734

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CONCEPT PLAN



NARRATIVE

Narrative

The subject parcels were recently purchased by *Burgess Family Enterprises, LLC* and *J.G. Griffith Investments, LLC*, for the purpose of developing a commercial B-2 subdivision similar in character and appearance to their other developments in the area such as: *316 PROFESSIONAL QUARTER*; *PIEDMONT-ATHENS REGIONAL HEALTH CAMPUS*, and; *CONNECTOR 1357* (presently under construction). *Beall & Company* has been engaged by the property owners to act as agent in the preparation of the necessary rezone documentation associated with the rezone request.

The Site

The subject properties are bordered on the northwest by the *OCONEE CONNECTOR*; on the northeast by the *PAUL BROWN PARKWAY (ATHENS PERIMETER BYPASS)*; and on the south by the *VIRGIL LANGFORD ROAD*. These properties also front internally on the *OLD JENNINGS MILL ROAD* and on the *JENNINGS MILL EXTENSION*.

Neighboring uses include multi-story self storage buildings on B-2 zoned property to the south; an electricity substation across Virgil Langford Road to the south; assisted living and memory care uses on B-1 zoned property to the south; medical services and office uses also located on B-1 properties to the south; an undeveloped B-2 zoned parcel occupies a lot at the corner of the Oconee Connector and Virgil Langford Road contiguous to the site; the *Commercial Bank* just opened for business the week of March 15th on B-2 zoned property across the Oconee Connector; another bank has occupied B-2 zoned property at the opposite corner of the Oconee Connector and Virgil Langford Road for a number of years; and *University Vascular Surgical* recently opened for business directly across the Oconee Connector on B-2 zoned property developed by the petitioners.

The site is presently wooded in a mixture of pines and hardwoods. The topography drops gently from a saddle near the *OCONEE CONNECTOR* side of the property toward the *VIRGIL LANGFORD ROAD* and also toward the *PAUL BROWN PARKWAY*.

The Development

The *B-2 Rezone Concept Plan* submitted with the rezone package illustrates a commercial subdivision of thirteen lots which will be available for purchase or construction once final platted. Because some purchasers may require larger lots than illustrated on the concept plan, some lot-lines may be relocated and/or some lots may be combined to result in fewer lots once platted than illustrated on the concept plan.

Road improvements and utilities extensions will be made as necessary to serve the project and to comply with Oconee County, state, and federal regulations as applicable.

The concept plan also illustrates that a portion of *JENNINGS MILL EXTENSION* will be re-aligned and re-constructed to intersect with the *OCONEE CONNECTOR* at a signalized intersection. Also, a portion of the *OLD JENNINGS MILL ROAD* will be re-aligned to create a corner parcel fronting on the *JENNINGS MILL EXTENSION* while maintaining access for the existing lots toward the end of the road near the *UNIVERSITY PARKWAY*. A proposed public road to be called *Research Parkway* is planned to be constructed from *Virgil Langford Road* to the re-aligned section of *Jennings Mill Extension*.

The current rezone concept plan illustrates a total of thirteen lots on 19.289 total acres. The petitioner hopes to achieve an average of 9,000 SF of building area per acre of site for a total maximum building square footage in the development of 173,601 square feet.
(Note: See Exhibit 1 attachment for range of approximate building sizes, building values, range of lots sizes, etc.)

Sidewalks and handicap ramps for barrier free access will be installed throughout the project. All utilities will be underground. Extensive landscaping including street trees will be installed throughout the development. The project infrastructure will be developed in one phase over a 6 to 10-month period. Build-out of all of the proposed buildings is anticipated to last around 3 years.

Buildings

The building exteriors will be predominately brick with stucco, stone, cultured stone, and cut stone detailing (see representative architecture exhibits). The future buildings as will vary in size based on the specific use and the final size of each lot. The petitioner would like to maintain some latitude in building size to be able to go down in size and up in size (while not exceeding the 173,601 total project SF) as may be requested by potential tenants or end users.

Note: See representative architecture exhibit for building styles; See Exhibit #1 for range of approximate building sizes; price range; parking counts; etc.

Water Supply

A county water mainline exists within the rights-of-way of the *OCONEE CONNECTOR*, *VIRGIL LANGFORD ROAD*, and portions of *JENNINGS MILL EXTENSION*. New water mains will be extended from these existing water lines into and throughout the development as required for supply and fire protection in accordance with county regulations. Water capacity for the development has been requested via letter submitted to the Oconee Water Resources Department.

Sewage Disposal

Gravity sanitary sewer lines will be extended into the project as necessary from existing sanitary sewer lines located in the right-of-way of *VIRGIL LANGFORD ROAD*. Sewer capacity for the development has been requested via letter submitted to the Oconee Water Resources Department.

Surface Water Drainage

Concrete curb & gutter, county approved pipe, grassed and natural waterways, and sheet flow will be employed to collect and divert storm-water to proposed detention/retention areas, infiltration, and water-quality basins. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. Proposed storm-water management structures will be designed to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site improvement construction plans, and in accordance with provisions of the *Unified Development Code of Oconee County*. (NOTE: Storm water management in its final form will be addressed on individual lots based on specific impervious surface necessary per lot. In most cases underground storm water detention and water quality will be required as necessary to accommodate the required parking counts based on specific uses. It may be possible in some instances to achieve open-air storm-water management areas on a limited basis).

Traffic Impact

Improved and re-aligned streets funded and constructed by the developer will provide access to all of the lots proposed in the development. The rezone concept plan illustrates five different access points to portions of the project.

One of the proposed access points will occur at the existing signalized intersections opposite the east bound exit lane from the Paul Brown Parkway to the Oconee Connector. Said intersection and signalization will be further improved to accommodate additional trips generated by the proposed development.

Another existing signalized intersection at Virgil Langford Road and the Oconee Connector will control traffic to and from other portions of the proposed development.

Due to all of the past road improvements that have taken place in this immediate vicinity over the past 20 years, the increased trips generated by the subject development will have very little impact on existing traffic pattern in the area.

As with other projects developed in Oconee County by *Burgess & Griffeth* (and noted in paragraph #1 of this document) although this request is to allow B-2 uses, it is clearly not a retail shopping center. This proposed development is more akin to a *research and development center* comparable to their other Oconee County developments.

Per code 760 (Research and Development Center) of the Trip Generation Manual, the average rate per 1000 SF of gross floor area is 8.11 ADT. Assuming a maximum allowable build-out of 173,601 SF then the trip counts will be as follows:

173,601 SF x 8.11 ADT/1000 SF = 1,408 Average Daily Trips
216 AM Peak Hour Trips
187 PM Peak Hour Trips

(These trips will all be split between the five different access points and not overload any.)

Beall & Company
Revised 5/29/2019

Project 18-026
B-2 Subdivision Rezone Request
19.289 Acres

Note: An updated traffic impact analysis has been submitted to the Oconee Planning Department for review by the Oconee Public Works Department during the zoning review process.

Schedule

The petitioners plan to complete the zoning efforts on the subject property by mid June 2019. Construction of the project infrastructure will commence immediately upon approval of the construction plans. The infrastructure will require a minimum of 6-10 months and building construction will require approximately 3 years to complete.

Maintenance of Common Areas

A property owners association will be created to provide for mandatory fees to maintain, control, and insure common areas including but not limited to common facilities, project signs, and storm water management facilities within the project. Provisions for architectural control will also be specified in covenants documents.

Buffers

Street trees and parking lot buffers will be installed throughout the development. To date there is no evidence of any environmental buffer that exists on the property. If during surveying or development any additional environmental areas are discovered which would require buffering then said buffer will be illustrated on "as-built" and/or easement documents.

Utilities

All utilities are proposed to be underground. Any overhead services that currently exist will be rerouted within the appropriate utility corridor acceptable to Oconee County and the affected utility company. Proposed utilities are power, water, telephone, gas, and cable TV & internet access.

Garbage/Solid Waste Collection

Solid waste collection will be handled by private contract service.

Public & Semi-public Areas

Waterline easements, drainage easements, access easements, and/or road easement/rights-of-way will be established and dedicated to Oconee County as needed. Easements for power, telephone, cable TV, and gas will be dedicated as required for specific utility construction and/or maintenance.

Outdoor Lighting

Light fixtures on metal or fiberglass poles will be installed to illuminate the development for safety and security. These light standards will be oriented inward and down. There are no neighboring residential areas.

