

**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 Williams & Associates, Land Planners PC on February 17, 2017 requesting Special Use Approval on a ±16.814 acre tract of land located on the west side of Adams Road and the south side of High Shoals Road in the 222nd & 238th G.M.D., Oconee County, Georgia, (TP# A-07-017C, A-07-017CA, & A-07-017CB), on property owned by Pinelake Campground, LLC, the Board of Commissioners of Oconee County does hereby grant following:

SECTION 1. A Resolution granting Special Use Approval for the property described above and on the attached Exhibit A is hereby granted for a Recreational Vehicle Park.

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or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

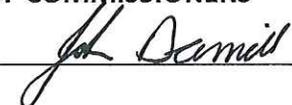
SECTION 4. Effective Date. This Resolution shall take effect this date.

Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on April 17, 2017, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on May 2, 2017.

ADOPTED AND APPROVED, this 2nd day of May, 2017.

OCONEE COUNTY BOARD OF COMMISSIONERS

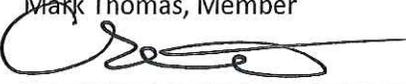
BY:



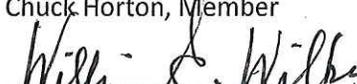
John Daniell, Chairman



Mark Thomas, Member



Chuck Horton, Member



W. E. "Bubber" Wilkes, Member



Mark Saxon, Member

ATTEST:



Kathy Hayes
Clerk, Board of Commissioners

This Zoning Amendment shall be subject to the following conditions which shall be fulfilled by the developer at his/her expense:

1. Central loudspeakers and public address systems shall be prohibited.
2. No dumpster or trash receptacle shall be emptied between 7:00 PM and 8:00 AM. Dumpsters and trash receptacles shall be located where they are not visible from adjacent properties and shall be adequately screened from view from all streets.
3. Lighting shall be established in such a way that no direct light is cast upon adjacent properties and roadways. Footcandles shall be zero (0) at all property lines and along Adams Road right of way.
4. 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.
5. A one foot (1') no access easement shall be platted along the Adams Road frontage.
6. No recreational vehicle (RV) space shall be permitted within 100' of any existing residential structure located along Adams Road.
7. Mobile homes shall not be permitted. This restriction does not apply to the existing mobile home which shall meet the Unified Development Code Section **326.11 Standards for pre-owned manufactured homes**.
8. Permanent residency shall not be allowed except for one residence for the park staff.
9. Storage of recreational vehicles, campers and boats is not allowed.
10. Parking spaces for passenger cars shall be provided for each RV space. No parking shall be permitted along interior drive.
11. The development shall contain no more than 34 RV spaces and no more than 7 cabins (5 new structures plus two existing structures).
12. Occupancy of RV spaces and cabins shall not exceed 90 days.
13. Developer shall install a 60' landscaped buffer along Adams Road outside of the 15' prescriptive easement.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Oconee County, Georgia, G.M.D. 222 & 238, containing 16.814 acres, more or less, and being more particularly described as:

Beginning at the intersection of the centerline of Adams Road with the southerly margin of the 100 foot right-of-way of GA Hwy 186 (aka Highshoals Road), being the TRUE POINT OF BEGINNING; thence along the right-of-way of GA Hwy 186, 598.59 feet along an arc of a curve to the right, said curve having a radius of 2925.23 feet, a chord bearing of South 70 degrees 40 minutes 05 seconds West, and a chord distance of 597.55 feet to an iron pin; thence 352.57 feet along an arc of a curve to the right, said curve having a radius of 2925.23 feet, a chord bearing of South 79 degrees 58 minutes 59 seconds West, and a chord distance of 352.36 feet to an iron pin; thence leaving said-right-of way South 03 degrees 01 minutes 14 seconds East, 254.65 feet to an iron pin; thence South 03 degrees 01 minutes 14 seconds East, 10.17 feet to an iron pin; thence South 03 degrees 18 minutes 40 seconds East, 202.77 feet to an iron pin; thence North 83 degrees 16 minutes 43 seconds East, 377.56 feet to an iron pin; thence South 10 degrees 22 minutes 42 seconds East, 393.10 feet to an iron pin; thence South 80 degrees 17 minutes 03 seconds East, 496.90 feet to a point on the centerline of Adams Road; thence along said centerline the following courses and distances: North 16 degrees 29 minutes 47 seconds East, 27.15 feet; North 07 degrees 03 minutes 32 seconds East, 72.29 feet; North 05 degrees 07 minutes 34 seconds East, 73.74 feet; North 02 degrees 04 minutes 21 seconds East, 70.45 feet; North 02 degrees 47 minutes 04 seconds West, 71.88 feet; thence North 08 degrees 42 minutes 40 seconds West, 71.04 feet; North 08 degrees 31 minutes 12 seconds West, 70.44 feet; North 05 degrees 24 minutes 29 seconds West, 75.69 feet; North 03 degrees 18 minutes 34 seconds West, 71.47 feet; North 03 degrees 11 minutes 39 seconds West, 97.16 feet; North 03 degrees 04 minutes 26 seconds West, 96.93 feet; North 02 degrees 23 minutes 43 seconds West, 72.35 feet; thence North 03 degrees 10 minutes 18 seconds West, 69.29 feet; North 04 degrees 11 minutes 55 seconds West, 71.67 feet; North 04 degrees 33 minutes 24 seconds West, 70.11 feet; North 08 degrees 55 minutes 05 seconds West, 76.61 feet to the TRUE POINT OF BEGINNING.

Said parcel shown as Tracts 1, 2, and 3 on an "Administrative Subdivision Plat for: Brent A. Kickbush & Pamela Ann Kickbush", by Brett J. Chandler, dated 11/08/2012 and recorded in Plat Book 37, Page 610, with the Clerk of Superior Court, Oconee County, Georgia.

Pinelake Campground

Recreational Vehicle Park

The southwest corner of the intersection of GA Hwy 186 and Adams Road
Bishop, Georgia

A-1 to A-1 with Special Use Approval – 16.814 Acres

Tax Parcels #A07-017C, A07-017CA, & A07-017CB

Special Use Submittal – February 27, 2017

By _____

Traffic

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation, 9th Edition*.

Land Use (ITE Code)	Intensity	Unit	Trip Generation						
			A.M. Peak Hour			P.M. Peak Hour			
			ADT	Enter	Exit	Total	Enter	Exit	Total
Campground/Recreational Vehicle Park (416)	41	Occupied Camp Sites	110*	3	6	9	7	4	11
Total	41		110	3	6	9	7	4	11

*ITE Trip Generation Manual does not provide ADT for this Land Use, however, an estimate of the ADT is provided based on the following calculation: ADT=10*PM PHV.

Narrative

Pinelake Campground is a proposed recreational vehicle park to be located on 16.814 acres and developed by Josh and Jo Anna Evans, Pinelake Campground, LLC. Josh, president of Pinelake Campground, LLC, will act as the primary contact for the project. Williams & Associates has been engaged by the owner to act as their agent in the preparation of the necessary documentation associated with this special use request.

The Site

The subject parcel of the special use request is located on the southwest corner of the intersection of GA Hwy 186 (High Shoals Rd.) and Adams Road. The 16.814 acres fronts on GA Hwy 186 for approximately 952 LF, and on Adams Road for approximately 1159 LF. The center of Adams Road is the eastern property boundary. The parcel is predominantly open grassed areas with small wooded areas and individual trees that are a mixture of pines and hardwoods. There are existing structures onsite; one house, one mobile home, and multiple barns. The topography drops gently from the east to the west, to an off-site drainage swale and to an existing pond. Existing zoning and land uses surrounding the parcel are as follows: to the north, across High Shoals Road – A-1 zoned lots with residences; to the east, across Adams Road – A-1 zoned lots with residences; to the south – Angle Creek Nursery; to the west – the existing Pinelake Campground.

