



**Planning Department
Oconee County, Georgia
STAFF REPORT**

REZONE CASE #: P20-0173

DATE: September 29, 2020

STAFF REPORT BY: Grace Tuschak, Senior Planner
Monica Davis, Planner

APPLICANT NAME: Michael B. Thurmond, P.E.

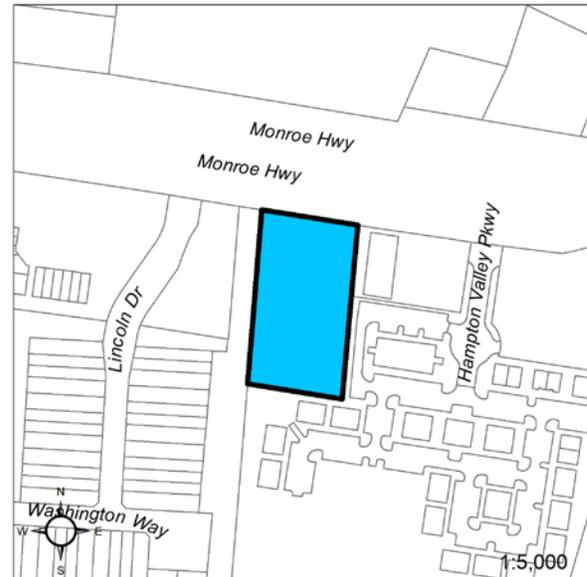
PROPERTY OWNER: Sapphire Properties, LP

LOCATION: 2891 Monroe Highway

PARCEL SIZE: ±1.82 acres

EXISTING ZONING: AG (Agricultural District)

EXISTING LAND USE: Residential



FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Community Village Center

ACTION REQUESTED: Rezone the property from AG (Agricultural District) to B-2 (Highway Business District) to allow for general offices and a contractor's office with outdoor storage. The request is accompanied by special use permit #P20-0189 for outdoor storage and special exception variance #P20-0188 to waive the required 25-foot incompatible use landscape buffer.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: October 19, 2020

BOARD OF COMMISSIONERS: November 3, 2020

ATTACHMENTS:

- Application
- Narrative
- Zoning Impact Analysis
- Representative Images
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat of Survey
- Concept Plan

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property has been zoned AG since the original adoption of the zoning map in 1968.
- A single-family residence was constructed on the property in 1967.
- A guesthouse was constructed on the property in 2015.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Residential Monroe Highway	AG (Institutional District) GDOT Right of Way
SOUTH	Commercial/Office	OIP (Office Institutional Professional District)
EAST	Commercial/Office and Assisted Living/Continuing Care Facility (Hampton Valley Business Park)	OIP (Office Institutional Professional District)
WEST	Residential and Commercial (Franklin Grove Subdivision)	R-2 MPD (Two -Family Master Planned Development)

PROPOSED DEVELOPMENT

- The applicant is proposing to develop a contractor's office with outdoor storage and additional general office space to be leased by others
- The existing house on the rear of the property is proposed to be converted to additional office space for lease
- A total of 93,000 square feet of office space is proposed for the existing and proposed buildings
- The estimated value at completion is \$1,200,000
- Development is to be completed by late 2021
- The request is accompanied by special use permit #P20-0189 for outdoor storage and special exception variance #P20-0188 to waive the required 25-foot incompatible use landscape buffer adjacent to the residential portion of Franklin Grove subdivision.

PROPOSED TRAFFIC PROJECTIONS

- An additional 242 average daily trips including 58 AM peak hour and 54 PM peak hour trips are projected should the request be approved (10th Edition ITE Trip Generation Manual).

PUBLIC FACILITIES

Water:

- The property is served by Oconee County Water Resources Department.
- The Water Resources Department has indicated in a letter dated 08/06/2020 that potable water is available at this location

Sewer:

- The property is served by the Oconee County Water Resources Department
- The Water Resources Department has indicated in a letter dated 08/06/2020 that wastewater treatment/sewer collection and transmission capacity are currently available for the proposed project

Roads:

- Access is proposed along Monroe Highway/US 78 and will require GDOT approval

ENVIRONMENTAL

- No jurisdictional wetlands, 100-year flood plain, or state waters are known to exist on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- No Comments

OCONEE COUNTY FIRE DEPARTMENT

- No comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Recommended condition: The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.

GEORGIA DEPARTMENT OF TRANSPORTATION

- The proposed driveway will not meet the minimum spacing or deceleration lane length requirements. The Georgia Department of Transportation recommends access through inter-parcel connectivity due to the safety concerns of not meeting the above requirements.

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR REZONING CONSIDERATION” AS SET FORTH IN SECTION 1207.01 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

- A. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.**
Nearby properties are a mixture of residential, office, and commercial uses with R-2 MPD, OIP, AG, or B-2 zoning. Staff holds that the proposed use is suitable in view of the variety of existing uses, development, and zoning of nearby property.
- B. Whether the property to be rezoned has a reasonable economic use as currently zoned.**
The property has a reasonable economic use for single family residential purposes as currently zoned.
- C. The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:**
- i. Population density and effect on community facilities such as streets, schools, water, and sewer;**
The present request is anticipated to have a negligible impact on population density and may result in a small increase in demand on community facilities such as streets, water, and sewer. No impact to local schools is anticipated should the request be approved.
 - ii. Environmental impact;**
No environmentally sensitive areas are known to exist on site.
 - iii. Effect on the existing use, usability and/or value of adjoining property.**
The proposed commercial offices should not have a significant impact on the existing use, usability, and/or value of adjoining property.
- D. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.**
The subject property is not currently vacant; this standard is not applicable to the present request.
- E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**
The B-2 zoning district is intended to “serve those business activities generally oriented to the highways” (UDC Sec. 205.10.a). Highway-oriented commercial development serves the traveling public through retail or service

oriented business activities. A small office development including outdoor storage is not considered to be highway-oriented development and staff holds that the proposed use is not compatible with the requested zoning district.

F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Many properties in the surrounding area remain agricultural or agricultural residential, though several properties along Monroe Highway have been developed or rezoned for commercial use since the mid-2000s.

G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.

The subject property lies within the “Community Village” Character Area (2040 Future Development Map). This area is intended for “mixed-use developments that integrate and link together a compatible assortment of higher intensity commercial (such as larger-scaled shopping centers, professional offices, and services), residential, and recreation uses.” This Character Area is intended to create “a small community where it is possible to live, work, and play through a variety of housing options, small businesses, offices, retail shops, services, well-placed parks, plazas, and open spaces” (2018 Comprehensive Plan p. 46). The office component of the proposed development is considered to be compatible with this retail- and service-oriented Character Area, while outdoor storage is not considered compatible with this Character Area. As conditioned below, however, staff holds that the proposal is in conformity with the Future Development and the goals and objectives of the Comprehensive Plan.