B-2 Uses to be Excluded

Day Care Center	Group Daycare Center
Recreational Vehicle Park	General Automotive Repair
Automotive Exhaust System Repair	Automotive Paint & Body Repair
Automotive Glass Repair	Home & Garden Equipment Repair
Home Appliance Maintenance & Repair	Upholstery & Furniture Repair
Shoes and Leather Goods Repair	Personal & Household Goods Repair
Blood and Organ Banks	Funeral Home / Funeral Services
Repossession Services	Construction Contractors/Builders with Outside Storage
Vocational Rehabilitation Services	Adult Entertainment
Taxidermists	Stadiums, Coliseums, Arenas, Amphitheaters
Racetracks	Dog Parks / Pet Sitting Services
Golf Course / Driving Range	Lumber Yard
Manufactured Home Dealers	Accessory Utility Structures

Project Valuation

Based on a building square footage build-out of 173,601 SF and a finished price of \$250.00/SF, then the total value of the project at build-out will be \$43,400,250.00.

Impact on the School System

This projected value above will positively enhance Oconee County's tax base and help ease the strain that other types of necessary development can place on social services and on the Oconee County's school system.

The proposed plan will have a positive impact on the tax base and the school system since the project will generate no additional students; there will also be favorable initial and ongoing ripple economic impacts on the county and on the school system as a result of the requested zoning and commercial development of the property. Based on \$9,494.00 per million in value, the annual taxes to be generated upon completion of the project will amount to (\$43,400,250 x \$9,494/\$1,000,000) = \$412,042.92 in county plus school taxes.

REPRESENTATIVE PHOTOGRAPHS





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

REZONE CASE #: 7734

DATE: June 4, 2019

STAFF REPORT BY: Grace B. Tuschak, Planner

APPLICANT NAME: Beall & Company, LLC

PROPERTY OWNER: Burgess Family Enterprises, LLC and
J.G. Griffeth Investments, LLC

LOCATION: 1181 Jennings Mill Road; along Jennings Mill
Extension, Oconee Connector, and Virgil Langford Road

PARCEL SIZE: ± 19.289 (various parcels)

EXISTING ZONING: AG (formerly A-1) and B-2 (Highway
Business District)

EXISTING LAND USE: Vacant

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Regional Center

ACTION REQUESTED: Rezone from AG (formerly A-1) and B-2 (Highway Business District) to B-2 with
modifications to rezone no. 2060.

REQUEST SUMMARY: The property owner is petitioning for a zoning change from AG (formerly A-1) and B-2 to
B-2 in order to allow for development of a commercial subdivision.

STAFF RECOMMENDATION: Staff recommends conditional approval of the present request.

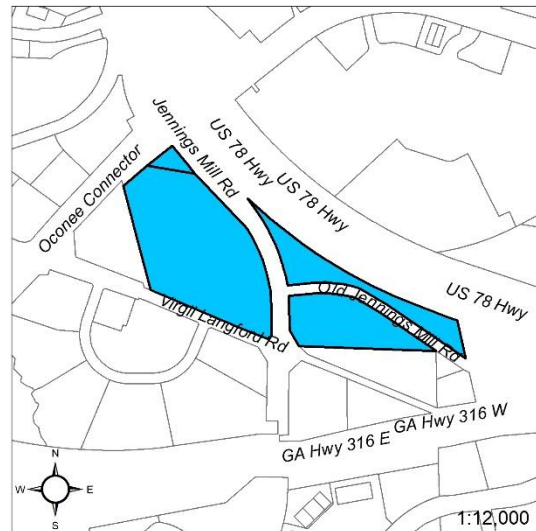
DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: June 17, 2019

BOARD OF COMMISSIONERS: July 2, 2019

ATTACHMENTS:

- Application
- Narrative
- Zoning Impact Analysis
- Representative Photos
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat of Survey
- Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- Parcel C-01-047A (0.417 acres) was included in a rezone to allow for construction of a business park on multiple parcels approved on 03/06/2001.
- The remaining parcels, C-01-046, C-01-046B, and C-01-046C have been zoned A-1 since the original adoption of the zoning map in 1968.

SITE VISIT DESCRIPTION

- The site is currently undeveloped and wooded.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Shopping Center (Epps Bridge Centre I), Paul Brown Parkway ROW	B-2 (Highway Business District)
SOUTH	Commercial Subdivision (Resurgence Park), Virgil Langford ROW	B-1 (General Business District) B-2 (Highway Business District) OIP (Office Institutional District)
EAST	GDOT Right of Way (Paul Broun Parkway)	N/A
WEST	Medical Office Building (University Vascular), Commercial Banks	B-2 (Highway Business District)

PROPOSED PROJECT DESCRIPTION

The applicant proposes to develop the entirety of the subject site into a commercial subdivision:

- Thirteen lots are proposed, to be available for purchase or construction once final platted.
- Building exteriors are proposed to be predominantly brick with stucco, stone, cultured stone, and cut stone detailing.
- Total building area is proposed to be 173,601 square feet, with an average of 9,000 square feet per acre.
- Curb and gutter, sidewalks, and handicap ramps are proposed throughout the project.
- All utilities are proposed to be underground.
- Project infrastructure is proposed for development over a 6-10 month period.
- Project buildout is projected to be completed in 3 years.
- The total value of the project at completion is projected to be \$43,400,250.

PROPOSED TRAFFIC PROJECTIONS

The proposed development is projected to have the following traffic impacts:

- 1408 ADT, 216 AM peak hour trips, 187 PM peak hour trips
- Source: ITE Trip Generation Manual; ITE Land Uses: 760: Research and Development Center

PUBLIC FACILITIES

Water:

- The Oconee County Water Resources Department has indicated in a water and sewer availability letter dated 05/29/2019 that sufficient potable water is available to serve the proposed development.

Sewer:

- The Oconee County Water Resources Department has indicated in a water and sewer availability letter dated 05/29/2019 that wastewater treatment/sewer collection and transmission capacity are currently available for the proposed development.

Roads:

- A portion of Jennings Mill Extension is proposed to be realigned in order to intersect with Oconee Connector at a signalized intersection opposite the east bound exit lane from Paul Broun Parkway.
- A portion of Old Jennings Mill Road is proposed to be realigned to create a corner parcel fronting on Jennings Mill Extension.
- A public road to be called Research Parkway is proposed to connect Virgil Langford Road and the realigned section of Jennings Mill Extension.

- Access to the project is proposed at five intersections, including the signalized intersection described above.
- Deceleration lanes are proposed at the intersection of Virgil Langford Road and the proposed Research Parkway, and at the intersection of Jennings Mill Extension and Old Jennings Mill Road (as shown on the associated concept plan).

ENVIRONMENTAL

- No state waters or jurisdictional wetlands are located on the site.
- No 100-year flood plains are located on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Provide stopping sight and intersection sight distance.
- Provide 1-foot no access easement along lot 4-8 and Jennings Mill, Lot 4 & Oconee Connector, Lot 1 & 8 and Virgil Langford, lot 10-13 and Paul Broun Parkway, Lot 9 & 10 along Virgil Langford Road.

OCONEE COUNTY FIRE DEPARTMENT

- No comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- No comments

GEORGIA DEPARTMENT OF TRANSPORTATION

- No comments

STAFF ANALYSIS

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

A. How does the current request compare to the existing uses and zoning of nearby properties?

Lots surrounding the subject site are primarily zoned B-1 and B-2 and are in commercial use. The subject property lies in close proximity to extensive commercial development along Epps Bridge Parkway and Oconee Connector. Staff believes that the present request is compatible with nearby commercial uses and the ongoing pattern of transitioning land use from low-density residential use to commercial use.

B. To what extent are property values diminished by the particular zoning restrictions of the current zoning category?

The subject site is currently zoned A-1 and B-2 and is not being used for any agricultural or commercial purpose. Given the location of the property along multiple commercial corridors, it is reasonable to believe that it would be more valuable as a commercial property than as an agricultural property.

C. To what extent does the destruction of the property values of the individual property owner promote the health, safety, or general welfare of the public with consideration to:

i. Population density and effect on community facilities such as streets, schools, water, and sewer?

County officials have indicated that existing county water capacity, sewer treatment capacity, and emergency services should be adequate for the proposed development. The current request should not have any significant impact on the local school district and local population densities should not be adversely impacted.

ii. **Environmental impact?**

No known environmental areas exist on the site; staff does not anticipate any significant adverse environmental impacts.

iii. **Effect on adjoining property values?**

The current request is in keeping with adjacent properties' uses and zoning, and with the ongoing commercialization of the surrounding area. New commercial development should not impair vicinal property values.

