

**SPECIAL USE APPROVAL  
OCONEE COUNTY, GEORGIA**

**TITLE**

A Resolution granting Special Use Approval, as provided by the Unified Development Code of Oconee County, Georgia, pursuant to Article 12, Division I et seq.

**ENACTMENT CLAUSE**

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for Special Use Approval submitted by National EMS, Inc. on June 26, 2015, requesting Special Use Approval on a ±2.01 acre tract of land located on the south side of Lampkin Branch Drive, the east side of Thomas Avenue, & the west side of US Hwy 441 in the 221<sup>st</sup> G.M.D., Oconee County, Georgia, (TP# B-6V-16 & 17), on property owned by Lampkin Branch Business Park, LLC the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

SECTION 1. A Resolution granting Special Use Approval for the property described above and on the attached Exhibit A is hereby granted for Ambulance Services.

Said Special Use Approval 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 Resolution be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Resolution.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

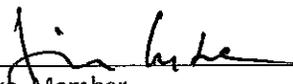
SECTION 4. Effective Date. This Resolution shall take effect this date.

Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on September 21, 2015, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on October 13, 2015.

ADOPTED AND APPROVED, this 13<sup>th</sup> day of October, 2015.

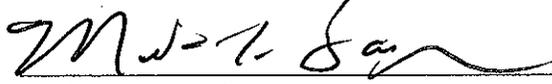
**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY:   
G. Melvin Davis, Chairman

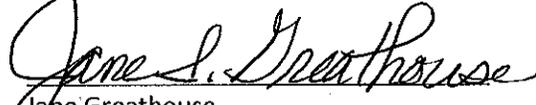
  
Jim Luke, Member

  
John Daniell, Member

  
W. E. "Bubber" Wilkes, Member

  
Mark Saxon, Member

ATTEST:

  
Jane Greathouse  
Clerk, Board of Commissioners

# EXHIBIT "A" TO SPECIAL USE APPROVAL #6743

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## CONDITIONS

This Special Use Approval 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 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.
2. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative photos and other documents submitted with the special use approval application and attached hereto, paying special attention to the materials and design elements shown in the representative photos.
3. The total building floor area of the ambulance services operation shall not exceed 13,696 Sf.

## TAX MAP



**NARRATIVE**

National EMS, a family-owned and operated business in continuous operation for three decades, provides emergency medical services by utilizing state of the art technology, training, and equipment. Founded in 1976 by Pat and Mary Ellen Atkins, National EMS has operated under the same owner for almost thirty years. National EMS, the first, and currently one of only six, accredited EMS Providers in Georgia, has maintained accreditation with the Commission on the Accreditation of Ambulance Services (CAAS) since 1993 and is one of only eight EMS providers in the entire country to consistently receive full Accreditation from their agency for over twenty years.

National EMS provides a very progressive system that continues to maintain the best possible emergency response configuration at all times. All ambulances, emergency and non-emergency, are dispatched and coordinated by their EMS Communications System. National EMS provides EMS Service to Rockdale County, Morgan County, Oconee County, Athens-Clarke County, and is the preferred provider for University of Georgia Athletic Association.

**Existing Site Description and Current Use**

In order to better serve their clients, National EMS has identified a vacant 2.01 acres tract of land within the Lampkin Branch Business Park off of U.S. Hwy. 441 to construct an Ambulance Service Operations Building and a future Administrative / Billing Office facility. This tract of land is currently being listed as Lot 16 and Lot 17 of the Lampkin Branch Business Park. The site is currently zoned as O-B-P and B-2, originally zoned O-B-P for a business park and later amended to B-2 for a restaurant. It is adjacent to an existing office-warehouse building with an O-B-P zoning designation and a vacant tract with a B-2 zoning designation. Adjacent businesses include a Physician's office, a gymnastic facility, and an office-warehouse with veterinary clinic, fire station, gas stations, banks, schools, and restaurants within the vicinity of the site on U.S. Hwy. 441

**Detail of Proposed Use**

The proposed facility will serve as an operations center for National EMS to serve primarily Oconee County with some minor support for Athens-Clarke County. It also serves as a training facility for the company. The proposed facility consists of a 9,600 S.F. building that will include 4,640 S.F. of 4 enclosed bays which will house 9 to 12 ambulance vehicles and a 4,960 S.F. operations offices, dispatch, medical supplies for restocking, and training facility. Ambulance maintenance and automotive repair will take place offsite. The facility will be occupied by 6 employees 24 hours a day, 4 for 2 ambulances being stationed for Oconee County response, 2 employees for dispatch. There will be 2 to 3 additional office employees Monday through Friday. Also will be 3 to 4 ambulances Monday through Friday that will be staffed at this facility and then the employees will take ambulance to assigned location by dispatch until their shift has ended. The exterior of the building will be brick with metal roofing and will be consistent with the nearby GA Elite Gymnastic Building. A 4,096 S.F. future Administrative / Billing Office building will be constructed within 5 to 7 years of the new facility.

