

**AMENDMENT  
TO THE ZONING ORDINANCE OF THE CITY OF BOGART, GEORGIA  
AND THE ZONING MAPS OF THE CITY OF BOGART, GEORGIA**

**TITLE**

An Ordinance amending the Zoning Ordinance of the City of Bogart, Georgia, and the Zoning Maps of the City of Bogart, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classifications IND (Industrial) to GB (General Business) pursuant to an application for rezoning of property owned by Broome Street, LLC, submitted on August 28, 2017.

**ENACTMENT CLAUSE**

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for zoning change submitted by Baseline Surveying & Engineering, Inc. on August 28, 2017 requesting rezoning of a ±5.42 acre tract of land located on the south side of Atlanta Highway in the 240<sup>th</sup> G.M.D., Oconee County, Georgia, (B-01-0731A), the Mayor and Council of the City of Bogart does hereby ordain and enact to law the following:

SECTION 1. An Ordinance known as the "Zoning Ordinance of the City of Bogart, Georgia" as enacted and amended by the Mayor and Council of the City of Bogart and the Zoning Maps described therein are hereby amended as follows:

The zoning classification for the property described on the attached "Exhibit A" is hereby changed from IND (Industrial) to GB (General Business) for the purpose of as set forth in "Exhibit A" attached hereto.

Said rezone is subject to the following conditions: as set forth in "Exhibit A" attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

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

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on October 16, 2017, and a Public Hearing was held by the Mayor and Council of the City of Bogart at its regular meeting on December 4, 2017

ADOPTED AND APPROVED, this 4<sup>th</sup> day of December, 2017.

BY: Terri Glen  
Terri Glen, Mayor

Janet Jones  
Janet Jones, Council Member

John Larkin  
John Larkin, Council Member

David Nunn  
David Nunn, Council Member

Michael Ward  
Michael Ward, Council Member

ATTEST:

Diane Craft  
Diane Craft  
Bogart City Clerk

# EXHIBIT "A" TO REZONE #7279

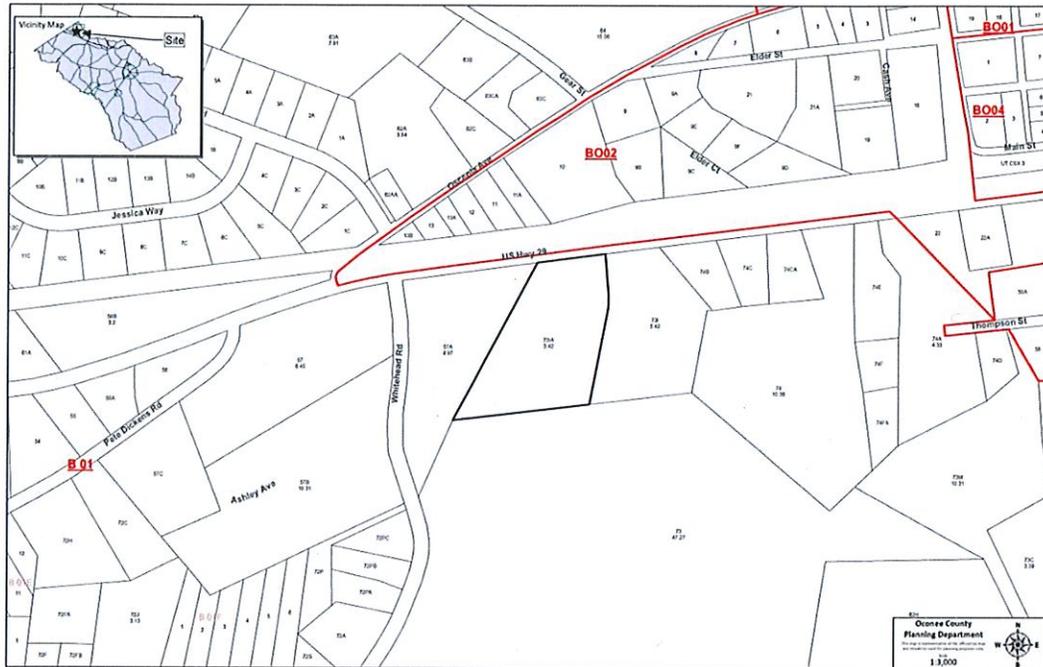
Page 1 of 4

## CONDITIONS

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

1. The developer shall install landscaped buffers as required in Section 6.11.007 of the City of Bogart Zoning Ordinance.
2. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, and representative photos submitted with the zoning application and attached hereto.
3. The total building floor area of the development shall not exceed 46,200 s.f.

## TAX MAP



## LEGAL DESCRIPTION

### Tax Parcel# B01 0731A

All that tract of land, together with improvements thereon, situate, lying and being in the 240th Land District, in Oconee County, Georgia and being more particularly described as follows:

Beginning at a iron pin on the southerly right of way of Atlanta Highway having a variable (60' & 100') right of way and having geodetic coordinates (Northing 1436541.39, Easting 2486039.21) in the North American Datum of 1983, Georgia State Plane Coordinate System, Western Zone.

thence along said right of way N 85°20'00" E a distance of 217.92' to a calculated point;

thence S 04°47'06" E a distance of 166.76' to a calculated point;

thence along a curve to the right with a radius of 300.00' having an arc length of 82.99 with a chord distance of 82.73' and direction of S 03°08'23" W to a calculated point;

thence S 11°03'49" W a distance of 359.55' to an iron pin;

thence S 85°20'00" W a distance of 538.41' to an iron pin;

thence N 31°07'31" E a distance of 708.59' to an iron pin;

thence N 31°07'31" E a distance of 24.70' to an iron pin;

which is the point of beginning,

having an area of 5.424 acres+/-

Said parcel, containing 5.42 acres+/-, more or less, being described as Tract "B", and being subject to all matters of record which are more particularly described on a Plat by Tim Wilkes R.L.S. 2616 LLC recorded at Oconee County Clerk of Courts in Plat Book 35 page 68 for Michael A. Thornton & Tommy Saxson, Jr. dated November 11, 2003

# EXHIBIT "A" TO REZONE #7279

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## NARRATIVE

### NARRATIVE

The total area is 5.42 acres currently zoned Industrial District. The site adjoins properties that are both zoned Industrial District. The property to the rear is zoned Single-family Residential. The current use for the property is vacant. The proposed zoning is GB (General Business).

Per the City of Bogart Zoning Ordinance, when the subject use property is medium in intensity and adjacent to high intensity property, there is no buffer required. Therefore, no buffer is shown on the concept plan with regard to the side properties. However, the rear property is considered Residential I and requires a 50' buffer as shown on the concept plan.

The anticipated average daily trips (ADT) and peak hour trips listed below were determined using the 9<sup>th</sup> Edition of the Trip Generation Manual by the Institute of Transportation Engineers (see attachment). Assuming 46,200 square feet, the A.M. peak hour average vehicle trip ends would be 12. The P.M. peak hour would be approximately 12 as well. The average vehicle trip ends for a Saturday and Sunday would be 110 and 85, respectively. The peak hour average vehicle trip ends for a Saturday and Sunday would be 18 and 13, respectively. The average vehicle trip ends on a weekday would be approximately 85.

The proposed entrances into the site will be off the "Private Road" which has a deceleration and acceleration lane accesses to Atlanta Highway. There are two proposed points of access for the development, one in the front and one in the cul-de-sac.

Athens-Clarke County Public Utilities has existing water for this area. Assuming a maximum of 3 persons working onsite, 120 gallons per day would be utilized by the proposed development.

Sewage to be managed by a proposed private onsite septic system.

Private utilities, such as garbage, cable, phone, electricity, and gas, may be used as desired and/or as available by private companies/contractors.

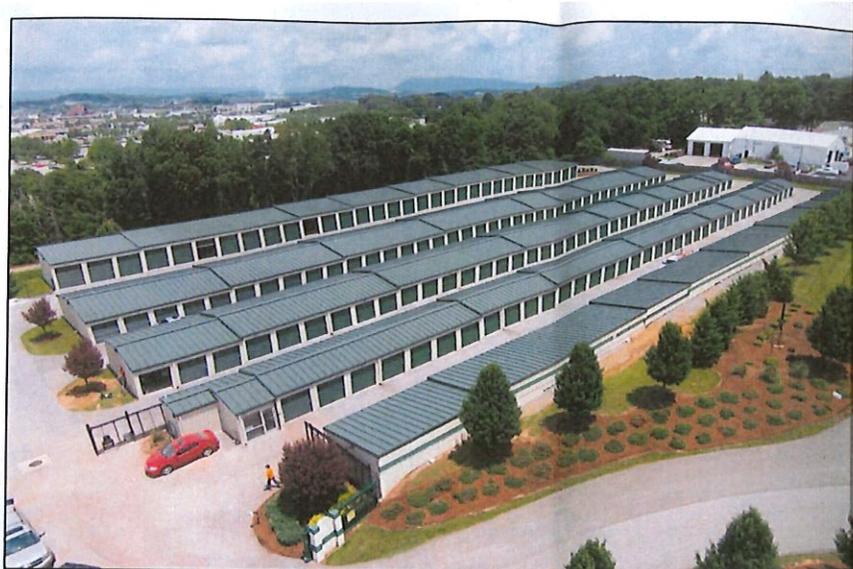
There are six buildings proposed. One building will contain 800 square feet of leasing office and 11,200 square feet of climate controlled storage area. The remaining five buildings will be for storage totaling 34,200 square feet. The architectural style of the building will be steel construction with light khaki metal exterior with dark brown/bronze trim and doors. All buildings will have gable roofs.