H. The availability of adequate sites for the proposed use in districts that permit such use.

It is likely that other properties exist within the county that are currently zoned for office use, including several in the nearby vicinity along Monroe Highway.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends conditional approval of this request subject to the following conditions to be fulfilled at the expense of the owner/developer:

1. The subject property shall be rezoned to OIP (Office Institutional Professional District).
2. The proposed commercial office building shall have a minimum roof pitch of 4:12 in order to foster architectural compatibility with adjacent development.
3. All storage areas on the property shall be indoors.
4. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
5. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
6. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County’s review of Owner’s development plans pursuant to the County’s ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: AG to B2 Change in Conditions of Approval for Case # : _____
- Special Use Approval for: _____ in the _____ Zoning District

Applicant

Name: Michael B. Thurmond, P.E.
 Address: Armentrout Matheny Thurmond
(No P.O. Boxes)
330 Research Drive, Suite A240
Athens, GA 30605

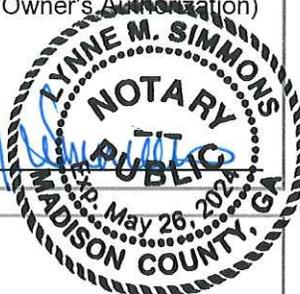
Telephone: _____

Email: _____

Applicant is (check one): the Property Owner Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: [Signature] Date: 9/9/20 Notarized: [Signature]



Property

Location: 2891 Monroe Hwy
(Physical Description)
Watkinsville, GA 30677

Tax Parcel Number: B02 039

Size (Acres): 1.818 Current Zoning: AG

Future Development Map—Character Area Designation: Community Village Center

Use

Current Use: Residential

Proposed Use: General Office and Contractors office with Outdoor Storage

Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed
- Typed Legal Description
- Plat of Survey
- Disclosures (Interest & Campaign Contributions)
- Zoning Impact Analysis
- Narrative (Detailed Description of the Request)
- Concept Plan
- Attachments to the Concept Plan:
 - Water and/or Sewer Capacity Letter from OCUD
 - Representative Architecture/Photographs
- Proof all property taxes paid in full
- Other Attachments: Letters of No Access

For Oconee County Staff Use Only

Application
 Date Received: _____ Date Accepted: _____
 DRI Transmitted to RDC Date: _____ N/A
 Date Submitted: _____ Findings Complete
 Posted: _____ Ad: _____ Ad: _____
 Application Withdrawn Date: _____

Action
 APPLICATION NUMBER
 Planning Commission Date: _____
 Approval With Conditions Denial
 Board of Commissioners Date: _____
 Approved With Conditions Denied



Subject: Rezone Narrative for Office/Warehouse
 2891 Monroe Highway, Watkinsville, GA 30677
 AG to B-2 – 1.818 acres; Tax Parcel B02 039
 Armentrout Matheny Thurmond, P.C., Project No. 20145

Project Overview

2891 Monroe Highway is a 1.818-acre lot along Monroe Highway/US-78 that is proposed to be used as an office and warehouse facility for a local contracting company. Sapphire Properties, LP is the current property owner and will occupy the building. Additional office space will be rented to other businesses. Sapphire Properties, LP wishes to move its office from Athens-Clarke County. The Owner lives on Ruth Jackson Road. Armentrout Matheny Thurmond, P.C. (AMT) has been engaged to act as agent in the preparation of the necessary documentation associated with this rezone request. Bret Thurmond, P.E. will act as the primary contact person for the owner.

Site Description

The subject parcel of the rezone is 1.818 acres in size. The project fronts Monroe Highway for approximately 211 LF. The property currently exists as a single lot with two single-family homes. The topography is generally flat but gently drops from north to south towards the rear of the parcel. Existing zoning and land uses surrounding the parcel are as follows: to the west – a large R-2-MPD zoned subdivision with townhomes, individual houses, and a commercial shopping center; to the east and south – a commercial parcel zoned O-I-P; to the north across Monroe Highway – residential parcels zoned AG. The western property line of the subject property abuts a 50 foot wide HOA buffer created by the R-2 MPD zoning. The 2040 Character Areas Map identifies the site primarily with a Future Character Area designation of Community Village.

Traffic Impacts

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation Manual, 10th Edition* for Monroe Highway. According to GDOT, the Average Annual Daily Traffic (AADT) for 2017, the most recent year with available data, is 20,500. This is specifically for GDOT station 2190107 along Monroe Highway/US-78, which is located at the approximate coordinates of 33.9184, -83.5409 approximately 3,500 feet west from the subject parcel.

<u>Land Use</u>	<u>Calculation Parameter</u>	<u>Weekday</u>	<u>Weekday A.M. Peak Hour of Generator</u>	<u>Weekday P.M. Peak Hour of Generator</u>
*Inside Storage (150)	6,000 ft ²	55	31	23
General Office Building (710)	30 employees	187	27	31

*Used warehousing (150) for traffic estimate

The total expected vehicle trip ends generated by the proposed use as a result of this rezone request is shown in the table above. The projected average vehicle trip ends are approximately 242 vehicle trip ends per weekday and 58 trips per A.M. peak hour and 54 trips per P.M. peak hour.

Access

There is one access entrance proposed to the existing GDOT public right of way. Monroe Highway/US-78 will experience an increase in traffic, however the highway is more than capable of handling the increased traffic rates. GDOT has been contacted and preferred that the site connect to either the east or west parcel rather than directly to U.S. Hwy 78. The Owner attempted to obtain that access but both property Owner's refused. Therefore, GDOT will allow access to US 78 at the front as a result of this adjacent landowner's refusal for access. The letters of refusal are attached to the zoning application.

Impact to School System

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

Method of Water Supply

The property is currently connected to an existing 12" water main located in front of the property on Monroe Highway. The water main is located in the right of way south of Monroe Highway (Sheet 10, Water System Map, Oconee County Water Resource Department). An estimated 1,000 gallons per day will be required for the proposed development based upon 20 employees at the facility and 50 gpd/person. Reference Table JT-1, GDHR Manual for on-site sewer management systems.

Method of Sewage Disposal

The property is proposed to be connected to the municipal sanitary sewer system. Sewer use is estimated to be 80% percent of water use which is 800 gallons per day. The sanitary sewer system is located south of the subject parcel. Franklin Grove and Hampton Valley Business Park are served by this gravity sewer system and the system pumps from Franklin Grove Pump Station to Mars Hill Road by way of a 6" force main. The subject property is proposed to connect to an existing manhole just south of the property line (Sheet 10, Sewer System Map, Oconee County Water Resource Department).

Proposed Utilities

All utilities are proposed to be underground and include electricity, natural gas, water, telephone, cable TV, and internet access. Domestic water will be accessed through an existing meter at the front of the property. The water main is located in the right of way south of Monroe Highway (Sheet 10, Water System Map, Oconee County Water Resource Department). The property will be connected to the Oconee County sanitary sewer system through an easement with the adjacent property owner. The sanitary sewer system is located south of the

subject parcel. Franklin Grove and Hampton Valley Business Park are served by this gravity sewer system and the system pumps from Franklin Grove Pump Station to Mars Hill Road by way of a 6" force main. The subject property is proposed to connect to an existing manhole just south of the property line (Sheet 10, Sewer System Map, Oconee County Water Resource Department). Two service manholes are on the adjacent property and that property owner has given their approval for an easement.

Garbage Collection

Garbage collection will be handled by private contractor service.

Method of Stormwater Drainage

Stormwater will be conveyed by overland flow or pipe network to a detention facility. Stormwater management facilities will be designed according to the most recent edition of the Georgia Stormwater Management Manual at the time of permitting and construction. At the present time, the proposed location of the detention facility is the southwest corner of the property.

Proposed Buildings

There are currently two single-family houses located on the property. The existing house on the southern portion of the parcel is proposed to remain and will be converted into an office. The existing house on the northern portion of the parcel is proposed to be demolished and replaced with an office and warehouse building. The front of the building, in respect to Monroe Highway) will include two stories of office space for a total of 8,000 square feet. The rear of the building will be used for 6,000 square feet of warehouse space with two garage doors located on the rear of the building. Overall building height will be approximately 30 feet to the parapet.

