

**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), B-1 (General Business) & O-I-P (Office-Institutional-Professional) to B-1 (General Business) pursuant to an application for rezoning of property owned by Bath Family Development, LLC Et Al submitted on July 28, 2014.

**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 July 28, 2014 requesting rezoning a ±3.761 acre tract of land located on the south side of SR 53 and the west side of Hillcrest Drive in the 221<sup>st</sup> G.M.D., Oconee County, Georgia, (Portions of TP#s B-6-2, B-6A-19 & B-6A-20), 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), B-1 (General Business) & O-I-P (Office-Institutional-Professional) to B-1 (General 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

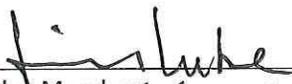
SECTION 4. Effective Date. This Ordinance shall take effect this date.

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on September 15, 2014, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on October 7, 2014.

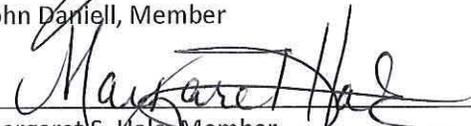
ADOPTED AND APPROVED, this 7<sup>th</sup> day of October, 2014.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY:   
G. Melvin Davis, Chairman

  
Jim Luke, Member

  
John Daniell, Member

  
Margaret S. Hale, Member

  
Mark Saxon, Member

ATTEST:

  
Jane Greathouse  
Clerk, Board of Commissioners

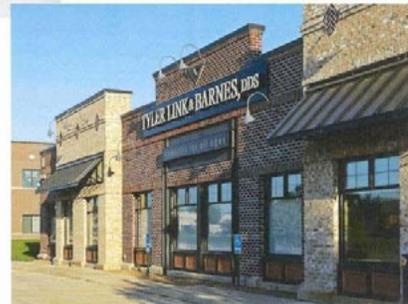
CONDITIONS

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 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 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.
3. The total building floor area of the development shall not exceed 31,585 Sf.
4. Developer shall construct Building 100, as illustrated on the rezone concept plan, with a false store front appearance along the portion of the building facing Hillcrest Drive, or developer shall install a 10 foot visual screening buffer between said building and Hillcrest Drive.
5. The existing historic home shall remain on the site.

REPRESENTATIVE PHOTOS

*Jones' Corner*



Representative Architecture - Retail & Commercial Service Establishments



Representative Architecture - Restaurant

# EXHIBIT "A" TO ZONING AMENDMENT #6584

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## NARRATIVE

### Jones' Corner

A Mixed Use Development  
The southwest corner of Highway 53 and Hillcrest Drive  
Watkinsville, Georgia

A-1, O-I-P and B-1 with conditions to B-1  
3.761 Acres – Portion of Tax Parcels # B06-002, B06A-019 & B06A-020

Rezoning Submittal – July 28, 2014  
Revised – August 11, 2014

### Narrative

Jones' Corner is a proposed mixed use development to be located on a 6.056 acre site and developed by Bath Family Development, LLC. Bath Family Development, LLC., Land Arts Inc., and Nicholas & Jane Bath and are the current property owners. Bill Bath will act as primary contact person for the owners and developers. Williams & Associates has been engaged by the owners to act as agent in the preparation of the necessary rezoning documentation associated with this request.

### The Site

The 3.761 acre B-1 portion of project fronts on Highway 53 for approximately 681 LF and Hillcrest Drive for approximately 250.33 LF. The site is predominantly open grass fields with small patches of hardwoods. There are 3 existing onsite structures, of which, 2 are being used as residential rental houses and the other is being used as a commercial business. The topography drops gently from north to south, to an existing stormwater management facility. Existing zoning and land uses surrounding the site are as follows: to the west – Highway 53; to the north – Hillcrest Drive; to the south – one (1) B-2 zoned tract with an existing commercial business; to the east – portions of the parent tax parcels # B-6-2, B-6A-19 & B-6A-2 and (1) R-1 zoned tract with an existing residence. The Future Development Map 2030 identifies the site with a Future Character Area designation of Civic Center. The proposed development is in line with this future character area as it meets the development strategy of providing consumer-based commercial establishments that offer goods and services to the residents of central Oconee.

