

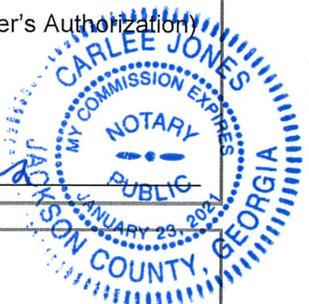


OCONEE COUNTY ZONING CHANGE APPLICATION

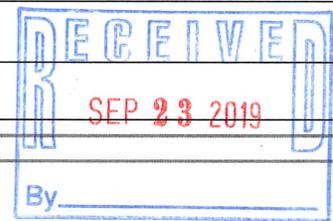
Requested Action:

- Rezoning from: _____ to _____ Change in Conditions of Approval for Case # : _____
- Special Use Approval for: **community-scale church** in the **OIP** Zoning District

Applicant	Property Owner
Name: Carter Engineering Consultants	Name: Dwight R. Moss
Address: 3651 Mars Hill Road, Suite 2000 <small>(No P.O. Boxes)</small> Watkinsville, GA 30677	Address: 412 Gnatty Road <small>(No P.O. Boxes)</small> Hayesville, NC 28904
Telephone: 770-725-1200	Telephone: _____
Email: jeff@carterengineering.net	_____
Applicant is (check one): <input type="checkbox"/> the Property Owner <input checked="" type="checkbox"/> 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: 	Date: 9/23/19 Notarized: Carlee Jones



Property	Use
Location: 7730 Macon Highway <small>(Physical Description)</small>	Current Use: Undeveloped
Tax Parcel Number: C 03 016	Proposed Use: Community-scale church
Size (Acres): 8.91 Current Zoning: OIP	
Future Development Map—Character Area Designation: Civic center	



Attachments (check all that apply)

<input checked="" type="checkbox"/> Property Owner's Authorization (if applicable)	<input checked="" type="checkbox"/> Narrative (Detailed Description of the Request)
<input checked="" type="checkbox"/> Application Fee	<input checked="" type="checkbox"/> Concept Plan
<input checked="" type="checkbox"/> Warranty Deed	<input checked="" type="checkbox"/> Attachments to the Concept Plan:
<input checked="" type="checkbox"/> Typed Legal Description	<input checked="" type="checkbox"/> Water and/or Sewer Capacity Letter from OCUD
<input checked="" type="checkbox"/> Plat of Survey	<input checked="" type="checkbox"/> Representative Architecture/Photographs
<input checked="" type="checkbox"/> Disclosures (Interest & Campaign Contributions)	<input checked="" type="checkbox"/> Proof all property taxes paid in full
<input checked="" type="checkbox"/> Zoning Impact Analysis	<input type="checkbox"/> Other Attachments: _____

For Oconee County Staff Use Only

Application	Date Received: _____ Date Accepted: _____	APPLICATION NUMBER <input type="text"/>
	DRI Transmitted to RDC <input type="checkbox"/> Date: _____ <input type="checkbox"/> N/A	Planning Commission Date: _____
	Date Submitted: _____ <input type="checkbox"/> Findings Complete	<input type="checkbox"/> Approval <input type="checkbox"/> With Conditions <input type="checkbox"/> Denial
	Posted: _____ Ad: _____ Ad: _____	Board of Commissioners Date: _____
Application Withdrawn <input type="checkbox"/> Date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> With Conditions <input type="checkbox"/> Denied	

LIFE CHURCH OF ATHENS

Church Campus Masterplan
7730 Macon Highway
Watkinsville, Georgia 30677
Oconee County

Special Use Permit

Project Narrative

September 23, 2019 (Revised October 10, 2019)

GENERAL DATA - SUMMARY

Existing Zoning O.I.P (Office Institutional Professional District)
Proposed Zoning O.I.P (Office Institutional Professional District)

Adjacent Zoning: North: I (Industrial District owned by GDOT)
R-3 (Multi-Family Residential District)
South: Summit Oaks Drive Right-of-Way:
R-1 (Single Family Residential District)
East: R-1 (Single Family Residential District)
West: Summit Grove Drive Right-of-Way:
AR (Agricultural Residential District)
Watkinsville Bypass (Highway 441)

Existing Use: Vacant Lot
Proposed Use: Community-Scale Church

Total Project Area 8.84 Acres
Total Impervious +/-4.00 Acres
Total Parking 280 Proposed Parking Spaces
Total Building 0.92 Acres (40,000 Square Feet)

INTRODUCTION

Life Church of Athens, currently located at 120 Ware Street in Athens, Georgia, seeks special use approval for the development, expansion, and relocation of their campus to Oconee County. The Church seeks to expand and relocate their work and campus to Oconee County because of the need and the desire to serve and provide for their members and their community by providing a place they can safely and comfortably worship, serve, and grow. From starting as a small gathering of people in 2006 at the Athens Public Library to developing their own Church Campus in 2019, Life Church of Athens has surely experienced and found favor in the sight of their community and peers—the same favor they seek to find in the Oconee County area. In efforts to seek Special Use approval, Life Church of Athens is ultimately seeking to find a place they can officially call home.

The proposed development will create a centrally focused campus that emphasizes connectivity, wholesome fellowship, and an aesthetic visual character. The church building will be located central to the property and along the property ridge. It will be surrounded by courtyard and gathering areas for recreation and fellowship while more intimate and private gathering spaces will be located at the northern portion of the property, nearest the creek. The change in elevation along the rear of the property allows the campus to have numerous levels of gathering space and helps to promote a sense of intimacy and privacy for outdoor classroom areas, nature trails, and prayer gardens.

The project involves the construction of two facilities: The Sanctuary (gymnasium fellowship hall) and the Chapel (main church building – future). The Fellowship Hall (gymnasium), coined by Life Church of Athens, 'The Sanctuary', will be approximately 10,000 square feet with additional educational/classroom space attached. It will be used for Church studies, worship, meetings, small church events, and banquets. The area surrounding the building (the courtyard, playground area, and baptismal) will be designed and developed for pedestrian use and recreation. Construction of 'The Chapel' is proposed for future development and will be constructed as funds and needs arise for additional space. The Chapel will ultimately become the main church building on the campus and the Sanctuary will be redesigned and retrofitted to serve youth and administrative purposes.

Construction of the project is intended to take place as soon as church funds are raised and permits are secured.

Carter Engineering Consultants, Inc. has been engaged by the owner to act as their agent in the preparation and provision of any necessary documents associated with the request of this Special Use Permit.



PROJECT DESCRIPTION

The Special Use Concept Plan that accompanies this narrative helps to illustrate the spatial relationships of the site and helps to distinguish and visualize the proposed campus. Design elements of the proposed campus are listed below.

Building Location. The buildings are centrally located on the site for topographic and accessibility reasons. The buildings are nestled near the ridge lines of the property to promote visual awareness of the church from the Watkinsville Bypass and to reduce construction costs. Furthermore, the buildings are centrally located on the site to minimize walking distances from the parking lot and to maximize safe and accessible egress and ingress to and from the buildings.

Outdoor Pedestrian Areas. The proposed development plans to have numerous outdoor amenities for church and pedestrian use. The church plans to have these areas for fellowship, small gathering, and recreations directly adjacent to the proposed structure in order to best provide a central network of interpersonal interactions and multi-generational fellowship opportunities. There are plans for a playground space, an outdoor classroom area, a courtyard, and an outdoor baptismal.

Multi-Use Athletic Field. The Multi-Use Athletic Field will be utilized for church recreational events and games. The area will be designed to be large enough for a 250' softball field and a regulation size soccer field. The area will be used intermittently for numerous recreational purposes including but not limited to Vocational Bible School, Church Picnics, Church recreation, etc.

Outdoor Gathering Space. The outdoor gathering space will be a multi-level area that will be designed as a type of amphitheater-like gathering space for small groups and/or small events. The area is located at the northeast corner of the site and will be designed to promote small group gatherings and church social events. Located throughout this area will be small nature trails and prayer gardens for reflection and retreat.

The use of the site for the above-mentioned facilities is consistent with the proposed use of the site and the zoning codes for O.I.P (Office Institutional Professional) given the approval of this Special Use Permit.