**Access and Traffic**

Lampkin Branch Drive is a paved road designed to provide access for the business park to U.S. Hwy. 441. The project proposed 3 access points, one on Lampkin Branch Drive and two on Thomas Drive. The access points will be designed for ambulances to easily enter and leave the site. The business park is located directly off of U.S. Hwy. 441, which is a major highway designed to handle large volume of traffic. An estimate of the Average Daily Trip generated using the ITE trip generation for an equivalence hospital land use on a weekday with A. M. peak hour yielded a total of 69.54 trips. This low traffic volume coming onto a high capacity highway will not yield any negative impact to the local traffic pattern.

**Utilities**

The proposed facility will be served by Oconee County Water and Sewer system. Data from an existing facility of similar size and number of employees indicated a water demand of approximately 480 GPD, which will not be of any significant volume to negatively impact the Water and Waste Water system of Oconee County. The project proposed a storm water facility which will provide water quality and storm water detention to meet and exceed Oconee County and State of GA requirements for the site and the adjacent tract east of the site.

**Adverse Impacts**

The project will provide lighting and landscaping design to minimize glare, lighting and odor pollution to adjacent properties. The ambulances can be regulate so that it will use the light and siren once it reached U.S. Hwy. 441 to limit noise to surround businesses and residences.



REPRESENTATIVE PHOTOGRAPHS



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 221 G.M. District, of Oconee County, Georgia and being more particularly described as follows;

Commencing at the intersection of the westerly right of way of U.S. Hwy. 441 and the southerly right of way of Lampkin Branch Drive, a 60 foot right of way, thence North 62 degrees 01 minutes 13 seconds West a distance of 185.81 feet along the southerly right of way of Lampkin Branch Drive to a point, said point being the true point of beginning, thence leaving said right of way South 27 degrees 58 minutes 47 seconds West a distance of 236.92 feet to a point, thence South 62 degrees 22 minutes 33 seconds East a distance of 185.88 feet to a point on the westerly right of way of U.S. Hwy. 441, thence South 27 degrees 57 minutes 50 seconds West a distance of 52.09 feet along the westerly right of way of U.S. Hwy. 441 to a point, thence leaving said right of way South 89 degrees 57 minutes 57 seconds West a distance of 266.95 feet to a point on the easterly right of way of Thomas Avenue, thence continuing along said easterly right of way of Thomas Avenue, 84.62 feet along the arc of a 60 foot radius curve to the left, said curve being subtended by a chord of North 40 degrees 26 minutes 07 seconds West a distance of 77.78 feet to a point, thence continuing along said easterly right of way of Thomas Avenue North 45 degrees 36 minutes 32 seconds West a distance of 2.28 feet to a point, thence continuing along said easterly right of way of Thomas Avenue, 159.88 feet along the arc of a 275 foot radius curve to the right, said curve being subtended by a chord of North 05 degrees 44 minutes 53 seconds East a distance of 157.64 feet to a point, thence continuing along said easterly right of way of Thomas Avenue, 26.76 feet along the arc of a 275 foot radius curve to the right, said curve being subtended by a chord of North 25 degrees 11 minutes 30 seconds East a distance of 26.75 feet to a point, thence continuing along said easterly right of way of Thomas Avenue North 27 degrees 58 minutes 47 seconds East a distance of 199.83 feet to a point, thence North 72 degrees 58 minutes 47 seconds East a distance of 16.28 feet to a point on the southerly right of way of Lampkin Branch Drive, thence continuing along said southerly right of way of Lampkin Branch Drive South 62 degrees 01 minutes 13 seconds East a distance of 173.72 feet to the point of beginning.

Said tract contains 2.01 acres and is the total area of lots 16 and 17 of the Lampkin Branch Business Park Phase I.

PLAT

**"SURVEYOR'S CERTIFICATION"**  
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision, that all monuments shown hereon actually exist or are marked "future", and their location, size type and material are clearly shown.