### The Development

The B-1 portion of the project is to be developed to include a family restaurant, retail uses and commercial service oriented uses. It is the intent of the developers to renovate the existing commercial building to accommodate a restaurant. The remainder of the B-1 request is proposed as general retail space and commercial service establishments. This space shall be similar in nature to the adjacent Colony Square and Market Center developments. The B-1 portion of the property will be subdivided into four lots with the restaurant, retail and commercial service establishments having their own parcels. Cross access easements will be provided for vehicular circulation with the appropriate displaced greenspace areas relocated on the plan as required by code. The project will be constructed with curb & gutter parking lots and sidewalks. All utilities will be underground. Extensive landscaping, including buffers and shade trees, will be installed throughout the development. The project is proposed to be constructed in multiple phases, with the building 200 renovation to a restaurant, associated parking and landscaping, storm water management facility improvements and access comprising Phase 1. Additional phases will be employed as the remaining lots build out.

### Buildings

It is the intent of the developers to renovate the existing commercial building (3210 sf.) with an addition (1540 sf.) to accommodate a restaurant. Currently the commercial building is on file as a registered historic building and such modifications may jeopardize the ability of the structure to retain its designation as a historic building. If the building cannot be renovated to accommodate a restaurant, the developer reserves the right to remove the building and construct a new building in its place meeting the architectural representations provided for the retail and commercial service establishments. The proposed 26,835 square foot general retail and commercial service structures are to be single story and a mixture of four sides brick, stone or EIFS siding with watertables and architectural detailing. The roofs are to be a parapet roof structures with gabled accents or gabled ridgelines. See attached representative architecture photographs of the proposed structures.

### Water Supply

A 10" water main currently exists in the right-of-way of Highway 53. Multiple services and meters will be installed to meet the domestic water demand. Additional meters will be installed for irrigation purposes on a per lot basis.

### Probable Water Demand

Retail: (23,085 sf. x 5 gpd/100sf.) x 1.15 = 1,329 GPD  
Retail: (5 suites x 208 gpd/suite) x 1.15 = 1,196 GPD  
Restaurant: (115 seats x 25 gpd /seat) x 1.15 = 3,307 GPD

Total: 5,832 GPD AVG.

### Sewage Disposal

Sewage disposal will be via Oconee County Public Utilities, utilizing an existing sanitary sewer line traversing the property. Flows have been submitted to the Oconee County Public Utilities Department and a sewer availability letter accompanies this rezoning request.

### Probable Sewer Demand

Retail: 23,085 sf. x 5 gpd/100sf. = 1,155 GPD  
Retail: 5 suites x 208 gpd/suite = 1,040 GPD  
Restaurant: 115 seats x 25 gpd /seat = 2,875 GPD  
Total: 5,070 GPD AVG.

### Surface Water Drainage

Concrete curb & gutter, corrugated pipe, grassed and natural waterways will be employed to collect and divert storm water to an existing storm water management facility. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The existing storm water management facility will be modified, if necessary, to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site development plans. Stormwater management will be in compliance with the Oconee County UDC.

### Access

Access will be via a two existing driveways, one from Highway 53 and one from Hillcrest Drive. It is anticipated that access will require improvements to the existing driveway located along Highway 53, which will be subject to the Georgia Department of Transportation regulations and direction at the time of permitting. Cross access easements will be provided for vehicular circulation.

### Traffic

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

Land Use (ITE Code)	Intensity	Trip Generation							
		Unit	A.M. Peak Hour			P.M. Peak Hour			
			ADT	2-Way	Enter	Exit	Total	Enter	Exit
Shopping Center (820)	26,835	1,000SF GLA	2,888	43	28	71	129	134	264
High-turnover Rest. (932)	115	Seats	555	28	26	54	27	20	47
		Total	3,443	71	54	125	156	155	311

### 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 by October 2014. The Preliminary Site Plan and Site Development Plans for the development will be submitted for approval by January 2015. Construction improvements of the restaurant (Phase 1) and a portion of the infrastructure will commence immediately upon approval of these plans. The infrastructure and Phase 1 building construction will require a minimum of 4-6 months to complete. The remaining lots will be developed on a lot by lot basis. It is anticipated that the total build-out of the project should be completed between January 2019 and June 2019.