SITE

The proposed site consists of a total of 8.84 acres and is densely covered with hardwood and pine trees. There is an unnamed creek (off property) towards the most northeastern portion of the property. The site has never been developed and has approximately 700 linear feet of frontage along Summit Grove Drive and approximately 310 linear feet of frontage along Highway 441.

The terrain consists of an approximate 3.5% slope from Summit Oaks Dive to the ridge of the property located near the center of the site. From the ridge of the property, the site slopes from the South to the North at an approximate 12% slope with its receiving waters at an unnamed tributary to Calls Creek. The proposed facilities are developed on topographic high points to minimize construction and disturbance of the existing land and vegetation.

There are no areas on or within the site that would cause environmental concern. A small portion of the site at the northwestern most corner of the property lies within a 25-foot State Waters Buffer. No development is proposed within this buffer.

ZONING

The current zoning is O.I.P (Office Institutional Professional District)

The proposed zoning is O.I.P (Office Institutional Professional District)

Properties adjacent to the site are zoned as follows:

North: I (Industrial District - GDOT) and R-3 (Multi-Family District)

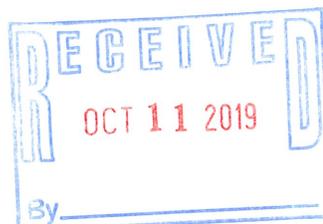
South: R-1 (Single Family Residential District)

East: R-1 (Single Family Residential District)

West: AR (Agricultural Residential District) and Watkinsville Bypass (Hwy. 441)

PROPOSED USE

The proposed use of the campus will be for a Community-Scale Church. It will be used as a gathering place for worship, small events, and church related activities defined by the Oconee County Unified Development Code as being related to a Community-Scale Church. Life Church of Athens proposes a +/- 40,000 square foot building footprint (Sanctuary and Chapel) in efforts to best prepare and plan for future growth of their church. The +/- 40,000 square foot building will be used for worship, church studies, church events, meetings, banquets, administrative purposes, and for generational programming. In addition to Church and ministerial events, the property and the hall may be leased for fellowship and reception-style events. However, leasing of the property will only be made available to Church members with overall approval from the Church Executive Staff.



ACCESS

There is currently no access to the site. There are two proposed points of ingress and egress off Summit Grove Drive.

Summit Grove Drive currently terminates into an abrupt dead end just before the Watkinville Bypass causing a visually unclear and unwarranted terminus to Summit Grove Drive. Life Church of Athens proposes to turn this terminus into the main entrance for the campus. The proposed main entrance will open to a ‘roundabout’ drop-off area for children and the elderly. The roundabout will allow patrons the option of parking in the rear parking lot or the main parking lot.

The secondary entrance will open directly to the main drive aisle around the campus and will be the primary access point to the ‘main’ parking lot. This entrance will also serve as the primary entrance for late morning Sunday services (allowing the main entrance to be the main exit for early morning services—alleviating the build-up of transient traffic by people coming and going on Sunday mornings).

Concrete curb and gutters will be placed along all drive aisles and entrances in and along the Life Church property. Pedestrian access will be provided by a connection to the proposed sidewalks along Summit Oaks Drive and Summit Grove Drive.

All paved areas within the campus will remain private and Life Church of Athens will be responsible for all maintenance and repairs.

TRAFFIC IMPACT

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation, 9th Edition*. Note that the table and the calculations below represent traffic generated at full campus build-out which is expected to take place incrementally over the course of many years.

Land Use Code: 560

ITE Code	Unit Type	Units	ADT 2-Way (Rate)	SATURDAY PEAK HOUR			SUNDAY PEAK HOUR		
				ENTER	EXIT	TOTAL (Rate)	ENTER	EXIT	TOTAL (Rate)
Church (560)	Seats	500.0	482 (0.61)	129	171	300 (0.60)	153	152	305 (0.61)

Traffic impacts to the local residents and existing traffic patterns will be minimal. Throughout the week, traffic to the site will predominately consist of pastoral and administrative staff. The predominate time of traffic will be on Sundays between 9am and noon. The existing traffic patterns are relatively light due to the residential character of the area and the proposed traffic due to Sunday mornings alone is expected to minimally impact the residents and the area.

WATER SUPPLY

Water supply will be served by the Oconee County Public Utilities Department.

SEWAGE DISPOSAL

Sewage disposal will be served by the Oconee County Public Utilities Department.

GARBAGE COLLECTION

Garbage collection will be handled by a private contract service.

UTILITIES

The proposed development will require domestic water, fire protection, and sanitary sewer services. Dry utilities such as electricity, cable, and internet will be coordinated with the individual service providers as needed and in accordance with Oconee County UDC.

WATER. The total estimated water demand for the campus and total build-out is 3,500 gallons per day with a Sunday service peak of 10 gallons per minute.

There is an 8” water main located along Summit Grove Drive. Water service is proposed to be provided by tapping the existing line for domestic use. There is an existing fire hydrant at the corner of Summit Grove Drive and Summit Oaks Drive that can be utilized for the property. Fire department connections and any required water service for the structure shall be provided in accordance with the Oconee County UDC.

SANITARY SEWER. The total estimated sanitary sewer demand at total campus build-out will be 3,500 Gallons Per Day.



Probable Sewer Demand:

Church (with Kitchen)	7 GPD / Seat
500 Person	3,500 GPD (7 x 500)

*Calculation based on Total Campus Build-Out

There is an 8" Gravity Sewer located to the north of the property at Woodridge Lane. Sanitary Sewer service is proposed to be provided by tapping the existing line for use.

STORMWATER MANAGEMENT

The development has 2 proposed stormwater management facilities. The proposed stormwater management system will be designed to meet local, state, and federal regulations and requirements. Throughout the site, stormwater is collected and traversed through pipes and swales and directed to the existing stormwater detention areas shown on the concept plan. Post development run-off will be maintained in accordance with Oconee County and State of Georgia standards.

IMPACT TO SCHOOL SYSTEM

There will be no adverse effects to the school system.

BUFFERS

There is a 25' State Waters Buffer located at the northeastern portion of the property. No development is proposed in or directly around this buffer. A 25' landscape buffer is proposed along the northern and eastern portions of the property that are zoned R-3 and R-1. An evergreen planted landscape buffer in accordance with the Oconee County UDC (Section 808.04.b.04.d) shall be installed where necessary. As much as practical, existing vegetation will be utilized to meet the requirements of the Oconee County UDC. See buffer exhibit provided with this narrative.

PROJECT IDENTITY

Project signage, if any, will be provided and applied for under a separate permit. All signs will be installed according to the Oconee County UDC.

COMMON AREAS

There are no common areas proposed for this site.

AMENITIES/RECREATIONAL AREAS

There are no public recreational areas proposed for this site.

PUBLIC & SEMI-PUBLIC AREAS

No additional easements, Rights-of-Way, or other public and/or semi-public areas are proposed.

OWNERSHIP

The project is privately owned.

ESTIMATED VALUE

The estimated value of the project at completion is approximately \$2,500,000.