Proposed Development Schedule

Pending approval of this rezone application by the Oconee County Board of Commissioners on November 3, 2020, the civil engineering design process will begin and continue through winter of 2021. Once design site plan designs are complete, construction sets will be submitted to the Oconee County Planning Department for permit approval by February 2021. Construction is estimated to begin immediately after approval and end in late 2021.

Architecture/Themes/Façade Materials

The building is proposed to be brick on four sides. Architectural features similar to those shown in the attached photographs are proposed for the front. A single theme maybe used or the fronts maybe changed at the separation of offices along the front wall. The side walls will be brick and the rear wall will be metal. The building will have a parapet to shield rooftop equipment from view. The roof will be a low slope roof.

Gross Square Footage

8,000 ft² of general office space and 6,000 ft² of indoor storage space is proposed for the property. The area of the building is 10,000 ft². The existing house to be converted to office is 1,300 ft².

Estimated Value of the Project at Completion

\$1,200,000

Type(s) of Ownership

Single owner, corporate entity

Landscaping and Buffers

Landscape strips, parking lot buffers, and parking lot trees will be installed according to the Oconee County development standards. The property abuts a 50 foot permanent buffer on the west so no additional buffer is proposed and therefore a Special Exception Variance is proposed to waive the code required 25 foot incompatible use buffer for a B2 property adjacent to a multifamily residential property. See the Special Exception Variance application submitted concurrently with this Rezone application.

Sidewalks/Curb & Gutter

Concrete sidewalks with curb and gutter for the drives and parking are proposed for the development.

Outdoor Lighting

Outdoor lighting will be a combination of light fixtures on metal poles and wall packs on the building. Lighting will meet Oconee County Standards and will not trespass on adjacent property.

Outdoor Screening

The proposed use is contractor office with indoor storage and some outdoor storage. Outdoor storage requires a Special Use approval in the B2 zone. See the Special Use Application for Outdoor Storage submitted concurrently with this Rezone application. The outdoor storage is located completely behind the proposed new building and is adjacent to the commercial section of an existing MPD-R2 development property. The screening will comply with Oconee County standards for outside storage. The proposed opaque fence will be eight feet tall and have an additional landscape hedge along the west property line. The west property line is contiguous with a 50 foot undisturbed vegetative landscape buffer on MPD-R2 property.

Voluntary Restrictions of the Uses if this Property is Zoned B2

The Owner wishes to voluntarily restrict the property to limited uses as part of this rezone. The restricted uses were chosen as those which would be incompatible with the adjacent O-I-P to the east and the commercial section of the MPD-R2 property to the west.

The uses that are restricted as incompatible are:

- FARMERS MARKET (WHOLESALE)
- TRADITIONAL SUBDIVISION
- MASTER PLANNED DEVELOPMENT (MPD)
- HOTELS AND MOTELS
- BED AND BREAKFAST INNS
- RV (RECREATIONAL VEHICLE) PARKS
- GENERAL AUTOMOTIVE REPAIR
- AUTOMOTIVE EXHAUST SYSTEM REPAIR
- LANDSCAPING SERVICES, UNDER 3 ACRES
- LANDSCAPING SERVICES, OVER 3 ACRES
- SWIMMING POOL, DUCT, GUTTER, AND DRAIN CLEANING AND OTHER SERVICES TO BUILDINGS AND DWELLINGS
- CARPENTRY SHOP, WOODWORKING
- PERFORMING ARTS THEATERS: DRAMA, DANCE, MUSIC (INCLUDING ADULT ENTERTAINMENT)
- EVENT VENUES
- TAXIDERMISTS
- HISTORICAL SITES (COMMERCIAL)
- MOTION PICTURE THEATERS (INCLUDING DRIVE-INS)
- AMUSEMENT AND THEME PARKS, FAIRGROUNDS
- AUTOMOTIVE TRANSMISSION REPAIR
- AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE
- AUTOMOTIVE GLASS REPLACEMENT SHOPS
- AUTOMOTIVE OIL CHANGE AND LUBRICATION SHOPS
- CAR WASHES
- ELECTRONIC AND PRECISION EQUIPMENT REPAIR AND MAINTENANCE
- TRACTOR AND OTHER FARM EQUIPMENT REPAIR AND MAINTENANCE
- HOME AND GARDEN EQUIPMENT REPAIR AND MAINTENANCE
- BLOOD AND ORGAN BANKS
- FUNERAL HOMES AND FUNERAL SERVICES
- AUTOMOBILE COMMERCIAL PARKING LOTS AND GARAGES
- PASSENGER CAR RENTAL AND LEASING
- TRUCK, UTILITY TRAILER AND RV (RECREATIONAL VEHICLE) RENTAL AND LEASING
- CONSUMER ELECTRONICS AND APPLIANCES RENTAL
- FORMAL WEAR AND COSTUME RENTAL
- VIDEO TAPE AND DISC RENTAL
- HOME HEALTH EQUIPMENT RENTAL
- RECREATIONAL GOODS RENTAL
- FURNITURE, PARTY SUPPLIES, AND OTHER CONSUMER GOODS RENTAL

- GENERAL EQUIPMENT AND TOOL RENTAL CENTERS
- CONSTRUCTION, TRANSPORTATION, MINING AND FORESTRY MACHINERY AND EQUIPMENT RENTAL AND LEASING
- OFFICE COMPUTERS, COPIERS, FURNITURE AND OTHER MACHINERY AND EQUIPMENT RENTAL AND LEASING
- ARCHERY OR SHOOTING RANGES
- BATTING CAGES
- BILLIARD AND POOL HALLS
- BOWLING CENTERS
- COMMUNITY RECREATION FACILITY (NON-PROFIT) INCLUDING YMCA, SENIOR CENTERS, AREA-WIDE RECREATION CENTER
- DOG PARKS, PET SITTING SERVICES
- FEE FISHING LAKES
- GO-CART CONCESSIONS
- GOLF COURSE, WITH OR WITHOUT COUNTRY CLUB
- GOLF DRIVING RANGES
- ICE OR ROLLER SKATING RINK
- MARINAS
- MINIATURE GOLF
- NEIGHBORHOOD RECREATION CENTERS (FOR PROFIT), INCLUDING PRIVATE PLAYGROUNDS, TENNIS, COMMUNITY SWIMMING POOLS OR OTHER RECREATION AMENITIES
- NEIGHBORHOOD RECREATION CENTER THAT IS A PART OF AND SERVICES A RESIDENTIAL DEVELOPMENT BUT LOCATED ON A SEPARATE LOT
- PRIVATE UNDEVELOPED PARKS AND OTHER OPEN SPACE AMENITIES, INCLUDING SQUARES, GREENS AND POCKET PARKS
- PUBLIC SWIMMING POOLS
- SHOW ARENAS FOR HORSES
- SOFTBALL, BASEBALL, FOOTBALL OR SOCCER FIELDS
- TENNIS CLUBS AND TENNIS CENTERS
- NEW CAR DEALERS
- USED CAR DEALERS
- RECREATIONAL VEHICLES DEALERS
- MOTORCYCLE DEALERS
- BOAT DEALERS
- ALL OTHER MOTOR VEHICLE DEALERS
- AUTOMOTIVE PARTS, ACCESSORIES, AND TIRE STORES
- FURNITURE AND HOME FURNISHINGS STORE
- HOUSEHOLD APPLIANCE STORES
- HOME CENTERS AND HARDWARE STORES
- PAINT AND WALLPAPER STORES

