

**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 I (Industrial) to O-B-P (Office-Business Park) pursuant to an application for rezoning of property owned by Oconee State Bank submitted on April 27, 2015.

**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 Williams & Associates, Land Planners P.C. on April 27, 2015 requesting rezoning a ±9.961 acre tract of land located on the east side of US Hwy 441 in the 221<sup>st</sup> G.M.D., Oconee County, Georgia, (TP# C-3-17B), 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 I (Industrial) to O-B-P (Office-Business Park) 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 Public Hearings were duly held by same on June 15, 2015, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on July 7, 2015.

ADOPTED AND APPROVED, this 7<sup>th</sup> day of July, 2015.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY: Melvin Davis  
G. Melvin Davis, Chairman

Jim Luke  
Jim Luke, Member

John Daniell  
John Daniell, Member

W. E. "Bubber" Wilkes  
W. E. "Bubber" Wilkes, Member

Mark Saxon  
Mark Saxon, Member

ATTEST:

Jane Greathouse  
Jane Greathouse  
Clerk, Board of Commissioners

# EXHIBIT "A" TO ZONING AMENDMENT #6701

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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. Site and building design shall meet the required standards of all state and local fire safety codes.
3. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative architectural sketches and other documents submitted with the zoning application and attached hereto, paying special attention to the materials and design elements shown in the representative photos.
4. The total building floor area of the development shall not exceed 60,000 Sf.
5. All loading/unloading areas visible from public rights-of-way shall be screened from view.