ZONING IMPACT ANALYSIS

- A. **Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?**
Yes. The property is currently zoned O.I.P (Office Institutional Professional). According to Article 2, Section 205.08.E of the Oconee County UDC, Community-Scale Churches are allowed in the OIP District with Special Use Approval. Furthermore, any accessory use customary to a church or other place of worship (baptismal, prayer garden, etc.) is allowed by-right in the OIP District according to Table 2.2.
- B. **Is the proposed special use compatible with the goals, objectives, purpose, and intent of the Community Agenda?**
Yes. The proposed special use request is for the campus development and relocation of an existing church body that serves the surrounding community and area. The development of the church campus will allow the church to serve the community better which is compatible with the Future Land Use Plan designation of 'Civic Center'. The church community proposed for the campus will help to engage and connect with the existing community in and around the area in community events and gatherings. Life Church of Athens is a vivid proponent and advocate of family and community values, growth, development and fellowship—promoting the very same values set forth in the 'Civic 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?**
No. This project is for a church development within a predominately residential area which creates a seamless impact to the surrounding area. There is no expectation of the development impeding the normal and orderly development of the surrounding properties because the peak time of service is predominately on Sunday mornings.
- D. **Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?**
Yes. Life Church of Athens is a local church in search for a home campus; there is no better home for a local church than within a community of local homes. Furthermore, the project has historically been vacant for the life of the surrounding community. Although there is no expectation that it would be developed in the future, it can be assumed that when considering the extreme terrain of the site and the limited access of the area, any proposed development would be costly and most likely be value engineered to the point of visual and cultural decay. To protect the visual and cultural character of the area and the community, the best and safest option for development of this site would be Life Church of Athens.
- E. **Is or will the type of street providing access to the use be adequate to serve the proposed special use?**
Yes. Access to the development is off Summit Grove Drive, a county road that connects two local residential subdivisions to North Main Street (Highway 15). The development will be predominately used on Sunday mornings which is typically a low-traffic time for residential neighborhoods. The street providing access to the church campus provides adequate service for the proposed development.
- 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?**
Yes. Access to the site will promote pedestrian safety and adequate vehicular circulation by providing crosswalks and sidewalks (as needed) that are separated by landscape strips. Access for emergency vehicles will be provided to all proposed structures.
- 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?**
Yes. The public facilities will be adequate to support the proposed utilities proposed on the Special Use Site Plan and the school system will not be impacted negatively by this request. Demand for fire/police protection will not be overly taxed by this request.
- 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, or odor?**
Yes. All elements of the development requiring screening and buffering will be hidden from view of pedestrians by means of landscaping in accordance with the latest Oconee County Development Code at the time of site development submittals. A 25' landscape buffer is proposed for all property lines adjoining residential developments.
- I. **Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?**
Yes. The hours of operation for the Church will have no adverse effect on other properties in the area. Use of the property will predominately be on Sunday and Wednesday nights.
- 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?**
Yes. The height, size, and location of the church will not exceed the limitations, boundaries, or regulations set forth in the Oconee County UDC. The height of the structure will be visually and relatively consistent with the surrounding area.

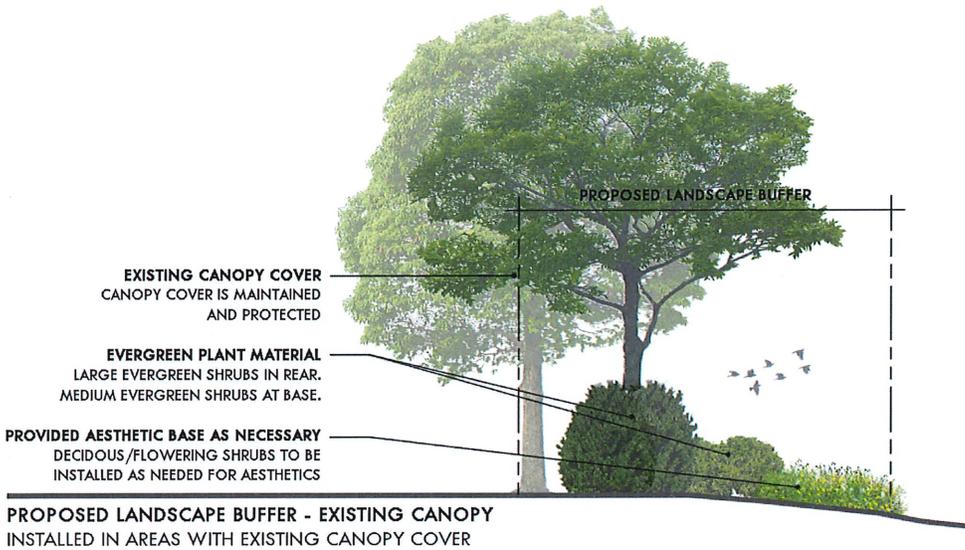
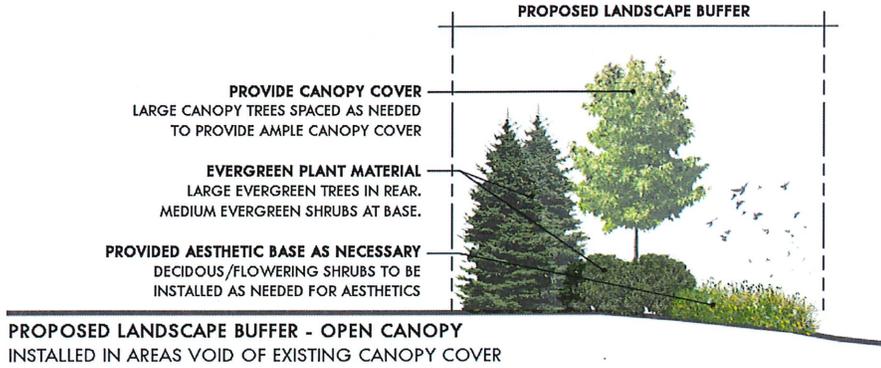


CONSTRUCTION/FAÇADE MATERIALS & REPRESENTATIVE ARCHITECTURE IMAGES

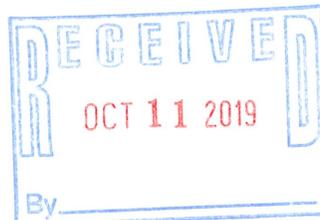
The building exteriors shown below are representative only. The exterior of Life Church of Athens will have an aesthetic combination of stone, brick, glass, and complementary accents. The photos below represent a comprehensive aesthetic for Life Church of Athens.

Hardscape areas and gathering areas around the site will predominately be concrete with the possibility of paver materials. Other exterior elements around the campus include, but are not limited to nature trails, a multi-use athletic field, playground, and baptismal/courtyard area. The proposed landscape for the campus is designed to be aesthetically pleasing to the both the eye and the environment, promoting a sense of privacy and natural beauty.





LANDSCAPE BUFFER EXHIBIT
INSTALLED AS REQUIRED AND AS NEEDED





OCONEE COUNTY PROPERTY OWNER AUTHORIZATION
FOR
APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

7730 Macon Highway

Watkinsville, GA 30677

Tax Parcel #: C 03 016

Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of Applicant or Agent: Carter Engineering Consultants, Inc.

Address (No P.O. Boxes): 3651 Mars Hill Road, Suite 2000

City, State, & Zip Code: Watkinsville, GA 30677

Telephone Number: 770-725-1200

SIGNATURE OF OWNER:

[Handwritten signature]

NAME OF OWNER (PLEASE PRINT):

Dwight R. Moss

(IDENTIFY OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE):

DATE: 9/23/2019

NOTARIZATION:

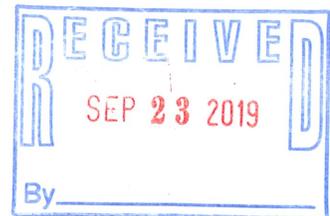
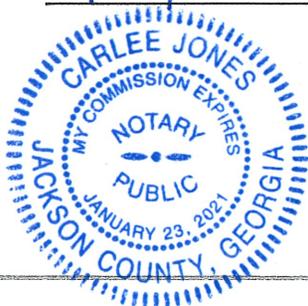
SWORN TO & SUBSCRIBED BEFORE ME THIS 23rd DAY OF September, 2019

NOTARY SIGNATURE:

Carlee Jones

DATE: 9/23/2019

SEAL:



2018 Property Tax Statement

JENNIFER T. RIDDLE
 Oconee County Tax Commissioner
 PO BOX 106
 WATKINSVILLE, GA 30677
 oconeecountypay.com

MAKE CHECK/MONEY ORDER PAYABLE TO:
 Oconee County Tax Commissioner

MOSS DWIGHT R.

412 GNATTY ROAD
 HAYESVILLE, NC 28904

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-11406	12/15/2018	\$0.00	\$2448.09	\$0.00	Paid 12/14/2018

Map: C 03 016
 Location: 7730 MACON HWY

Printed: 09/23/2019

Please note that taxes outstanding as of 11/15 (or applicable due date) will be subject to additional interest and penalties set forth by Georgia law.

If property tax remains unpaid, the Office of the Tax Commissioner has the right and responsibility to levy on the property for nonpayment (additional fees apply). This is considered a last resort tax collection and other collection methods are always preferred.

Please visit our website oconeecountypay.com for additional information and to make online payments.