The Future Development Map 2030 identifies the site with a Future Character Area designation of *Rural Places*.

The Development

The project is to be developed as a recreational vehicle park. The leasing will utilize the existing office on the adjacent existing parcel. 34 gravel campsites are proposed along with 5 cabins and a bathhouse. Individual campsites are proposed to have water, electrical, and septic connections. There are no internal bathrooms proposed for the the cabins, thus the provision of the bathhouse. A typical RV space layout with dimensions has been provided on the special use plan.

Access to the campsites is proposed via a paved access. Parking for RV's as well as automobiles have been provided on the camp sites. Automobile parking has been provided for the cabins.

The existing house and mobile home located on the property are to be converted into use as cabin rentals.

Buildings

The project will have cabins and a bathhouse, totaling 2,016 square feet. The existing house, mobile home, and barns total approximately 15,590 square feet. The cabins and bathhouse will be single-story structures consisting of wood, masonry, or steel construction, with exterior facades and accents including, but not limited to wood lap siding, board and batten siding, and cedar plank or shingle siding. The roofs are to be gabled structures. Roofing materials are to be asphalt shingles or metal that is either corrugated or v-groove. See attached representative architecture.

Water Supply

No water demand is anticipated for this project. A private well is to be employed for water service.

Sewage Disposal

A conventional septic tank and drain-field are planned for the project. A soil survey map is being prepared by an approved soil scientist to insure that the buildings will be constructed in an area with appropriate soils per county and state regulations.

Surface Water Drainage

Grassed & natural waterways and corrugated pipe will be employed to collect and divert storm water to a proposed stormwater management facility. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The proposed stormwater management facility will be designed 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.

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.

Access

Access will be via a two one-way driveways off of GA Hwy 186. No turn lane improvements are anticipated for this project based on the listed OC-UDC requirements and traffic counts. A concrete apron will be provided for the project. Access will be in compliance with the OC-UDC and reviewed during the site development plans approval stage of the project.

Schedule

The petitioners plan to complete the zoning efforts on the subject property in May 2017. The Preliminary Site Plan and Site Development Plans for the development are anticipated to be submitted for approval by July 2017. Construction of the project will commence immediately upon approval of these plans. The building construction will require a minimum of 4 months to complete. It is anticipated that the total build-out of the project should be completed between November 2017 and December 2017.

Maintenance of Common Areas

Common areas and areas used for recreation will be maintained by the owner.

Landscaping and Buffers

Street trees, parking lot buffers, and parking lot tree plantings will be installed in accordance with the Oconee County UDC. Buffers are shown along the adjacent property lines to the east and a portion of the property to the south and west, as required by OC-UDC Section 806. A 10' landscape strip is shown adjacent to GA Hwy 186 and includes a 6' tall decorative masonry wall. The buffers and landscape strip 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

No utility relocations are anticipated at this time, however, existing utilities located onsite that do require relocation during the project construction shall be per the direction of the utility provider. All utilities are proposed to be underground. Proposed utilities to serve the facility are power and water.

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.

Public & Semi-public Areas

Access and drainage easements will be dedicated to Oconee County as needed. Easements for power, telephone, & internet access will be dedicated as required for specific utility construction.

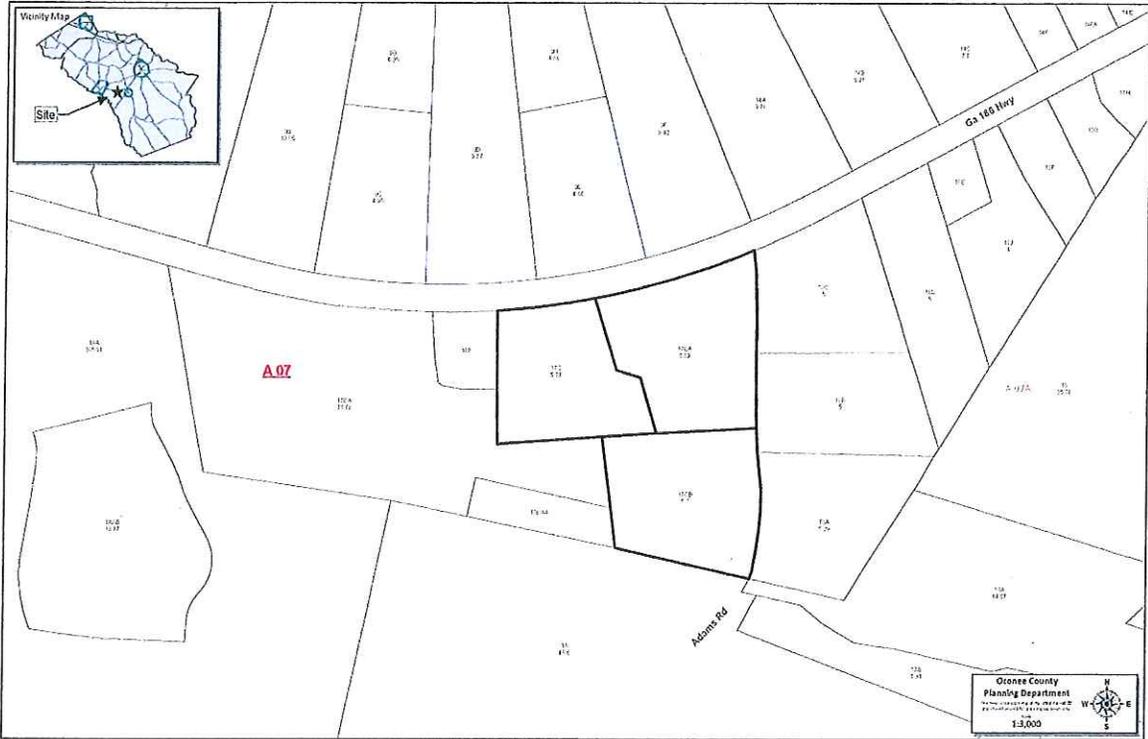
Outdoor Lighting

Minimal outdoor lighting is proposed for the project for safety and security. A lighting plan shall be submitted at the site development plan stage of the project.