The average cost of construction the buildings is \$24.00 per square foot. The average area for the building is 7,700 square feet. The estimated value of the project at completion is \$1,200,000.

The area around the building will be paved to the limits of curb and gutter to direct the flow of stormwater runoff to the stormwater management facility. The stormwater will continue to flow in the current drainage patterns. However, stormwater management shall be in accordance with county, state, and other appropriate ordinances and regulations in effect at time of construction plan approval. The paved area inside of the fence will allow circulation for automobiles and pedestrians. Currently, there are no sidewalks proposed in or along this proposed development. There are no other parcels in the area will sidewalks to connect up to this development.

There will be no impact on the school systems.

## REPRESENTATIVE PHOTOGRAPHS

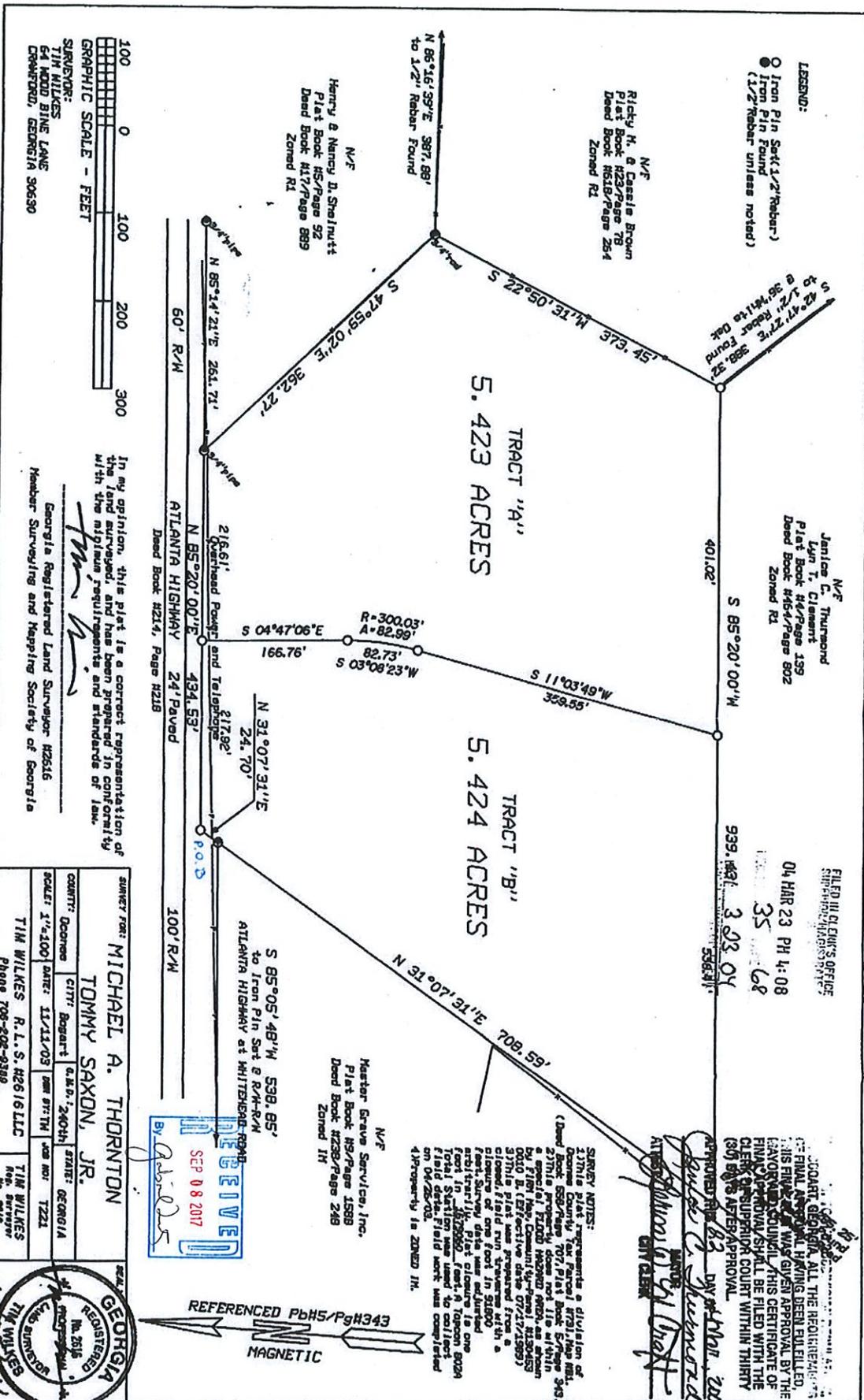


EXAMPLE ARCHITECTURE AND LANDSCAPING

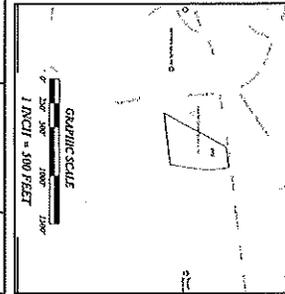
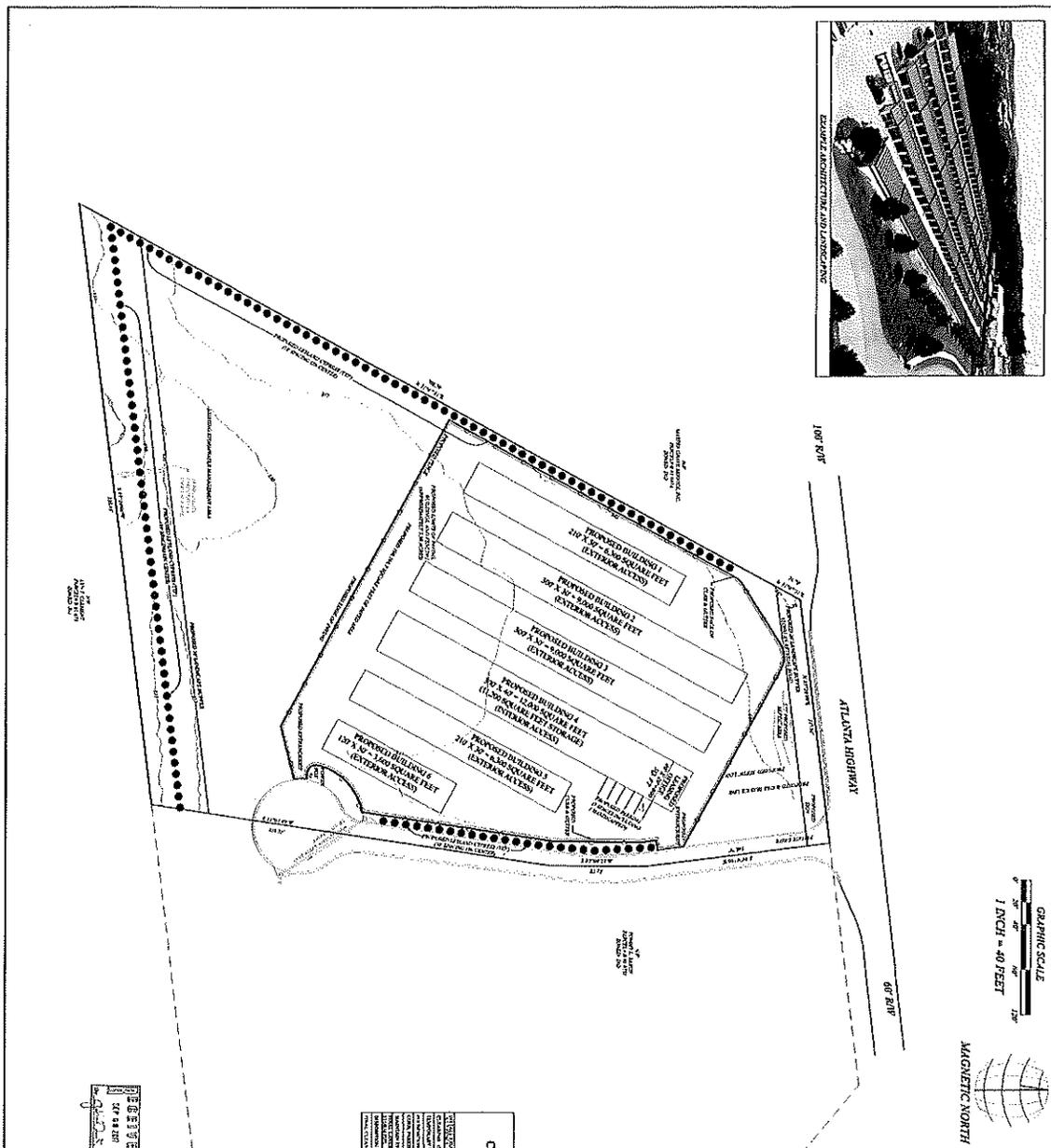
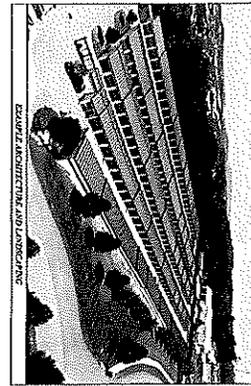
EXHIBIT "A" TO REZONE #7279