D. What is the relative gain to the public in maintaining the current zoning category, as compared to the hardship imposed upon the current property owner?

Should the present request be denied, the majority of the subject site could not be developed for commercial purposes. Conversely, by maintaining the current zoning restrictions, usage of nearby County roads and demands for County services such as water, sewer, fire suppression, and emergency services would not be additionally burdened by new commercial development.

E. What is the length of time that the property has been vacant as currently zoned, considered in the context of land development in the area of the vicinity of the property?

Satellite imagery¹ shows the subject property to have been vacant as far back as 1993, while commercial development has progressed steadily since the early 2000s to the south along Georgia Highway 316, to the north along Oconee Connector and Epps Bridge Parkway, and to the east along Virgil Langford Road. These developments include Epps Bridge Centre 1, Resurgence Park, Piedmont-Athens Regional Health Campus, and 316 Professional Quarter.

F. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?

The B-2 (Highway Business District) is intended for those business activities generally oriented to the highways. Commercial subdivisions similar to the proposed development are common in the B-2 zoning district. Similar nearby developments have been approved within the B-2 zoning district such as 316 Professional Quarter and Oconee Health Campus. Staff believes that the proposed commercial subdivision is consistent with the stated purpose of the requested zoning district.

G. How does this request conform with or diverge from established land use patterns?

Staff believes that the present request conforms to established land use patterns and is consistent with ongoing commercial development in the vicinity of the subject property. The Comprehensive Plan encourages this transition of land use from agricultural and low-density residential uses to commercial uses through the designation of this area as a Regional Center (see below).

H. How does this request conform with or diverge from the Future Land Use Map or the goals and objectives of the Comprehensive Plan?

The 2040 Future Land Use Map designates the subject property with the character area "Regional Center." The 2040 Comprehensive Plan describes the Regional Center as an area intended for a broad range of regional-serving commercial uses, including "office complexes for medical and corporate offices," small office complexes such as "office condominiums" as suitable primary land uses. The 2040 Comprehensive Plan lists B-2 as an appropriate zoning district for the Regional Center character area, and staff believes that the proposed development conforms to the Future Land Use Map and the goals and objectives set forth for the Regional Center character area.

I. What is the availability of adequate sites for the proposed use in districts that permit such use?

Few vacant sites currently exist in the general vicinity that have not already been approved for commercial development. As a result of existing conditional zoning, it is unlikely that other properties exist in the county that would permit the project to be developed as proposed.

J. Is the site suitable for the proposed use relative to the requirements set forth in the Unified Development Code (off-street parking, setbacks, buffer zones, open space, etc.)?

Staff believes that the site is suitable for the proposed use relative to the requirements set forth in the UDC.

¹ Source: 2019 Google Earth Pro

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Staff recommends **conditional approval** of this rezone request, **subject to the following conditions** to be fulfilled by the **owner/developer 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. At least 80 percent of exterior wall surfaces of all buildings and structures shall be either brick veneer or stone veneer. The remaining 20 percent of each wall may be stucco. Metal siding is strictly prohibited.
3. All site lighting shall consist solely of full cutoff luminaires as defined in the Unified Development Code.
4. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of principal structures with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.
5. All lots shall be accessed via internal streets; a one-foot no-access easement shall be recorded on the subject property as follows:
 - Lots 1 and 8 along Virgil Langford Road ROW
 - Lot 4 along Oconee Connector ROW
 - Lots 5-10 along Jennings Mill Extension ROW
6. 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. No development permit shall be issued until Owner has agreed to such improvements and dedication.
7. The total building square footage of the project shall not exceed 173,601 square feet.
8. The following uses, allowed by right in B-2 zoning district, shall not be allowed on the subject property:

TABLE OF DISALLOWED USES	
Recreational Vehicle Parks	Pawnshop or Loan Brokers, other than Mortgage Loan Brokers
Automotive Repair and Maintenance, except Car Washes	Car Washes
Automotive Parts, Accessories, and Tire Stores	Automotive Transmission Repair
General Automotive Repair	Automotive Body, Paint and Interior Repair and Maintenance
Automotive Exhaust System Repair	Automotive Oil Change and Lubrication Shops
Automotive Glass Replacement Shops	Home and Garden Equipment Repair and Maintenance
Tractor and Other Farm Equipment Repairs and Maintenance	Automobile Commercial Parking Lots and Garages
Home Appliance Repair and Maintenance	Truck, Utility Trailer and RV (Recreational Vehicle) Rental and Leasing
Passenger Car Rental and Leasing	Construction, Transportation, Mining and Forestry Machinery and Equipment Rental and Leasing
General Equipment and Tool Rental Centers	Adult Entertainment
Construction Contractors, Builders and Developers, with outdoor storage	Radio and Television Broadcasting Stations
Taxidermists	Archery or Shooting Ranges
Used Car Dealers	New Car Dealers
Motorcycle Dealers	Recreational Vehicle Dealers
All Other Motor Vehicle Dealers	Boat Dealers
Lumber Yards	Auction Houses
Truck Stops and Other Gasoline Stations	School and Employee Bus Transportation

General Freight Trucking, Local	Shuttle Services, Vanpools and Other Ground Passenger Transportation
General Freight Trucking, Long-Distance	Private Schools: Colleges and Universities
Taxi and Limousine Service	Private Schools: Religious Exempt Nonpublic Post-Secondary Institutions
Charter Bus Industry	Private Schools: Junior Colleges
Scenic and Sightseeing Transportation	Private Schools: Kindergarten, Elementary and Secondary
Daycare Center	Specialized Freight (except Used Goods) Trucking, Local
Landscaping Services	Group Daycare Center
Bail Bonding or Bondsperson Services	Cigar and Tobacco Stores, including “Vape” Shops and Electronic Cigarette Stores
Event Venues (as a principal use)	Crematories



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action

☒ Rezoning from: A-1 & B-2 to B-2 ☒ Change in Conditions of Approval for Case #: 2060 0.417 ac. B-2 Parcel

☐ Special Use Approval for: NA in the NA Zoning District

Applicant

Name: Beall & Company, LLC (Ken Beall, member)

Address: 3651 Mars Hill Road Suite 1400
(No P.O. Boxes)
Watkinsville Georgia 30622

Telephone: 706-543-0907

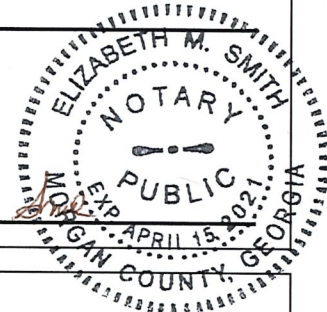
Applicant is (check one) ☐ the property owner ☒ Not the property owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: *Ken Beall*

Date: 5-29-19

Notarized: *Elizabeth M. Smith*



Property Owner

Name: Burgess Family Enterprises, LLC

J.G. Griffeth Investments, LLC

Address: See attached sheet
(No P.O. Boxes)

Telephone: 706.202-4200

Property

Location: 1181 Jennings Mill Road / Jennings Mill Ext.
& OCONEE CONNECTOR, Watkinsville, GA

Tax Parcel Number: C01 046 11.301 ac.; C01 046B 4.011 ac
C01 046C 3.56 ac.; C01 047A 0.417 ac

Size (Acres): 19.289+ Current Zoning A-1 & B-2

Future Land Use Map --Character Area Designation: REGIONAL CENTER

Use

Current Use: Woods & timberland

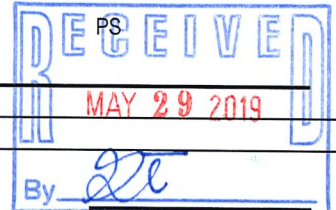
Parcel C01 047A fronting on the OCONEE CONNECTOR is currently zoned B-2
The parcels totaling 18.872 acres are currently zoned A-1.