Development Valuation

Proposed estimated total value of the project at completion: \$600,000.00

TAX MAP



REPRESENTATIVE PHOTOGRAPHS

Pinelake Campground

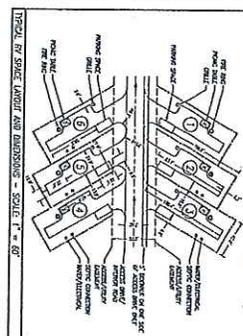
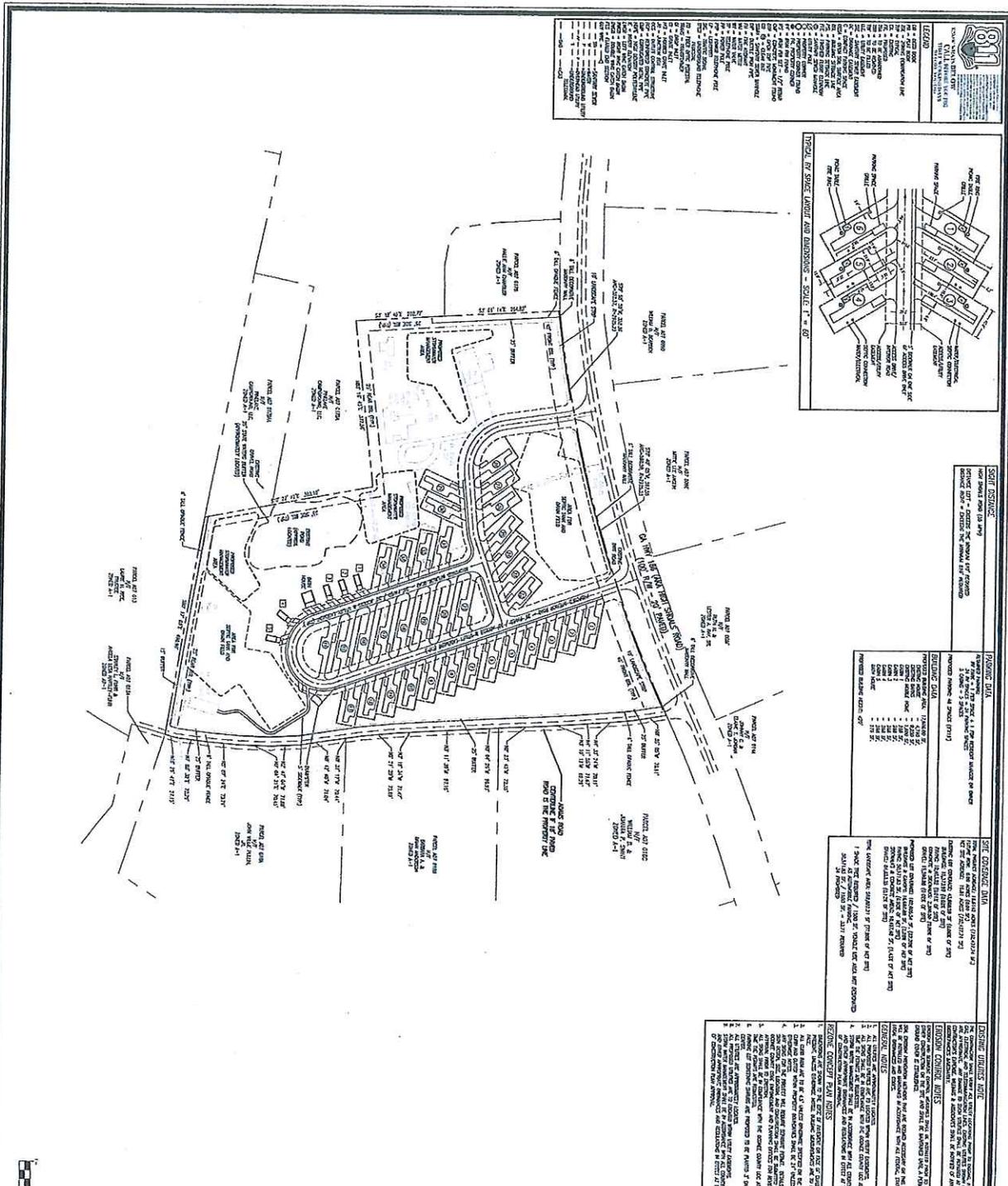


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Representative Architecture



Williams & Associates
LAND PLANNERS, PC



SOIL DISTANCE

SOIL DISTANCE FROM THE PROPERTY LINE TO THE CENTER OF THE FOUNDATION FOR FOUNDATIONS SHALL BE AT LEAST 10 FEET.

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PROPOSED DATA

PROPOSED TOTAL AREA: 16.8142 ACRES

PROPOSED TOTAL LOT AREA: 16.8142 ACRES

PROPOSED TOTAL LOT AREA: 16.8142 ACRES

EXISTING UTILITIES DATA

EXISTING UTILITIES DATA

EXISTING UTILITIES DATA

DESIGNING UTILITIES DATA

DESIGNING UTILITIES DATA

DESIGNING UTILITIES DATA



REVISIONS

DATE	REVISIONS
07/10/2017	DATE: 07/10/2017

PINELAKE CAMPGROUND

OCONEE COUNTY, GEORGIA

16.8142 ACRES - 5630 HIGH SHOALS ROAD

Williams & Associates

ENGINEERING SURVEYING
LANDSCAPE ARCHITECTURE

200 DuPont Road, Suite 104
Ft. Mill, SC 29504
803.547.1111

www.gaplaning.com

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SPECIAL USE
CONCEPT PLAN

17013

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**Planning Department
Oconee County, Georgia**

STAFF REPORT

SPECIAL USE CASE #: 7104

DATE: March 30, 2017

STAFF REPORT BY: Andrew C. Stern, Planner

APPLICANT NAME: Williams & Associates, Land Planners PC

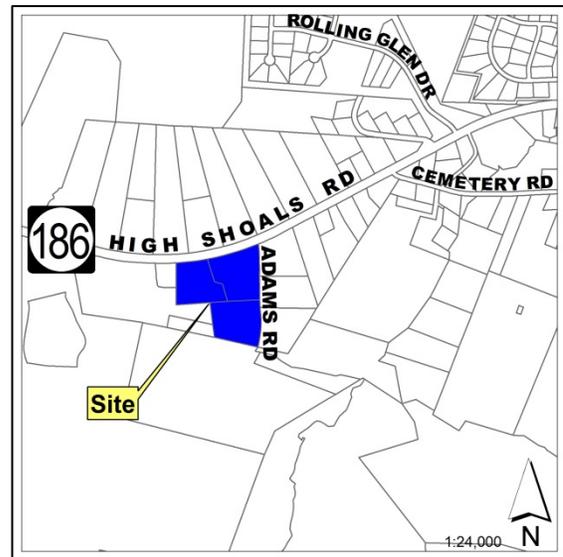
PROPERTY OWNER: Pinelake Campground, LLC

LOCATION: PARCEL SIZE: ±16.814 Acres

EXISTING ZONING: A-1 (Agricultural)

EXISTING LAND USE: Agricultural & Residential

SPECIAL USE REQUESTED: Recreational Vehicle Park



REQUEST SUMMARY: The owner is petitioning for special use approval in order to allow a recreational vehicle park

DATE OF SCHEDULED HEARINGS:

PLANNING COMMISSION: April 17, 2017

BOARD OF COMMISSIONERS: May 2, 2017

- ATTACHMENTS:**
- Application
 - Special Use Impact Analysis
 - Narrative
 - Illustrative Photos
 - Site Review
 - Aerial Photo
 - Tax Map
 - Property Survey
 - Concept Plan

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property has been zoned Agricultural (A-1) since the original adoption of zoning in 1968.
- 11/20/2012 – The parent parcel was administratively split into three parcels
- Parcel A-07-017C contains a single-family house, a shop, and multiple barns
- Parcel A-07-017CA is vacant agricultural property
- Parcel A-07-017BA contains a mobile home

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	single-family residences on medium and large sized tracts	A-1 (Agricultural)
SOUTH	plant nursery	A-1 (Agricultural)
EAST	single-family residences on medium sized tracts	A-1 (Agricultural)
WEST	single-family residence on a small sized tract & recreational vehicle park	A-1 (Agricultural)

PROPOSED PROJECT DESCRIPTION

- The property owner is requesting Special Use approval to allow a recreational vehicle park with 34 gravel campsites. Proposed building facilities include five cabins and a bath house. Existing house and mobile home to remain and be converted into rental cabins
 - Existing Facilities:
 - House, mobile home, & barns – 15,590 SF
 - Proposed Facilities
 - 34 gravel camping spaces each with water, electric, and septic connections
 - 5 cabins & bathhouse – 2,016 SF
 - Single-story structures with wood, masonry, or steel construction with wood lap siding, board and batten, and/or cedar plank or shingle siding
 - 48 parking spaces

TRAFFIC PROJECTIONS

- 110 ADT; 9 AM & 11 PM peak hours

PUBLIC FACILITIES

Water:

- The facilities will be served by a private well

Roads:

- One private one-way driveway with an entrance and exit off High Shoals Road.