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PLAT



DEVELOPMENT PLAN



**VICINITY MAP**

**PROJECT DATA**

PROJECT NAME: SHINO MINA WAREHOUSE STORAGE

DEVELOPER: BROOKS STREET LLC

2808 GEORGIA AVE, SUITE 100

ALPHARETTA, GA 30621

DATE: 08/28/17

PROJECT NO: 17-9795

DATE: 08/28/17

**CONSTRUCTION SCHEDULE**

ACTIVITY	WEEKS											
	1	2	3	4	5	6	7	8	9	10	11	12
PERMITTING												
FOUNDATION												
FRAMEWORK												
MECHANICAL/ELECTRICAL/PLUMBING												
INTERIOR FINISHES												
LANDSCAPING												
FINAL INSPECTION												

**NOTES:**

- ALL DIMENSIONS ARE IN FEET AND INCHES.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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**BASILINE SURVEYING & ENGINEERING, INC.**

P.O. BOX 289  
WATKINSVILLE, GA 30677  
WWW.BASILINEGA.COM  
PHONE: 706-769-6610

**PLAN FOR:**

SHINO MINA WAREHOUSE STORAGE

DEVELOPER: BROOKS STREET LLC

2808 GEORGIA AVE, SUITE 100

ALPHARETTA, GA 30621

DATE: 08/28/17

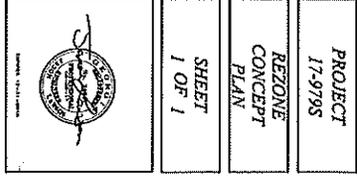
PROJECT NO: 17-9795

**DATE**  
08/28/17

**PROJECT**  
17-9795

**REZONE CONCEPT PLAN**

**SHEET 1 OF 1**





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

**REZONE CASE #:** 7279

**DATE:** September 28, 2017

**STAFF REPORT BY:** Gabriel Quintas, Planner

**APPLICANT NAME:** Baseline Surveying and Engineering, Inc.

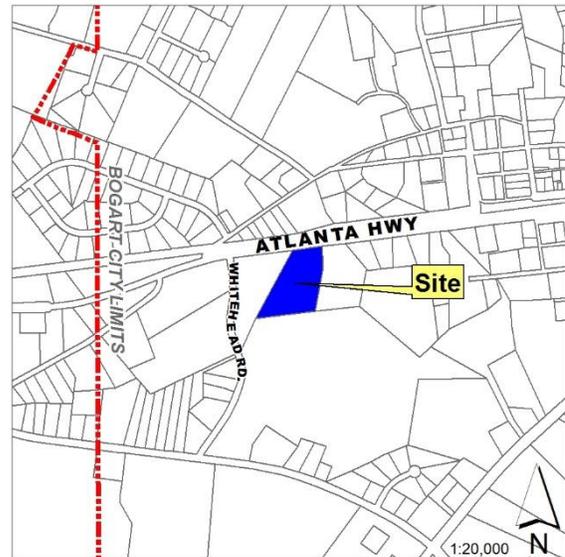
**PROPERTY OWNER:** Broome Street, LLC

**LOCATION:** 1741 Atlanta Highway, southeast of Atlanta Highway and Whitehead Road

**PARCEL SIZE:** ±5.42 Acres

**EXISTING ZONING:** IND (Industrial)

**EXISTING LAND USE:** Vacant Lot



**ACTION REQUESTED:** Rezone IND (Industrial) to GB (General Business)

**REQUEST SUMMARY:** The owners are petitioning for a rezone of this property in order to allow development of a mini-warehouse storage facility.

**STAFF RECOMMENDATION:** Staff recommends approval of this rezone request subject to conditions.

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** October 16, 2017

**CITY COUNCIL:** November 06, 2017

- ATTACHMENTS:**
- Application
  - Zoning Impact Analysis
  - Narrative
  - Representative Photos
  - Site Review
  - Aerial Photo
  - Tax Map
  - Concept Plan
  - Plat of Survey

**BACKGROUND INFORMATION & FINDINGS OF FACT**

**HISTORY**

- The subject property was subdivided from a larger parent tract (B-01-073I) in 2004.

**SITE VISIT DESCRIPTION**

- The site is currently vacant with signs of past grading.
- A billboard constructed in 2012 is present on the site.

**SURROUNDING LAND USE AND ZONING**

	EXISTING LAND USES	EXISTING ZONING
<b>NORTH</b>	Single-family residential, railroad	R-1 (Residential)
<b>SOUTH</b>	Conservation use	R-1 (Residential)
<b>EAST</b>	Tree removal operation	GB (General Business) & IND (Industrial)
<b>WEST</b>	Burial vault manufacturing facility	IND (Industrial)

**PROPOSED PROJECT DESCRIPTION**

- A mini-warehouse storage facility is proposed:
  - Six buildings totaling 46,200 s.f., including a climate-controlled 12,000 s.f. building with 800 s.f. reserved for a leasing office
  - A paved parking area will allow circulation for vehicles and pedestrians.

**TRAFFIC PROJECTIONS**

- Weekday:
  - 85 ADT
  - 12 AM peak trips; 12 PM peak trips
- Saturday:
  - 110 ADT
  - 18 peak trips
- Sunday:
  - 85 ADT
  - 13 peak trips

**PUBLIC FACILITIES**

**Water:**

- The development proposes to connect to the Athens-Clarke County water system.
- Water usage is estimated at 120 GPD.

**Sewer:**

- A private on-site septic system is proposed for the development.

**Roads:**

- A deceleration lane along the Atlanta Highway provides access onto a paved private drive that is shared with the adjoining parcel to the east of the subject property.
- Two entrances providing access onto the development are proposed along the same private drive.

**ENVIRONMENTAL**

- No 100 Year Flood Plain or Jurisdictional Wetland areas are located on the site.
- Curb and gutter will be utilized to direct the flow of stormwater runoff to a stormwater detention facility. The developer has indicated that appropriate measures will be taken to preserve current drainage patterns.

**COMMENTS FROM OTHER DEPARTMENTS & AGENCIES**

- No comments.

**STAFF ANALYSIS**

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE STANDARDS GOVERNING THE EXERCISE OF THE CITY'S ZONING POWER AS SET FORTH IN SECTION 14.03.001 OF THE *CITY OF BOGART ZONING ORDINANCE*.

- A. How does the current request compare to the existing land use pattern?** The current request is consistent with the existing industrial/commercial node present at the convergence of the Atlanta Highway and Whitehead Road. A burial vault manufacturing facility is located on the property adjoining the west side of the site. Properties located north of the subject site, across the Atlanta Highway, are comprised of residential uses. The property adjoining the site to the east contains a tree removal business. The property directly south contains a 45.81-acre tract of undeveloped land in conservation.
- B. Does the request create the possibility of an isolated district unrelated to adjacent and nearby districts?** No. The requested GB (General Business) district is compatible with properties zoned IND and GB to the east and west of the subject property. A small portion of the adjoining property immediately east was rezoned from IND to GB by the City Council in 2013 (rezone # 6291).
- C. How does the request impact the population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, schools, utilities, and streets?** The present request should have minimal impact on the population density pattern. Furthermore, the proposed development is not anticipated to generate any additional students in the area; possible increases in demand of other public facilities such as utilities and streets are anticipated to be minimal.
- D. How does the request affect the costs to the City and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets, law enforcement, fire protection and other public services?** The present request should not have any negative impact on the costs of public services provided by the City.
- E. Does the request have any impact on the environment, including but not limited to drainage, soil erosion and sedimentation, flooding, air quality and water quality?** The present request should have minimal environmental impact. A stormwater detention facility is proposed to control stormwater runoff, and curb and gutter will be utilized to direct stormwater flows. The developer has further indicated that stormwater management shall be in accordance with county, state, and other applicable ordinances and regulations.
- F. Does the proposed zoning amendment allow uses that are detrimental to the value of adjacent properties?** No. The proposed zoning amendment should not be detrimental to the value of adjacent properties. A 20-foot landscape buffer along the Atlanta Highway and a 50-foot landscape buffer along the adjoining residential zoning to the immediate south are proposed to mitigate possible detrimental effects on adjacent incompatible uses.