Proposed Use: B-2 Commercial Subdivision of lots with new
conditions applicable to all parcels

Attachments (check all that apply)

(PS - Previously Submitted)

- | | | | |
|---|---------|---|---------------|
| ☒ Property Owner's Authorization (if applicable) | Revised | ☒ Narrative (Complete Request Description) | Revised |
| ☒ Application Fee | PS | ☒ Concept Plan | Revised |
| ☒ Warranty Deed | PS | ☒ Attachments to the Concept Plan: | See exhibit 1 |
| ☒ Typed Legal Description | Revised | ☒ Water and/or Sewer Capacity Letter from Water Resources Dept. | |
| ☒ Plat of Survey | PS | ☒ Representative Architecture/Photographs | PS |
| ☒ Disclosures (Interest & Campaign Contributions) | PS | ☒ Proof all property taxes paid in full | PS |
| ☒ Zoning Impact Analysis | PS | ☐ Other Attachments: | |



For Oconee County Staff Use Only

Date Received: 2/25/2019 Date Accepted: 5/29/2019 APPLICATION NUMBER 7734

DRI Transmitted to RDC ☐ Date: ☒ N/A Planning Commission Date: 6/17/2019

Review Submitted: Location Map: ☐ Approval ☐ With Conditions ☐ Denial

Posted: Ad: Ad: Board of Commissioners Date: 7/2/2019

Application Withdrawn ☐ Date: ☐ Approval ☐ With Conditions ☐ Denial

Narrative Description of the Rezone Request

PETITION TO REZONE FROM A-1 & B-2 TO B-2

Tax Parcels C01 046; C01 046B; C01 046C; C01 047A

Parcels Owned By: Burgess Family Enterprises, LLC and J.G. Griffeth Investments, LLC

Combined Parcel Acreage: 19.289 Acres

(18.827 acres currently zoned A-1; 0.417 acres presently zoned B-2)

Oconee County Georgia

Narrative

The subject parcels were recently purchased by *Burgess Family Enterprises, LLC* and *J.G. Griffeth Investments, LLC*, for the purpose of developing a commercial B-2 subdivision similar in character and appearance to their other developments in the area such as: *316 PROFESSIONAL QUARTER*; *PIEDMONT-ATHENS REGIONAL HEALTH CAMPUS*, and; *CONNECTOR 1357* (presently under construction). *Beall & Company* has been engaged by the property owners to act as agent in the preparation of the necessary rezone documentation associated with the rezone request.

The Site

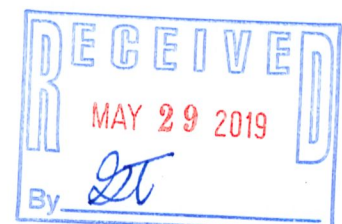
The subject properties are bordered on the northwest by the *OCONEE CONNECTOR*; on the northeast by the *PAUL BROUN PARKWAY (ATHENS PERIMETER BYPASS)*; and on the south by the *VIRGIL LANGFORD ROAD*. These properties also front internally on the *OLD JENNINGS MILL ROAD* and on the *JENNINGS MILL EXTENSION*.

Neighboring uses include multi-story self storage buildings on B-2 zoned property to the south; an electricity substation across Virgil Langford Road to the south; assisted living and memory care uses on B-1 zoned property to the south; medical services and office uses also located on B-1 properties to the south; an undeveloped B-2 zoned parcel occupies a lot at the corner of the Oconee Connector and Virgil Langford Road contiguous to the site; the *Commercial Bank* just opened for business the week of March 15th on B-2 zoned property across the Oconee Connector; another bank has occupied B-2 zoned property at the opposite corner of the Oconee Connector and Virgil Langford Road for a number of years; and *University Vascular Surgical* recently opened for business directly across the Oconee Connector on B-2 zoned property developed by the petitioners.

The site is presently wooded in a mixture of pines and hardwoods. The topography drops gently from a saddle near the *OCONEE CONNECTOR* side of the property toward the *VIRGIL LANGFORD ROAD* and also toward the *PAUL BROUN PARKWAY*.

The Development

The *B-2 Rezone Concept Plan* submitted with the rezone package illustrates a commercial subdivision of thirteen lots which will be available for purchase or construction once final platted. Because some purchasers may require larger lots than illustrated on the concept plan, some lot-lines may be relocated and/or some lots may be combined to result in fewer lots once platted than illustrated on the concept plan.



Road improvements and utilities extensions will be made as necessary to serve the project and to comply with Oconee County, state, and federal regulations as applicable.

The concept plan also illustrates that a portion of *JENNINGS MILL EXTENSION* will be re-aligned and re-constructed to intersect with the *OCONEE CONNECTOR* at a signalized intersection. Also, a portion of the *OLD JENNINGS MILL ROAD* will be re-aligned to create a corner parcel fronting on the *JENNINGS MILL EXTENSION* while maintaining access for the existing lots toward the end of the road near the *UNIVERSITY PARKWAY*. A proposed public road to be called *Research Parkway* is planned to be constructed from *Virgil Langford Road* to the re-aligned section of *Jennings Mill Extension*.

The current rezone concept plan illustrates a total of thirteen lots on 19.289 total acres. The petitioner hopes to achieve an average of 9,000 SF of building area per acre of site for a total maximum building square footage in the development of 173,601 square feet.
(Note: See Exhibit 1 attachment for range of approximate building sizes, building values, range of lots sizes, etc.)

Sidewalks and handicap ramps for barrier free access will be installed throughout the project. All utilities will be underground. Extensive landscaping including street trees will be installed throughout the development. The project infrastructure will be developed in one phase over a 6 to 10-month period. Build-out of all of the proposed buildings is anticipated to last around 3 years.

Buildings

The building exteriors will be predominately brick with stucco, stone, cultured stone, and cut stone detailing (see representative architecture exhibits). The future buildings as will vary in size based on the specific use and the final size of each lot. The petitioner would like to maintain some latitude in building size to be able to go down in size and up in size (while not exceeding the 173,601 total project SF) as may be requested by potential tenants or end users.

Note: See representative architecture exhibit for building styles; See Exhibit #1 for range of approximate building sizes; price range; parking counts; etc.

Water Supply

A county water mainline exists within the rights-of-way of the *OCONEE CONNECTOR*, *VIRGIL LANGFORD ROAD*, and portions of *JENNINGS MILL EXTENSION*. New water mains will be extended from these existing water lines into and throughout the development as required for supply and fire protection in accordance with county regulations. . Water capacity for the development has been requested via letter submitted to the Oconee Water Resources Department.

Sewage Disposal

Gravity sanitary sewer lines will be extended into the project as necessary from existing sanitary sewer lines located in the right-of-way of *VIRGIL LANGFORD ROAD*. Sewer capacity for the development has been requested via letter submitted to the Oconee Water Resources Department.

Surface Water Drainage

Concrete curb & gutter, county approved pipe, grassed and natural waterways, and sheet flow will be employed to collect and divert storm-water to proposed detention/retention areas, infiltration, and water-quality basins. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. Proposed storm-water management structures will be designed to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site improvement construction plans, and in accordance with provisions of the *Unified Development Code of Oconee County*.

(NOTE: Storm water management in its final form will be addressed on individual lots based on specific impervious surface necessary per lot. In most cases underground storm water detention and water quality will be required as necessary to accommodate the required parking counts based on specific uses. It may be possible in some instances to achieve open-air storm-water management areas on a limited basis).

Traffic Impact

Improved and re-aligned streets funded and constructed by the developer will provide access to all of the lots proposed in the development. The rezone concept plan illustrates five different access points to portions of the project.

One of the proposed access points will occur at the existing signalized intersections opposite the east bound exit lane from the Paul Broun Parkway to the Oconee Connector. Said intersection and signalization will be further improved to accommodate additional trips generated by the proposed development.

Another existing signalized intersection at Virgil Langford Road and the Oconee Connector will control traffic to and from other portions of the proposed development.

Due to all of the past road improvements that have taken place in this immediate vicinity over the past 20 years, the increased trips generated by the subject development will have very little impact on existing traffic pattern in the area.

As with other projects developed in Oconee County by *Burgess & Griffeth* (and noted in paragraph #1 of this document) although this request is to allow B-2 uses, it is clearly not a retail shopping center. This proposed development is more akin to a *research and development center* comparable to their other Oconee County developments.

Per code 760 (Research and Development Center) of the Trip Generation Manual, the average rate per 1000 SF of gross floor area is 8.11 ADT: Assuming a maximum allowable build-out of 173,601 SF then the trip counts will be as follows:

$$\begin{array}{rcl} 173,601 \text{ SF} \times 8.11 \text{ ADT}/1000 \text{ SF} = & 1,408 \text{ Average Daily Trips} \\ & 216 \text{ AM Peak Hour Trips} \\ & 187 \text{ PM Peak Hour Trips} \end{array}$$

(These trips will all be split between the five different access points and not overload any.)