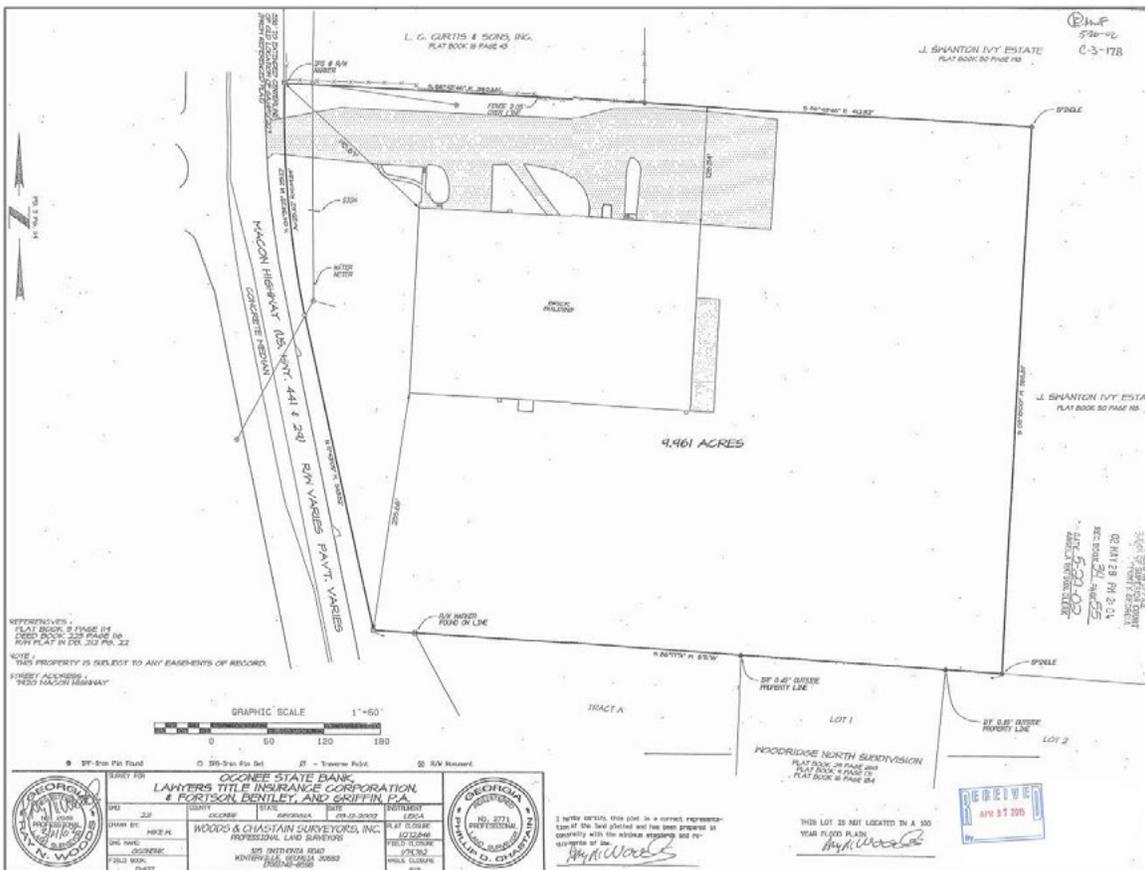
## LEGAL DESCRIPTION

All that tract of land lying and being in the 221<sup>st</sup> G.M.D. of Oconee County, Georgia, containing 9.961 acres, more or less, and being more particularly described as follows:

Beginning at an iron pin at a concrete monument, on the easterly margin of the variable right-of-way of Macon Highway (U.S. Highway 441), said iron pin located 556 feet from the extended centerline of old location of GA Hwy 207, and being the TRUE POINT OF BEGINNING; thence leaving said right-of-way South 86 degrees 43 minutes 46 seconds East, 382.68 feet to an iron pin; thence South 86 degrees 43 minutes 46 seconds East, 412.32 feet to an iron pin; thence South 03 degrees 15 minutes 00 seconds West, 585.61 feet to an iron pin; thence North 86 degrees 17 minutes 51 seconds West, 671.76 feet to a concrete monument on the easterly margin of the variable right-of-way of U.S. Highway 441; thence along said right-of-way North 11 degrees 43 minutes 05 seconds West, 343.52 feet to an iron pin; thence 251.62 feet along an arc of a curve to the right, said curve having a radius of 1149.84 feet, a chord bearing of North 04 degrees 39 minutes 23 seconds West, and a chord distance of 251.12 feet to a concrete monument, being the TRUE POINT OF BEGINNING.

Said tract as shown on a survey by Woods & Chastain Surveyors Inc. for Oconee State Bank, Lawyers Title Insurance Corporation, & Fortson, Bentley & Griffin, P.A. dated March 12, 2002.

## PLAT



NARRATIVE

**Frozen Ropes**

A Sports and Recreation Instruction Facility  
7920 Macon Highway, Watkinsville, Georgia  
I to O-B-P

9.961 Acres – Tax Parcel #C03-017B

Rezoning Submittal – March 30, 2015

**Narrative**

**Frozen Ropes** is a proposed sports and recreation instruction facility to be developed by Mr. Michael Miller. Oconee State Bank is the current property owner. Mr. Miller will act as primary contact person for the owners and developers. Williams & Associates has been engaged by the developer to act as agent in the preparation of the necessary rezoning documentation associated with this request.

**The Site**

The subject parcel fronts on US Highway 441 for approximately 595 LF. The site exists as a developed lot with an existing building, parking, circulation routes, landscaping and storm water management. The site does have a wooded area to the rear of the property that is a mixture of pines and hardwoods. The topography drops gently to the southeast to an existing storm water management facility. Existing zoning and land uses surrounding the site are as follows: to the north and east – (2) I zoned tracts, one of which is developed into a commercial business; to the west - US Highway 441; to the south - I zoned parcels with an office park and (4) R-3 zoned lots with residences. The Future Development Map 2030 identifies the site with a Future Character Area designation of Civic Center.