JENNIFER T. RIDDLE
 Oconee County Tax Commissioner
 PO BOX 106
 WATKINSVILLE, GA 30677
 oconeecountypay.com
 Phone: (706) 769-3917 Fax: (706) 769-3964



Tax Payer: MOSS DWIGHT R.
Map Code: C 03 016 Real
Description: 565/1 30/139
Location: 7730 MACON HWY
Bill No.: 2018-11406
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	258,390.00	8.9100	\$258,390.00	12/15/2018				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$258,390.00	\$103,356.00	\$0.00	\$103,356.00	10.776000	\$1,113.76	\$0.00	\$1,113.76
INSURANCE PREMIUM ROLL BAC	\$258,390.00	\$103,356.00	\$0.00	\$103,356.00	-0.960000	\$0.00	-\$99.22	-\$99.22
SALES TAX ROLLBACK	\$258,390.00	\$103,356.00	\$0.00	\$103,356.00	-3.130000	\$0.00	-\$323.50	-\$323.50
SCHOOL M&O	\$258,390.00	\$103,356.00	\$0.00	\$103,356.00	17.000000	\$1,757.05	\$0.00	\$1,757.05
STATE TAX	\$258,390.00	\$103,356.00	\$0.00	\$103,356.00	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					23.686000	\$2,870.81	-\$422.72	\$2,448.09

We accept partial payments. Outstanding balances as of the due date will accrue interest monthly and additional penalties. Payments can be made in person, by mail or online at oconeecountypay.com. We accept cash, check (e-check online-\$1.50), money order, and debit/credit cards. There is a service fee to pay with a card in the office or online. Please remit top portion to your mortgage company if applicable. Status of payment received may be verified online at oconeecountypay.com. Mortgage companies usually remit payment the first week of November.

Owner occupied residences may qualify for certain homestead exemptions. PERSONS OVER AGE 65 MAY BE ELIGIBLE FOR ADDITIONAL EXEMPTIONS (age 62 eligibility-net income less than \$10,000). The full law relating to each exemption must be referred in order to determine eligibility (details available at oconeecountypay.com or 706-769-3917). Applications for homestead exemptions must be received by April 1, 2020. It is not necessary to refile for exemptions each year, unless there is a change in the property deed.

Current Due	\$2,448.09
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,448.09
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	12/14/2018



LEGAL DESCRIPTION

Commencing at the northernmost set ½" iron rebar with cap at the Summit Oaks Drive intersection with right of way of Summit Grove Drive; said rebar being the POINT OF BEGINNING;

Thence N 01°24'57" W, a distance of 147.44' to a found ½" iron rod;

Thence N 06°39'23" W, a distance of 553.19' along an arc having a radius of 3,206.71' and length of 553.87' to a found 5"x5" concrete monument;

Thence N 00°56'10" W, a distance of 311.04' to a found 5"x5" concrete monument;

Thence S 85°18'37" E, a distance of 322.72' to a found ½" conduit;

Thence S 14°08'34" E, a distance of 149.98' to a found ½" conduit;

Thence S 06°56'11" E, a distance of 684.42' along an arc having a radius of 3,578.71' and length of 685.47' to a found ½" conduit;

Thence S 01°15'19" E, a distance of 208.66' to a set ½" iron rebar with cap;

Thence S 88°36'26" W, a distance of 216.50' to a found ½" conduit;

Thence N 85°06'57" W, a distance of 100.60' to a set ½" iron rebar with cap;

Thence S 88°36'25" W, a distance of 30.00' to a set ½" iron rebar with cap;

Thence N 27°45'07" W, a distance of 55.85' to a set ½" iron rebar with cap; said rebar being the POINT OF BEGINNING.





Oconee County Utility Department

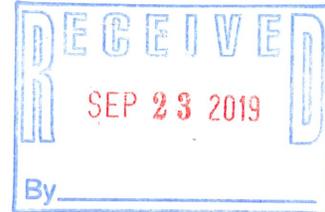
Board of Commissioners

John Daniell, Chairman
Mark Thomas, Post 1
Chuck Horton, Post 2
W. E. "Bubber" Wilkes, Post 3
Mark Saxon, Post 4

September 17, 2019

John P. Murry
Childers Associates

Re: 7730 Macon Highway



Dear Mr. Murray,

Based on your request for water and sewer capacity proposed for the above reference location we offer this Letter of Availability as follows.

Water & Wastewater Capacity

Regarding *potable water*, potable water is available for domestic and irrigation purposes.

Regarding *wastewater treatment / sewer collection and transmission capacity*, we advise that sewer capacity is available for this location but will require a sewer extension of the County sewer line. The cost and installation of the extension will be the responsibility of the developer.

Availability

- The availability of water and sewer *does not guarantee connection*.
- Unforeseen drought conditions or wastewater treatment capacity limitations may affect or delay the issuance of permits or connections to the water and sewer systems.
- Availability is also subject to obtaining a satisfactory technical review of the applicable water and/or sewer extension application package during the construction plan review.

This Water and Sewer Availability Letter expires 1 year from the date of issuance.

Costs and Fees

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

1291 GREENSBORO HIGHWAY ♦ PO BOX 88 ♦ WATKINSVILLE, GEORGIA 30677

PHONE: 706.769.3960 ♦ FAX: 706.769.3997

www.oconeecounty.com

- 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.

Please give us a call if further discussion or clarification is needed.

Sincerely,



Tim Durham
Director



DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of Commissioners, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such interest.



Signature of Applicant

9/23/2019

Date



Signature of Property Owner

9/23/2019

Date

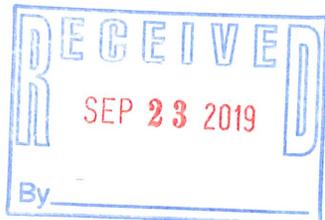
Carlee Jones

Signature of Notary Public



9/23/2019

Date



00565
0001

0000001

FILED IN OFFICE
SUPERIOR COURT
OCONEE COUNTY, GEORGIA

OCT NOV -5 PM 3:38

DEED BOOK 565 PAGE 1-2

OCT 11-6-01
CLERK

STATE OF GEORGIA
COUNTY OF OCONEE

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:
MICHAEL A. MORRIS, ESQ.
BLASINGAME, BURCH, GARRARD, BRYANT & ASHLEY P.C.
440 COLLEGE AVENUE NORTH
P.O. BOX 832
ATHENS, GA 30603
NO TITLE EXAMINATION CONDUCTED

OCONEE COUNTY, GEORGIA
Real Estate Transfer Tax

Paid \$ 100.00
Date 11-6-01

E. Montgomery, Chief Clerk

WARRANTY DEED

THIS INDENTURE is made and entered into as of the 31st day of October, 2001, by and between
RONNIE P. CONDRON as Party of the First Part, and DWIGHT R. MOSS as Party of the Second Part.

WITNESSETH

That the said Party of the First Part, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Party of the Second Part the following described property:

All my one half (1/2) undivided interest in:

ALL that tract or parcel of land, situate, lying and being in the 221st G.M.D., Oconee County, Georgia, containing an aggregate of 11.29 acres and being known and designated as Tract 1 containing 8.91 acres and Tract 2 containing 2.38 acres, as shown on a plat entitled "Survey for Dwight Moss", dated August 31, 1998, by W.T. Dunahoo and Associates, W.T. Dunahoo, Registered Land Surveyor No. 1577, said plat being recorded at Plat Book 30, page 139, in the Office of the Clerk of the Superior Court of Oconee County, Georgia and being incorporated herein by reference for a more particular description.

The above described property is conveyed subject to the Declaration of Covenants, Conditions and Restrictions for Summit Oaks Resource Centre, dated December 15, 1998 and being recorded at Deed Book 461, page 606, Oconee County, Georgia Records.

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Party of the Second Part, his heirs, successors and assigns, in Fee Simple.

And the said Party of the First Part warrants and will forever defend the right and title to the said property conveyed hereby unto the said Party of the Second Part, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

RECEIVED
SEP 23 2019
By _____

0000002

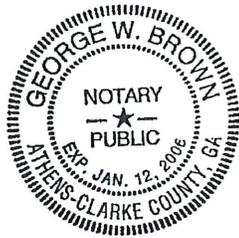
IN WITNESS WHEREOF, the Party of the First Part has hereunto set his hand, affixed his seal
and delivered these presents on the day and year first written above.