Note: An updated traffic impact analysis has been submitted to the Oconee Planning Department for review by the Oconee Public Works Department during the zoning review process.

Schedule

The petitioners plan to complete the zoning efforts on the subject property by mid June 2019. Construction of the project infrastructure will commence immediately upon approval of the construction plans. The infrastructure will require a minimum of 6-10 months and building construction will require approximately 3 years to complete.

Maintenance of Common Areas

A property owners association will be created to provide for mandatory fees to maintain, control, and insure common areas including but not limited to common facilities, project signs, and storm water management facilities within the project. Provisions for architectural control will also be specified in covenants documents.

Buffers

Street trees and parking lot buffers will be installed throughout the development. To date there is no evidence of any environmental buffer that exists on the property. If during surveying or development any additional environmental areas are discovered which would require buffering then said buffer will be illustrated on "as-built" and or easement documents.

Utilities

All utilities are proposed to be underground. Any overhead services that currently exist will be rerouted within the appropriate utility corridor acceptable to Oconee County and the affected utility company.

Proposed utilities are power, water, telephone, gas, and cable TV & internet access.

Garbage/Solid Waste Collection

Solid waste collection will be handled by private contract service.

Public & Semi-public Areas

Waterline easements, drainage easements, access easements, and/or road easement/rights-of-way will be established and dedicated to Oconee County as needed. Easements for power, telephone, cable TV, and gas will be dedicated as required for specific utility construction and/or maintenance..

Outdoor Lighting

Light fixtures on metal or fiberglass poles will be installed to illuminate the development for safety and security. These light standards will be oriented inward and down. There are no neighboring residential areas.

B-2 Uses to be Excluded

Day Care Center	Group Daycare Center
Recreational Vehicle Park	General Automotive Repair
Automotive Exhaust System Repair	Automotive Paint & Body Repair
Automotive Glass Repair	Home & Garden Equipment Repair
Home Appliance Maintenance & Repair	Upholstery & Furniture Repair
Shoes and Leather Goods Repair	Personal & Household Goods Repair
Blood and Organ Banks	Funeral Home / Funeral Services
Repossession Services	Construction Contractors/Builders with Outside Storage
Vocational Rehabilitation Services	Adult Entertainment
Taxidermists	Stadiums, Coliseums, Arenas, Amphitheaters
Racetracks	Dog Parks / Pet Sitting Services
Golf Course / Driving Range	Lumber Yard
Manufactured Home Dealers	Accessory Utility Structures

Project Valuation

Based on a building square footage build-out of 173,601 SF and a finished price of \$250.00/SF, then the total value of the project at build-out will be \$43,400,250.00.

Impact on the School System

This projected value above will positively enhance Oconee County's tax base and help ease the strain that other types of necessary development can place on social services and on the Oconee County's school system.

The proposed plan will have a positive impact on the tax base and the school system since the project will generate no additional students; there will also be favorable initial and ongoing ripple economic impacts on the county and on the school system as a result of the requested zoning and commercial development of the property.

Based on \$9,494.00 per million in value, the annual taxes to be generated upon completion of the project will amount to $(\$43,400,250 \times \$9,494/\$1,000,000) = \$412,042.92$ in county plus school taxes.

ZONING IMPACT ANALYSIS

Standards for Rezone Consideration

(Burgess Family Enterprises, LLC and J.G. Griffeth Investments, LLC)

- A. Consider the proposed use and existing uses and zoning of nearby property:
The proposed B-2 uses on the 19.289 acre parcels will be compatible with other existing commercial uses in the area and with other zoning classifications in the area. The vicinity of Virgil Langford Road and the OCONEE CONNECTOR are predominantly B-2, B-1, and OIP uses.
- B. Consider the extent to which property values are diminished by the particular zoning restrictions of the current zoning: The true value of the property is based on its ability to be developed commercially as neighboring properties have been developed over the years. Every commercial development in the area has gone through a rezone of some magnitude in order to be developed commercially. A commercial subdivision is not an allowed use on A-1 (agricultural) zoned property. The value of the property is diminished by its existing A-1 zoning classification.
- C. Consider the extent to which the destruction of property values of the individual property owner promotes the health, safety, morals or general welfare of the public with consideration to:
- (1) Population density and effect on community facilities such as streets, schools, water and sewer: Roads presently serving the site and the general area that have not already been improved will experience impact by the proposed development, however, improvement of those roads by developers are standard operating procedures in Oconee County; there will be increases in water and sewer usage once the property is developed, but again, it will be the developer's responsibility to fund water and sanitary sewer extensions to serve the project; the proposed plan will have a positive impact on the tax base and the school system since the project will generate no additional students; there will be favorable initial and ongoing ripple economic impacts on the county as a result of the requested zoning and development.
- (2) Environmental impact: Potential increase in storm-water runoff will be mitigated through the use of storm-water management areas in compliance with Oconee County ordinances; Water quality concerns will be mitigated through the use of filtration devices, infiltration structures, and water quality monitoring; Enhanced "best management practices" will be employed to address soil erosion/sediment control concerns.
- (3) Effect on adjoining property values: There will be a positive effect on adjoining property values due to commercial development of the subject property.

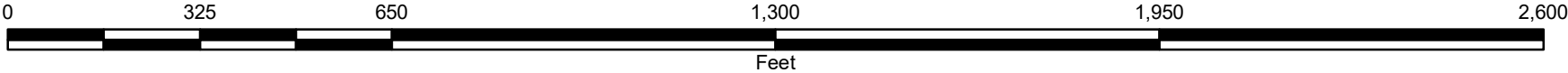
- D. Consider the relative gain to the public, as compared to the hardship imposed upon the individual property owner: The petitioner recognizes no gain to the public if the requested modification to the zoning is denied.
- E. Consider the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property:
The subject property has remained idle while other rezoned properties in the vicinity have developed. The property is still vacant and will remain so until the A-1 zoning is modified to a classification that allows development in accordance with the REGIONAL CENTER development strategies.
- F. Consider the consistency of the proposed use with the stated purpose of the zoning district that is being requested: The Unified Development Code of Oconee County states that it is the intent of the B-2 district to serve those business activities generally oriented to highways. The subject property can be seen from the Epps Bridge Parkway, the Oconee Connector, the University Parkway, the Athens Perimeter Highway as well as from Jennings Mill Road, Jennings Mill Extension, and Virgil Langford. The proposed use is consistent with the stated purpose of the zoning district that is being requested.
- G. Consider the conformity with or divergence from any established land use patterns: The proposed zoning and development plan for the property is consistent with established land use patterns
- H. Consider the conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan: The proposed zoning and development plan for the subject property is consistent with the Future Development Map and the objectives of the REGIONAL CENTER classification of the Oconee County Comprehensive plan.
- I. Consider the availability of adequate sites for the proposed use in districts that permit such use: There are other sites available in the county, however the subject site is highly compatible with all neighboring uses and zoning.
- J. Consider the suitability of the site for the proposed use relative to the requirements set forth in the Development Code such as off-street parking, setbacks, buffer zones, and open space: The site can and will be developed in conformance with all applicable requirements such as off-street parking, setbacks, buffer zones, and open space as set forth in the Development Code.