- LUMBER YARDS
- ELECTRICAL, HEATING OR PLUMBING SUPPLY STORES
- BUILDING MATERIAL DEALERS NOT LISTED ABOVE
- OUTDOOR POWER EQUIPMENT STORES
- NURSERY AND GARDEN CENTERS
- SUPERMARKETS AND OTHER GROCERY (INCLUDING CONVENIENCE) STORES
- CONVENIENCE FOOD STORES WITH FUEL PUMPS
- CONVENIENCE FOOD STORES WITHOUT FUEL PUMPS
- SPECIALTY FOOD STORES, INCLUDING MEAT, FISH, FRUIT AND VEGETABLE MARKETS, CANDY STORES
- BEER AND WINE STORES (INCLUDING LIQUOR SALES)
- RETAIL BAKERIES AND PASTRY SHOPS
- PHARMACIES AND DRUG STORES
- COSMETICS, BEAUTY SUPPLIES AND PERFUME STORES
- EYEGLASSES AND OTHER OPTICAL GOODS STORES
- FOOD (HEALTH) SUPPLEMENT STORES
- ALL OTHER HEALTH AND PERSONAL CARE STORES, SUCH AS HEARING AIDS AND CONVALESCENT SUPPLIES
- GASOLINE STATION, FULL SERVICE
- GASOLINE STATIONS WITH CONVENIENCE STORES, NO REPAIRS
- DEPARTMENT STORES
- WAREHOUSE CLUBS AND WAREHOUSE SUPERCENTERS
- DOLLAR STORES
- USED MERCHANDISE STORES
- MANUFACTURE (MOBILE) HOME DEALERS
- ACCESSORY UTILITY STRUCTURES, PREFABRICATED SHEDS AND GAZEBO DEALERS
- FARM EQUIPMENT AND IMPLEMENTS
- AUCTION HOUSES
- MISCELLANEOUS RETAILERS NOT LISTED ABOVE
- TEMPORARY EVENT: RETAIL SALES OF SEASONAL ITEMS
- RESTAURANTS, LIMITED SERVICE, INCLUDING FAST FOOD AND TAKE-OUT, WITH DRIVE-THROUGH WINDOWS
- RESTAURANTS, LIMITED-SERVICE, INCLUDING FAST FOOD AND TAKE-OUT, WITHOUT DRIVE-THROUGH WINDOWS
- CAFETERIAS
- PRINTING AND RELATED SUPPORT ACTIVITIES, INCLUDING PHOTOCOPYING AND DUPLICATING SERVICES (INSTANT PRINTING)
- WHOLESALE TRADE, SHOWROOMS, AND OUTDOOR STORAGE
- VENDING MACHINE OPERATORS
- SELF-STORAGE OF RECREATIONAL VEHICLES, CAMPERS, AND BOATS
- GENERAL FREIGHT TRUCKING, LOCAL

- SPECIALIZED FREIGHT (EXCEPT USED GOODS) TRUCKING, LOCAL
- INTERURBAN BUS TRANSPORTATION AND BUS STATIONS
- TAXI AND LIMOUSINE SERVICE
- SCHOOL AND EMPLOYEE BUS TRANSPORTATION
- CHARTER BUS INDUSTRY
- SPECIAL NEEDS TRANSPORTATION
- SHUTTLE SERVICES, VANPOOLS AND OTHER GROUND PASSENGER TRANSPORTATION
- INTERCITY COURIERS (FEDEX, UPS), PACKAGE DROP-OFF ONLY
- LOCAL MESSENGERS AND LOCAL DELIVERY
- RADIO AND TELEVISION BROADCASTING STATIONS
- TELEPHONE, CELLULAR AND OTHER WIRED OR WIRELESS TELECOMMUNICATIONS CARRIERS (INCLUDING SATELLITE)
- ALTERNATE ("STEALTH") TOWERS AND ANTENNAE
- ADDITIONS TO EXISTING TOWERS OR MOUNTED ON NONRESIDENTIAL BUILDING
- ELECTRIC POWER TRANSMISSION AND DISTRIBUTION LINES
- ELECTRIC POWER TRANSMISSION SUBSTATION
- NATURAL GAS DISTRIBUTION
- FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS
- GENERAL MEDICAL AND SURGICAL HOSPITALS
- CEMETERIES AND MAUSOLEUMS
- PRIVATE SCHOOLS: KINDERGARTEN, ELEMENTARY AND SECONDARY
- PRIVATE SCHOOLS: JUNIOR COLLEGES
- PRIVATE SCHOOLS: COLLEGES AND UNIVERSITIES
- PRIVATE SCHOOLS: RELIGIOUS EXEMPT AND NONPUBLIC POST-SECONDARY INSTITUTIONS
- PAWNSHOP
- CIGAR AND TOBACCO STORES, INCLUDING "VAPE" SHOPS AND ELECTRONIC CIGARETTE STORES
- TATTOO PARLORS
- OTHER PERSONAL CARE SERVICES NOT LISTED ABOVE
- AMBULANCE SERVICES
- ALL OTHER OUTPATIENT CARE CENTERS
- OTHER PERSONAL SERVICES NOT LISTED ABOVE
- OTHER COMMERCIAL AND INDUSTRIAL MACHINERY AND EQUIPMENT RENTAL AND LEASING
- OTHER BUSINESS SUPPORT SERVICES NOT LISTED ABOVE
- ADULT ENTERTAINMENT
- ZOOS AND BOTANICAL GARDENS
- MOTION PICTURE THEATERS, DRIVE-IN
- STADIUMS, COLISEUMS, ARENAS, AMPHITHEATERS
- RACETRACKS

- OTHER SPECTATOR SPORT FACILITIES
- AMUSEMENT ARCADES
- OTHER AMUSEMENT AND RECREATION USES NOT LISTED ABOVE
- SOAPS AND OTHER DETERGENT MANUFACTURING
- MINI-WAREHOUSES AND SELF STORAGE UNITS
- MINI-WAREHOUSES AND SELF STORAGE UNITS (INDOOR)
- RESTAURANTS, 24-HOUR
- GENERAL FREIGHT TRUCKING, LONG-DISTANCE
- TRUCK STOPS AND OTHER GASOLINE STATIONS
- USED HOUSEHOLD AND OFFICE GOODS MOVING
- SPECIALIZED FREIGHT (EXCEPT USED GOODS) TRUCKING, LONG-DISTANCE
- MOTOR VEHICLE TOWING AND WRECKER SERVICES
- CABLE AND OTHER SUBSCRIPTION DISTRIBUTION
- FREESTANDING TOWERS AND ANTENNAE
- COMMUNITY SCALE CHURCHES AND OTHER PLACES OF WORSHIP
- TEMPORARY EVENT: RELIGIOUS ASSEMBLIES
- CREMATORIES

Subject: Zoning Impact Analysis
2891 Monroe Highway, Watkinsville, GA 30677
AG to B-2 – 1.818 acres; Tax Parcel B02 039
Armentrout Matheny Thurmond, P.C., Project No. 20145

ZONING IMPACT ANALYSIS

A. Consider whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.

The proposed use and zoning is appropriate given the site's location between two commercial properties on Monroe Highway (Hwy 78). Existing uses and zonings of nearby property are a mixture of residential, commercial, and institutional uses within the local area of this proposed rezone. Existing zoning within one mile includes AG, AR, B-1, B-2, R-1, R-2-MPD, I, M-H, O-B-P, and O-I-P. Adjacent to the property is R-2-MPD to the west, O-I-P to the east and south, and AG to the north. Existing development adjacent (west) is a MPD-R2 tract with commercial retail fronting the highway and the development (east) is a senior living facility. Properties to the north are generally AG and undeveloped.