 (SEAL)
RONNIE P. CONDRON

Signed, sealed and delivered
in the presence of:


Witness


Notary Public



RECEIVED
SEP 23 2019
By _____

THE PROPERTY SHOWN HEREON LIES WITHIN AN "X" FLOOD PLAIN ACCORDING TO FEMA AND FLOOD INSURANCE RATE MAP #13219C 0070D (COMMUNITY #130453), DATED 9-2-2009.

SURVEY CLOSURE STATEMENT
 THE FIELD DATA UPON WHICH THIS MAP OF SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 318,080 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS NOT ADJUSTED.
 THIS MAP OF SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 188,725 FEET.
 A FOCUS 4 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS UPON WHICH THIS MAP OF SURVEY IS BASED, AND THE FIELD WORK WAS COMPLETED ON 8-30-19

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3206.71'	553.85'	553.16'	N 06°11'55" W (P)
C1	3206.71'	553.87'	553.19'	N 06°39'23" W (M)
C2	3578.71'	685.43'	684.38'	S 06°28'56" E (P)
C2	3578.71'	685.47'	684.42'	S 06°58'11" E (M)

LINE	BEARING	DISTANCE
L1	N 84°41'04" W	100.60' (P)
L1	N 85°06'57" W	100.60' (M)
L2	S 89°02'17" W	30.00' (P)
L2	S 88°30'25" W	30.00' (M)
L3	N 27°31'37" W	55.90' (P)
L3	N 27°45'07" W	55.85' (M)

Carter Engineering Consultants, Inc.
 3651 Mars Hill Road
 Suite 2000
 Watkinsville, GA 30677
 P: 770-725-1200
 www.carterengineering.net

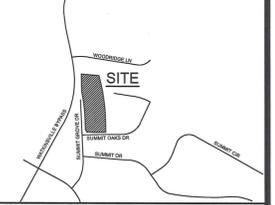
BOUNDARY SURVEY FOR:
 LIFE CHURCH OF ATHENS

7730 MACON HWY
 WATKINSVILLE, GEORGIA 30677
 OCONEE COUNTY
 G.M.D. 221

BEING THAT TRACT OF LAND DESCRIBED AS TRACT 1, RECORDED IN PLAT BOOK 30, PAGE 139B, OCONEE COUNTY, GEORGIA PUBLIC RECORDS.

TOTAL AREA: 8.841 ACRES
 TAX PARCEL #: C 03 016
 EXISTING ZONING: O-I-P

REPRODUCTIONS, MODIFICATIONS OR ASSIGNMENTS OF THIS DOCUMENT WITHOUT THE WRITTEN APPROVAL OF CARTER ENGINEERING CONSULTANTS, INC. ARE PROHIBITED AND MAY INVALIDATE THE SEAL AND ANY LIABILITY THAT CARTER ENGINEERING CONSULTANTS, INC. MAY HAVE IN THIS DOCUMENT.



LOCATION MAP - NTS

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

A	ARC LENGTH	⬤	BACKFLOW PREVENTER
AC	AIR CONDITIONER	⊗	BENCHMARK/CONTROL
BSL	BUILDING SETBACK LINE	⊗	BOLLARD
C	CALCULATED	⊗	BURIED CABLE POST
CL	CENTERLINE	⊗	CABLE TV PEDESTAL
CM	CONCRETE MONUMENT	⊗	CATCH BASIN (SINGLE WING)
CMP	CORRUGATED METAL PIPE	⊗	CATCH BASIN (DOUBLE WING)
CONC	CONCRETE	⊗	CHAIN LINK FENCE
COV	COVERED	⊗	ELECTRIC BOX
DB	DEED BOOK	⊗	ELECTRIC MANHOLE
DE	DRAINAGE EASEMENT	⊗	ELECTRIC METER
DWCB	DOUBLE WING CATCH BASIN	⊗	ELECTRIC PEDESTAL
ENCR	ENCROACHMENT	⊗	FIRE HYDRANT
EP	EDGE OF PAVEMENT	⊗	GAS BOX
ESMT	EASEMENT	⊗	GAS LINE (BURIED)
ET	ELECTRIC TRANSFORMER	⊗	GAS METER
FES	FLAILED END SECTION	⊗	GAS POST
FD	FOUND	⊗	GAS VALVE
FF	FINISHED FLOOR	⊗	GAS VENT STACK
INV	INVERT	⊗	GATE/WATER VALVE
IP	IRON PIPE	⊗	GREASE TRAP MH
IPC	IRON PIPE WITH CAP	⊗	GUYANCHOR
IR	IRON REBAR	⊗	IRRIGATION CONTROL VALVE
IRC	IRON REBAR WITH CAP	⊗	METAL LIGHT POLE
M	MEASURED	⊗	METAL LIGHT POLE
MH	MANHOLE	⊗	OVERHEAD UTILITIES
NF	NOW OR FORMERLY	⊗	PHONE LINE (BURIED)
NTS	NOT TO SCALE	⊗	POWER (BURIED)
OIS	OFFSET	⊗	SANITARY SEWER CLEAN-OUT
P	PLAT	⊗	SS LINE (BURIED)
PB	PLAT BOOK	⊗	SANITARY SEWER MANHOLE
PDI	PEDESTAL DROP INLET	⊗	SIGN
PG	PAGE	⊗	STORM SEWER MANHOLE
POB	POINT OF BEGINNING	⊗	STREET/PARKING LIGHT
POC	POINT OF COMMENCEMENT	⊗	STUB (UNKNOWN)
R	RADIAL/RADIUS	⊗	TELEPHONE PEDESTAL
RCP	REINFORCED CONCRETE PIPE	⊗	TRAFFIC SIGNAL BOX
RHW	RIGHT-OF-WAY	⊗	WATER LINE (BURIED)
SWB	STATE WATERS BUFFER	⊗	WATER METER
SWCB	SINGLE WING CATCH BASIN	⊗	WELL
SS	SANITARY SEWER	⊗	WOOD FENCE
SSMH	SANITARY SEWER MANHOLE	⊗	WOOD LIGHT POLE
TYP	TYPICAL	⊗	WOOD POLE
UE	UTILITY EASEMENT	⊗	
FD 1/2" CONDUIT		⊗	MAPLE TREE
FD 1/2" IR		⊗	PINE TREE
FD 5/8" CONC MONUMENT		⊗	
SET 1/2" IRC LSF 1135		⊗	

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

REGISTERED LAND SURVEYOR: CRAIG M. RICHT
 GEORGIA L.S. #3136

DATE PREPARED: 9-16-19
PROJECT #: 19001LCA

REVISIONS: _____ **DATE:** _____

GRAPHIC SCALE
 0' 25' 50' 100' 150'
 SCALE: 1" = 50'

SHEET #
 1 / 1

- SURVEYOR'S NOTES:**
- THIS MAP OF SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
 - THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES. SAID EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES MAY NOT BE SHOWN HEREON.
 - IT IS OUTSIDE MY AREA OF EXPERTISE TO DELINEATE WETLANDS OR DETERMINE IF THE CORRECT SITE CONDITIONS EXIST FOR WETLAND AREAS. THEREFORE WETLANDS, IF EXISTING ON SUBJECT PROPERTY, ARE NOT SHOWN.
 - UNDERGROUND UTILITIES AND FOUNDATIONS, IF ANY, WERE NOT LOCATED.
 - THIS MAP OF SURVEY IS NOT VALID UNLESS IT BEARS THE REGISTRANT'S ORIGINAL SIGNATURE, IN BLUE INK, PLACED ACROSS THE REGISTRANT'S SEAL.
 - (P) - REFERS TO PLAT BOOK 30, PAGE 139B. (P) BEARINGS ARE BASED ON MAGNETIC NORTH. (M) - REFERS TO FIELD MEASUREMENTS. (M) BEARINGS ARE BASED ON GRID NORTH (GA WEST ZONE) ESTABLISHED USING RTK GPS ON THE EGGS NETWORK. (GDOT) - REFERS TO GDOT R/W MAP FOR PROJECT #EDS-441(16). GDOT BEARINGS APPEAR TO BE BASED ON GRID NORTH (GA WEST ZONE).
 - ZONING AND SETBACK INFORMATION, IF SHOWN, SHOULD BE VERIFIED BY THE APPROPRIATE PLANNING/ZONING AGENCY PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.