- G. Are there any substantial reasons why the property cannot be used and developed in accordance with the existing regulations?** The existing zoning district (IND) does not allow mini-warehouse storage units as a permitted use.
- H. Does the request influence the aesthetic effect of the existing and proposed use of the property as it relates to the surrounding area?** The submitted representative sketch presents an architectural style that will be compatible with the existing aesthetic qualities of the surrounding commercial/industrial buildings.
- I. Is the proposed zoning amendment consistent with the comprehensive land use plan?** The City of Bogart Future Development Map designates this tract with a character area of “Workplace Center”. According to the Community Agenda of the 2030 Comprehensive Plan, this character area is “intended primarily for larger-scale heavy commercial, industrial, wholesale, and office uses that may be land intensive, generate high employee or truck traffic, or create noise, odor, or other impacts associated with manufacturing and production uses.” The proposed mini-warehouse storage facility is compatible with the underlying intent and development strategies of the “Workplace Center” character area.
- J. What are the possible effects of the proposed zoning amendment on the character of the zoning district?** The proposed use is compliant with the character of the GB zoning district. According to Chapter 7.05 of the City of Bogart Zoning Ordinance, the intent of the GB zoning district is to allow “commercial developments that are designed to serve the automotive traveling public.”
- K. What is the relationship that the proposed zoning amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed zoning change will carry out the purposes of these zoning regulations?** The present request complies with the stated purpose and intent in Article I of the Bogart Zoning Ordinance.
- L. Does the application for the zoning map amendment include a specific site plan?** The present request includes a detailed site plan that complies with the standards outlined in Chapter 14.02 of the Bogart Zoning Ordinance.
- M. Does the request have an impact on the integrity of any residential neighborhoods?** The present request should have little to no impact on the surrounding residential uses. In accordance with the incompatible-use buffering requirements set forth in Section 6.11.007, a landscape buffer is proposed along the Atlanta Highway and the residential zoning district adjacent to the south.
- N. Is the subject property located on a major thoroughfare and also adjoining an established residential neighborhood?** The subject property fronts the southern right-of-way of the Atlanta Highway, and the majority of zoning along the present stretch of the same road trend toward industrial and business uses. A residential neighborhood exists north of the subject property, across the Atlanta Highway. However, the subject development will incorporate a 20-foot buffer along the same road which will shield the neighborhood from view of the development; it is not anticipated that the present request poses any harm to the surrounding residential uses.
- O. Does the subject property have a reasonable economic use as currently zoned?** Staff believes that the subject property as currently zoned could have a reasonable economic use.

**P. Are there other conditions which exist that affect the use and development of the property in question and support either approval or denial of the zoning action?** It does not appear that there are any conditions on the subject property that will affect the use of the property as proposed, nor are there any conditions evident on the site that support the approval or denial of the zoning action.

*Q. OMITTED – Procedural Standard*

*R. OMITTED – Procedural Standard*

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### **STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS**

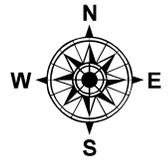
**Staff recommends approval of this rezone request. If this request is approved, staff recommends the following conditions to be fulfilled by the developer at his/her expense:**

1. The developer shall install landscaped buffers as required in Section 6.11.007 of the City of Bogart Zoning Ordinance.
2. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, and representative photos submitted with the zoning application and attached hereto.
3. The total building floor area of the development shall not exceed 46,200 s.f.

# Broome Street, LLC.



Feet  
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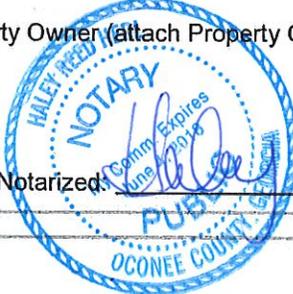


# CITY OF BOGART REZONE & CONDITIONAL USE PERMIT APPLICATION

Requested Action:

Rezoning from: IND to G-B       Conditional Use Permit: for: \_\_\_\_\_

<p><b>Applicant</b></p> <p>Name: <u>Baseline Surveying &amp; Engineering, Inc.</u></p> <p>Address: <u>1800 Hog Mountain Road</u> <small>(No P.O. Boxes)</small> <u>Building 900, Suite 103</u> <u>Watkinsville, GA 30677</u></p> <p>Telephone: <u>706-769-6610</u></p>	<p><b>Property Owner</b></p> <p>Name: <u>Broome Street, LLC</u></p> <p>Address: <u>1251 Overlook Ridge Road</u> <small>(No P.O. Boxes)</small> <u>Bishop, GA 30621</u></p> <p>Telephone: <u>706-621-3849</u></p>
<p>Applicant is (check one):    <input type="checkbox"/> the Property Owner    <input checked="" type="checkbox"/> Not the Property Owner (attach Property Owner's Authorization)</p> <p>Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.</p> <p>Signature: <u>[Signature]</u>      Date: <u>09-08-17</u>      Notarized: <u>[Signature]</u></p>	



<p><b>Property</b></p> <p>Location: <u>1741 Atlanta Highway</u> <small>(Physical Description)</small> <u>Bogart, GA 30622</u></p> <p>Tax Parcel Number: <u>B 01 073IA</u></p> <p>Size (Acres): <u>5.42</u>      Current Zoning: <u>IND</u></p> <p>Future Development Map—Character Area Designation: <u>Workplace</u></p>	<p><b>Use</b></p> <p>Current Use: <u>Vacant Lot</u></p> <p>Proposed Use: <u>Mini-Warehouse Storage</u></p>
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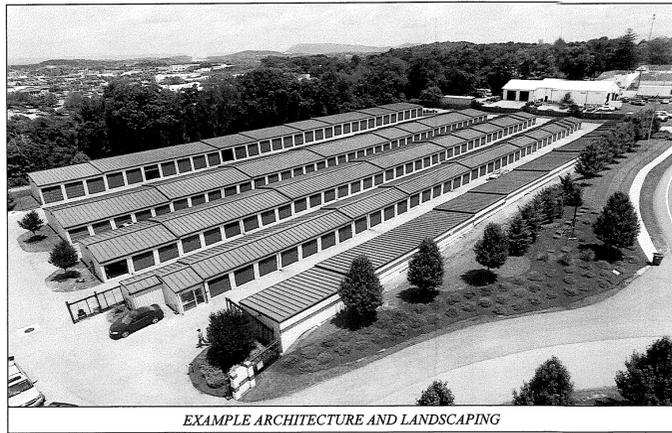


**Attachments** (check all that apply)

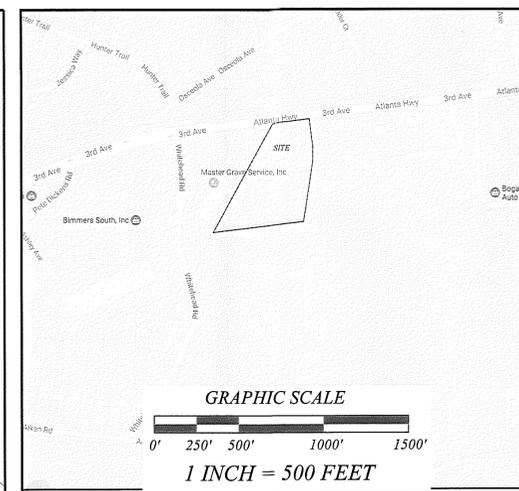
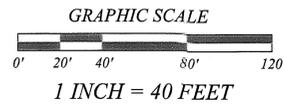
<p><input checked="" type="checkbox"/> Property Owner's Authorization (if applicable)</p> <p><input checked="" type="checkbox"/> Application Fee</p> <p><input checked="" type="checkbox"/> Warranty Deed</p> <p><input checked="" type="checkbox"/> Typed Legal Description</p> <p><input checked="" type="checkbox"/> Plat of Survey</p> <p><input checked="" type="checkbox"/> Disclosures (Interest &amp; Campaign Contributions)</p> <p><input checked="" type="checkbox"/> Zoning Impact Analysis</p>	<p><input checked="" type="checkbox"/> Narrative (Detailed Description of the Request)</p> <p><input checked="" type="checkbox"/> Concept Plan</p> <p><input checked="" type="checkbox"/> Attachments to the Concept Plan:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> Pre-approved Sanitary Sewer Extension Submittal <u>N/A</u></p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> Representative Architecture/Photographs</p> <p><input checked="" type="checkbox"/> Proof all property taxes paid in full</p> <p><input type="checkbox"/> Other Attachments: _____</p>
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*For Oconee County Staff Use Only*