B. Consider whether the property to be rezoned has a reasonable economic use as currently zoned.

The property has negligible value under current AG zoning. The property is of insufficient size for an agricultural use. It is currently residential use on the AG zone. This use is no longer compatible with the adjacent uses, the larger house is beyond repair and needs to be demolished. Property value will be significantly greater under B-2 zoning.

C. Consider the extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:

1. Population density and effect on community facilities such as streets, schools, water and sewer;

The proposed development will generate up to 242 average daily trips. Existing transportation infrastructure can accommodate the proposed development and public water and sanitary sewer service are available. The school system may experience decreased enrollment due to the removal of residential use of the property. The anticipated increase in property value will generate more tax revenue for the school system without an increase in expense of additional students. This development will further support commercial activity along Highway 78 rather than more rural areas of Oconee County.

- 2. Environmental impact;**

Stormwater management facilities proposed for this development will be designed according to the most recent edition of the Georgia Stormwater Management Manual and will follow Oconee County Ordinances. Water quality concerns will be solved through the use of filtration devices or other filtration structures. “Best management practices” will be employed to address soil erosion and sediment control concerns.
 - 3. Effect on the existing use, usability and/or value of adjoining property.**

No adverse effects to adjoining property values can be identified with this rezone request. The general area in the highway corridor is characterized by commercial development. The rezone has proposed specific conditions to not allow a number of allowed B-2 zone uses so that the character of the site matches the use and look of adjacent parcels. Both the R2 MPD and the O-I-P parcels have existing buffers created as their properties were developed while this property remained AG.
- D. Consider the length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.**
- The property has contained at least one single-family residence for several decades and a second single-family residence since 2015. The trend has been to develop formerly agricultural and residential zoned properties in this area to commercial business use. The property fronts Highway 78 which is a generally undesirable feature for continued residential use.
- E. Consider the consistency of the proposed use with the stated purpose of the zoning district that is being requested.**
- The proposed character area under the proposed comprehensive plan currently under consideration is “community village.” The requested rezone is for commercial office use, which is consistent with uses described in the 2018 update to the Oconee County Joint Comprehensive Plan. O-I-P and B-2 are compatible zonings for the Community Village designation. The property is bound by a multi-service facility to the east and south. To the west, the commercial section of the R2-MPD bounds most of the western property line. The proposed B-2 zone (with stated use restrictions) is compatible with the surrounding properties even though all are zoned differently. This rezone contains restrictions uses which will not be allowed so that the character and uses of the area remain in harmony.

- F. Consider whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

Land use patterns in this area are changing from agricultural and residential to commercial and residential suburban uses. This request conforms to established land use patterns in the vicinity. The new use provides a uniform frontage connecting the properties from east to west in an architecturally compatible view along the highway corridor.

- G. Consider the conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.**

The 2040 Future Development Map designates property in this area with a Future Character Area of Community Village. Surrounding properties along Monroe Highway are compatible with this future land use. Commercial businesses are compatible with Community Village and meet the intent of the 2040 Future Development Map.

- H. Consider the availability of adequate sites for the proposed use in districts that permit such use.**

The applicant is the owner of the parcel and desires to move his office from another county to this location. There are no other parcels that meet this unique need. There are no similar properties available this size with existing zoning to support commercial use. Recent commercial developments on each side of this parcel are much larger in acreage and building size.





eclipse
brand-builders









Rezone # P20-0173 - Sapphire Properties, LP

Tax Parcel #
B-02-039

B 02 039

Monroe Hwy

Monroe Hwy

Hampton Valley Pkwy

Lincoln Dr

Washington Way

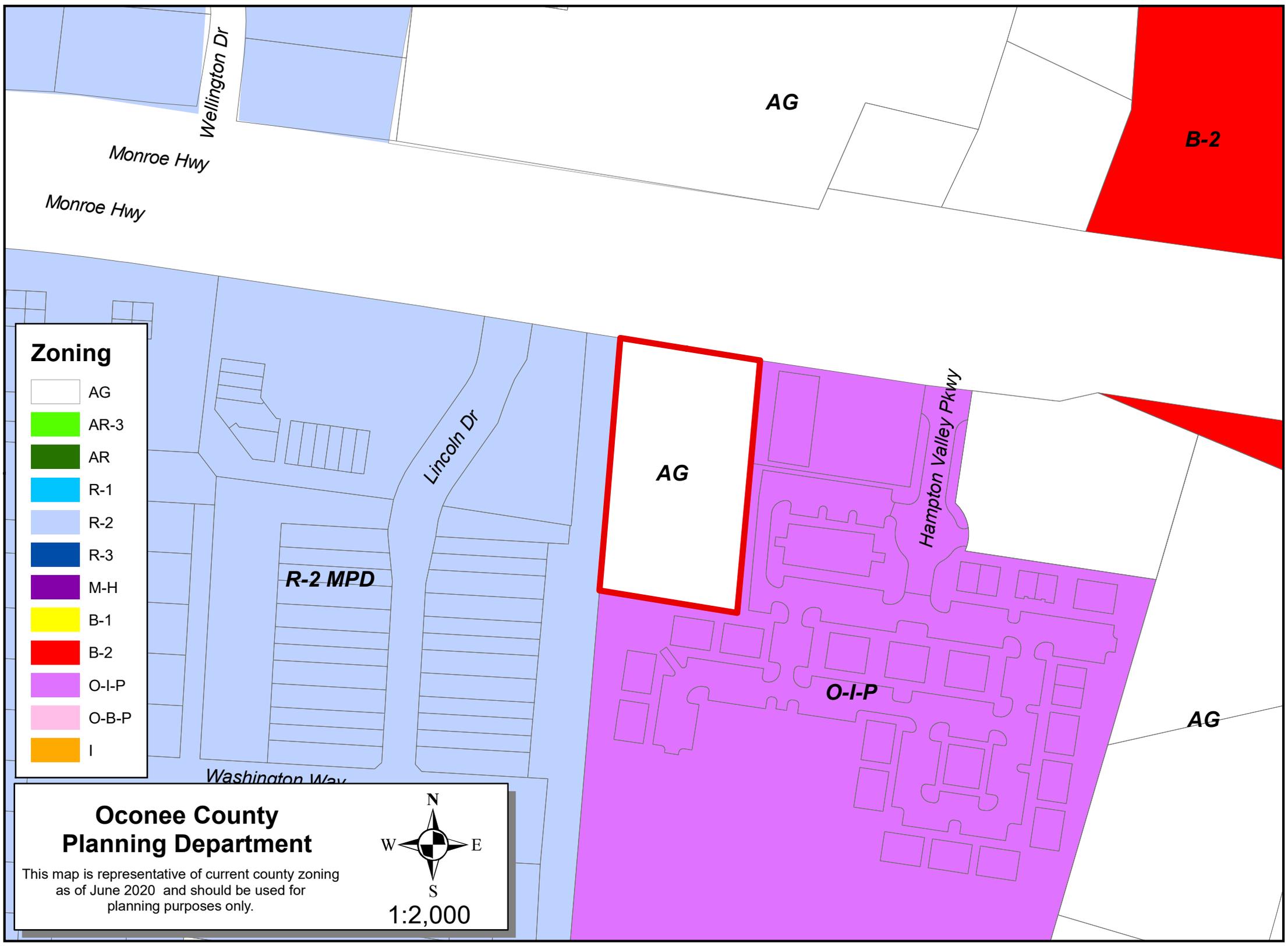
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:1,500



Feet





Zoning

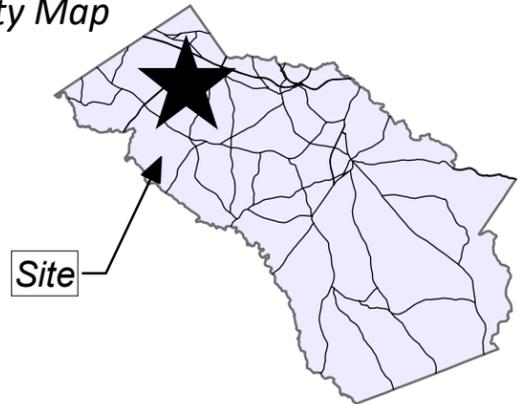
	AG
	AR-3
	AR
	R-1
	R-2
	R-3
	M-H
	B-1
	B-2
	O-I-P
	O-B-P
	I

**Oconee County
Planning Department**

This map is representative of current county zoning as of June 2020 and should be used for planning purposes only.