N/F
 KYLE LATHAM MARTIN -and-
 ADRIANNE VANESSA MARTIN
 TAX PARCEL # C 03L 031
 D.B. 651, P. 1
 LOT 31, BLOCK "A" - P.B. 30, P. 234
 ZONING: R-1

N/F
 J. LAMAR WAGES -and-
 EVELYN L. WAGES
 TAX PARCEL # C 03L 020
 D.B. 714, P. 691
 LOT 20, BLOCK "A" - P.B. 30, P. 243
 ZONING: R-1

N/F
 ANNE E. MAHONEY
 TAX PARCEL # C 03E 019
 D.B. 1446, P. 334 & P.B. 22, P. 329
 ZONING: R-3

N/F
 LEWIS J. STOWE -and-
 SANDRA STOWE
 TAX PARCEL # C 03E 020
 D.B. 190, P. 329
 ZONING: R-3

N/F
 GEORGIA DEPARTMENT OF
 TRANSPORTATION
 TAX PARCEL # C 03E 001B
 D.B. 173, P. 273
 ZONING: I

N/F
 JACOBS PROPERTIES, LLLP
 TAX PARCEL # C 06 029C
 D.B. 528, P. 21
 TRACT 3 -and- TRACT 6 (COMBINED)
 P.B. 30, P. 245
 ZONING: AR

TRACT 1
 8.842 Acres

WATKINSVILLE BYPASS
 [R/W VARIES - GDOT PROJECT #EDS-441(16)]

- A LIFE CHURCH OF ATHENS - SANCTUARY**
The Sanctuary is the initial gathering and worship area for Life Church of Athens. The building will have an educational wing and will be the base structure for the development of the Campus.
- B LIFE CHURCH OF ATHENS - THE CHAPEL**
The Chapel is the full built-out concept for the Life Church of Athens Campus Masterplan. The Chapel will be the main worship and gathering area for the Church and the Sanctuary will be retrofitted and remodeled to serve and aid in the youth and generational ministries as well as providing extra administrative services for the campus.
- C FELLOWSHIP PAVILION**
The Fellowship Pavilion will be a small covered structure inside the Corporate Courtyard that will be used for small gatherings, study, prayer, and worship. The Pavilion will double as shelter for drop-off and pick-up services.

- D CORPORATE COURTYARD**
The Corporate Courtyard is a transitional area between the drop-off area and both the Chapel and Sanctuary. This area will be used for small group gatherings, prayer, and transient fellowship.
- E LIFE CHURCH OF ATHENS ICON AND SIGNAGE**
The area located in the center of the drop-off area will be utilized as an iconic focal point for patrons driving by and driving on to the campus. This will area will potentially serve as a visual cue for the church identity.
- F CHURCH AMPHITHEATER AND BAPTISMAL**
The area to the rear of the building will utilize the existing terrain by incorporating an amphitheater for use for outdoor sermons, gatherings, and corporate meetings. Proposed at the bottom of the platform is an outdoor baptismal for both private and corporate baptisms.

- G LAWN AREA AND OUTDOOR SEATING**
The area just outside the Chapel is a passive lounge area that will have outdoor seating and lawn space for people to gather in small groups and enjoy fellowship.
- H YOUTH RECREATION AREA**
The youth recreational area just outside the Sanctuary is an area that will be designed for middle school, high school, and college age children. This area will be utilized for multi-generational gatherings, games, activities, and small events.
- I PLAYGROUND AREA**
The playground area will be an area designed and designated for young children and families for recreational purposes. The area will be fenced and will be designed to provide safe, secure and accessible play.

- J FELLOWSHIP COURTYARD**
The Fellowship Courtyard will be the main entrance point to the Sanctuary. This area will serve as a tree canopy covered gathering space for fellowship and prayer. It will be the transitional space between services and events and can also be used for small group studies and church meetings.
- K MULTI-PURPOSE ATHLETIC FIELDS**
The multi-purpose athletic fields will be an area for both passive and active recreation. The area will be large enough to fit a 250' softball field and a regulation size soccer field. The fields may be used for Vocational Bible School, Church picnics, and corporate church gatherings and events.
- L PRAYER TRAILS**
The Prayer Trails located near the rear of the site will be trails and small spaces designed for private and personal reflection and prayer.

SITE DATA

Site Information:

Total Tract Area	=	385,070 sf	8.84 ac	(100.00%)
Existing Impervious Area	=	0 sf	0.00 ac	(0.000%)
Total Impervious Coverage	=	175,613 sf	4.03 ac	(45.60%)
Structure Coverage	=	40,250 sf	0.92 ac	(9.94%)
Sanctuary	=	10,000 sf	0.23 ac	(2.51%)
The Chapel	=	29,500 sf	0.68 ac	(7.42%)
Pavilion	=	750 sf	0.01 ac	(0.01%)
Vehicular Coverage	=	115,363 sf	2.65 ac	(29.03%)
Pedestrian Coverage	=	20,000 sf	0.46 ac	(5.03%)
Proposed Landscape Area	=	209,457 sf	4.81 ac	(54.40%)
Total Coverage Area	=	175,613 sf	4.03 ac	(45.60%)

LANDSCAPE BUFFER NOTE

A 25-FOOT BUFFER SHALL BE PROVIDED ALONG PROPERTY LINES BETWEEN PROPOSED DEVELOPMENT AND ADJACENT RESIDENTIAL PROPERTIES. THE PROPOSED BUFFERS SHALL BE PLANTED IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE OCOOEE COUNTY ORDINANCE IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL. BUFFER DETAIL PROVIDED (THIS SHEET) IS FOR REFERENCE ONLY.

LIGHTING NOTE

LIGHTING SHALL BE DESIGNED AND LOCATED APPROPRIATELY TO ENSURE PEDESTRIAN AND VEHICULAR SAFETY THROUGHOUT THE SITE. LIGHTING SHALL BE ORIENTED TO PREVENT EXCESS GLARE TOWARDS ADJACENT PROPERTIES AND TO MINIMIZE LIGHT POLLUTION. LIGHTING WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE OCOOEE COUNTY ORDINANCE IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.

CONSTRUCTION SCHEDULING NOTE

THE PROPOSED DEVELOPMENT PORTRAYS A CONCEPTUAL MASTERPLAN FOR A CHURCH CAMPUS THAT IS ESTIMATED TO BE BUILT IN SEQUENCE WITH CHURCH GROWTH AND AS FUNDING BECOMES AVAILABLE. THIS PLAN REPRESENTS ANTICIPATED DEVELOPMENT AND NEEDS CONGRUENT WITH CHURCH PROGRESSION OVER THE NEXT 10 OR MORE YEARS.

SIGHT DISTANCE NOTE

THE REGULATED SPEED ALONG SUMMIT GROVE DRIVE IS 30 MPH. PER AASHTO/GDOT GUIDELINES THE PROPOSED EXITS PROVIDE ADEQUATE SIGHT CLEARANCE AND VISIBILITY.

100-YEAR FLOODPLAIN NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN.

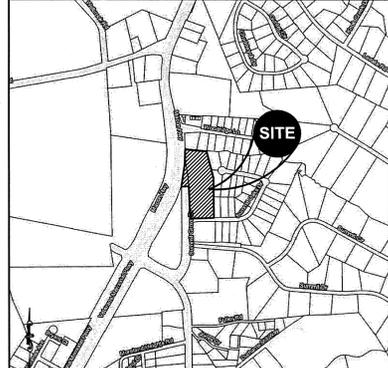
GRAPHIC LEGEND

PEDESTRIAN PAVEMENT (Concrete and Pavers - Sidewalk, Stairs, etc.)	
VEHICULAR PAVEMENT (Asphalt Pavement - Parking Lot)	
STRUCTURAL 25-FOOT LANDSCAPE BUFFER (Enhanced Screening and Vegetation)	

LANDSCAPE LEGEND

CONCEPTUAL CANOPY (Large Canopy Trees)	
CONCEPTUAL ORNAMENTAL (Flowering & Specimen Trees)	

(All proposed plant material shall meet requirements of Oconee County UDC)



LOCATION MAP
SCALE: N.T.S.