Environmental

- No 100 Year Flood Plain or Jurisdictional Wetland areas are located on the site
- Conventional septic and drain-field are planned for the project

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

PUBLIC WORKS

- Public Works suggests that the owner dedicate sufficient right-of-way (30 feet from the centerline of the road) along the Adams Road frontage.
- Public Works suggest a condition stating that no access shall be permitted from Adams Road.

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE "STANDARDS FOR SPECIAL USE CONSIDERATION" AS SET FORTH IN SECTION 1207.02 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

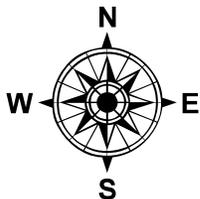
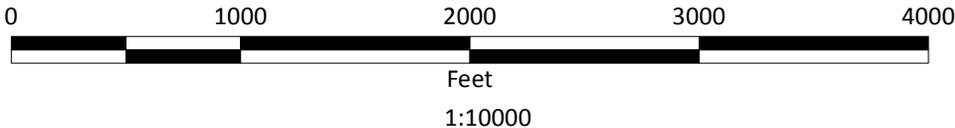
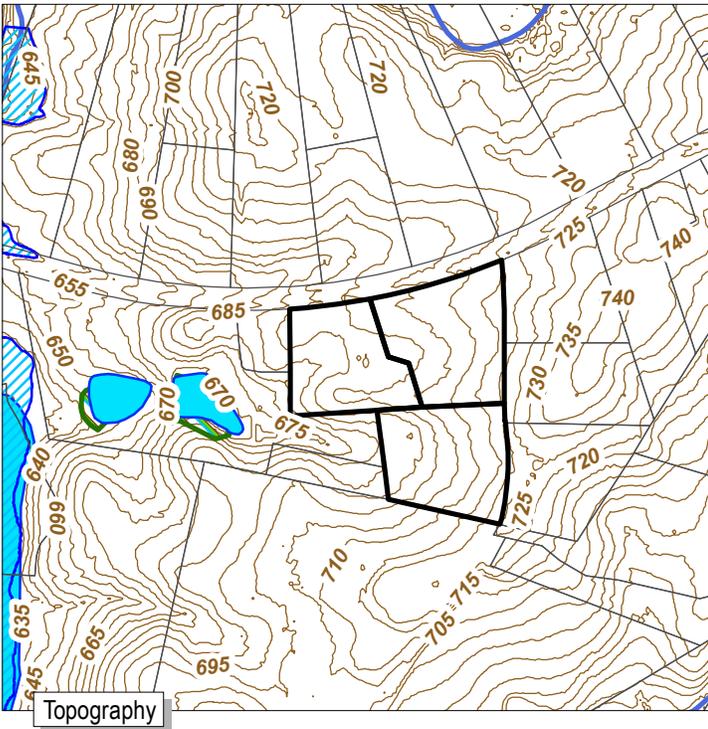
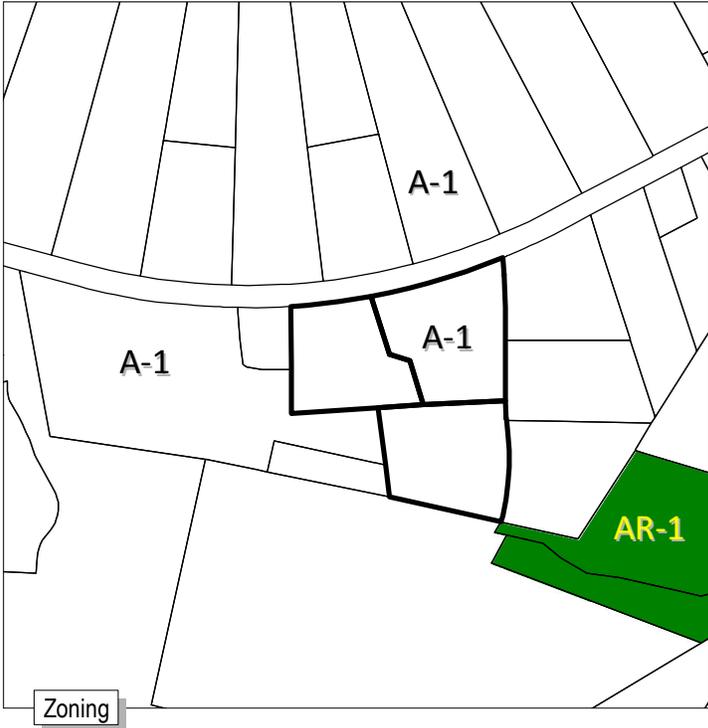
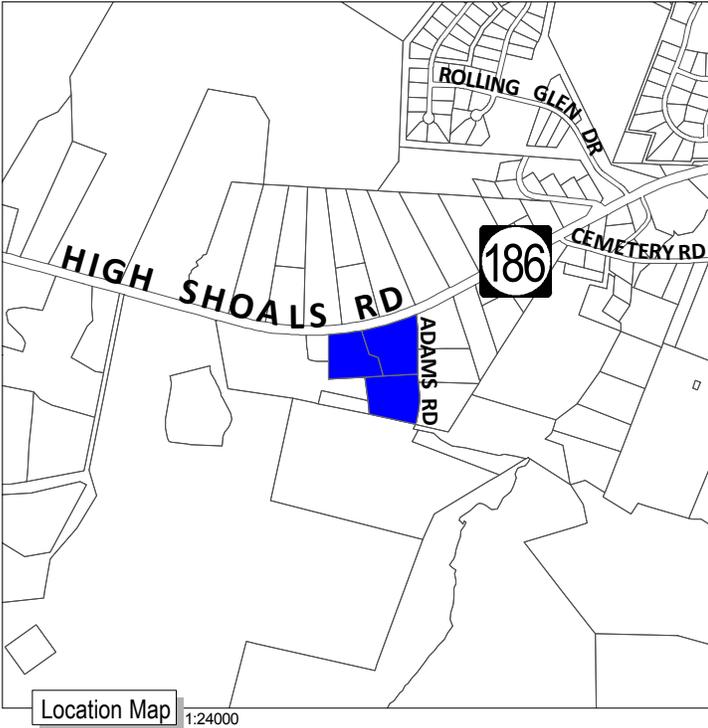
- A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?** Yes. Recreational vehicle parks are listed as requiring a Special Use approval in an Agricultural (A-1) zoning district. The A-1 zoning district is comprised of land having a predominately rural character. It is the intent of the regulations of this District to discourage the subdivision of land which is better suited to agricultural usage into urban-type development which requires increased public services, such as schools, fire protection, transportation improvements or waste disposal.
- B. Is the proposed special use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?** Yes. The 2030 Future Development Map designates this tract with the character area "Rural Places." The intent of the Rural Places Character Area is to provide a residential-agricultural community, which benefits from its scenic rural landscape with much of its identity based on its agrarian past while accommodating limited residential growth.
- C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?** No. The proposed recreational vehicle park should not impede the normal and orderly development of surrounding properties. A recreational vehicle park has been on adjacent property since approximately 1980.
- D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?** Development patterns in the area have bene primarily residential. A recreational vehicle park would create a low intensity development not compatible with agricultural activity in the area.
- E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?** The site is served by GA Hwy 186 (High Shoals Road), a major collector. The anticipated traffic volume for the development would have minimal impact on the street.
- F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?** Yes. Access will be provided by one one-way drive off of GA Hwy 186. This drive should be adequate for traffic, pedestrian safety, and emergency vehicles.
- G. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?** No impact to schools. All private septic tanks and drain fields will be approved by the Environmental Health Department at the time of construction. No impact to public water as the facilities will be connected to a private well. If the safety guidelines required under NFPA are followed, fire protection should be adequate to serve the facility.
- H. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, and odor?** Refuse containers will be se screened to protect other properties in the area from noise and odor. A 6' fall decorative masonry wall along the GA Hwy 186 frontage will screen and protect adjacent properties from parking and loading areas.
- I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?** The applicant's narrative does not state the proposed hours of operation.
- J. Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?** Yes. The development proposes five one-story cabins and a one-story bathhouse with wood lap, board and batten, cedar plant or shingle siding, similar in architectural style and appearance to existing buildings.
-