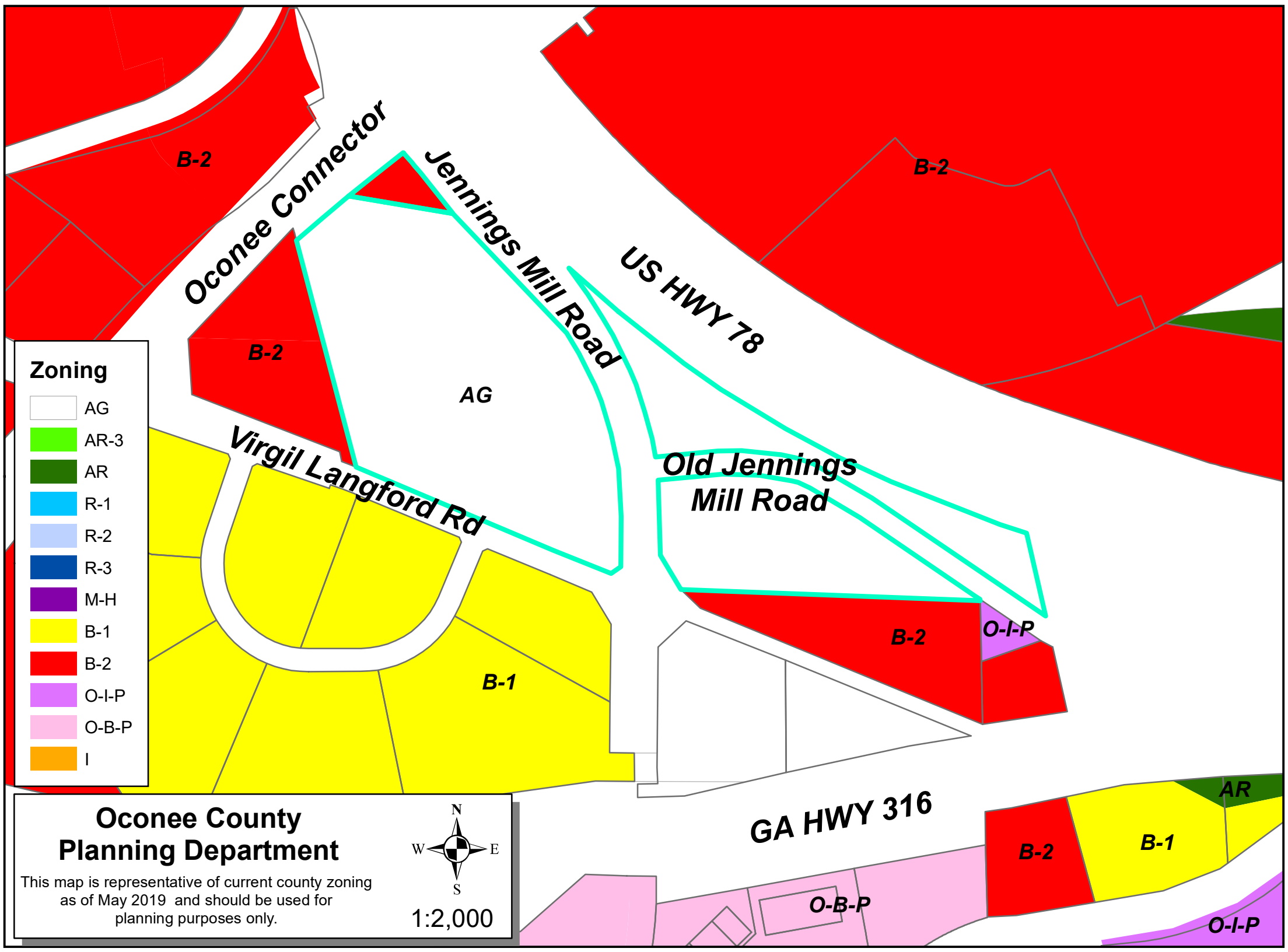
Rezone #7734 - Burgess Family Enterprises, LLC & J.G. Griffith Investments, LLC Aerial View

Tax Parcel #s
C-01-046
C-01-046B
C-01-046C
C-01-047A



1:3,500





Zoning

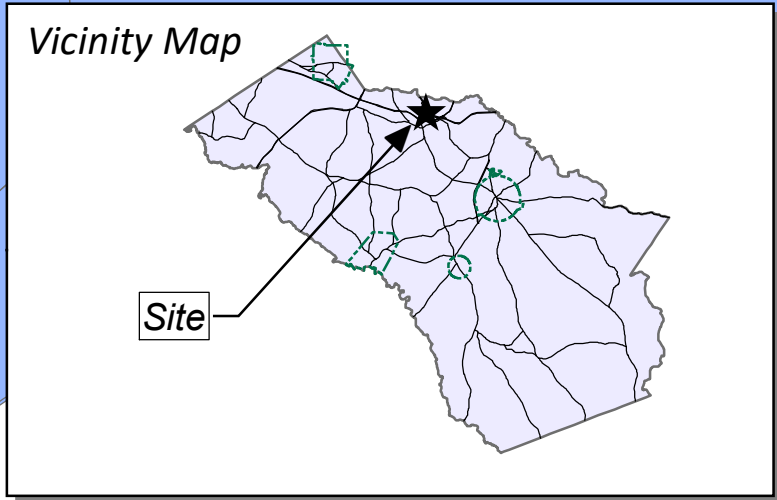
	AG
	AR-3
	AR
	R-1
	R-2
	R-3
	M-H
	B-1
	B-2
	O-I-P
	O-B-P
	I

Oconee County Planning Department

This map is representative of current county zoning
as of May 2019 and should be used for
planning purposes only.



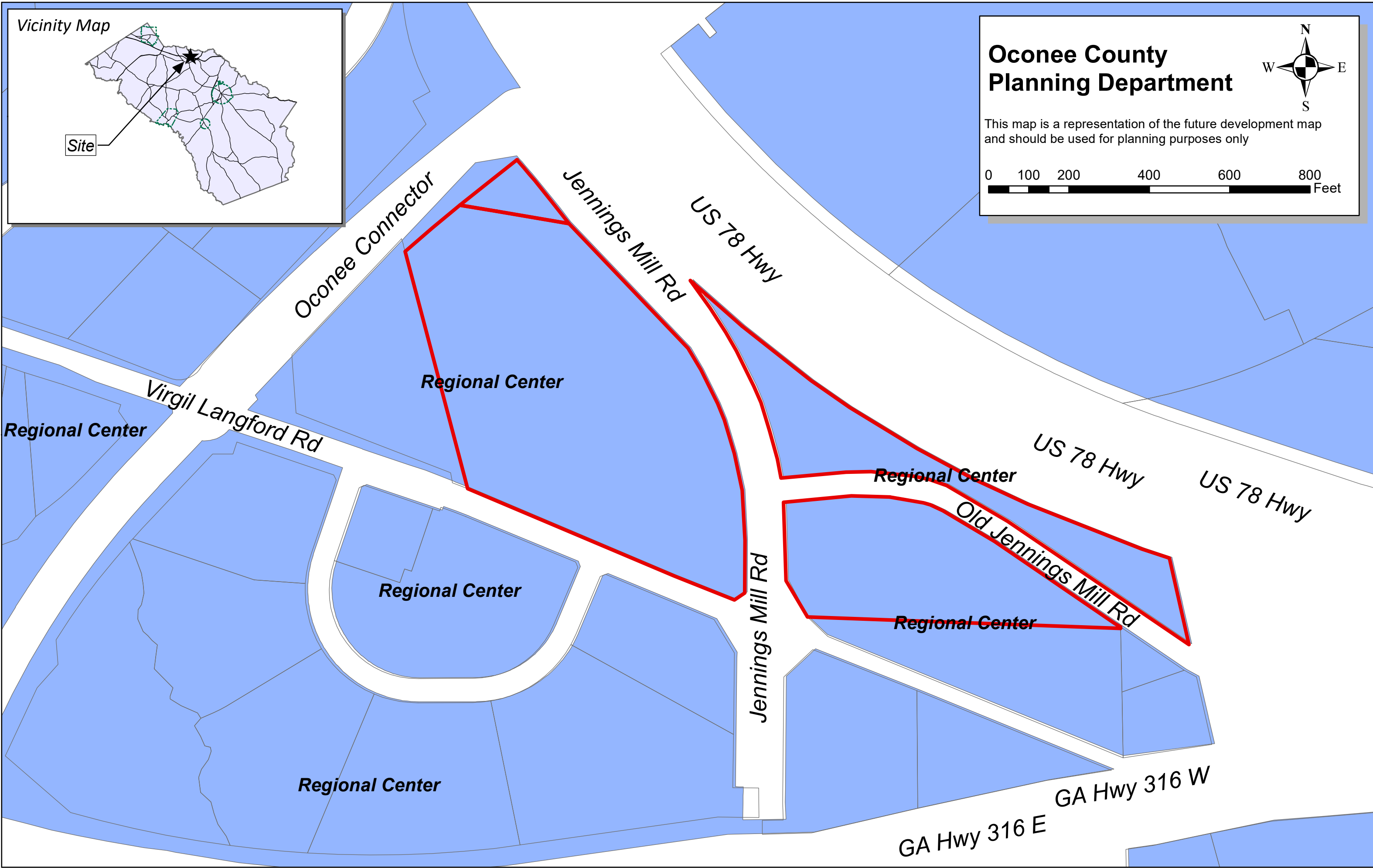
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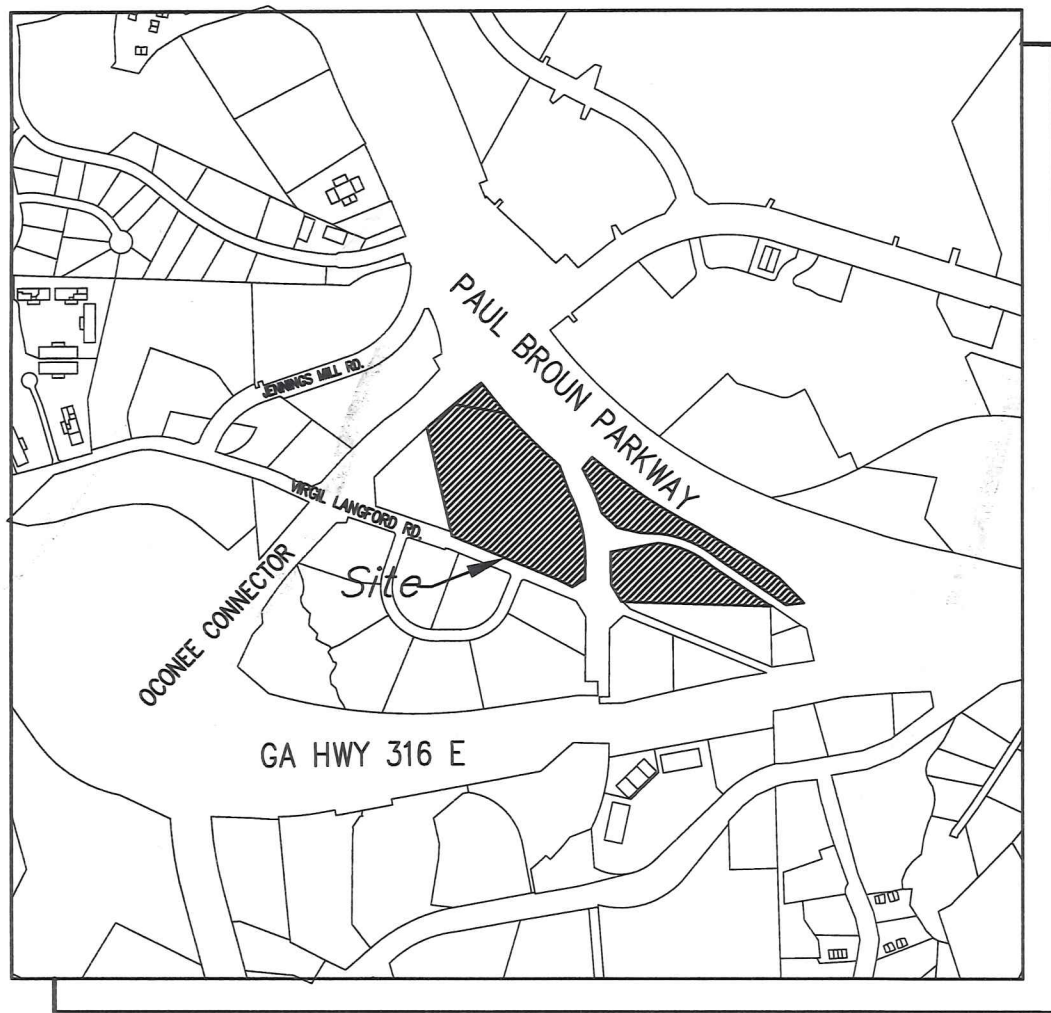


