

**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 classifications A-1 (Agricultural) to I (Industrial) pursuant to an application for rezoning of property owned by Green Tree Metals, LLC submitted on January 12, 2016.

**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 Green Tree Metals, LLC on January 12, 2016 requesting rezoning of a ±8.19 acre tract of land located on the north side of Mars Hill Road in the 240<sup>th</sup> G.M.D., Oconee County, Georgia, (TP# B-2-30), 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) to I (Industrial) for the purpose of 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

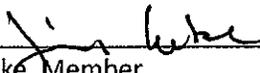
SECTION 4. Effective Date. This Ordinance shall take effect this date.

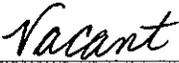
Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on March 21, 2016, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on April 5, 2016.

ADOPTED AND APPROVED, this 5<sup>th</sup> day of April, 2016.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY:   
G. Melvin Davis, Chairman

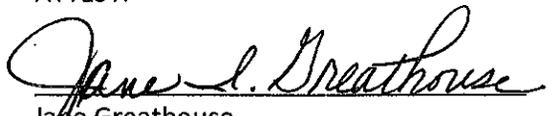
  
Jim Luke, Member

  
Vacant, Post 2

  
W.E. "Bubber" Wilkes, Member

  
Mark Saxon, Member

ATTEST:

  
Jane Greathouse  
Clerk, Board of Commissioners

# EXHIBIT "A" TO REZONE #6827

Page 1 of 5

## CONDITIONS

This Zoning Amendment shall be subject to the following conditions which shall be fulfilled by the developer at his/her expense:

1. The development shall be connected to the Oconee County water system at the developer's expense in a manner approved by the Oconee County Utility Department and the Oconee County Public Works Department.
2. Developer shall construct improvements at the project entrances, in accordance with the Unified Development Code and as required by the Public Works Department.
3. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative photos submitted with the zoning application and attached hereto.
4. The total building floor area of the development shall not exceed 70,625 Sf.
5. The exterior building façade facing Mars Hill Road shall contain a minimum of 25% of one or a combination of the following materials: brick, stone, stucco, hardy-plank or wood.

## TAX MAP



# EXHIBIT "A" TO REZONE #6827

Page 2 of 5

## NARRATIVE

Green Tree Metals, LLC

4330 Mars Hill Road

Bogart, Georgia

Rezone Request from A-1 to I

Tax Parcel # B 02 030

8.19 Acres

### Narrative

The Green Tree Metals site is a proposed custom metal siding, roofing and metal building kit manufacturing site. The property is owned by Green Tree Metals, LLC, a company owned by Mr. Brian Johnson. The primary contact for this project is Mr. Earl Lively. Harris Engineering and Consulting, LLC is providing assistance to the Owner in preparation of preliminary planning and the rezoning request.

### The Site

The site is located at 4330 Mars Hill Road in Oconee County, Georgia. The property consists of 8.19 continuous acres and is currently zoned A-1, which is the original zoning classification of the property. For many years the property was used as an estate sized homestead. Currently site is being used for a single family residence. The site is approximately 50/50 wooded and grasses. Topography slopes uniformly and gently to the west. Two properties border the parcel. The property to the west is currently for sale and is zoned A-1, the property to the east is zoned industrial, (I). Both properties bordering the parcel are currently being used as single family residential. Three other parcels are across Mars Hill Road, all of which are zoned A-1 and are currently being used as single family homesteads. The property owner desires to have the property rezoned to industrial (I). The Future Development Map 2030 projects this property as potentially being zoned industrial to accommodate future development of the State Route 316/Mars Hill Road corridor.

### The Development

The property owner intends to use the subject property to establish a business that will assemble, store and ship custom metal buildings and components. Raw materials will be delivered to and stored inside a warehouse on the site.

Green Tree Metals will use the proposed facility to roll form metal roofing and siding panels, and make trim needed to complete installation of the panels. In addition to forming panels, Green Tree plans to sell other products needed for installations, such as, screws, felt paper and lumber.

