

**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) & O-I-P (Office-Institutional-Professional) to O-I-P (Office-Institutional-Professional) 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 ±2.295 acre tract of land located on the south side of SR 53 and the west side of Hillcrest Drive in the 221st 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) & O-I-P (Office-Institutional-Professional) to O-I-P (Office-Institutional-Professional) 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.

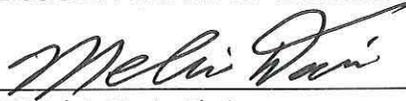
SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

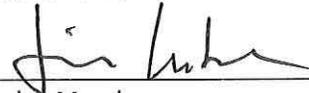
SECTION 4. Effective Date. This Ordinance shall take effect this date.

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.

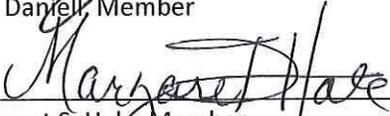
ADOPTED AND APPROVED, this 7th day of October, 2014.

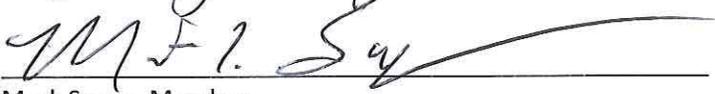
OCONEE COUNTY BOARD OF COMMISSIONERS

BY: 
G. Melvin Davis, Chairman


Jim Luke, Member


John Danjell, 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 20,250 Sf.
4. Developer shall install a 25 foot buffer along the boundary of the site adjacent to properties zoned R-1 (Single-Family Residential) and A-1 (Agricultural). The 25 foot buffer shall be extended along Hillcrest Drive to the project entrance.

REPRESENTATIVE PHOTOS

Jones' Corner



Representative Architecture - Offices



**Williams
& Associates**
LAND PLANNERS, PC

EXHIBIT "A" TO ZONING AMENDMENT #6585

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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 O-I-P

2.295 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 2.295 acre O-I-P portion of project fronts on Hillcrest Drive for approximately 125.01 LF. The site is predominantly open grass fields with small patches of hardwoods. There is a portion of a frame building located over the property line adjacent to parcel B-6-20C. 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 – portions of the parent tax parcels # B-6-2, B-6A-19 & B-6A-20; to the north – Hillcrest Drive; to the south – one (1) B-2 zoned tract with an existing commercial business and (1) A-1 zoned tract with an existing residence; to the east – (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 employment-based business offices to the area.

The Development

The O-I-P portion of the project is to be developed for office uses. The O-I-P portion will exist as one condominium lot. 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 overall 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, including the OIP lot, build out.

Buildings

Currently 3 buildings are proposed for the O-I-P portion with a total 20,250 square feet of floor area. The office spaces are to be single story with EIFS siding and a stone or brick waterable and architectural detailing. The office space roofs are to be gabled structures. 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 and an 8" watermain in the right-of-way of Hillcrest Drive. Multiple services and meters will be installed to meet the domestic water demand. An additional meter will be installed for irrigation purposes.

Probable Water Demand

Office: (14 suites x 208 gpd/suite) x 1.15 = 3,349 GPD AVG. Total

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

Office: 14 suites x 208 gpd/suite = 2,912 GPD AVG. Total

Surface Water Drainage

Concrete curb & gutter, corrugated pipe, and grassed & 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, 8th Edition*.

Land Use (ITE Code)	Intensity	Unit	Trip Generation				P.M. Peak Hour			
			ADT	A.M. Peak Hour			Enter	Exit	Total	
			2-Way	Enter	Exit	Total	Enter	Exit	Total	
General Office (710)	20.25	1,000SF GLA	390	46	6	52	17	84	101	
			Total	390	46	6	52	17	84	101

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, including the OIP lot, 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. A buffer is shown along the adjacent property line to the east, as required by OC-UDC Section 806. The buffer will be designed with details provided during the site development plans approval stage of the project. 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 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: \$3,037,500.00

TAX MAP



LEGAL DESCRIPTION

All that tract of land lying and being in the 221st G.M.D. of Oconee County, Georgia, containing 2.295 acres, more or less, and being more particularly described as follows:

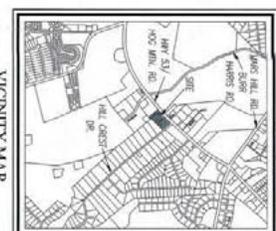
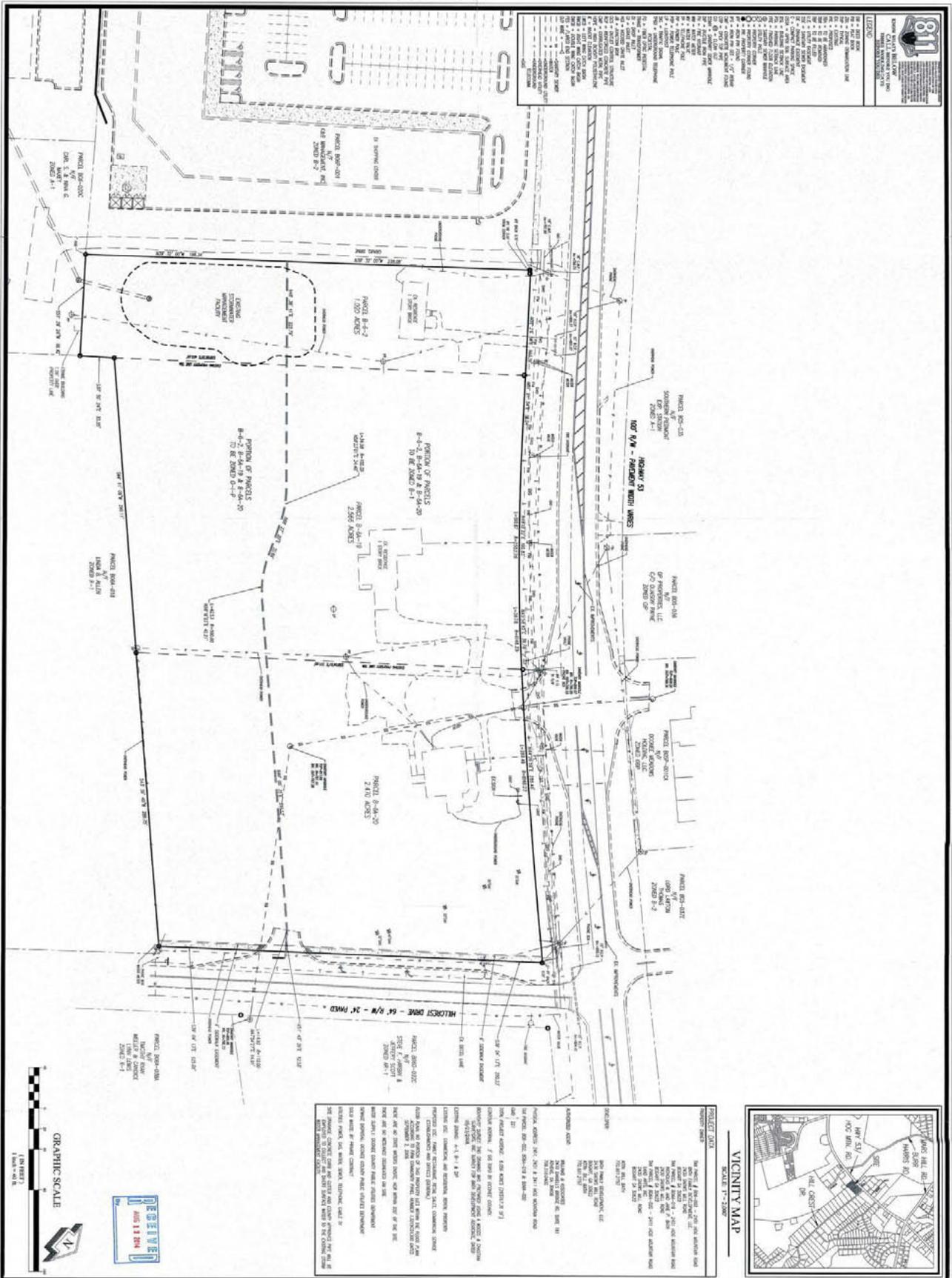
Beginning at the intersection of the southerly margin of the 100 foot right-of-way of Highway 53 with the westerly margin of the 64 foot right-of-way of Hillcrest Drive, thence along the right-of-way of Hillcrest Drive South 39 degrees 04 minutes 13 seconds East, 250.33 feet to the TRUE POINT OF BEGINNING; thence South 39 degrees 04 minutes 13 seconds East, 125.01 feet to an iron pin; thence leaving said right-of-way South 43 degrees 59 minutes 40 seconds West, 288.75 feet to an iron pin; thence South 44 degrees 11 minutes 09 seconds West, 290.11 feet to an iron pin; thence South 37 degrees 50 minutes 24 seconds East, 33.55 feet to an iron pin; thence South 51 degrees 29 minutes 26 seconds West, 99.42 feet to a 1 inch rod; thence North 39 degrees 32 minutes 00 seconds West, 198.34 feet to a point; thence North 48 degrees 38 minutes 41 seconds East, 222.79 feet to a point; thence 34.58 feet along an arc of a curve to the right, said curve having a radius of 100.00 feet, a chord bearing of North 58 degrees 33 minutes 01 seconds East, and a chord distance of 34.40 feet to a point; thence North 68 degrees 27 minutes 20 seconds East, 35.69 feet to a point; thence 42.53 feet along an arc of a curve to the left, said curve having a radius of 100.00 feet, a chord bearing of North 56 degrees 16 minutes 23 seconds East, and a chord distance of 42.21 feet to a point; thence North 44 degrees 05 minutes 25 seconds East, 318.57 feet to a point; thence 14.92 feet along an arc of a curve to the right, said curve having a radius of 112.00 feet, a chord bearing of North 47 degrees 54 minutes 27 seconds East, and a chord distance of 14.91 feet to a point; thence North 51 degrees 43 minutes 29 seconds East, 12.53 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.

EXHIBIT "A" TO ZONING AMENDMENT #6585

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COMPOSITE PLAT



VICINITY MAP
SCALE: 1" = 200'

PROJECT DATA
 PROJECT NAME: JONES' CORNER
 PROJECT ADDRESS: 2451, 2431 & 2411 HOG MOUNTAIN ROAD
 PROJECT CITY: OCOONEE COUNTY, GEORGIA
 PROJECT COUNTY: OCOONEE COUNTY, GEORGIA
 PROJECT STATE: GEORGIA
 PROJECT ZIP: 30706
 PROJECT DATE: 12/20/14
 PROJECT SCALE: 1" = 400'

PREPARED BY: WILLIAMS & ASSOCIATES, ENGINEERING & SURVEYING
DATE: 12/20/14
SCALE: 1" = 400'

REVISIONS

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

DATE: 08/12/2014
REVISIONS:
 DATE: 12/20/14
 NO.: 1
 DESCRIPTION: COMPOSITE PLAT

COMPOSITE PLAT

1

JONES' CORNER

OCOONEE COUNTY, GEORGIA

6.056 ACRES - 2451, 2431 & 2411 HOG MOUNTAIN ROAD

Williams & Associates

ENGINEERING • SURVEYING
 LANDSCAPE ARCHITECTURE

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