Oconee County Planning Department

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

0 100 200 400 600 800 Feet





Site Location Map
Scale: 1"=1000'

Project Data:

Developer: Burgess Family Enterprises, LLC & J.G. Griffith Investments, LLC
1360 Caduceus Way
Building 800, Suite 104
Watkinsville, GA 30677

24 Hour Contact: Tim Burgess
706-202-4200
ridgetim1@aol.com

Authorized Agent: Beall & Company, LLC
3651 Mars Hill Road, Suite 1400
Watkinsville, GA 30677
706-543-0907

Tax Parcel(s)/Owner(s): C01046, C01046B, C01046C
11.301 AC 4.011 AC 3.56 AC
Burgess Family Enterprises, LLC & J.G. Griffith Investments, LLC
Zoned A-1

Project Acreage: 19.289 Acres
Existing Subject Rezone Acreage: 19.289 Acres
Proposed Subject Rezone Acreage: 19.289 Acres
Contour Interval: 2 FT Oconee County GIS
Existing Zoning: B-2 Highway Business & A-1 Agricultural
Proposed Zoning: B-2 Highway Business
Existing Use: Undeveloped
Proposed Use: Commercial Subdivision
Proposed Number of Lots: 13
Proposed Lot Sizes: 1.12-2.13 Acres
Average Lot Size: 1.40 Acres
Building Setbacks: Front - 20' (Adjacent to Right-of-Way or Roadway)
Rear - 20' (Adjacent to Right-of-Way)
Side - 10' (Adjacent to Property Line)
Side - 10'

Max Building Height: 55' (Per Oconee County Unified Development Code)

Required Parking: Pending Use Per Lot
Sidewalks: Proposed Sidewalks are 5 FT Wide (4.5 FT Plus Curb Where Applicable)
Flood Plain: THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE PER FIRM COMMUNITY PANEL #13219C00650, Dated September 2, 2009.

Environmental Areas: State waters do not exist within 200 FT of the site.
Water Supply: Oconee County Utility Department
Sewage Disposal: Oconee County Utility Department
Proposed Utilities: POWER, GAS, WATER, SANITARY SEWER, INTERNET/TELEPHONE, CABLE
Solid Waste: BY PRIVATE CONTRACT SERVICE
Surface Drainage: Storm water will be directed via curb and gutter to a proposed storm sewer system and to proposed stormwater detention facilities on a per-lot basis. Most lots will require underground stormwater detention and water quality to achieve required parking counts. Modifications may be made as necessary. See Project Narrative for description of methods for maintaining any common area stormwater management facilities (1206.05.b.6).

Landscape Strip: 7772 LF of Development Frontage Along Streets.
1 Large Tree per 40 LF of Landscape Strip Required.
195 Required Landscape Strip Large Trees (7772/40)

Landscape Strip Plan Legend:
Proposed Right-of-Way Areas: Old Jennings Mill Rd - 1.34 Acres (Relocation Proposed)
Jennings Mill Extension - 0.16 Acres (Relocation Addition)
Research Parkway - 1.18 Acres (Proposed)