PROJECT NOTES:

OWNER/DEVELOPER:
Life Church of Athens
120 Ware Street
Athens, GA 30601
Contact: John Murray
Phone: (706) 255-4389
Email: lifechurchath@gmail.com

ENGINEER:
Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677
Contact: Jeff Carter, P.E.
Tel: (770) 725-1200
jeff@carterengineering.net

Property Location: 7730 Macon Highway
Watkinsville, Oconee County, GA 30677

Parcel No.: IC 03 036
Current Zoning: OIP (Office Institutional Professional District)
Proposed Zoning: OIP (Office Institutional Professional District)

Current Use: Vacant and Undeveloped
Proposed Use: Community-Scale Church Campus
Land Character Area: Civic Center Character Designation

Setbacks: Front: 15-feet Rear: 10-feet Side: 10-feet
Maximum Building Height: 40 Feet
Maximum Lot Coverage: 70% Lot Coverage

Project Tract: 8.84 acres
Disturbed Area: ±8.00 acres

Water Supply: Oconee County
Sewage Disposal: Oconee County
Garbage Disposal: Contract Service Provider

Stormwater: Surface drainage is to be accomplished by the combination of sheet flow through swales and proposed pipes to the proposed stormwater detention areas labeled on the plan.

Stormwater management shall be in accordance with county, state, and other appropriate ordinances and regulations in effect at time of construction plan approval.

Project Signage: To be applied for under separate permit. All signs shall be in compliance with the Oconee County Code of Ordinances at the time the permits are requested.

Boundary and site survey information obtained from field run survey by Carter Engineering Consultants dated 09.16.19. Phone: (770) 725-1200. Topographic information obtained from Oconee County GIS Top Maps.

Contour interval is 1 Foot (NAVD 88)

F.E.M.A. Flood Insurance Rate Map No. 13219C 00700 (Community #130453), dated September 02, 2009 indicates that this property is located in "Zone X".

The underground utilities shown hereon have been located from field information and existing drawings. The surveyor nor engineer warrants that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor nor engineer warrants that the underground utilities shown are in the exact location indicated. The surveyor nor engineer has physically located all the underground utilities.

It is the responsibility of the contractor to field locate all utilities prior to commencing work and notify engineer if a discrepancy is found.

The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.

UNDERGROUND UTILITIES DISCLAIMER

Information regarding the reputed presence, size, character and location of existing underground utilities and structures related to underground utilities is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures related to underground utilities shown hereon may be inaccurate and utilities and structures related to underground utilities not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information regarding the underground utilities and structures related to underground utilities shown hereon.

PARKING DATA

Parking Required:
Requirement: The minimum off-street parking spaces required for auditoriums, churches, theaters, stadiums, and other places of assembly shall be one (1) parking space per four (4) seats of assembly.

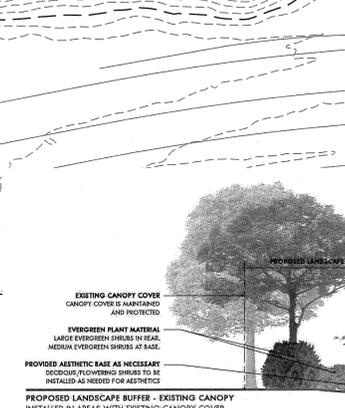
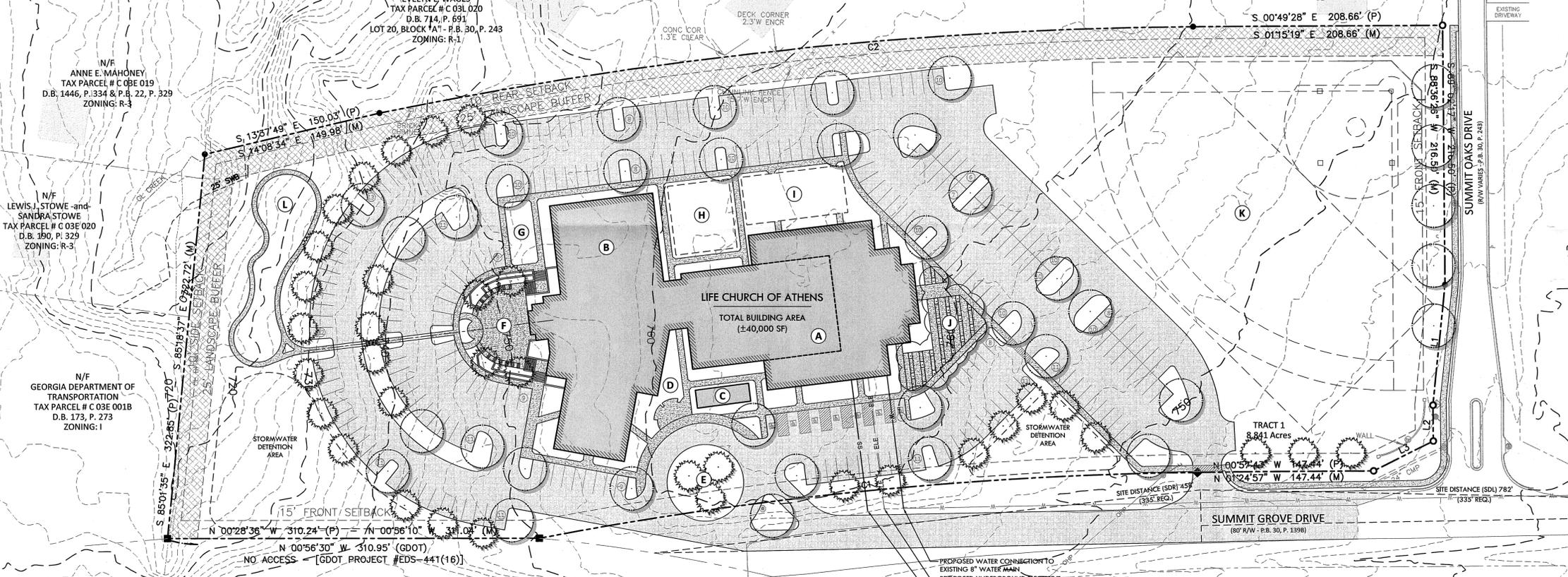
Proposed Seats	=	500 Seats Proposed for this SUP
Required Parking	=	125 Parking Spaces Required (500/4)
Provided Parking	=	280 Parking Spaces Provided
Handicap Parking	=	7 Provided (7 Required)

CURVE DATA

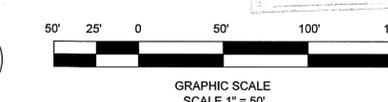
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3206.71'	553.85'	553.16'	N 06°11'55" W (P)
C1	3206.71'	553.87'	553.19'	N 06°39'23" W (M)
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C2	3578.71'	685.47'	684.42'	S 06°56'11" E (M)

LINE DATA

LINE	BEARING	DISTANCE
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L1	N 85°08'57" W	100.80' (M)
L2	S 89°02'17" W	30.00' (P)
L2	S 88°39'25" W	30.00' (M)
L3	N 27°31'37" W	55.90' (P)
L3	N 27°45'07" W	55.85' (M)



811 Know what's below
Call before you dig
dial 811



REVISION BLOCK:

#	DATE	DESCRIPTION
1	09/23/19	SPECIAL USE PERMIT SUBMITTAL
2	10/07/19	SPECIAL USE PERMIT SUBMITTAL (REVISION)



CARTER ENGINEERING CONSULTANTS

Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677

P: 770.725.1200
F: 770.725.1204
www.carterengineering.net

SPECIAL USE CONCEPT PLAN
for
LIFE CHURCH OF ATHENS
7730 MACON HIGHWAY, WATKINSVILLE, OCOOEE COUNTY, GA 30677

PROJECT NAME:
lifechurch OF ATHENS

SHEET TITLE:
SPECIAL USE CONCEPT PLAN

SHEET NUMBER:
SP

PROJECT NUMBER:
19001LCA

DATE:
10/07/19



**Planning and Code Enforcement Department
Oconee County, Georgia
STAFF REPORT**

SPECIAL USE CASE NO. P19-0041

DATE: October 29, 2019

STAFF REPORT BY: Grace Tuschak, Planner

APPLICANT NAME: Carter Engineering Consultants, Inc.