1:2,000

Vicinity Map

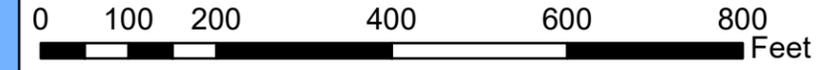


Site

Oconee County Planning Department



This map is a representation of the future development map and should be used for planning purposes only



Suburban Neighborhood

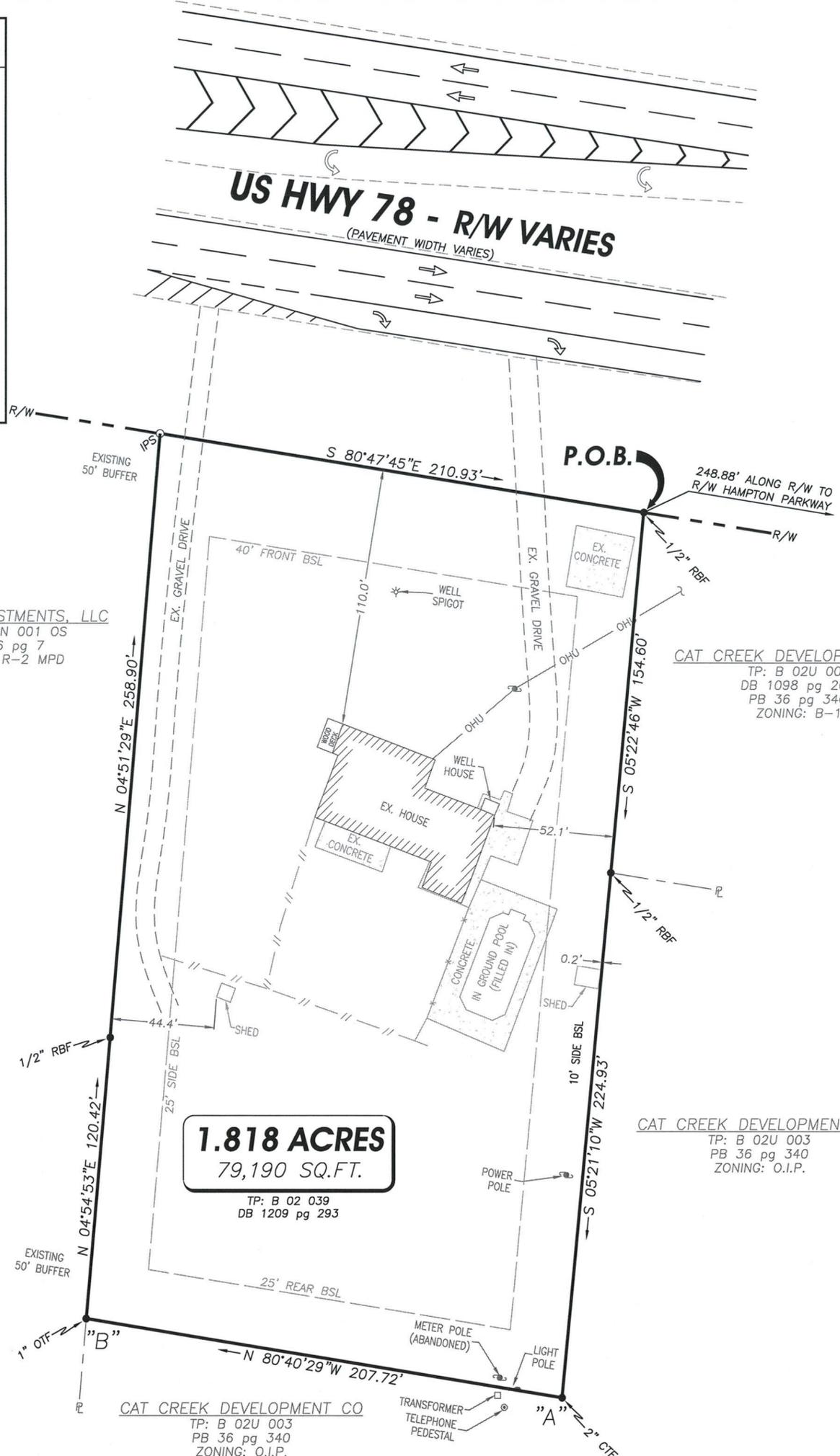
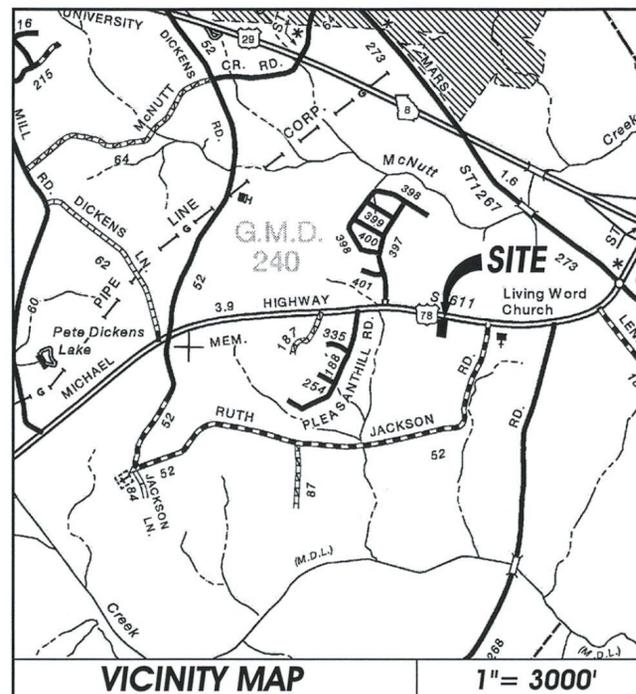
Technology Gateway



Community Village

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

BSL	BUILDING SETBACK LINE
CL	CENTERLINE
CTF	CRIMP TOP PIPE FOUND
DB	DEED BOOK
FND	FOUND
IPS	5/8" CAPPED REBAR SET STAMPED LSF 1010
N/F	NOW OR FORMERLY
NTS	NOT TO SCALE
OTF	OPEN TOP PIPE FOUND
PL	PROPERTY LINE
PB	PLAT BOOK
POB	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
TP	TAX PARCEL NUMBER
○	5/8" CAPPED REBAR SET STAMPED LSF 1010 (UNLESS OTHERWISE NOTED)
●	IRON PIN FOUND (AS DESCRIBED)
○	COMPUTED POINT (NO PIN)
○	LIGHT POLE
-OHU-OHU-	OVERHEAD UTILITIES
○	POWER/UTILITY POLE
○	WELL
-xx-xx-	WOOD/WIRE FENCE
-//-	WOOD FENCE



BOMAC INVESTMENTS, LLC
 TP: B 02N 001 OS
 PB 36 pg 7
 ZONING: R-2 MPD

CAT CREEK DEVELOPMENT CO.
 TP: B 02U 001
 DB 1098 pg 204
 PB 36 pg 340
 ZONING: B-1

CAT CREEK DEVELOPMENT CO.
 TP: B 02U 003
 PB 36 pg 340
 ZONING: O.I.P.

