

**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 AR-1 (Agricultural-Residential One Acre) & B-1 PUD (General Business – Planned Unit Development) to B-2 (Highway Business) pursuant to an application for rezoning of property owned by Linda S. Abney Et Al submitted on January 25, 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 Smith Planning Group on January 25, 2016 requesting rezoning of a ±1.50 acre tract of land located on the south side of Virgil Langford Road and the west side of the Oconee Connector in the 1331st G.M.D., Oconee County, Georgia, (TP# B-4-7C & Portion of TP# C-1-45C), 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 AR-1 (Agricultural-Residential One Acre) & B-1 PUD (General Business – Planned Unit Development) to B-2 (Highway Business) 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

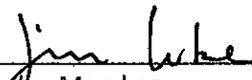
SECTION 4. Effective Date. This Ordinance shall take effect this date.

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 5th day of April, 2016.

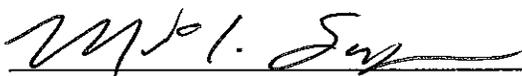
OCONEE COUNTY BOARD OF COMMISSIONERS

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

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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 and sewer 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 bank shall not exceed 7,000 Sf.
5. Unless a Special Exception Variance is approved by the Board of Commissioners or if the adjoining property is rezoned to a non-residential zoning district, the developer shall comply with the requirement for landscaped buffers between incompatible land uses as required under Section 806 of the Unified Development Code. (Special Exception Variance #6831)

TAX MAP



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NARRATIVE

VIRGIL LANGFORD PINNACLE BANK

SITE DESCRIPTION

The proposed site consists of a total of 1.500 acres and is located at the southwest corner of the intersection of Virgil Langford Road and Oconee Connector in Oconee County, Georgia. A rezoning is necessary for the proposed principal use of a bank with drive-through lanes and associated parking.

The site is composed of a total of 1.500 acres; Tax Parcel B04007C is 1.035 acres and Parcel A is 0.465 acres. The project area is currently undeveloped and slopes gently to the east and northeast toward Virgil Langford Rd and the Oconee Connector. Vegetation consists of planted pines and a few mature hardwoods with areas of evasive plant species and small understory trees.

There are no wetlands, FEMA floodplains or otherwise jurisdictional waters or protected buffers on site.

ZONING

The current zoning for the site is B-1-PUD (Tract 1) and includes a portion of an adjacent parcel currently zoned AR-1 (Tract 2). The site is unimproved and vacant.

Properties adjacent to the site are zoned as follows:

- North: B-2 (across Virgil Langford Road, occupied by a bank)
- Northeast: B-2 (across Virgil Langford Rd & Oconee Connector, vacant)
- East: B-1 (across Oconee Connector, occupied by medical offices)
- South: GA Hwy 316 Right-of-Way
- West: AR-1 (vacant)

The proposed zoning for the site is B-2 Highway Business District for the purpose of constructing a bank.

FUTURE LAND USE

According to the Oconee County Future Development Map 2030, this area is intended for growth as Regional Center. The proposed B-2 zoning classification is compatible with this designation.

DETAILS OF PROPOSED USE

Pinnacle Bank proposes to develop the site to as described herein and as illustrated on the accompanying rezoning concept plan. The proposed use will include the variety of services and uses common for a banking institution including drive-through banking services. The entirety of the proposed development will be owned, operated, and maintained by Pinnacle Bank.

BUILDING PROGRAM

There is one building proposed which will serve walk-in banking customers and drive-through banking. The proposed structure is approximately 5,000 s.f. with 4 drive-through lanes.

SPECIFIC BUILDING PROGRAMMING AND COST DATA

- 1) Drive-In Bank
 - a) Utilization: Financial institution
 - b) Quantity of Buildings: 1
 - c) Approximate Floor Area: 5-7,000 SF
 - d) Estimated Construction Cost: \$950,000.00

Estimated Value of the Project at Completion: \$1,250,000.00 (excludes land value, building furnishings, etc.)

SEQUENCE OF DEVELOPMENT

The proposed building and site amenities will be built-out in one phase. The duration of construction for the development is estimated at 8 months from commencement of construction.

ARCHITECTURE / THEME OF PROJECT

The proposed architectural design theme is a traditional style utilized in commercial banking facilities similar in character to existing developments in the area. The structure will be one or two stories and will feature an architectural style with pitched shingled roofs, shed dormers, wide overhanging eaves, tapered square wood or masonry columns, and divided light windows and doors. Predominant exterior materials will be a combination of stone and brick with some cementitious plank and shingle siding accents, with low-maintenance composite trim and ornamentations. See included photos of Representative Example of Proposal Architectural Style.

ACCESS, TRAFFIC, AND PARKING

The site is proposed to be accessed by one entrance from Virgil Langford Road. Pinnacle Bank will be responsible for maintenance, up-keep and repairs of the drive and parking area. Parking is proposed to occur on three sides adjacent to the building. Drive-through aisles will be located on the remaining side of the bank and traffic will circulate around the building. Additionally the drive within the site will accommodate emergency vehicle access.