### Maintenance of Common Areas

There are common areas currently proposed for this development. The future owner(s) of the lots and buildings will be responsible for all maintenance. The developer will organize the use of all common areas and private access drives and develop a maintenance plan in regards to the paving, landscaping, storm water management facility and other associated common areas prior to the subdivision of the lots and provide to Oconee County at the time of lot platting.

### Landscaping and Buffers

Street trees, parking lot buffers, and parking lot tree plantings will be installed in accordance with the Oconee County UDC. Any additional required buffers will be illustrated on site development plans or as directed by Oconee County.

### Utilities

All new utilities are proposed to be underground. Portions of the existing utilities located onsite are to be relocated during project construction per the direction of the utility provider. Exact location to be determined during the site development plans approval stage of the project. Proposed utilities to serve the facility are power, gas, water, telephone, cable TV & internet access.

### Garbage Collection

Garbage collection will be handled by private contract service.

### Sidewalks

Concrete sidewalks will be constructed to service the project and provide customer access and circulation. Sidewalks will be installed on a lot by lot basis during building construction and completion of all underground utility service installation.

### Public & Semi-public Areas

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

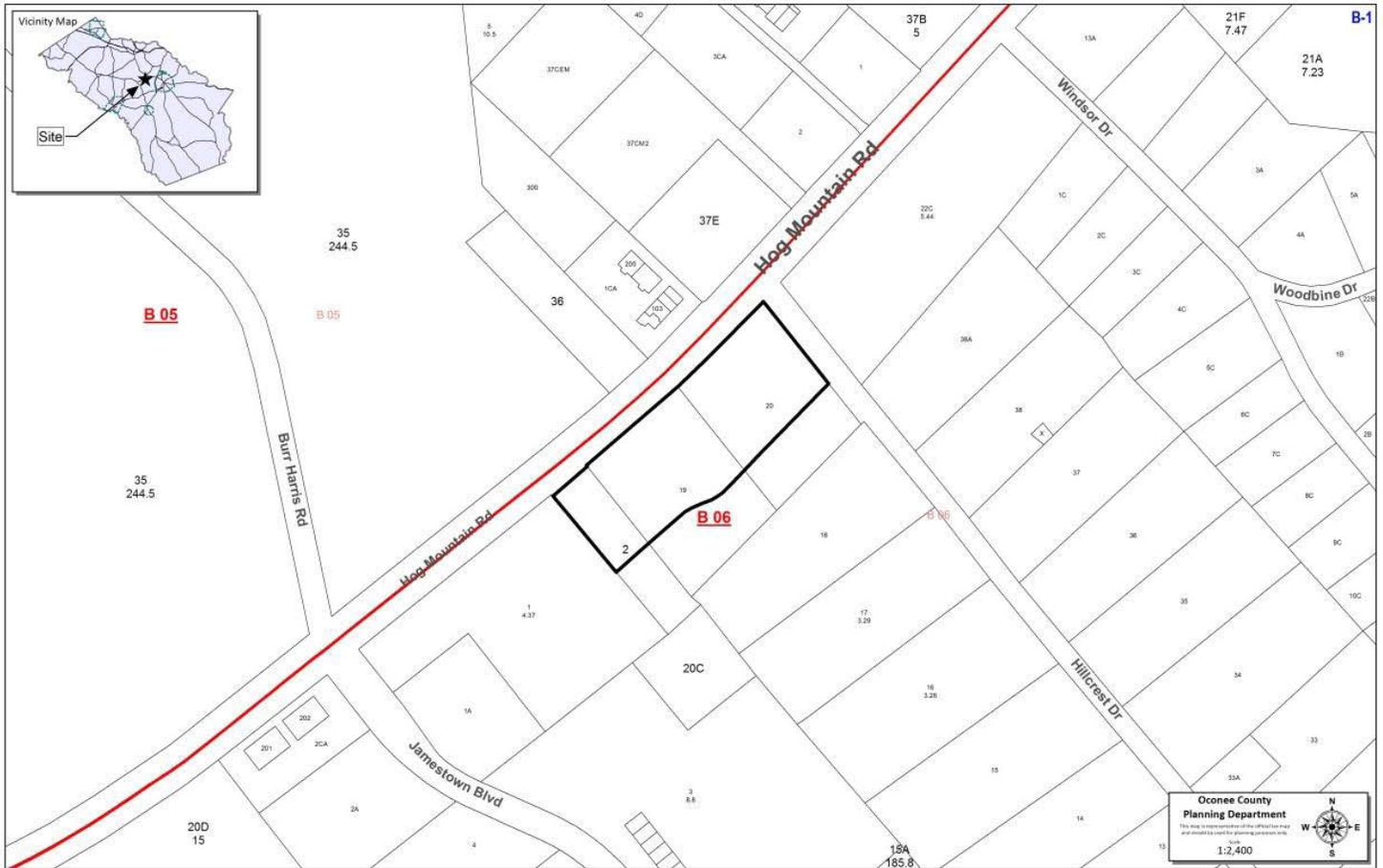
### Outdoor Lighting

Box type light fixtures on metal poles will be installed to illuminate the development for safety and security. Lighting will be oriented inward and downward within the proposed development. A lighting plan will be submitted to the Oconee Planning Department illustrating lighting templates and proposed fixtures. This plan will be reviewed during the site development plans approval stage of the project.