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 **approval subject to the following conditions to be fulfilled by the developer at his/her expense:**

1. Central loudspeakers and public address systems shall be prohibited.
2. No dumpster or trash receptacle shall be emptied between 7:00 PM and 8:00 AM. Dumpsters and trash receptacles shall be located where they are not visible from adjacent properties and shall be adequately screened from view from all streets.
3. Lighting shall be established in such a way that no direct light is cast upon adjacent properties and roadways. Footcandles shall be zero (0) at all property lines and along Adams Road right of way.
4. 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.
5. A one foot (1') no access easement shall be platted along the Adams Road frontage.
6. No recreational vehicle (RV) space shall be permitted within 100' of any existing residential structure located along Adams Road.
7. Mobile homes shall not be permitted. This restriction does not apply to the existing mobile home which shall meet the Unified Development Code Section **326.11 Standards for pre-owned manufactured homes.**
8. Permanent residency shall not be allowed except for one residence for the park staff.
9. Storage of recreational vehicles, campers and boats is not allowed.
10. Parking spaces for passenger cars shall be provided for each RV space. No parking shall be permitted along interior drive.
11. The development shall contain no more than 34 RV spaces and no more than 7 cabins (5 new structures plus two existing structures).
12. Occupancy of RV spaces and cabins shall not exceed 30 days.

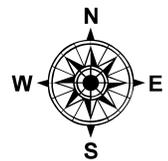
Pinelake Campground, LLC Site Review



2016 Aerial Photograph



1:4000





OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: _____ to _____ Change in Conditions of Approval for Case # _____
- Special Use Approval for: Recreational Vehicle Park in A-1 Zoning District

Applicant	Property Owner
Name: <u>Williams & Associates, Land Planners PC</u>	Name: <u>Pinelake Campground, LLC.</u>
Address: <u>2470 Daniells Bridge Road</u> <u>Suite 161</u> (No P.O. Boxes)	Address: <u>5540 High Shoals Road</u> <u>Bishop, GA 30621</u> (No P.O. Boxes)
<u>Athens, GA 30606</u>	
Telephone: <u>(706) 310-0400</u>	Telephone: <u>(706) 769-5486</u>
Applicant is (check one): <input type="checkbox"/> the Property Owner <input checked="" type="checkbox"/> 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: <u>[Signature] - Williams + Assoc.</u>	Date: <u>01/30/17</u> Notarized: <u>[Signature]</u>



Property	Use
Location: <u>The southwest corner of the intersection of</u> <i>(Physical Description)</i> <u>High Shoals Road and Adams Road</u>	Current Use: <u>Vacant Agricultural Property & Residential</u>
Tax Parcel Number: <u>A07-017C, 017CA, & 017CB</u>	Proposed Use: <u>Recreational Vehicle Park</u>
Size (Acres): <u>16.814</u> Current Zoning: <u>A-1</u>	
Future Development Map-Character Area Designation: <u>Rural Places</u>	

Attachments (check all that apply)

<input checked="" type="checkbox"/> Property Owner's Authorization (if applicable)	<input checked="" type="checkbox"/> Narrative (Detailed Description of the Request)
<input checked="" type="checkbox"/> Application Fee	<input checked="" type="checkbox"/> Concept Plan
<input checked="" type="checkbox"/> Warranty Deed	<input checked="" type="checkbox"/> Attachments to the Concept Plan:
<input checked="" type="checkbox"/> Typed Legal Description	<input type="checkbox"/> Pre-approved Sanitary Sewer Extension Submittal
<input checked="" type="checkbox"/> Plat of Survey	<input checked="" type="checkbox"/> Representative Architecture/Photographs
<input checked="" type="checkbox"/> Disclosures (Interests and Campaign Contributions)	<input checked="" type="checkbox"/> Proof all property taxes paid in full
<input checked="" type="checkbox"/> Zoning Impact Analysis	<input checked="" type="checkbox"/> Other Attachments: _____



For Oconee County Staff Use Only

Application	Date Received: _____ Date Accepted: _____	APPLICATION NUMBER <input type="text"/>
	DRI Transmitted to RDC <input type="checkbox"/> Date: _____ <input type="checkbox"/> N/A	Planning Commission Date: _____
	Date Submitted: _____ <input type="checkbox"/> Findings Complete	<input type="checkbox"/> Approval <input type="checkbox"/> With Conditions <input type="checkbox"/> Denial
	Posted: _____ Ad: _____ Ad: _____	Board of Commissioners Date: _____
	Application Withdrawn <input type="checkbox"/> Date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> With Conditions <input type="checkbox"/> Denied

Action

SPECIAL USE IMPACT ANALYSIS

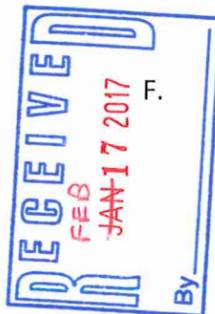
Standards for Special Use Consideration
(PINELAKE CAMPGROUND)



- A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located:
The A-1 District is comprised of land having a predominately rural character. It is the intent of the regulations of this District to discourage the subdivision of land which is better suited for agricultural usage into urban-type development which requires increased public services, such as schools, fire protection, transportation improvements or waste disposal. The proposed use is allowed in the A-1 District by Special Use approval as listed on Table 2.1 of the UCD.
- B. Is the proposed special use compatible with the goals, objectives, purpose and intent of the Community Agenda:
The Future Development Map calls for the property to have Future Character Area designation of *Rural Places*. The Community Agenda states that the spread of urban uses into open space found in rural areas has made much of that open space potentially developable for housing and ancillary uses. Even if not all the space is needed for housing, the possibility of selling it for development has increased the perceived market value of the land above its value in traditional and customary rural land uses. When this happens, holders of such land are discouraged from making permanent fixed investments in the land that might increase productivity in traditional agricultural uses but add no market value for potential future suburban uses. The inevitable result of this process is to crowd out many traditional rural land uses. In addition, scattered suburban development tends to raise the cost of providing local public services. The Rural Places Character Area is characterized by a balance between the natural environment and human uses with very low-density residential, farms, forests, outdoor recreation and other open space activities. Commercial uses should be small in scale that will provide convenience services to the rural neighborhood. Home-based and farm-based businesses are allowed in the rural area provided they are compatible with existing nearby residential uses. The intent of this Character Area is to provide a residential-agricultural community, which benefits from its scenic rural landscape with much of its identity based on its agrarian past while accommodating limited residential growth. Large-scale suburban development is not compatible within this Character Area due to conflicts with active animal agriculture, and dust and chemical drift from agricultural operations. Recognizing the Future Development Map as a guide, and that the *Rural Places* Character Area development guidelines are intended to provide a residential-agricultural community, which benefits from its scenic rural landscape, then the proposed special use of this property is consistent with the Future Development Map and is in keeping with the goals objectives, purpose, and intent of the Community Agenda.
- C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area:
The establishment of the special use will not impede the normal and orderly development of surrounding property for uses predominate in the area. Most of the land surrounding

the property is currently residential and agricultural. There has been a recreational vehicle park in the area since approximately 1980.