<p><b>Application</b></p> <p>Date Received: <u>08/28/17</u>      Date Accepted: <u>09/08/17</u></p> <p>DRI Transmitted to RDC    <input type="checkbox"/> Date: _____    <input type="checkbox"/> N/A</p> <p>Date Submitted: _____    <input type="checkbox"/> Findings Complete</p> <p>Posted: _____ Ad: _____ Ad: _____</p> <p>Application Withdrawn    <input type="checkbox"/> Date: _____</p>	<p style="text-align: right;"><b>APPLICATION NUMBER</b> _____</p> <p><b>Action</b></p> <p><b>Planning Commission</b>      Date: _____</p> <p><input type="checkbox"/> Approval    <input type="checkbox"/> With Conditions    <input type="checkbox"/> Denial</p> <p><b>Mayor &amp; Council</b>      Date: _____</p> <p><input type="checkbox"/> Approved    <input type="checkbox"/> With Conditions    <input type="checkbox"/> Denied</p>
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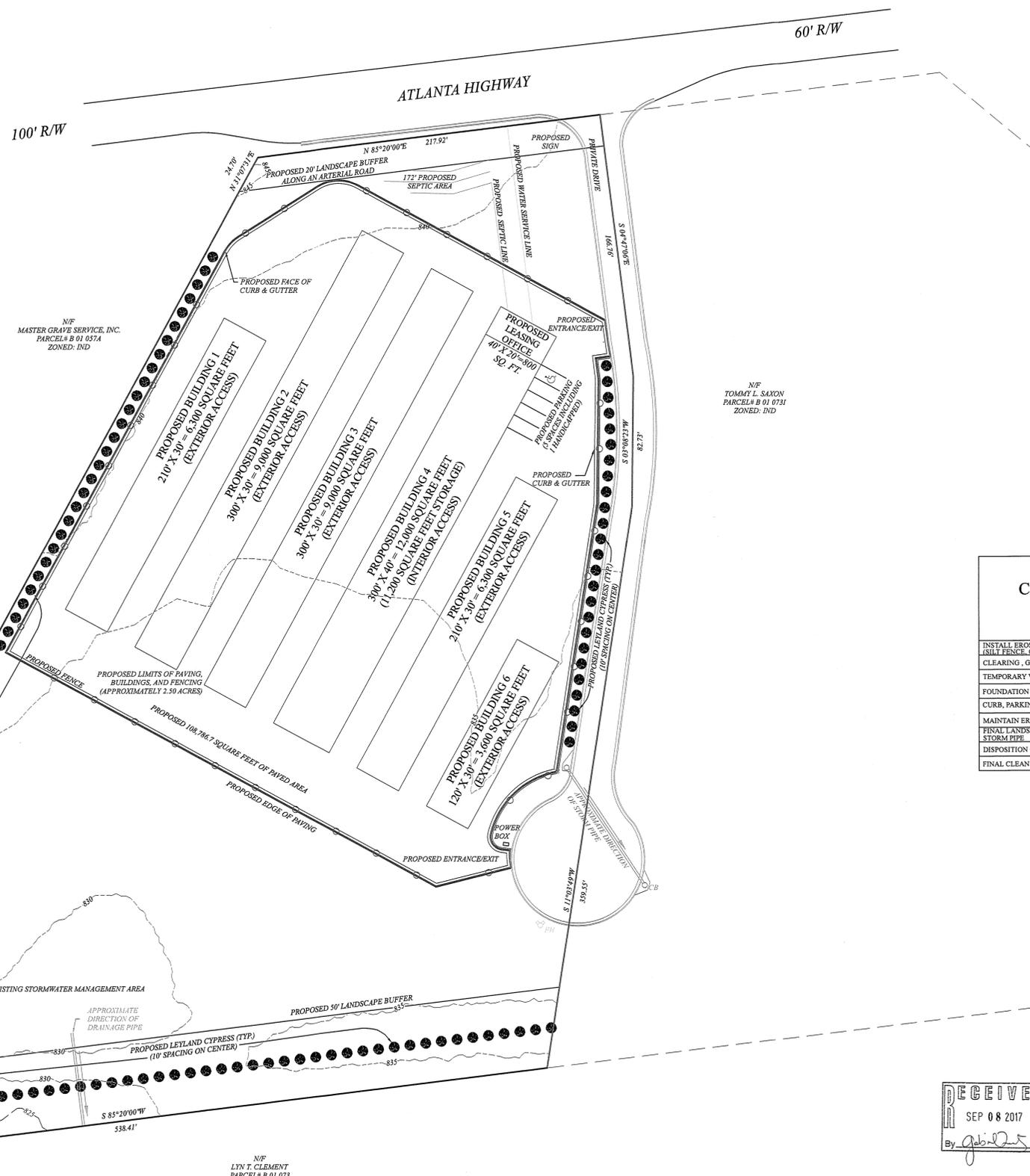


EXAMPLE ARCHITECTURE AND LANDSCAPING



**BASELINE**  
SURVEYING &  
ENGINEERING, INC.

P.O. BOX 269  
WATKINSVILLE, GA 30677  
WWW.BASELINEGA.COM  
PHONE: 706-769-6610



**VICINITY MAP**

**PROJECT DATA**

OWNER/DEVELOPER: BROOME STREET, LLC  
 PROFESSIONAL CONTACT: JASON LAWSON, PE#34647  
 706-224-2608  
 jason@baselinega.com

- TOTAL PROJECT ACREAGE: 5.42 ACRES
- TAX PARCEL #: B 01 0731A
- EXISTING ZONING: IND
- PROPOSED ZONING: GB
- THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY
- 8,524 SQUARE FEET OF BUILDING PER ACRE
- STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL
- WATER TO BE PROVIDED BY ATHENS CLARKE COUNTY
- SEWAGE TO BE ON SITE SEPTIC SYSTEM
- NO TREES EXISTING OR TO BE RETAINED ON SITE
- TOPOGRAPHICAL INFORMATION TAKEN FROM GA DNR LIDAR
- IF REQUIRED AN ADDITIONAL LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION PLANS

**PLAN FOR:**  
RHINO  
MINI-WAREHOUSE  
STORAGE

**DEVELOPER:**  
BROOME STREET, LLC

240th GEORGIA  
MILITIA DISTRICT

OCONEE COUNTY

PHYSICAL ADDRESS:  
1741 ATLANTA HIGHWAY  
BOGART, GEORGIA 30622

**CONSTRUCTION SCHEDULE**

CONSTRUCTION SCHEDULE	WEEKS (STARTS ON BEGINNING DATE OF CONSTRUCTION)											
	1	2	3	4	5	6	7	8	9	10	11	12
INSTALL EROSION & SEDIMENT CONTROLS & MEASURES												
LEAVE FENCE, CONSTRUCTION EXITS, CLEARING, GRUBBING & GRADING												
TEMPORARY VEGETATION (GRASSING/MULCHING)												
FOUNDATION & RETAINING WALLS AND BUILDINGS												
CURB, PARKING, AND DRIVE ISLES												
MAINTAIN EROSION AND SEDIMENTATION CONTROLS												
FINAL LANDSCAPING, GRASSING, CLEANING OF STORM PIPE												
DISPOSITION OF TEMP. SEDIMENT CONTROL MEASURES												
FINAL CLEAN UP												

**REVISIONS**

REVISIONS	DATE
REVISED PER OCPD	09/08/17

**DATE**  
08/28/17

**PROJECT**  
17-979S

**REZONE CONCEPT PLAN**

**SHEET**  
1 OF 1

**STATISTICAL DATA BLOCK**

**BUILDING DATA**

NUMBER OF BUILDINGS: 6  
 BUILDING 1: STORAGE BUILDING (EXTERIOR ACCESS) 210' X 30' = 6,300 SQ. FT.  
 BUILDING 2: STORAGE BUILDING (EXTERIOR ACCESS) 300' X 30' = 9,000 SQ. FT.  
 BUILDING 3: STORAGE BUILDING (EXTERIOR ACCESS) 300' X 30' = 9,000 SQ. FT.  
 BUILDING 4: STORAGE BUILDING (INTERIOR ACCESS) AND LEASING OFFICE 320' X 40' = 12,800 SQ. FT.  
 BUILDING 5: STORAGE BUILDING (EXTERIOR ACCESS) 210' X 30' = 6,300 SQ. FT.  
 BUILDING 6: STORAGE BUILDING (EXTERIOR ACCESS) 120' X 30' = 3,600 SQ. FT.

TOTAL BUILDING AREA: 46,200 SQ. FT.

**IMPERVIOUS SURFACE DATA**

PROPOSED IMPERVIOUS SURFACE: 108,786.7 SQ. FT.  
 EXISTING IMPERVIOUS SURFACE: 8609.7 SQ. FT.  
 TOTAL IMPERVIOUS SURFACE: 117,396.4 SQ. FT.  
 TOTAL PROJECT ACREAGE: 5.42 ACRES (236095.2 SQ. FT.)  
 IMPERVIOUS SURFACE: 50%

RECEIVED  
SEP 08 2017  
By: *[Signature]*



EXPIRES 12-31-2018

**H. How does this request conform with or diverge from the Future Land Use Map or the goals and objectives of the Comprehensive Plan?**

This request conforms with the goals and objectives by staying consistent with the uses in the character area of Workplace Center.

**I. What is the availability of adequate sites for the proposed use in districts that permit such use?**

The availability of adequate sites for the proposed use in districts that permit such use are not available in this area. There is a need and desire for mini-warehouse storage, but there is not much supply.