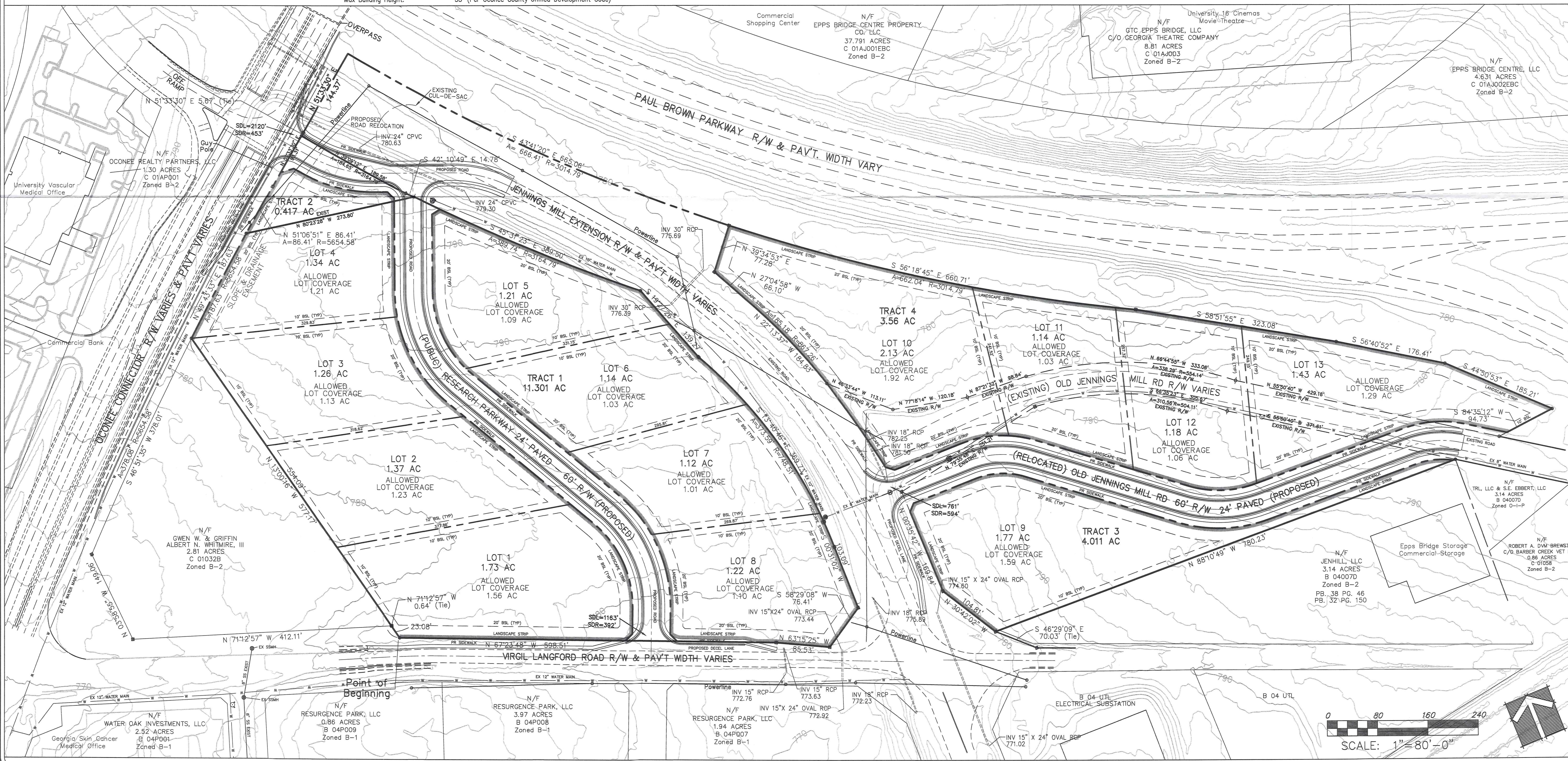
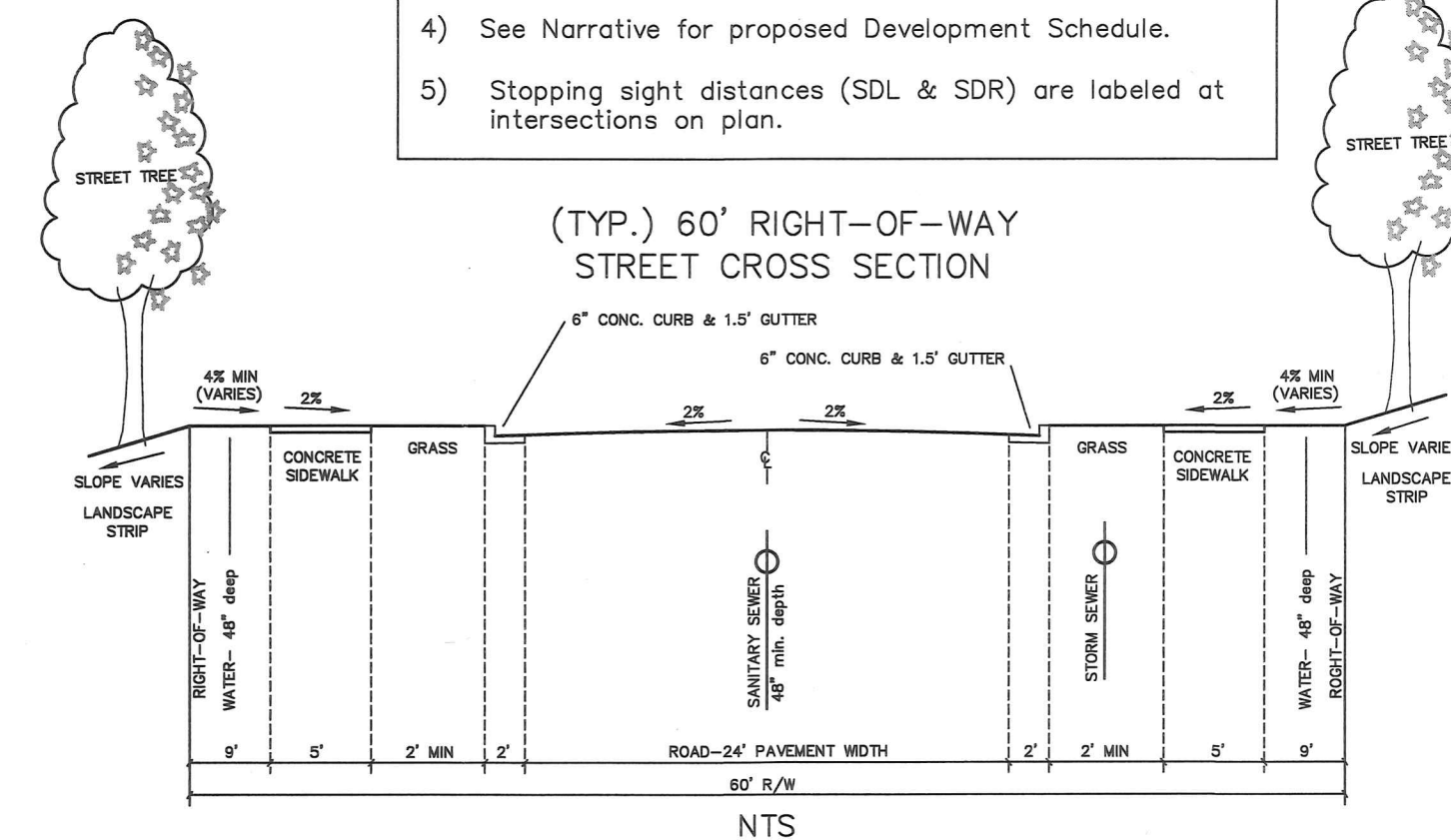
Data	Description	Totals
Subject Rezone Acreage		19.289 Acres
Proposed Number of Buildings	1 Building per Lot	13 Buildings
Proposed Allowed Building Square Footage	9000 Square Feet per Acre	173,601 SF
Proposed Building Uses	All Allowed B-2 Uses in the Oconee County Unified Development Code, Except for Uses Excluded in the Narrative. See Narrative.	
Total Maximum Allowed Lot Coverage	90% Allowed (See Plan for Allowed Lot Coverage on Individual Lots)	16.24 Acres
Required Number of Parking Spaces	5 Spaces per 1000 SF of Building SF (173601/1000)*5	869 Spaces
Approximate Land Area of Parking Areas	171 SF per Space + 216 SF of Drive Aisle per 2 Spaces	5.57 Acres

General Notes:

- Lot acreages are approximate. (see final plat for exact acreages).
- Lot dimensions are approximate. (see final plat for metes and bounds).
- Boundary data from: Survey by Woods Land Surveyors, Inc.
- All existing utilities are approximately located.

NOTES

- Storm Water Management shall be in accordance with Oconee County, state and other appropriate ordinances and regulations in effect at time of construction plan approval.
- Sign locations and/or permits are not included with these documents. Applications for sign permits are to be submitted separately to the Oconee Code Enforcement Department.
- Tree save areas are not illustrated on this rezone concept plan. Tree save areas will be determined by the limits of clearing on construction plans to be reviewed by Oconee County Development Review Committee.
- See Narrative for proposed Development Schedule.
- Stopping sight distances (SDL & SDR) are labeled at intersections on plan.



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LAND PLANNING
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3651 MARS HILL ROAD
SUITE 1400
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(706) 543-0907
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B-2 COMMERCIAL SUBDIVISION REZONE CONCEPT PLANS FOR RESEARCH QUARTER 19.289 ACRES OCONEE COUNTY, GEORGIA

OWNER(S)/PERMITTEE
BURGESS FAMILY ENTERPRISES, LLC & J.G. GRIFFITH INVESTMENTS, LLC
1360 CADUCEUS WAY
WATKINSVILLE, GA 30677
24 HOUR CONTACT:
TIM BURGESS
706-202-4200



DATE:	5/19/2019
DESIGNED BY:	WJB
CHECKED BY:	KAB
NO.	1
REVISION	1. DMC Comments
NO.	2
REVISION	2. Parcel Owner Revisions
DATE:	5/28/2019
DESIGNED BY:	WJB
CHECKED BY:	KAB
DATE:	2-26-2019
JOB:	18-098
NOT RELEASED FOR CONSTRUCTION	