- D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general:
Established land use patterns for residential development exist in the area. The proposed location and character of the proposed special use is consistent with a desirable pattern of development for the locality in general. The special use proposes a project that meets the intent of the comprehensive plan by providing a product that is both high quality, low intensity, and balances the natural environment with human uses in an outdoor recreational use setting.
- E. Is or will the type of street providing access to the use be adequate to serve the proposed special use:
The site is currently served by Georgia Highway 186, a major collector road. It is not anticipated that access will require improvements to the existing public street as the proposed traffic volume is minimal. Those roads and the general area will experience minimum impact because there will be no significant increase in traffic volume as a result of the proposed special use.
- F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles:
Access into and out of the property will be adequate to provide for traffic safety, the anticipated volume of traffic flow, and access by emergency vehicles. Existing roads will experience minimum impact because there will be no significant increase in traffic volume as a result of the proposed special use.
- G. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use:
Local roads presently serving the site and the general area will experience minimum impact; No demand on the county water or sewer system is proposed; it is anticipated that police and fire protection are adequate to serve the special use; impact to schools will be positive by generating an increased 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.
- H. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor:
Refuse and service areas on the property will be located and screened to protect other properties in the area from any adverse effects such as noise, light, glare and odor. The special use plan illustrates the use of the petitioner's own property to act as a buffer between the development and the adjoining properties. Parking and loading areas are sited on the property such that the difference in elevation from the adjacent roads and the 6' tall decorative masonry wall will create a barrier protecting residential properties from adverse effects such as noise, light, or glare.



- I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area:
The proposed hours and manner of operation will have no adverse effects on other properties in the area.
- J. Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties:
The height, size and location of the proposed structures will be compatible with the height, size and location of buildings or other structures on neighboring properties. There is an existing campground located adjacent to subject parcel that has been in existence since approximately 1980. The proposed structures associated with this project are similar in size to the existing structures in the existing portion of the campground.



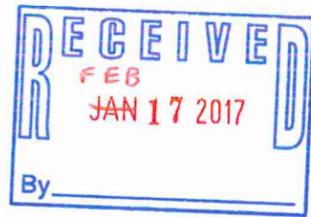
Legal Description

All that tract or parcel of land lying and being in Oconee County, Georgia, G.M.D. 222 & 238, containing 16.814 acres, more or less, and being more particularly described as:

Beginning at the intersection of the centerline of Adams Road with the southerly margin of the 100 foot right-of-way of GA Hwy 186 (aka Highshoals Road), being the TRUE POINT OF BEGINNING; thence along the right-of-way of GA Hwy 186, 598.59 feet along an arc of a curve to the right, said curve having a radius of 2925.23 feet, a chord bearing of South 70 degrees 40 minutes 05 seconds West, and a chord distance of 597.55 feet to an iron pin; thence 352.57 feet along an arc of a curve to the right, said curve having a radius of 2925.23 feet, a chord bearing of South 79 degrees 58 minutes 59 seconds West, and a chord distance of 352.36 feet to an iron pin; thence leaving said-right-of way South 03 degrees 01 minutes 14 seconds East, 254.65 feet to an iron pin; thence South 03 degrees 01 minutes 14 seconds East, 10.17 feet to an iron pin; thence South 03 degrees 18 minutes 40 seconds East, 202.77 feet to an iron pin; thence North 83 degrees 16 minutes 43 seconds East, 377.56 feet to an iron pin; thence South 10 degrees 22 minutes 42 seconds East, 393.10 feet to an iron pin; thence South 80 degrees 17 minutes 03 seconds East, 496.90 feet to a point on the centerline of Adams Road; thence along said centerline the following courses and distances: North 16 degrees 29 minutes 47 seconds East, 27.15 feet; North 07 degrees 03 minutes 32 seconds East, 72.29 feet; North 05 degrees 07 minutes 34 seconds East, 73.74 feet; North 02 degrees 04 minutes 21 seconds East, 70.45 feet; North 02 degrees 47 minutes 04 seconds West, 71.88 feet; thence North 08 degrees 42 minutes 40 seconds West, 71.04 feet; North 08 degrees 31 minutes 12 seconds West, 70.44 feet; North 05 degrees 24 minutes 29 seconds West, 75.69 feet; North 03 degrees 18 minutes 34 seconds West, 71.47 feet; North 03 degrees 11 minutes 39 seconds West, 97.16 feet; North 03 degrees 04 minutes 26 seconds West, 96.93 feet; North 02 degrees 23 minutes 43 seconds West, 72.35 feet; thence North 03 degrees 10 minutes 18 seconds West, 69.29 feet; North 04 degrees 11 minutes 55 seconds West, 71.67 feet; North 04 degrees 33 minutes 24 seconds West, 70.11 feet; North 08 degrees 55 minutes 05 seconds West, 76.61 feet to the TRUE POINT OF BEGINNING.

Said parcel shown as Tracts 1, 2, and 3 on an "Administrative Subdivision Plat for: Brent A. Kickbush & Pamela Ann Kickbush", by Brett J. Chandler, dated 11/08/2012 and recorded in Plat Book 37, Page 610, with the Clerk of Superior Court, Oconee County, Georgia.





Pinelake Campground

Recreational Vehicle Park

The southwest corner of the intersection of GA Hwy 186 and Adams Road

Bishop, Georgia

A-1 to A-1 with Special Use Approval – 16.814 Acres

Tax Parcels #A07-017C, A07-017CA, & A07-017CB

Special Use Submittal – February 27, 2017

Narrative

Pinelake Campground is a proposed recreational vehicle park to be located on 16.814 acres and developed by Josh and Jo Anna Evans, Pinelake Campground, LLC. Josh, president of Pinelake Campground, LLC. will act as the primary contact for the project. Williams & Associates has been engaged by the owner to act as their agent in the preparation of the necessary documentation associated with this special use request.

The Site

The subject parcel of the special use request is located on the southwest corner of the intersection of GA Hwy 186 (High Shoals Rd.) and Adams Road. The 16.814 acres fronts on GA Hwy 186 for approximately 952 LF. and on Adams Road for approximately 1159 LF. The center of Adams Road is the eastern property boundary. The parcel is predominantly open grassed areas with small wooded areas and individual trees that are a mixture of pines and hardwoods. There are existing structures onsite; one house, one mobile home, and multiple barns. The topography drops gently from the east to the west, to an off-site drainage swale and to an existing pond. Existing zoning and land uses surrounding the parcel are as follows: to the north, across High Shoals Road – A-1 zoned lots with residences; to the east, across Adams Road – A-1 zoned lots with residences; to the south – Angle Creek Nursery; to the west – the existing Pinelake Campground.

The Future Development Map 2030 identifies the site with a Future Character Area designation of *Rural Places*.

The Development

The project is to be developed as a recreational vehicle park. The leasing will utilize the existing office on the adjacent existing parcel. 34 gravel campsites are proposed along with 5 cabins and a bathhouse. Individual campsites are proposed to have water, electrical, and septic connections. There are no internal bathrooms proposed for the the cabins, thus the provision of the bathhouse. A typical RV space layout with dimensions has been provided on the special use plan.

Access to the campsites is proposed via a paved access. Parking for RV's as well as automobiles have been provided on the camp sites. Automobile parking has been provided for the cabins.

The existing house and mobile home located on the property are to be converted into use as cabin rentals.

Buildings

The project will have cabins and a bathhouse, totaling 2,016 square feet. The existing house, mobile home, and barns total approximately 15,590 square feet. The cabins and bathhouse will be single-story structures consisting of wood, masonry, or steel construction, with exterior facades and accents including, but not limited to wood lap siding, board and batten siding, and cedar plank or shingle siding. The roofs are to be gabled structures. Roofing materials are to be asphalt shingles or metal that is either corrugated or v-groove. See attached representative architecture.

Water Supply

No water demand is anticipated for this project. A private well is to be employed for water service.

Sewage Disposal

A conventional septic tank and drain-field are planned for the project. A soil survey map is being prepared by an approved soil scientist to insure that the buildings will be constructed in an area with appropriate soils per county and state regulations.