**J. Is the site suitable for the proposed use relative to the requirements set forth in the Unified Development Code (off-street parking, setbacks, buffer zones, open space, etc.)?**

The site is suitable relative to the requirements set forth in the City of Bogart Zoning Ordinance.

**NARRATIVE**

The total area is 5.42 acres currently zoned Industrial District. The side adjoins properties that are both zoned Industrial District. The property to the rear is zoned Single-family Residential. The current use for the property is vacant. The proposed zoning is GB (General Business).

Per the City of Bogart Zoning Ordinance, when the subject use property is medium in intensity and adjacent to high intensity property, there is no buffer required. Therefore, no buffer is shown on the concept plan with regard to the side properties. However, the rear property is considered Residential I and requires a 50' buffer as shown on the concept plan.

The anticipated average daily trips (ADT) and peak hour trips listed below were determined using the 9<sup>th</sup> Edition of the Trip Generation Manual by the Institute of Transportation Engineers (see attachment). Assuming 46,200 square feet, the A.M. peak hour average vehicle trip ends would be 12. The P.M. peak hour would be approximately 12 as well. The average vehicle trip ends for a Saturday and Sunday would be 110 and 85, respectively. The peak hour average vehicle trip ends for a Saturday and Sunday would be 18 and 13, respectively. The average vehicle trip ends on a weekday would be approximately 85.

The proposed entrances into the site will be off the "Private Road" which has a deceleration and acceleration lane accesses to Atlanta Highway. There are two proposed points of access for the development, one in the front and one in the cul-de-sac.

Athens-Clarke County Public Utilities has existing water for this area. Assuming a maximum of 3 persons working onsite, 120 gallons per day would be utilized by the proposed development.

Sewage to be managed by a proposed private onsite septic system.

Private utilities, such as garbage, cable, phone, electricity, and gas, may be used as desired and/or as available by private companies/contractors.

There are six buildings proposed. One building will contain 800 square feet of leasing office and 11,200 square feet of climate controlled storage area. The remaining five buildings will be for storage totaling 34,200 square feet. The architectural style of the building will be steel construction with light khaki metal exterior with dark brown/bronze trim and doors. All buildings will have gable roofs.

The average cost of construction the buildings is \$24.00 per square foot. The average area for the building is 7,700 square feet. The estimated value of the project at completion is \$1,200,000.

The area around the building will be paved to the limits of curb and gutter to direct the flow of stormwater runoff to the stormwater management facility. The stormwater will continue to flow in the current drainage patterns. However, stormwater management shall be in accordance with county, state, and other appropriate ordinances and regulations in effect at time of construction plan approval. The paved area inside of the fence will allow circulation for automobiles and pedestrians. Currently, there are no sidewalks proposed in or along this proposed development. There are no other parcels in the area will sidewalks to connect up to this development.

There will be no impact on the school systems.

**LEGEND:**  
 ○ Iron Pin Set (1/2" Rebar)  
 ● Iron Pin Found (1/2" Rebar unless noted)

N/F  
 Janice C. Thurmond  
 Lyn T. Clement  
 Plat Book #4/Page 139  
 Deed Book #464/Page 802  
 Zoned R1

FILED IN CLERK'S OFFICE  
 SUPERIOR COURT

04 MAR 23 PM 4:08

35 68

939.43 3 23 04

BOGART, GEORGIA, ALL THE REQUIREMENTS OF FINAL APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN APPROVAL BY THE MAYOR AND COUNCIL. THIS CERTIFICATE OF FINAL APPROVAL SHALL BE FILED WITH THE CLERK OF SUPERIOR COURT WITHIN THIRTY (30) DAYS AFTER APPROVAL.

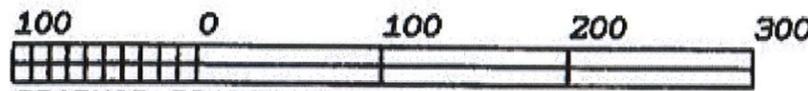
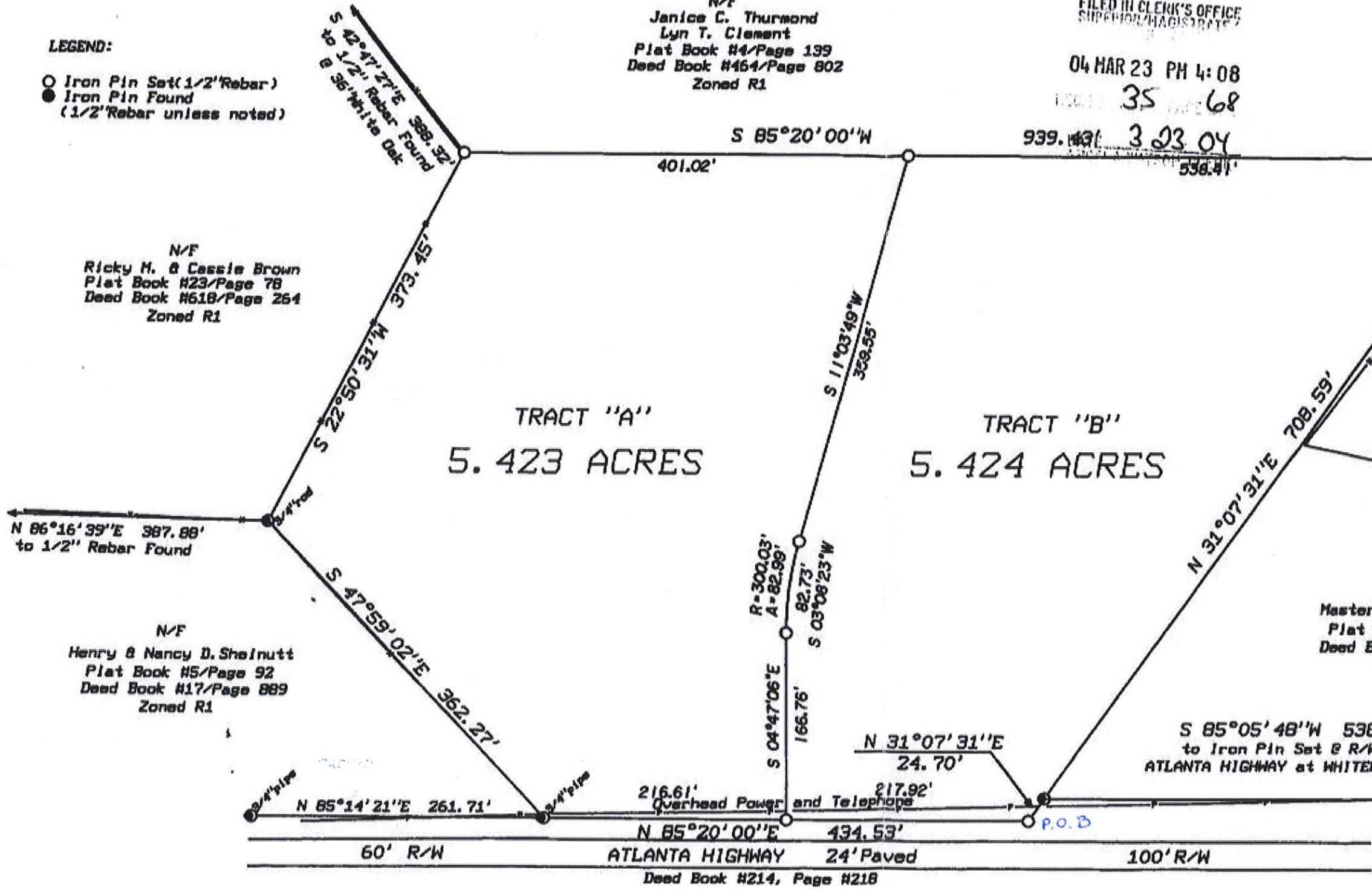
APPROVED THIS 23 DAY OF Mar, 2004  
*Janice C. Thurmond*  
 MAYOR  
*Robert W. Craft*  
 CITY CLERK

**SURVEY NOTES:**  
 1) This plat represents a division of Oconee County Tax Parcel #731, Map #B1. (Deed Book 558/Page 707, Plat Book 5/Page 343)  
 2) This property does not lie within a special FLOOD HAZARD AREA, as shown by FIRI Map, Community-Panel #130453 0010 B. (Effective date 07/17/1989)  
 3) This plat was prepared from a closed, field run traverse with a closure of one foot in 91800 feet. Survey data was adjusted arbitrarily. Plat closure is one foot in 167900 feet. A Topcon 802A Total Station was used to collect field data. Field work was completed on 04/26/03.  
 4) Property is ZONED IH.