### Development Valuation

Proposed estimated total value of the project at completion: \$4,896,125.00

TAX MAP



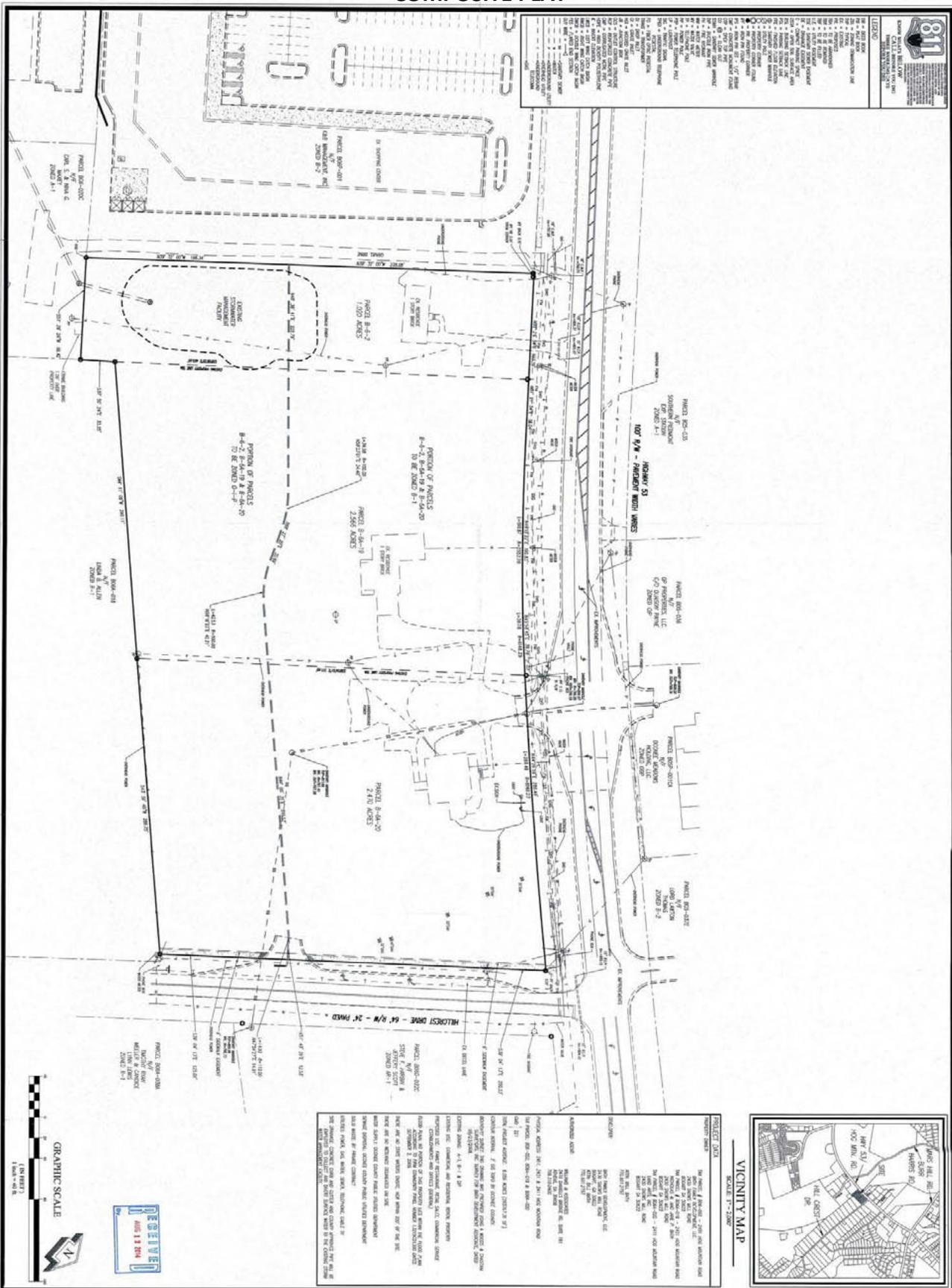
LEGAL DESCRIPTION

All that tract of land lying and being in the 221<sup>st</sup> G.M.D. of Oconee County, Georgia, containing 3.761 acres, more or less, and being more particularly described as follows:

Beginning at the intersection of the southerly margin of the 100 foot right-of-way of Highway 53 with the westerly margin of the 64 foot right-of-way of Hillcrest Drive, being the TRUE POINT OF BEGINNING; thence along the right-of-way of Hillcrest Drive South 39 degrees 04 minutes 13 seconds East, 250.33 feet to a point; thence leaving said right-of-way South 51 degrees 43 minutes 29 seconds West, 12.53 feet to a point; thence 14.92 feet along an arc of a curve to the left, said curve having a radius of 112.00 feet, a chord bearing of South 47 degrees 54 minutes 27 seconds West, and a chord distance of 14.91 feet to a point; thence South 44 degrees 05 minutes 25 seconds West, 318.57 feet to a point; thence 42.53 feet along an arc of a curve to the right, said curve having a radius of 100.00 feet, a chord bearing of South 56 degrees 16 minutes 23 seconds West, and a chord distance of 42.21 feet to a point; thence South 68 degrees 27 minutes 20 seconds West, 35.69 feet to a point; thence 34.58 feet along an arc of a curve to the left, said curve having a radius of 100.00 feet, a chord bearing of South 58 degrees 33 minutes 01 seconds West, and a chord