TRAFFIC IMPACT CALCULATIONS

Vehicular traffic generated by the development will be similar to other developments of this nature and scale. The Institute of Transportation Engineers (ITE) is the industry standard source for providing trip generation information for various land uses. The ITE Trip Generation Manual (9th Edition) land use category best representing the subject site is Drive-In Bank (Land Use Code: 912).

Per ITE Trip Generation Handbook:

Proposed Project (based 5,000 SF or 5 KSF)

Total Daily Trips = 741

A.M. Peak Hour Trips = 60

P.M. Peak Hour Trips = 122

Land Use (ITE Code)	Intensity	Unit	Daily Trip Ends	Avg Vehicle Trip Ends		Entering	
				Entering	Exiting	RTV	LTV
Drive-In Bank (912)	5	Gross Floor Area / 1000	741	370	370	185	185

For non-residential projects having an ADT greater than 500, a deceleration lane and taper is required and will be constructed at the proposed driveway entrance on Virgil Langford Road to comply with UDC Section 1013.04. Additionally, a center left turn lane is provided for turn movements from Virgil Langford Road.

The Oconee County Traffic Data Spreadsheet as of April 2015 shows an average 24-hour volume traffic count of 233 collected on August 20, 2008 for Virgil Langford Road. There has been no updated traffic data collected for Virgil Langford Road since the construction of the Oconee Connector.

PROPOSED UTILITIES

The site has frontage access to water, sanitary sewer (Oconee County Utility Department), and other dry utility services existing along Virgil Langford Road and/or Oconee Connector.

Waste-Water Demand:

5,000 s.f. building

5 gallons per 100 sq. ft. = 250 GPD

Adequate sewer capacity and water pressure/flow exists to serve the site. The development shall be connected to the Oconee County water and sewer systems at the developer's expense in a manner approved by the Oconee County Utility Department and the Oconee County Public Works Department. No offsite utility extensions are expected for the proposed development.

Trash will be collected onsite and disposed of by a licensed contract service provider.

STORMWATER DRAINAGE

Stormwater management shall comply with all local, state, and federal regulations in effect at time of construction plan approval. Stormwater shall be collected in swales or in drains and pipes and directed to a proposed stormwater detention basin. All stormwater management facilities shall be maintained according to local regulations. All maintenance shall be the responsibility of the owner, Pinnacle Bank.

IMPACT TO SCHOOL SYSTEM

There will be no adverse impact to the school system.

BUFFERS

According to Sec. 806.b of the Oconee County Unified Development Code, a buffer is required between parcels with commercial uses and adjacent parcels with agricultural zoning and/or residential uses. The result of the successful rezoning of the subject parcel to B-2 will place the parcel adjacent to a parcel zoning AR-1. The AR-1 zone of the parcel is a remnant of the zoning classification that was present prior to the construction of the Oconee Connector and widening of Virgil Langford Road, and the commercial emphasis of the surrounding land uses. There are also no residential or agricultural uses on the parcel. The Future Development Map and Character Area Designation is "Regional Center", and given the current development trends in the area, commercial development of the remaining parcels zoned AR-1 is likely. Therefore, a variance from the buffer requirement is being sought.

PROJECT IDENTITY

Signage will conform to Article 7 of the Oconee County Unified Development Code. The sign(s) will be finished with stucco, brick, or stone veneer and will reflect the architectural character of the structures within the vicinity. The sign illustrated below is located at the Pinnacle Bank Lexington Road Athens Branch and is included in this narrative for informational purposes only. All signs will be permitted separately through the Oconee County Code Enforcement Department.

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REPRESENTATIVE PHOTOGRAPHS



LEGAL DESCRIPTION

All that tracts or parcels of land containing 1.500 acres, more or less, lying in G.M. District 1331, Oconee County, Georgia, and located at the southwest corner of the intersection of Virgil Langford Road and Oconee Connector, being more particularly described as follows:

Beginning at an iron pin at the northwest property corner located along the southern right-of-way of Virgil Langford Road which is the Point of Beginning, running

Thence continuing along the southern right-of-way of Virgil Langford Road South 70 degrees 50 minutes 08 seconds East 285.32 feet to an iron pin, thence continuing South 19 degrees 06 minutes 20 seconds West 17.41 feet to a right-of-way marker, thence South 34 degrees 47 minutes 01 seconds East 49.24 feet, thence along the right-of-way of Oconee Connector South 43 degrees 47 minutes 11 seconds West 163.08 feet to the beginning of a curve, said curve having radius 2009.87 feet, chord bearing South 41 degrees 42 minutes 31 seconds West, chord distance 145.76 feet, continuing along curve having a radius 2009.87 feet, chord bearing South 38 degrees 36 minutes 17 seconds West chord distance 72.03 feet, North 04 degrees 53 minutes 51 seconds West 434.98 feet, which is the Point of Beginning, containing 1.500 acres more or less.

PLAT