Metal coils will be shipped to the facility. The metal coils will be bent to shape by roll form machines. Equipment used for this process will include forklifts and roll form machinery. Flat sheets of metal will be cut from the coils to make custom and trim pieces. Custom and trim pieces will be fabricated with a Computer Numerical Control (CNC) break press machine. After products are fabricated they will be staged for customer pick up or loaded onto delivery trucks for shipment.

All machinery will be housed and operated inside insulated buildings.

The site will contain three other storage sheds used for storing materials and finished products. The site will be developed with paved parking, drive ways and building access, four metal buildings with architectural finishes, sidewalks, utilities and a detention pond. Land disturbance will only occur as needed to build the structures and paved areas. The proposed site layout will have much of the site hidden from view from the road and neighboring properties by utilizing undisturbed natural wooded areas and landscaping. Natural and landscaped areas of the site will exceed the current requirements of Oconee County.

### Buildings

Green Tree Metals will have four buildings on the site. The main building will be a 150' x 266', (40,000 s.f.) building used for offices, showroom and manufacturing plant. The front portion of the main building will be occupied by offices and showroom. The offices and showroom will occupy a finished climate controlled 5,000 s.f. area which includes a 1,000 s.f. showroom. The rear portion of the main building will be occupied by a 20,000 s.f. manufacturing area. To the west of the main building will be a 100' x 200', (20,000 s.f.) warehouse building used for storing steel, raw materials and building supplies. To the northwest of the main building will be a 75' x 75', (5,625 s.f.) building that will be used as a tool and equipment shed to support the owner's operations. To the north of the main building will be a 50' x 100' (5,000 s.f.) building that will be used to store lumber. The area between the buildings will be paved.

Buildings will be finished with seamless architectural metal siding and masonry. Architectural metal siding will be submitted to the county for review during building design. The Landowner, Green Tree Metals is a manufacturer of high quality metal roofing and siding and intends to showcase their products on the buildings at the proposed facility. Below are representative photographs of a building with architectural finishes similar to the buildings Green Tree Metals proposes to construct.

### Water Supply

A 12-inch ductile iron water main is located on the north side of Mars Hill Road. The Owner will purchase an appropriately sized meter from Oconee County and install a water supply system as needed on the site. A separate fire suppression system will be installed to serve the main building.

Estimated Daily Potable Water Demand:  
Office/Warehouse: 40,000 s.f. X 5.75gpd/100s.f. = 2,300 GPD

In a letter dated 1/7/2016, the Director of the Oconee County Utility Department informed that water service is available to the property.

### Sewage Disposal

A conventional septic tank and drain fields will be installed to service the property. A soil survey map will be produced by an approved soil scientist to ensure the system is placed in appropriate soils per County and State regulations. The report will be submitted to the Oconee County Health Department.

Estimated Daily Sewer Demand:  
Office/Warehouse: 40,000 s.f. X 5gpd/100s.f. = 2,000 GPD

A sewage pumping station is located near the site across from Mars Hill Road. In a letter dated 1/7/2016, the Director of the Oconee County Utility Department informed that connection to the Oconee County Sewer System is not required and the Oconee County Utility Department is acceptable with the property being served by septic system.

### Surface Water Drainage

The only portion of the site that will be disturbed and improved is the area to be used for the facilities and parking. Surface water drainage in those areas will continue to drain the rear and west side of the site as is the current condition. The improved area of the site will be served by a stormwater collection system and routed to a detention pond. The stormwater detention pond is currently planned to be located at the southwest corner of the site and will drain into the drainage ditch along Mars Hill Road. Runoff from the site after being fully developed will be maintained at pre-developed rates for the 2, 5, 10, 25 and 50-year rainfall events. All stormwater management improvements will conform to the Oconee County UDC.

### Access

Access to the site will be by way of a deceleration lane and private entrance to the property exiting Mars Hill Road to the North.

### Traffic

The completed facility will have 5 employees. Actual traffic to and from the site will be significantly lower than the numbers returned by using industry standard traffic estimating procedures. The facility will have an estimated 4 deliveries leaving the site per day, an estimated 10 visits to the showroom per day and 5 material deliveries to the site per day.