Surface Water Drainage

Grassed & natural waterways and corrugated pipe will be employed to collect and divert storm water to a proposed stormwater management facility. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The proposed stormwater management facility will be designed 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.

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.

Access

Access will be via a two one-way driveways off of GA Hwy 186. No turn lane improvements are anticipated for this project based on the listed OC-UDC requirements and traffic counts. A concrete apron will be provided for the project. Access will be in compliance with the OC-UDC and reviewed during the site development plans approval stage of the project.



Traffic

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation, 9th Edition*.

Land Use (ITE Code)	Intensity	Unit	Trip Generation						
			ADT	A.M. Peak Hour			P.M. Peak Hour		
			2-Way	Enter	Exit	Total	Enter	Exit	Total
Campground/Recreational Vehicle Park (416)	41	Occupied Camp Sites	110*	3	6	9	7	4	11
Total	41		110	3	6	9	7	4	11

*ITE Trip Generation Manual does not provide ADT for this Land Use, however, an estimate of the ADT is provided based on the following calculation: ADT=10*PM PHV.

Schedule

The petitioners plan to complete the zoning efforts on the subject property in May 2017. The Preliminary Site Plan and Site Development Plans for the development are anticipated to be submitted for approval by July 2017. Construction of the project will commence immediately upon approval of these plans. The building construction will require a minimum of 4 months to complete. It is anticipated that the total build-out of the project should be completed between November 2017 and December 2017.

Maintenance of Common Areas

Common areas and areas used for recreation will be maintained by the owner.

Landscaping and Buffers

Street trees, parking lot buffers, and parking lot tree plantings will be installed in accordance with the Oconee County UDC. Buffers are shown along the adjacent property lines to the east and a portion of the property to the south and west, as required by OC-UDC Section 806. A 10' landscape strip is shown adjacent to GA Hwy 186 and includes a 6' tall decorative masonry wall. The buffers and landscape strip 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

No utility relocations are anticipated at this time, however, existing utilities located onsite that do require relocation during the project construction shall be per the direction of the utility provider. All utilities are proposed to be underground. Proposed utilities to serve the facility are power and water.

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.

Public & Semi-public Areas

Access and drainage easements will be dedicated to Oconee County as needed. Easements for power, telephone, & internet access will be dedicated as required for specific utility construction.

Outdoor Lighting

Minimal outdoor lighting is proposed for the project for safety and security. A lighting plan shall be submitted at the site development plan stage of the project.

Development Valuation

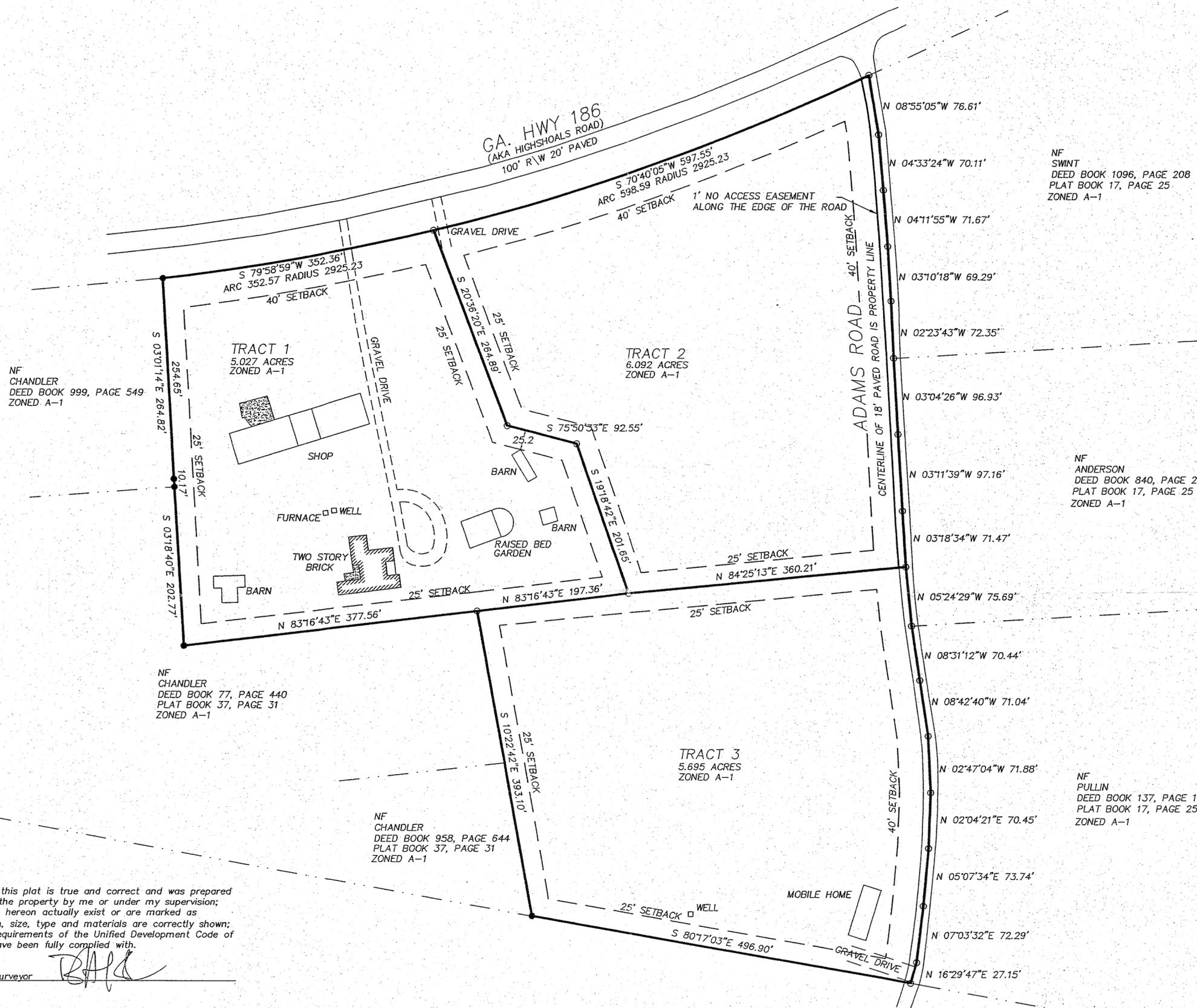
Proposed estimated total value of the project at completion: \$600,000.00



MAGNETIC NORTH

LEGEND

- IPS 1/2" REBAR
- IPF 1/2" REBAR (UNLESS NOTED)
- ⊙ COMPUTED POINT ONLY
- ⊠ CONCRETE R/W MONUMENT
- ROD SQUARE ROD
- OTP OPEN TOP PIPE
- POWER POLE
- DE— OVERHEAD ELECTRIC LINE
- X— CHAIN-LINK FENCE
- //— FENCE LINE (TYPE AS NOTED)



It is hereby certified 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 as "future", and their location, size, type and materials are correctly shown; and that all engineering requirements of the Unified Development Code of Oconee County, Georgia have been fully complied with.

Registered Georgia Land Surveyor

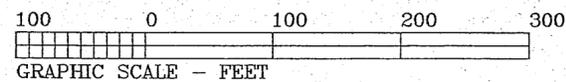
Brett Chandler

Number 2816

The owner of the land shown on this plat and whose name is subscribed hereto, in person Or through a duly authorized agent, certifies 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.