N/F  
 Master Grave Service, Inc.  
 Plat Book #9/Page 158B  
 Deed Book #238/Page 248  
 Zoned IH

RECEIVED  
 SEP 08 2017  
 By *Robert D...*

REFERENCED PB#5/P#343  
 MAGNETIC

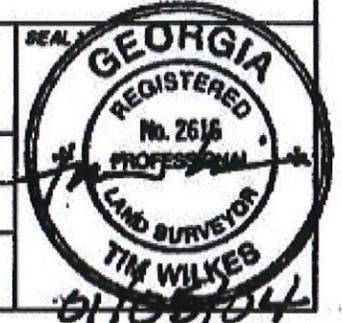


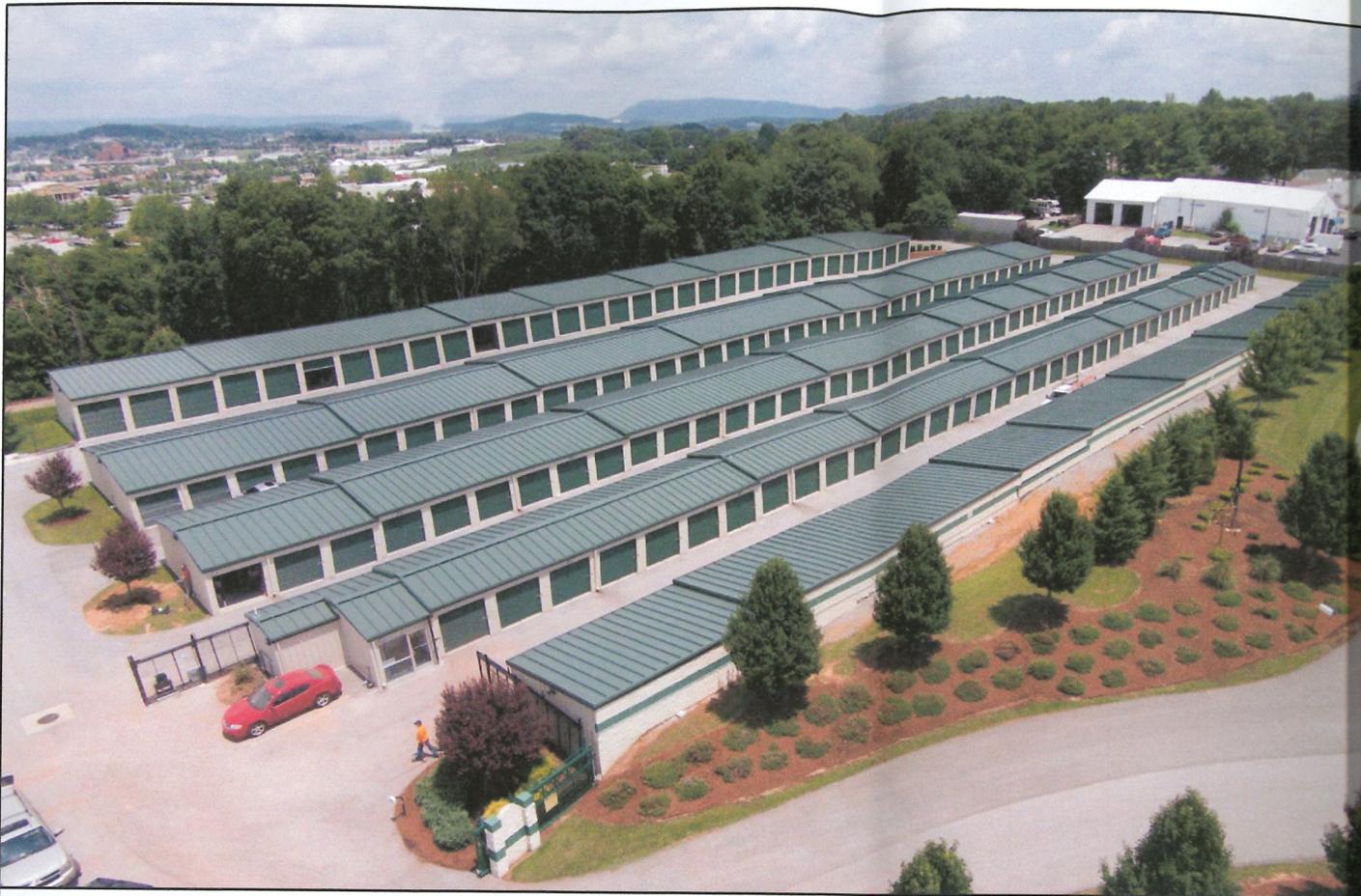
GRAPHIC SCALE - FEET  
 SURVEYOR:  
 TIM WILKES  
 64 WOOD BINE LANE  
 CRANFORD, GEORGIA 30630

In my opinion, this plat is a correct representation of the land surveyed, and has been prepared in conformity with the minimum requirements and standards of law.

*Tim Wilkes*  
 Georgia Registered Land Surveyor #2616  
 Member Surveying and Mapping Society of Georgia

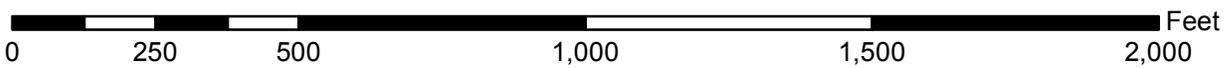
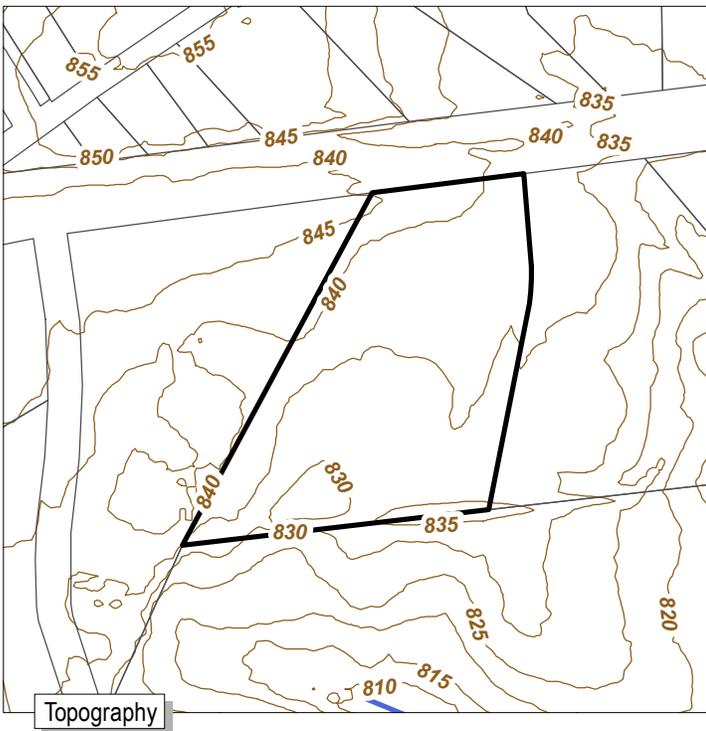
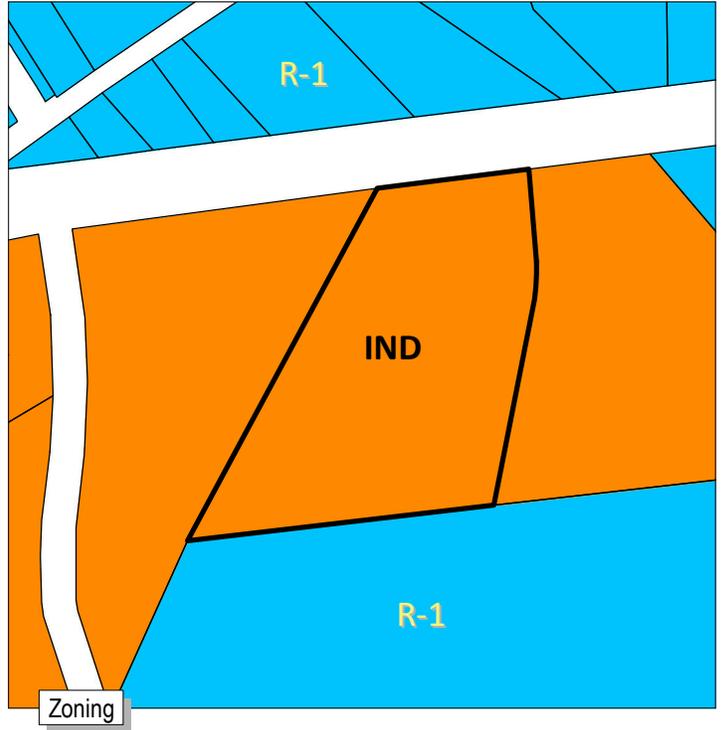
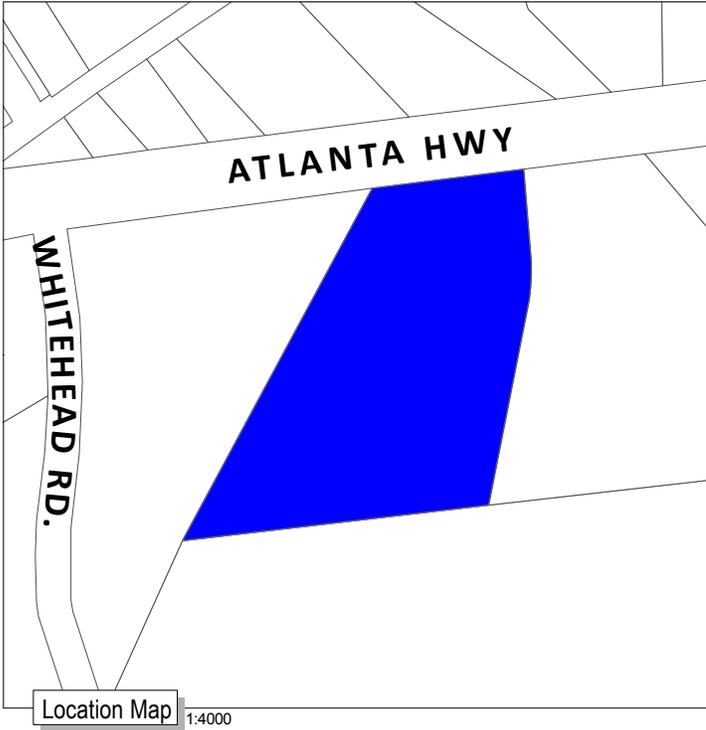
SURVEY FOR: MICHAEL A. THORNTON TOMMY SAXON, JR.			
COUNTY: Oconee	CITY: Bogart	G.M.D.: 240th	STATE: GEORGIA
SCALE: 1"=100'	DATE: 11/11/03	DWN BY: TW	JOB NO: T221
TIM WILKES R.L.S. #2616 LLC Phone 706-202-9389		TIM WILKES Reg. Surveyor No. 2616	