Projected traffic impact shown below is based on the trip generation rate published by the institute of Transportation Engineers, Trip Generation, 8<sup>th</sup> Edition.

Landuse (ITE Code): Manufacturing 140

Units:	40.0 KSF
Rate Weekday Traffic:	3.82
PM Peak Period Rate:	0.74
% PM In	36%
% PM Out	36%
Calculated Daily Trips	153
PM Peak Trips - Total	30
PM In	11
PM Out	19

### Schools

The proposed rezone of the property would have a positive effect on schools. The rezone use of the property increases the County's tax base without generating more students.

### Schedule

The petitioners plan to complete the zoning efforts on the subject property in 3 months. Immediately after rezoning is approved, detailed site development planning will begin which should last 4 months. Complete site development plans will be submitted for County and Agency review which is anticipated to last 2 months. Comments will be addressed and final construction documents will be produced, 2 months. At this point, site construction will begin. Site and building construction is estimated to last 6 to 8 months. Complete buildout of the site is projected to be complete in 17 to 19 months.

### Maintenance of Common Areas

There are common areas proposed for the subject property. The owner of the property, Green Tree Metals, LLC, will be responsible for all maintenance of common areas such as paving, landscaping, storm water management and other associated common areas.

### Landscaping and Buffers

Undisturbed natural areas, street trees, parking lot buffers, and parking lot tree plantings will be installed in accordance with the Oconee County Unified Development Code (OCUDC). Buffers and setbacks will be provided along the adjacent property lines as follows; 35' front setback along Mars Hill Road, 100' side buffer along east side of property adjacent to TP# B-2-20, 10' rear setback on north side of property adjacent to TB# B-2-11G, 10' side setback on west side of property adjacent to TB# B-2-11G. The buffers and setbacks to adjacent properties will be an undisturbed area with existing trees to remain.

### Utilities

Utilities needed to serve the site are proposed to be underground. The property has existing utilities that serve an existing vacant house which will be removed. New utilities serving proposed structures will be shown on the Site Development Plans. Utilities needed for the new site include power, gas, cable, phone, and water.

### Garbage Collection

The site will have a dumpster located at the rear of the building which will be hauled off by a garbage collection service.

### Sidewalks

Concrete sidewalks will be constructed to service the project and provide customer access.

### Public and Semi-public Areas

Drainage easements will be dedicated to Oconee County. Easements for power, telephone, cable, and gas will be dedicated as required by the specific utility.

### Outdoor Lighting

Light fixtures on metal poles will be installed to illuminate the development for safety and security. A lighting plan will be submitted to illustrate proposed fixtures.

### Development Valuation

Total value of the project at completion is estimated to be \$2,450,000.00.

**EXHIBIT "A" TO REZONE #6827**

Page 3 of 5

**REPRESENTATIVE PHOTOGRAPHS**



EXHIBIT "A" TO REZONE #6827

Page 4 of 5

LEGAL DESCRIPTION

Commencing at the point of intersection with the western right of way of U.S. Hwy 78 and the northern right of way boundary of Mars Hill Road, Thence westerly along the northern right of way boundary of Mars Hill Road approximately 1,832' to an iron pin, said pin also being the POINT OF BEGINNING.

Thence North 56 degrees 15 minutes West for a distance of 202.70 feet to a point.

Thence North 56 degrees 15 minutes West for a distance of 200.00 feet to a point.

Thence North 56 degrees 15 minutes West for a distance of 200.00 feet to a corner.

Thence North 33 degrees 43 minutes East for a distance of 669.30 feet to a corner.

Thence South 41 degrees 30 minutes East for a distance of 203.00 feet to a point.

Thence South 41 degrees 30 minutes East for a distance of 203.00 feet to a point.

Thence South 41 degrees 30 minutes East for a distance of 203.30 feet to a corner.

Thence South 32 degrees 17 minutes West for a distance of 514.80 feet to the POINT OF BEGINNING

PLAT