Owner or Agent

Date



THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP 1321 AC01300 EFFECTIVE DATE SEPTEMBER 2, 2009

REGISTERED GEORGIA LAND SURVEYOR
NUMBER 2816

NF HIGGINBOTHAM FARMS
DEED BOOK 479, PAGE 174
ZONED A-1

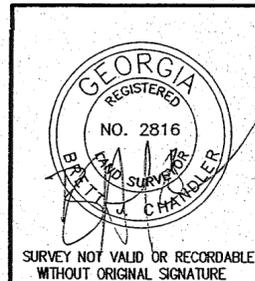
NOTES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

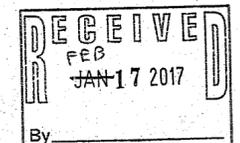
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 40,626 FEET AND AN ANGULAR ERROR OF 08 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 526,396 FEET.

© 2011 Brett Chandler Surveying & Engineering



SURVEY NOT VALID OR RECORDABLE WITHOUT ORIGINAL SIGNATURE



- REFERENCES:
1. PLAT BOOK 14, PAGE 193
 2. PLAT BOOK 12, PAGE 92
 3. PLAT BOOK 12, PAGE 51
 4. PLAT BOOK 12, PAGE 52

THIS PLAT IS RECORDABLE IN ACCORDANCE WITH O.C.G.A. 15-6-67(d)

ADMINISTRATIVE SUBDIVISION PLAT FOR:

BRENT A. KICKBUSH & PAMELA ANN KICKBUSH

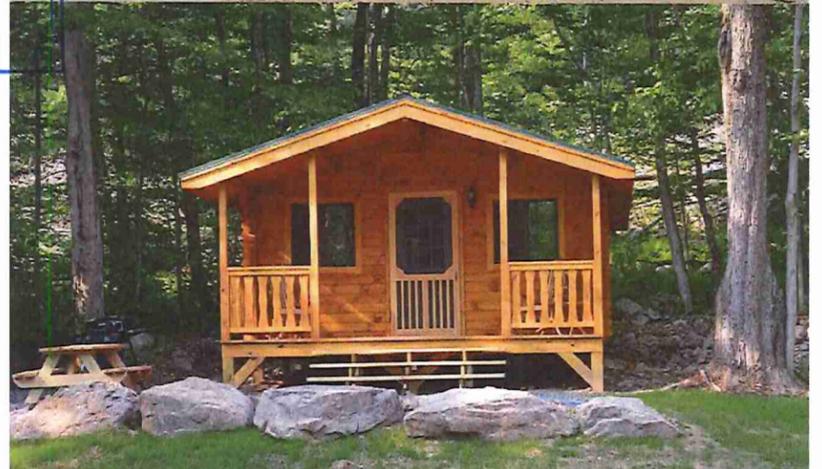
SURVEYED: 11-05-12	DRAWN: 11-8-12	SCALE: 1"=100'	BY: BC
DISTRICT: 222nd & 238th GMD			
COUNTY: OCONEE			
STATE OF GEORGIA		5630 HIGHSHOALS ROAD	

SURVEY BY:
CHANDLER SURVEYING & ENGINEERING

205 CHAPMAN PLACE ATHENS, GA 30606
PHONE: 706.549.7395 FAX: 706.549.7977

FIELD BOOK: 60
12100

Pinelake Campground

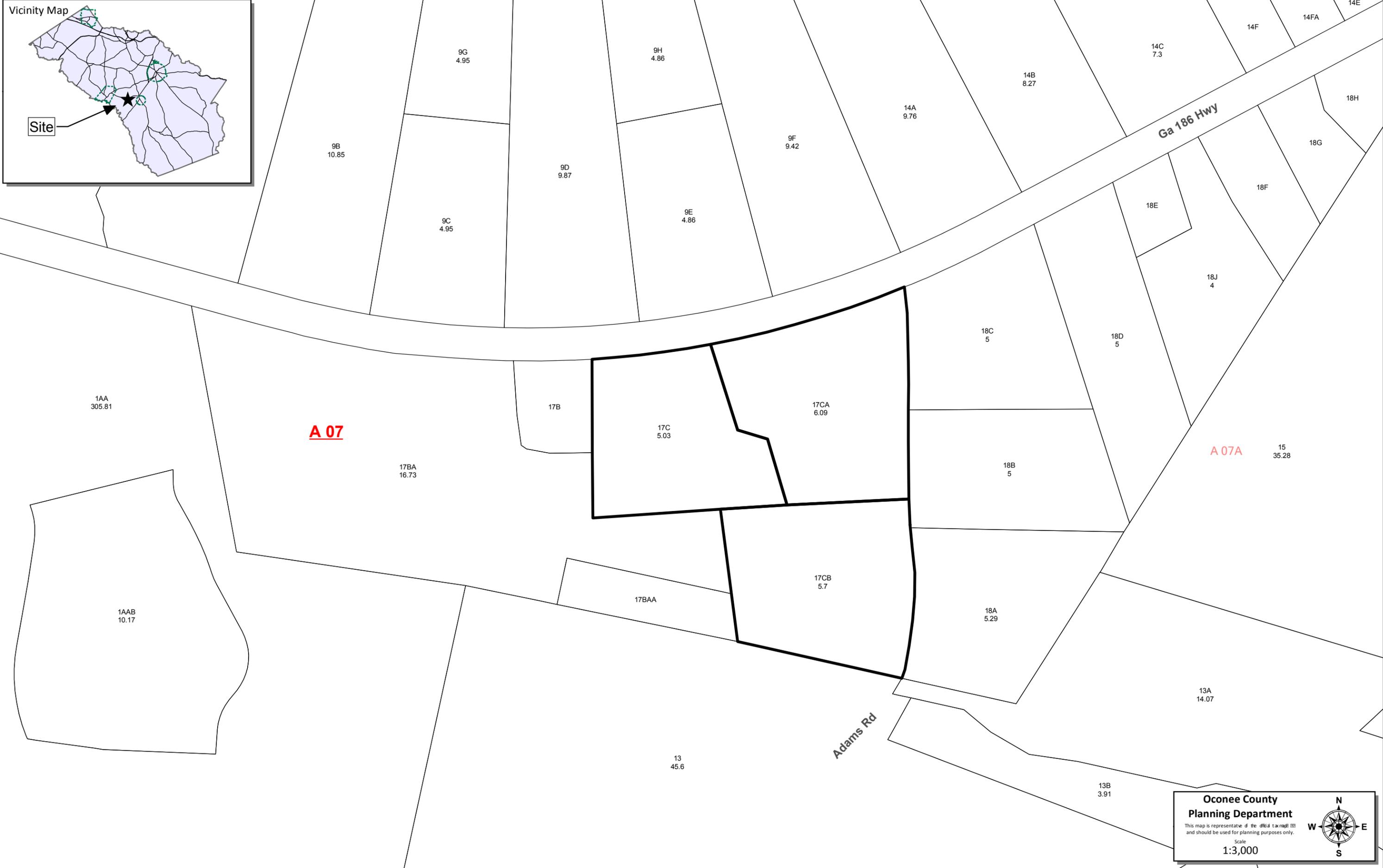
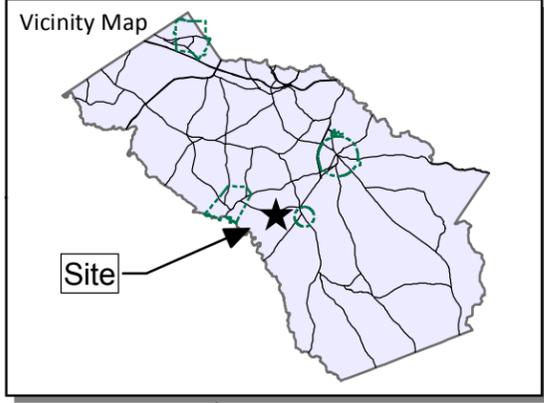


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- JAN 17 2017

Representative Architecture



**Williams
& Associates**
LAND PLANNERS, PC



Oconee County
Planning Department
This map is representative of the digital tax map and should be used for planning purposes only.
Scale
1:3,000