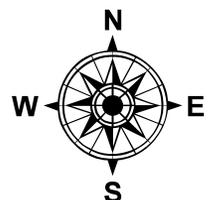


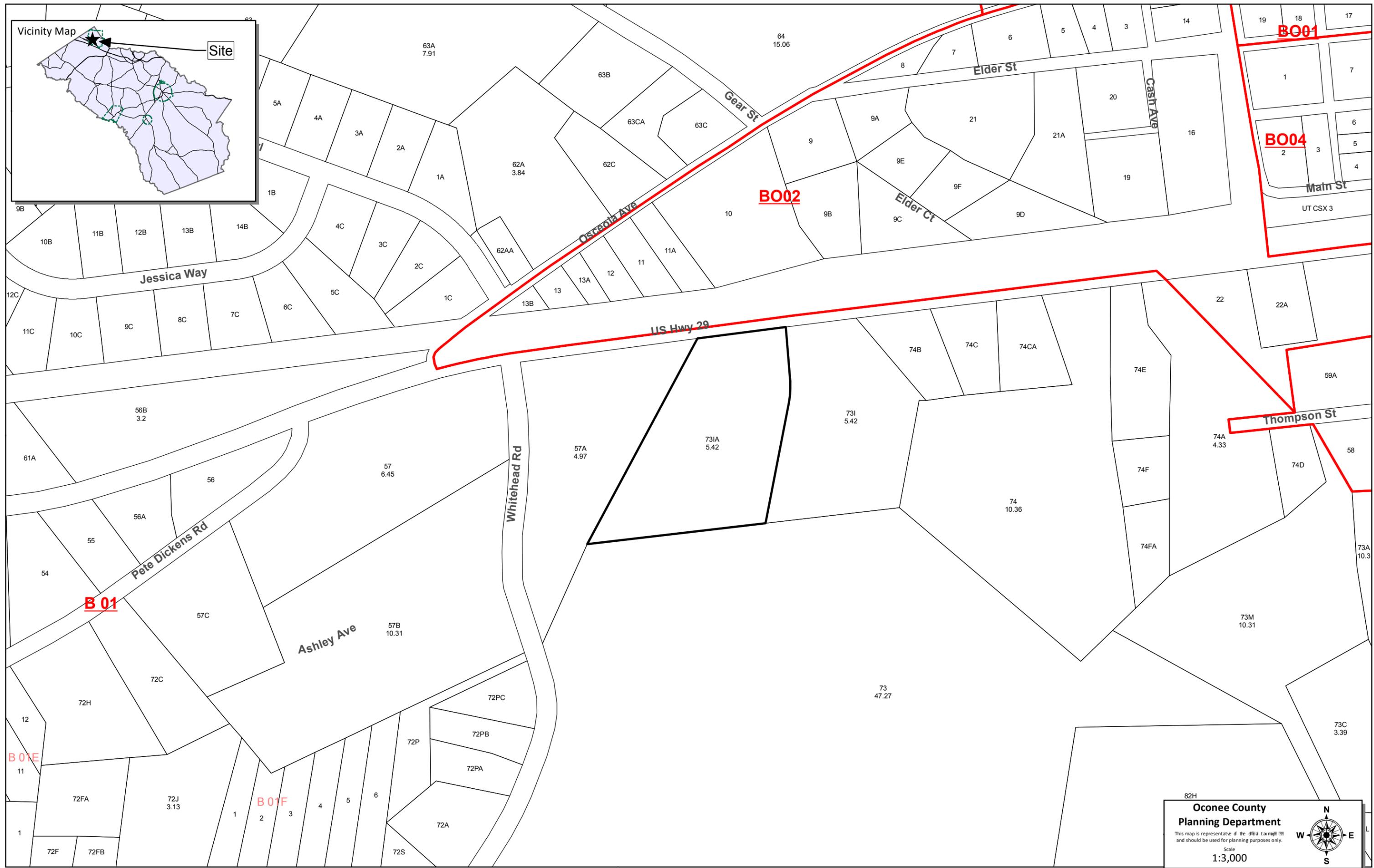
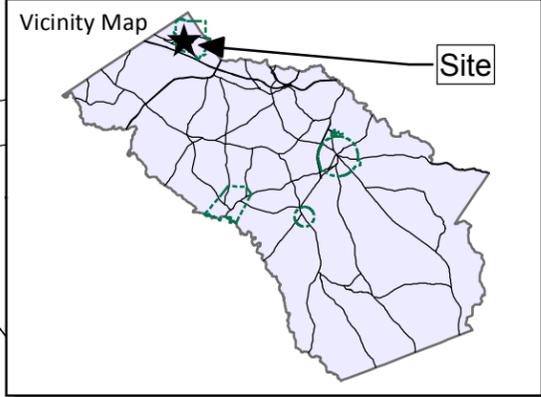
*EXAMPLE ARCHITECTURE AND LANDSCAPING*

# Broome Street, LLC. Site Review



1:4000





82H

**Oconee County  
Planning Department**

This map is representative of the official tax map and should be used for planning purposes only.

Scale  
**1:3,000**

## **IMPACT ANALYSIS**

### **A. How does the current request compare to the existing uses and zoning of nearby properties?**

The proposed zoning of General Business for the property is different from adjoining properties. However, it will reflect a similar use to the properties in the same region. For example, it will still have a commercial-industrial feel but less intensive. The side adjoins properties that are both zoned Industrial District. The property to the rear is zoned Single-family Residential.

### **B. To what extent are property values diminished by the particular zoning restrictions of the current zoning category?**

The property values are not diminished by the particular zoning restrictions of the current zoning category other than the inability to construct mini-warehouses on Industrial District zoned property.

### **C. To what extent does the destruction of the property values of the individual property owner promote the health, safety, or general welfare of the public with consideration to:**

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

Population density and effects on community facilities such as streets, schools, water and sewer will not change. The parcels will use water provided by Athens-Clarke County Public Utilities and private septic system for sewage.

#### **2. Environmental impact?**

As for environmental impacts, there are no state waters existing on this site. However, stormwater runoff will not change since the parcel currently has detention provided. However, some modification may be required to mitigate post developed flows back to existing condition flows.

#### **3. Effect on adjoining property values?**

There shall be no effect on adjoining property values due to a minimal change in use other than zoning.

### **D. What is the relative gain to the public in maintaining the current zoning category, as compared to the hardship imposed upon the current property owner?**

There would be no gain to the public by maintaining the current zoning category, as compared to the hardship imposed upon the property owner. The property owner cannot offer the property to public for storage without rezoning the property.

### **E. What is the length of time that the property has been vacant as currently zoned, considered in the context of land development in the area in the vicinity of the property?**

The property has been vacant for many years. Once rezoned, it can be developed with similar character as the properties located in the vicinity.

### **F. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?**

The proposed use is allowed in GB (General Business) as shown in Article VIII: Uses and Area, Yard, Height Requirements, Chapter 8.01: Permitted and Conditional Uses.

### **G. How does this request conform with or diverge from established land use patterns?**

The request will conform to the established land uses patterns in the surrounding area. The proposed use is consistent with the current land use patterns on the adjoining parcels.

**H. How does this request conform with or diverge from the Future Land Use Map or the goals and objectives of the Comprehensive Plan?**

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