By \_\_\_\_\_, Georgia Land Surveyor Reg. No. 1846

NOTES:  
1. USE - COMMERCIAL, OFFICE, BUSINESS, PROFESSIONAL  
2. ZONING: O-B-P  
3. TOTAL PROJECT AREA - 15.95 ACRES  
R/W AREA - 1.25 ACRES  
TOTAL LOT AREA - 14.40 ACRES  
4. LOT INFORMATION: TOTAL LOTS - 13  
SMALLEST LOT - 43,575 SF (1.00 ACRE)  
AVERAGE LOT SIZE - 48,250 SF (1.11 ACRE)  
LARGEST LOT SIZE - 82,076 SF (1.88 ACRE)  
5. SETBACKS: FRONT YARD 20'  
REAR YARD 40'  
SIDE YARD 25'  
6. OWNER/DEVELOPER: LAMPKIN BRANCH BUSINESS PARK, L.L.C.  
598 S. MILLEDGE AVE., SUITE #4  
ATHENS, GA 30607  
706-206-0075  
7. WATER SHALL BE SUPPLIED BY OCONEE COUNTY UTILITY DEPT FROM EXTENSION BY DEVELOPER FROM EXISTING WATER MAIN ON HWY. 441 BUS.  
8. WASTEWATER DISPOSAL BY THE OCONEE COUNTY UTILITY DEPARTMENT VIA THE LAMPKIN BRANCH INTERSEPTOR.  
9. SOLIDWASTE COLLECTION BY PRIVATE CURBSIDE SERVICE  
10. STORMWATER MANAGEMENT DEVICES SHALL BE IN ACCORDANCE WITH THE OCONEE COUNTY ORDINANCES AND REGULATIONS.  
11. NO AREA OF PROJECT LIES WITHIN A 100 YEAR FLOOD ZONE UNDER THE NATIONAL FLOOD INSURANCE ACT (AS INDICATED ON FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 130453 0040B EFFECTIVE DATE JULY 17, 1989 FOR OCONEE COUNTY.  
12. ALL ROADS SHOWN WITHIN LAMPKIN BRANCH SUBDIVISION TO HAVE 50' OR 60' RIGHT OF WAY AND TO BE A WIDTH OF 24' FROM BC-BC.  
13. STORMWATER DETENTION PONDS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.  
14. 10' NATURAL GAS EASEMENT ACROSS LOTS 16 & 18 PARALLEL TO U.S. 441 R/W.

**FINAL SURVEYOR'S CERTIFICATE:**  
The field notes upon which this plat is based on has a closure precision of one foot in 15,000 feet and an angular error of 60"32 per angle point, and was adjusted using LEAST SQUARES Rule. This plat was calculated for closure and is found to be accurate within one foot in 344,781 feet, and contains a total of 28,122 feet. The equipment used to obtain the linear and angular measurements herein was a **TODCON GIS 3**.

By \_\_\_\_\_, Georgia REGISTERED LAND SURVEYOR REG. NO. 1846 DATE OF EXPIRATION: 12/31/04

**"OWNER'S CERTIFICATION"** State of Georgia, County of Oconee  
The owner of the land shown on this Plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, that all state and county taxes or other assessments now due on this land have been paid.

Date \_\_\_\_\_

Owner: Lampkin Branch Business Park, L.L.C. by Larry Hodge

**"DESIGN AND CONSTRUCTION CERTIFICATION"**  
I hereby certify that all improvements have been designed and constructed in strict accordance with the approved Construction Plans, prepared by me or under my supervision, in full compliance with the Land Subdivision Regulations of Oconee County, Georgia, latest edition, and any amendments thereto and/or usual and customary professional practice.

By \_\_\_\_\_, Professional Registration No. 16742  
P.E., L.S., L.A.  
(Check applicable one)

**"CERTIFICATION OF APPROVAL FOR RECORDING"**  
I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Subdivision Regulations of Oconee County, Georgia, and that it has been approved by the Oconee County Planning Commission for recording in the office of the Clerk of Superior Court of Oconee County, Georgia.

Date \_\_\_\_\_, 20\_\_\_\_

Secretary, Oconee County Planning Commission

Chairman, Oconee County Planning Commission

**"CERTIFICATE OF OWNERSHIP AND DEDICATION"**  
I (we) hereby certify that I (we) adopt this plan of subdivision, establish the minimum building setback lines, and dedicate all streets, alleys, walkways, well and well lots and other open spaces to public use as noted.

Date \_\_\_\_\_, 20\_\_\_\_

Owner: Lampkin Branch Business Park, L.L.C. by Larry Hodge

**"CERTIFICATION OF APPROVAL, STREETS AND UTILITIES"**  
I hereby certify, based on the Design Professional's Report, that the streets, utilities and other required improvements in this subdivision have been installed in an acceptable manner in substantial compliance with the requirements of the Land Subdivision Regulations of Oconee County, Georgia.

Date \_\_\_\_\_, 20\_\_\_\_

Signature: \_\_\_\_\_  
Chairman, Board of Commissioners of Oconee County

**"CERTIFICATION OF SEWER SYSTEM"**  
I hereby certify that the community or public sewerage collection and disposal system installed or to be installed, in the subdivision shown on the plat attached hereto meets the requirements of the Utility Department.