**The Development**

Frozen Ropes is a proposed sports and recreation instruction facility that uses trained professionals in a teaching environment. By integrating the latest research in areas such as biomechanics, motor learning, sports psychology, visual training and strength and conditioning, the Frozen Ropes instructional model has challenged and changed the teaching methods now being used in the United States and abroad. Frozen Ropes utilizes an indoor training center with multiple tunnels and fitness areas to provide multi-sport programs for all ages.

Oconee State Bank's Operations Center will remain onsite as a corporate management office. A portion of the building is to remain for lease as general warehousing & storage, with an option for the expansion of Frozen Ropes with additional areas for instruction.

**Buildings**

The existing 60,000 sf. building onsite is divided into three sections, 20,000 sf. each. Currently, Oconee State Bank inhabits the center section with their Operations Center. The rear section is currently being utilized as for lease space for general warehousing and storage. Frozen Ropes proposes to occupy the front section along US Highway 441. The front section is already built out into a warehouse with offices that was formerly occupied by AmeriPride. Frozen Ropes will modify the existing office space to provide instructional and fitness areas, a locker room, a gathering room for private events and functions as well as offices for support staff. The remainder of the space will be developed into additional instructional and fitness areas as well as tunnels for baseball and softball instruction. See attached photographs of the existing structures.

**Water Supply**

Existing water services will be utilized for the proposed development.

**Sewage Disposal**

Existing sanitary sewer services will be utilized for the proposed development.

**Surface Water Drainage**

Surface drainage will remain as it currently exists onsite. No exterior improvements are proposed as part of this development, other than signage.

**Access**

Access will remain as it currently exists onsite, via two existing driveways from US Hwy 441.

**Traffic**

Projected traffic for the Frozen Ropes use is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation, 8<sup>th</sup> Edition*. The proposed development does not have a specific description in the trip generation report, but mostly resembles a similar land use description. Traffic projections are based on the ITE code (492) Health/Fitness Club.

**Based on the ITE code (492) Health/Fitness Club:**

The average rate is 1.38 trips per 1000 sf. for AM peak hour.  
(20,000 sf. / 1,000 sf.) x 1.38 trips = 27.6 ADT PM peak

The average rate is 3.53 trips per 1000 sf. for PM peak hour.  
(20,000 sf. / 1,000 sf.) x 3.53 trips = 70.6 ADT PM peak

**Schools**

Impact to schools will be positive by generating an increased positive net tax base without generating more students. There will be favorable initial and ongoing ripple economic impact on the county as a result of this development.

**Schedule**

The petitioners plan to complete the zoning efforts on the subject property in June 2015. Building plans will be submitted immediately upon approval. It is anticipated that the compliment of building renovations and improvements will require a minimum of 4-6 months to complete. It is anticipated that the total build-out of the project be completed in January 2016.

**Maintenance of Common Areas**

There are common areas that currently exist for this development. As owner of the parcel and building, Oconee State Bank will remain responsible for all maintenance of common areas such as paving, landscaping, the storm water management facility and other associated common areas.

**Landscaping and Buffers**

No additional landscaping and buffers are anticipated to be associated with this request. Street trees, parking lot buffers, and parking lot tree plantings currently exist onsite in accordance with the Oconee County UDC. A buffer is shown along the adjacent property lines to the south, as required by OC-UDC Section 806. An additional 50' of buffer is shown and was previously provided due to the industrial zoning. This buffer will remain in its current configuration.

**Utilities**

No new utilities are proposed for this development.

**Garbage Collection**

Garbage collection will be handled by private contract service.

**Sidewalks**

Concrete sidewalks currently exist onsite and are constructed to serve the project and provide access and circulation.

**Public & Semi-public Areas**

No additional easements are anticipated as part of this request.

**Outdoor Lighting**

Lighting exists onsite and will remain in its current configuration.

**Development Valuation**

Proposed estimated total value of the project at completion: \$650,000.00

REPRESENTATIVE ARCHITECTURE

# Frozen Ropes

RECEIVED  
APR 27 2015  
By \_\_\_\_\_



Existing Architecture



## TAX MAP