distance of 34.40 feet to a point; thence South 48 degrees 38 minutes 41 seconds West, 222.79 feet to a point; thence North 39 degrees 32 minutes 00 seconds West, 238.08 feet to a point on the southerly margin of right-of-way of Highway 53; thence along said right-of-way North 51 degrees 21 minutes 54 seconds East, 103.39 feet to an iron pin; thence North 51 degrees 21 minutes 54 seconds East, 58.04 feet to a point; thence 190.87 feet along an arc of a curve to the left, said curve having a radius of 2552.70 feet, a chord bearing of North 49 degrees 13 minutes 22 seconds East, and a chord distance of 190.83 feet to a point; thence 39.78 feet along an arc of a curve to the left, said curve having a radius of 6148.22 feet, a chord bearing of North 45 degrees 58 minutes 45 seconds East, and a chord distance of 39.78 feet to an iron pin; thence 288.49 feet along an arc of a curve to the left, said curve having a radius of 6148.22 feet, a chord bearing of North 44 degrees 26 minutes 59 seconds East, and a chord distance of 288.46 feet to the TRUE POINT OF BEGINNING.

Said tract is a combined portion of parcels B-6-6, B-6A-19, B6A-20, as shown on a Composite Plat by Williams & Associates, dated 8/12/2014.

COMPOSITE PLAT



**REVISIONS**

NO.	DATE	DESCRIPTION
1	12/20/14	COMPOSITE PLAT

## JONES' CORNER

OCONEE COUNTY, GEORGIA

6.056 ACRES - 2451, 2431 & 2411 HOG MOUNTAIN ROAD

**Williams & Associates**

ENGINEERING • SURVEYING  
 LANDSCAPE ARCHITECTURE

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