Date \_\_\_\_\_, 20\_\_\_\_

Department Head, OCU

**"CERTIFICATION OF WATER SYSTEM"**  
I hereby certify that the community or public water supply and distribution system installed or to be installed, and/or the plans for private water supplies in the subdivision plat attached hereto meet the requirements of the Oconee Co. Utility Department.

Date \_\_\_\_\_, 20\_\_\_\_

Department Head, OCU

**"20% MAINTENANCE RIGHT-OF-WAY"**  
I hereby certify that acceptable security in the amount of \$25,000.00 has been received to assure required maintenance for a period of 2 years within the right-of-way of the subdivision plat attached hereto in the event of default by the developer, in accordance with the requirements of the Land Subdivision Regulations of Oconee County, Georgia.

Chairperson, Board of Commissioners Date\*

**"10% MAINTENANCE UTILITIES"**  
I hereby certify that acceptable security in the amount of \$9,000.00 has been received to assure required maintenance for a period of 1 year for the water line and/or sewer system installed in the subdivision plat attached hereto in the event of default by the developer, in accordance with the requirements of the Land Subdivision Regulations of Oconee County, Georgia.

Chairperson, Board of Commissioners Date\*

**RIGHT OF WAY NOTE**  
RIGHT OF WAY FOR S.R. 15 IS ONLY FOR THE PORTION THAT FRONTS THE PROPERTY SHOWN ON THIS PLAT.

**LEGEND**  
● DENOTES COMPUTED POINT  
○ DENOTES IRON PIN (1/2" REINFORCED ROD UNLESS OTHERWISE STATED)  
○ DENOTES IRON PIN SET  
■ DENOTES R/W MONUMENT  
— EASEMENT  
--- SETBACKS  
--- CREEK  
--- LANDSCAPE BUFFER  
--- SLOPE EASEMENT

NUMBER	DIRECTION	DISTANCE	NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
L1	S 87°30'00" W	28.33	C1	N 29°13'00" E	275.00	26.76	26.76
L2	S 69°45'14" W	22.80	C2	N 02°44'53" E	275.00	159.88	157.64
L3	S 32°58'47" W	17.48	C3	N 40°28'07" W	60.00	84.62	77.78
L4	N 22°58'43" W	16.38	C4	N 40°28'07" W	60.00	84.62	77.78
L5	N 49°28'38" W	3.28	C5	N 21°25'21" E	60.00	44.94	43.80
L6	S 17°44'50" W	11.98	C6	N 72°29'23" E	60.00	62.26	58.60
L7	S 28°52'52" W	21.13	C7	S 50°44'31" E	60.00	58.39	54.34
L8	N 12°34'34" W	121.43	C8	S 11°44'38" W	60.00	37.48	49.79
L9	N 17°51'13" W	116.32	C9	S 09°52'13" E	335.00	81.15	60.84
L10	EASEMENT	186.12	C10	S 12°32'38" W	335.00	114.73	114.14
L11	S 87°30'00" W	66.32	C11	S 29°19'06" W	335.00	30.19	30.18
L12	N 27°11'45" W	17.61	C12	S 29°40'47" E	60.00	47.84	48.59
L13	N 44°28'11" E	64.51	C13	S 78°40'31" E	60.00	73.82	69.09
L14	N 33°13'59" E	186.12					
L15	N 33°11'14" W	116.32					
L16	N 53°59'53" E	64.02					
L17	N 33°13'59" E	186.12					
L18	N 33°11'14" W	116.32					
L19	S 33°11'14" W	141.50					
L20	N 33°13'59" E	186.12					
L21	N 44°28'11" E	73.50					
L22	N 27°11'45" W	23.86					
L23	N 60°59'48" W	64.50					
L24	N 60°59'48" W	94.19					

**RECEIVED**  
JUL 22 2015

By \_\_\_\_\_

GEORGIA REGISTERED LAND SURVEYOR No. 1846  
**JERRY LEE MCKEY**

SCALE: 1" = 200'  
MAGNETIC

**LAMPKIN BRANCH BUSINESS PARK  
OCONEE COUNTY, GEORGIA  
FINAL PLAT**

DATE: 5/21/04 COUNTY: OCONEE G.M.D.: 221 DESIGNED BY: MWN  
DRAWN BY: MWN/JDR CHECKED BY: JLM DWG: PH1.JP JOB NUMBER: 01243  
Armentrout, Roebuck, Matheny, P.C.  
Planning & Architectural Consultants  
OneBank Corporate Campus, Suite A240  
330 Research Drive  
Athens, Georgia  
(706) 548-8211

SHEET NO.: 1 OF 1