PROPERTY OWNER: Dwight R. Moss

LOCATION: Intersection of Summit Oaks Drive and Summit Grove Drive

PARCEL SIZE: ± 8.91 acres

EXISTING ZONING: OIP (Office Institutional Professional)

2040 CHARACTER AREAS MAP: Civic Center

EXISTING LAND USE: Vacant/undeveloped

SPECIAL USE REQUESTED: Community-scale church

REQUEST SUMMARY: The applicant is requesting special use approval for a community-scale church.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request.

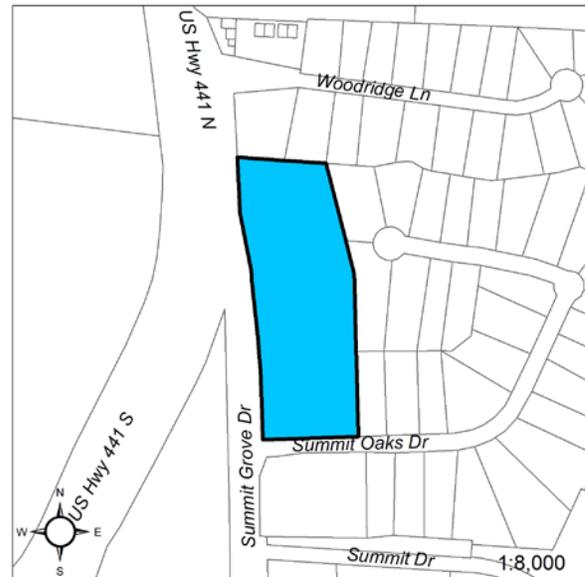
DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: November 11, 2019

BOARD OF COMMISSIONERS: December 3, 2019

ATTACHMENTS:

- Application
- Narrative & Representative Photographs
- Special Use Impact Analysis
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat of Survey
- Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The subject property was rezoned from A-2 (Agricultural Residential) to OIP (Office Institutional Professional) in 1987 under rezone no. 7702 to allow for the development of an office condominium park.
- The subject property has never been developed and remains vacant.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single-Family Subdivision (Woodridge North) Undeveloped (GDOT property)	R-3 (Multi-Family Residential) I (Industrial)
SOUTH	Undeveloped	OIP (Office Institutional Professional)
EAST	Single-Family Subdivision (Summit Oaks)	R-1 (Single Family Residential)
WEST	Undeveloped, Right-of-Way	AR (Agricultural Residential)

PROPOSED PROJECT DESCRIPTION

- Life Church of Athens is seeking to relocate from its current location in Athens and has requested special use approval to develop a community-scale church on the subject property.
- The following development is proposed:
 - A 40,000-square foot building to house the fellowship hall, chapel, and classrooms intended for worship, administrative functions, meetings, church events, and banquets. The exterior of the fellowship hall is proposed to be a combination of stone, brick, glass, and complimentary accents.
 - Outdoor pedestrian areas including playground space, outdoor classroom, courtyard, small pavilion and baptismal.
 - Multi-use athletic field for church recreational events and games.
 - Outdoor gathering space, including a small amphitheater, nature trails, and prayer gardens.
- A 25-foot landscape buffer is proposed along all property lines adjoining residential use.
- Two points of access are proposed off of Summit Grove Drive; the applicant proposes to convert the dead end of Summit Grove Drive into a project entrance and drop off area.
- The estimated value of the project at completion is \$2,500,000.
- Construction is projected to begin as soon as church funds are available, with full buildout to take place over a period of ten years or more.

PUBLIC FACILITIES

Water:

- County water is proposed to service the project.
- The Water Resources Department has indicated in a letter dated 09/17/2019 that potable water is available for this location.

Sewer:

- County sanitary sewer is proposed to service the project.
- The Water Resources Department has indicated in a letter dated 09/17/2019 that sewer capacity is available for this location but will require an extension of the County sewer line at the developer's expense.

Roads:

- The proposed church would be accessed by two project entrances off of Summit Grove Drive.
- The applicant proposes to convert the dead end of Summit Grove Drive into a project entrance. This would require approval of the requested road abandonment (see comment from the Public Works Department, below)

TRAFFIC PROJECTIONS

- The proposed special use is projected to generate an additional 482 ADT, with 300 Saturday peak hour trips and 305 Sunday peak hour trips.

ENVIRONMENTAL

- No 100-Year Flood Plain is located on the site.
- No Jurisdictional Wetlands areas are located on the site.
- A 25-foot state waters buffer exists in the northeastern corner of the property (associated with an off-site creek). No development is proposed within this buffer.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

Water Resources Department:

- Suggested condition: The owner, all at owner's expense, shall construct the improvements required by the County for public water and public waste water services for subject property and shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.

Public Works Department:

- The roundabout configuration at the end of Summit Grove Drive looks to be dependent on the requested road abandonment. If approved by the BOC, the abandonment would go to the centerline of the roadway. The entrance plan may need to be redesigned.

Fire Department:

- No comments

Georgia Department of Transportation

- The driveway will need to be located off of R/W and on the property owner's property.

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 OIP zoning district is intended to "provide an area for business and professional offices as well as for social, fraternal, political, civic and community organizations" (UDC Sec. 205.08). Staff holds that the proposed community-scale church is consistent with the stated purpose of the OIP zoning district.

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

The Future Land Use Map designates the subject property a character area of Civic Center. The Civic Center character area is intended for "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" (2018 Comprehensive Plan, p. 59). The 2018 Comprehensive Plan lists civic and institutional uses as compatible primary land uses in the character area and supports development that would "promote walkability within each community through path systems or sidewalks, particularly connecting to such focal points as schools, parks, community centers or commercial activity centers within walking distance of residences" (p. 60). The proposed special use is pedestrian-oriented and promotes connectivity with surrounding neighborhoods and would contribute to a mixed use pattern of development in the area. Staff holds that the proposed special use is compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan.

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

Predominant uses in the immediate vicinity of the subject property are single-family residential, undeveloped/vacant land, and light commercial. The proposed church campus should not impede the normal and orderly development of surrounding property.

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 Civic Center designated by the Future Land Use Map, a desirable pattern of development for the area would be a mixed use environment that allows the local community to live, work, and play in the nearby vicinity. A community-scale church should serve to diversify the current land uses of the area and should be consistent with this pattern of development.

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

Summit Grove Drive should be sufficient to serve the proposed church campus.

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?

Two entrances to the church campus are proposed, including a roundabout drop off/pick up area. These proposed access points should be adequate to provide for traffic/pedestrian safety, the anticipated volume of traffic, and access by emergency vehicles.

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?

Sufficient public water and sewer capacity currently exists for the proposed project. The impact on police and fire protection services should be minimal. Staff holds 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 proposed project would be subject to UDC Article 8 requirements for landscape buffers adjacent to residential property as well as vehicle use area screening and landscape strips along road frontages. Site lighting would be required to be “full cut off” and directed away from property lines. Refuse areas would be subject to UDC Article 3 requirements that dumpsters be completely enclosed and screened from public streets and residential districts. These provisions should provide adequate protection for adjacent properties from adverse impacts of the proposed special use.

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

The primary hours of operation would be Wednesday nights and Sunday mornings, and should not impact peak weekday travel times. Leasing the property for events would be allowed only for church members with approval from the church executive staff. The manner of operation is expected to be consistent with typical church activities and should not adversely impact nearby properties.

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?

Yes, the dimensions and locations of the proposed structures should be compatible with adjacent single-family residential development.

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 present special use request. Staff recommends it be subject to the following conditions to be fulfilled at the developer’s 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, 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.

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. No development permit shall be issued until Owner has agreed to such improvements and dedication.
4. All site lighting shall consist solely of full cutoff luminaires as defined in the Unified Development Code.
5. The total building square footage shall not exceed 40,000 square feet.
6. In the event that the County does not approve the abandonment of Summit Grove Drive, the project entrance shall be relocated to lie entirely on the subject property.
7. Dumpsters shall be visually screened from public view by a six-foot tall masonry wall and enclosure doors with façade materials matching the exterior of the principal structure. A three foot tall evergreen hedge in compliance with UDC Table 8.2 shall be installed around dumpster enclosures.
8. The landscape strip along the Summit Oaks Drive and Summit Grove Drive rights of way shall incorporate an evergreen plant material at least three feet in height at time of planting in addition to the minimum standards for landscape strips required by UDC Section 805.