1.818 ACRES
 79,190 SQ.FT.
 TP: B 02 039
 DB 1209 pg 293

THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP # 13219C 0045D SEPTEMBER 02, 2009

SURVEY CLOSURE STATEMENT
 THE FIELD DATA UPON WHICH THIS MAP OF SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,661 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
 THIS MAP OF SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 251,057 FEET.
 A TOPCON ES 103 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS UPON WHICH THIS MAP OF SURVEY IS BASED, AND THE FIELD WORK WAS COMPLETED ON 11-12-14.

- SURVEYOR'S NOTES:**
1. THIS MAP OF SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
 2. THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND OTHER ENCUMBRANCES, BOTH PUBLIC AND PRIVATE.
 3. UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN LOCATED.
 4. THIS MAP OF SURVEY IS NOT VALID UNLESS IT BEARS THE REGISTRANT'S ORIGINAL SIGNATURE, IN RED INK, PLACED ACROSS THE REGISTRANT'S SEAL.
 5. BEARINGS ARE BASED ON THOSE BEARINGS SHOWN IN PB 36 pg 340 AND ARE FURTHER REFERENCED TO THE LINE BETWEEN POINTS "A" AND "B" HAVING A BEARING OF N 80°40'29"W.
 6. ZONING AND SETBACK INFORMATION SHOULD BE VERIFIED BY THE APPROPRIATE PLANNING/ZONING AGENCY PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

I hereby certify that this plat represents the survey of an existing piece of property and does not require approval by a governing authority and is not subject to Georgia Code Section 15-6-67 (d).
Stacy C. Carroll
 Stacy C. Carroll, GA RLS 2729



COMPREHENSIVE ENGINEERING SERVICES:
 ■ CIVIL ENGINEERING ■ WETLAND & SOIL MAPPING
 ■ LAND SURVEYING ■ CONSTRUCTION STAKING
 ■ LANDSCAPE ARCHITECTURE ■ LAND PLANNING
 SOIL MAPPING & SEPTIC SYSTEMS
 ■ WETLAND & ENVIRONMENTAL MONITORING

2410 HOG MOUNTAIN ROAD, SUITE 103
 WATKINSVILLE, GA 30677
 706-613-8900 ■ 706-425-9631 (FAX)
 abe@ABEconsultinginc.com
 www.ABEconsultinginc.com

BOUNDARY SURVEY FOR:
SAPPHIRE PROPERTIES, LP
 2891 MONROE HWY
 BOGART, GEORGIA
 240th G.M.D.
 OCOONEE COUNTY
 BEING THAT PARCEL OF LAND DESCRIBED IN DB 1209 pg 293, OCOONEE COUNTY RECORDS

TOTAL PROJECT AREA: 1.818 ACRES
 TAX PARCEL #: B 02 039
 EXISTING ZONING: A-1

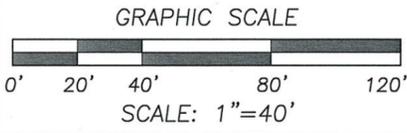
COPYRIGHT © 2013 ABE CONSULTING, INC. RESERVES COPYRIGHT AND OTHER RIGHTS TO THE STRICT USE OF THESE DOCUMENTS FOR THE ORIGINAL PROJECT FOR WHICH THEY WERE INTENDED. ANY CHANGES OR ALTERATIONS MADE TO THIS MAP OF SURVEY WITHOUT THE WRITTEN APPROVAL OF ABE CONSULTING, INC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES. REPRODUCTIONS, MODIFICATIONS, OR ASSIGNMENTS ARE STRICTLY PROHIBITED.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

	DATE PREPARED:
	11-12-14
	PROJECT #:
	14-457-02

FIELDWORK: RUSSELL WILDER, MIKE STOWE
 COMPS & DRAFTING: STACY CARROLL

REVISIONS	DATE
...	...



	SHEET #
	1

SITE INFORMATION:

- TAX PARCEL B 02 039
ACREAGE = 1.818
- EXISTING ZONING OF PROPERTY IS AG.
- PROPOSED ZONING OF PROPERTY IS B-2.
- PROPOSED USE IS CONTRACTOR WITH OUTDOOR STORAGE.
- OWNER:
SAPPHIRE PROPERTIES, LP
149 BEN BURTON CIRCLE
BOGART, GA 30622
- DEVELOPER:
SAPPHIRE PROPERTIES, LP
149 BEN BURTON CIRCLE
BOGART, GA 30622
- PROFESSIONAL REPRESENTATIVE:
ARMENROUT MATHENY
THURMOND, GA
330 RESEARCH DRIVE, SUITE
A-240
ATHENS, GA 30605
(706) 548-8211
- STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL. STORM DRAINAGE WILL BE OVERLAND OR BY PIPE NETWORK TO PROPOSED DETENTION FACILITY.
- NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD PLAIN AS IDENTIFIED ON THE FIRM PANEL, NO. 13219C0045D FOR OCONEE COUNTY DATED SEPTEMBER 2, 2009.
- TOPOGRAPHIC CONTOUR INTERVAL IS 2-FEET. DATA PROVIDED BY OCONEE COUNTY GIS.
- BOUNDARY SURVEY DATA PROVIDED BY ABE CONSULTING, INC. FROM SURVEY FOR SAPPHIRE PROPERTIES, LP DATED NOVEMBER 12, 2014.
- WATER SERVICE IS TO BE SUPPLIED BY OCONEE COUNTY WATER RESOURCES.
- SEWER SERVICE IS TO BE SUPPLIED BY OCONEE COUNTY WATER RESOURCES DEPARTMENT.

VICINITY MAP



PROPERTY OWNER INFORMATION

TAX PARCEL	OWNER	DB/pg	PB/pg	ZONING
A	B02N 036C CINDY S WARE	1290/633	36/3	R-2-MPD
B	B02N 037C BRADEN B MAXEY	1506/463	36/3	R-2-MPD
C	B02N 038C RICHARD A BRADY	1536/200	36/3	R-2-MPD
D	B02N 039C KRISTIN D TYSON	1076/101	36/3	R-2-MPD

REFERENCE DRAWING:

"SURVEY FOR: SAPPHIRE PROPERTIES, LP"
SCALE 1"=40', DATED NOVEMBER 12, 2019
BY: ABE CONSULTING, INC.
2410 HOG MOUNTAIN ROAD
SUITE 103
WATKINSVILLE, GA 30677
(706) 613-8900

SIGHT DISTANCE:

ENTRANCE / EXIT (RIGHT IN/RIGHT OUT)
ONTO MONROE HWY
EAST = 1,400 FT
WEST = 2,100 FT

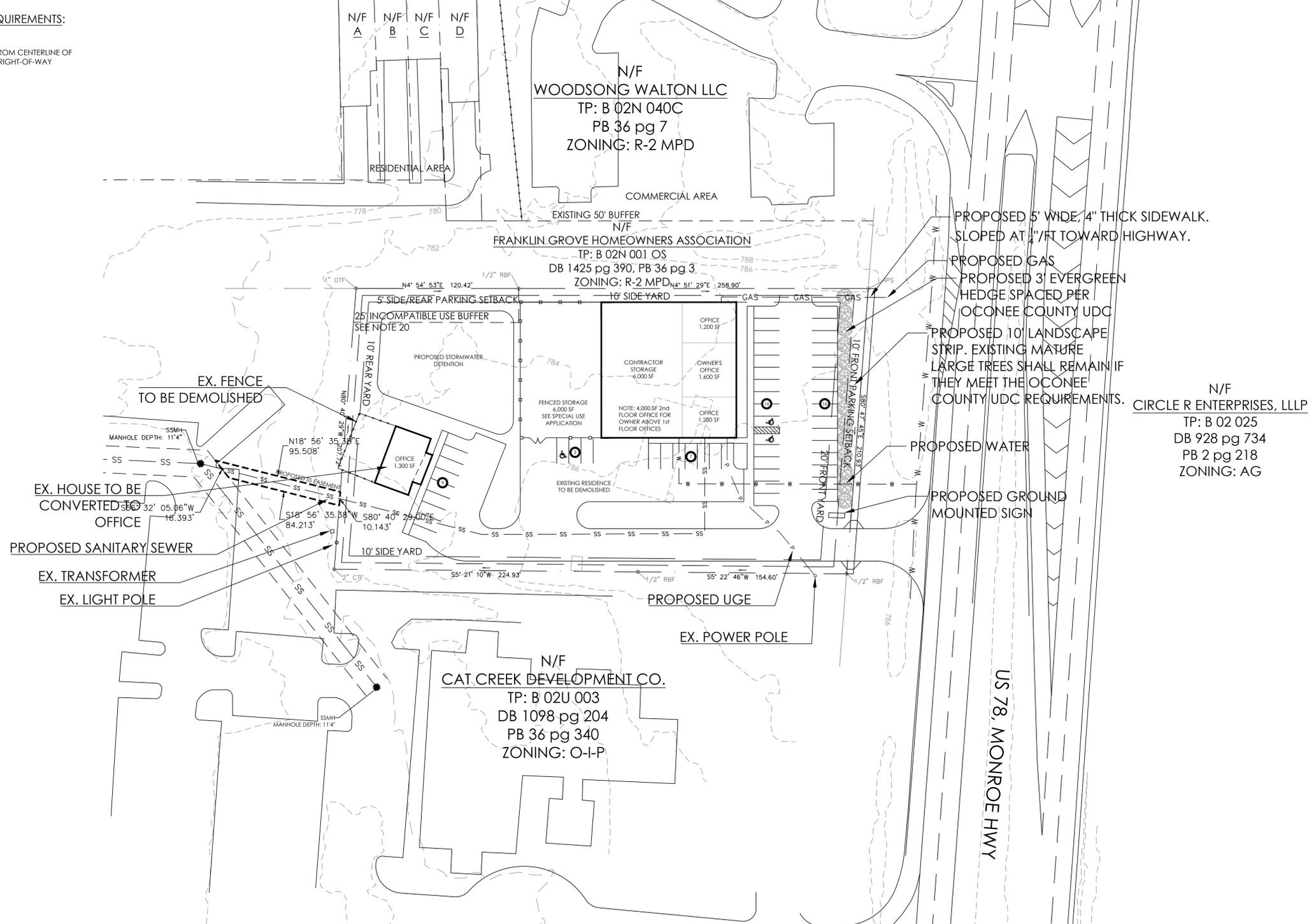
DIMENSIONAL REQUIREMENTS:

SETBACK MINIMUMS:
FRONT YARD.....50 FT FROM CENTERLINE OF ROAD OR 20 FT FROM RIGHT-OF-WAY
REAR YARD.....10 FT
SIDE YARD.....10 FT

- PROPOSED LOT COVERAGE = 80%
- PROPOSED LOT COVERAGE = 60.6% BUILDINGS = 14.3% PARKING AND DRIVEWAYS = 46.3%
- BUFFERS:
B-2 TO O-I-P: NONE
B-2 TO R-2: 25 FT. A SPECIAL EXCEPTION VARIANCE TO WAIVE THE INCOMPATIBLE USE BUFFER HAS BEEN SUBMITTED WITH THE CURRENT REZONE APPLICATION FOR THIS DEVELOPMENT.
- THERE ARE NO NATURAL OR MANMADE DRAINAGE FEATURES OFFSITE THAT AFFECT THIS PROPERTY.
- NO TREES ARE PROPOSED TO BE RETAINED UNLESS WITHIN AN EXISTING SIDE OR REAR YARD SETBACK.
- A COMMON GROUND SIGN FOR UP TO THREE BUSINESSES IN THE BUILDING IS PROPOSED. THE SIGN WILL BE CONSTRUCTED TO CURRENT OCONEE COUNTY STANDARDS AT TIME OF CONSTRUCTION PLAN REVIEW.
- GENERAL LANDSCAPING INCLUDING TREES AND GROUND COVER IS PROPOSED TO BE DEVELOPED PER CURRENT OCONEE COUNTY STANDARDS AT TIME OF CONSTRUCTION PLAN REVIEW.

OFF-STREET PARKING SUMMARY

DESCRIPTION	TOTAL AREA
TYPE OF USE	COMMERCIAL
AREA CONTRACTOR W/ OUTDOOR STORAGE	7,600 SF 1ST FLOOR
	4,000 SF 2ND FLOOR
PARKING SPACES REQUIRED	3/MSF 35
AREA 1,300 + 2(1,200)	OFFICE 3,700 SF
PARKING SPACES REQUIRED	3.5/MSF 13
AREA OUTSIDE STORAGE	6,000 SF
PARKING SPACES REQUIRED	0.4/MSF 3
TOTAL PARKING SPACES REQUIRED	51
ADA PARKING SPACES REQUIRED	3 (2+1 VAN)
PARKING SPACES PROPOSED	51
ADA PARKING SPACES PROVIDED	3 (2+1 VAN)



- PROPOSED 5' WIDE, 4" THICK SIDEWALK. SLOPED AT 1/4" FT TOWARD HIGHWAY.
- PROPOSED GAS
- PROPOSED 3' EVERGREEN HEDGE SPACED PER OCONEE COUNTY UDC
- PROPOSED 10' LANDSCAPE STRIP. EXISTING MATURE LARGE TREES SHALL REMAIN IF THEY MEET THE OCONEE COUNTY UDC REQUIREMENTS.
- PROPOSED WATER
- PROPOSED GROUND MOUNTED SIGN

N/F
CIRCLE R ENTERPRISES, LLLP
TP: B 02 025
DB 928 pg 734
PB 2 pg 218
ZONING: AG

REVISIONS

NO.	DATE	DESCRIPTION
1	8/10/2020	PRELIMINARY CONCEPT PLAN
2	8/10/2020	PRELIMINARY CONCEPT PLAN

DESIGNED: MBI
DRAWN: JPM
CHECKED: MBI
APPROVED: MBI

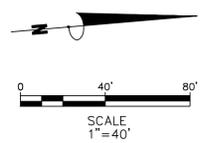


CONTRACT NO. 2019-0015
300 RESEARCH DRIVE, SUITE 240
ATHENS, GEORGIA, USA 30606-2760
PHONE: (706) 548-8211
FAX: (706) 548-1814
www.armenrout.com

amt
Armenrout • Matheny • Thurmond
ENGINEERS
ARCHITECTS
PLANNERS

**REZONE CONCEPT PLAN FOR
RAC OFFICE COMPLEX**
2891 MONROE HWY
WATKINSVILLE, GA 30677

20145
CONCEPT
SITE PLAN
C100



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