

**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 Smith Planning Group, LLC on November 27, 2017 requesting Special Use Approval on a ±32.41 acre tract of land located on the north side of New High Shoals Road in the 221st G.M.D., Oconee County, Georgia, TAX PARCEL NUMBER B-06-040A, on property owned by Westminster Christian Academy, Inc., 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 temporary mobile classrooms.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 January 22, 2018, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on February 6, 2018.

ADOPTED AND APPROVED, this 6th day of February, 2018.

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



CONDITIONS

1. Prior to issuance of a certificate of occupancy for any proposed permanent classroom building, the temporary modular classroom units shall be removed from the subject property.

NARRATIVE

WESTMINSTER CHRISTIAN ACADEMY

Oconee County, Georgia

Narrative Statement

November 27, 2017
Revised December 6, 2017



INTRODUCTION

Westminster Christian Academy, a Christian college-preparatory institution, partners with Christian families in the spiritual nurture and academic training of students. Westminster strives to develop students who are Christian thinkers, who hold a biblical worldview, who have acquired the knowledge and skills to master advanced studies, who possess the tools necessary to become lifelong learners, and ultimately, who use their gifts in service to God as they participate in the restoration of society and culture.

In 1989, Westminster Christian Academy held its first class in rented space at Faith Presbyterian Church in Watkinsville, GA. That first class consisted of one teacher and a combined class of 12 first, second and third-grade students. A new grade level was added each year until the school had a complete PK-12th grade program.

The school purchased 30 acres of land in Oconee County and completed the first phase of development at the present location in the fall of 1998. In 2012, Westminster purchased 10 additional acres of land to further develop for its expanding student body.

Westminster is accredited by both, GAC – Georgia Accrediting Commission and SAIS/SACS – Southern Association of Independent Schools/Southern Association of Colleges and Schools, and holds memberships with SAIS – Southern Association of Independent Schools, ACSI – Association of Christian Schools International, GISA – Georgia Independent School Association, GICAA – Georgia Independent Christian Athletic Association.

SITE DESCRIPTION

The existing 30 acre campus, with approximately 650 linear feet of street frontage along New High Shoals Road, is less than half a mile west of the New High Shoals Road and US-441 / Veterans Memorial Parkway intersection. The existing campus consists of an arrangement of three buildings, an administrative building, a classroom building, and gymnasium / classroom building, around the student loading and unloading zone roundabout. One other building, an athletic field house / classroom building exists towards the back of the site adjacent to the baseball field, soccer field, and practice field. The total square footage of buildings is approximately 34,874 sf. The total number of classrooms is 23. Access to Westminster's campus is off New High Shoals Road, leading to the student loading / unloading zone roundabout as well as access to a +/- 100 space parking lot. Vehicular circulation continues across the site, crossing a stream and terminating at a gravel parking lot that functions as over-flow parking for athletic events.

Approximately 12 acres (40%) of the site has remained undisturbed. The vegetation of the undisturbed open space is composed of large mature hardwoods and pines. The area contains a stream that bisects the 30 acre site before merging with a creek that meanders along the western property line. Another perennial stream with a narrow channel, runs approximately 300 linear feet in the northern half of the site between the existing baseball field and practice field before feeding the larger creek on the western property line.

In 2012 an adjacent 10 acre parcel which lies to the east of the campus was acquired by the school. The parcel has approximately 550 linear feet of street frontage along New High Shoals Road. The site's terrain consists of a gentle rolling hill from New High Shoals Road at the south of the site falling to the bisecting stream in the middle of the site. From the stream, topography gently climbs to the north of the site. Vegetation is composed of large mature hardwoods, pines, and some open areas of field grasses. The stream flows west through the undeveloped 10 acre site into the existing 30 acre campus site.

In 2015, a 1.67 acre portion of the 10 acre parcel was combined with the 30 area tract owned by the school in order to expand the septic system that serves the existing gymnasium.

ZONING

The current zoning for the existing 32.41 acre campus site is A-1 Special Use and R-1. The undeveloped 8.33 acre tract is zoned R-1. In order for the campus to use the newly acquired tract for educational purposes, a Special-use request has been submitted for the tract to be combined with the 30 acre parcel.

In order to better utilize all properties owned by the school to meet the needs for future growth, the master plan of the school has been revised to incorporate the addition tract. Therefore, the school has requested that the current Special Use permit be revised from the current approved plan to reflect the changes.

The total area included in the A-1 with Special Use and R-1 is 32.41 acres.

Properties adjacent to the site are zoned as follows:

- North: R-1
- West: A-1
- South: R-1, A-1 (across New High Shoals Road)
- East: R-1 (Property owned by WCA and requesting Special Use approval for Private School Use)

DETAILS OF PROPOSED USE

Westminster Christian Academy, as illustrated on the accompanying Special Use Concept Plan and other supporting documents, proposes to expand their campus in their newly acquired 10 acre site as well as revise the Special Use Permit on the existing campus 30 acre site to blend the layout and circulation of both existing and proposed campus. This proposed master plan has been submitted and is currently under review for Special Use Approval.

In order to provide classroom space during the construction of the new buildings, two temporary modular classroom units are proposed. The modular units will be located near the existing gymnasium building. Upon completion of the new classroom buildings, the modular classroom units will be removed.

BUILDING PROGRAM, COST DATA AND SEQUENCE OF CONSTRUCTION

The two temporary modular classrooms are proposed to be placed on the existing 30 acre campus site before August of 2018 for the start of the 2018-2019 school year. The estimated square footage for both temporary modular classrooms is 3,500 sf.

Estimated Value of the Project at Completion: \$100,000.00 (excludes land value, building furnishings, etc.)

ARCHITECTURE / THEME OF PROJECT

The existing architecture of the campus is a traditional style with red brick walls, highlighted by white column porches at building entries. The administrative and classroom buildings are ranch-style with pitched shingled roofs, overhanging eaves and equally spaced multi-paned windows and doors. The largest building, the gymnasium and classroom building, is a two-story structure with a brick and metal exterior and gable roof.

Existing Buildings:

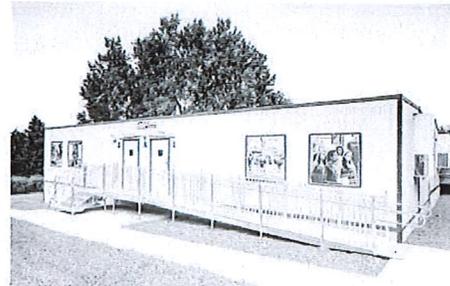


Existing Elementary School Classroom Building



Existing Gymnasium and Classroom Building

The proposed modular classrooms architectural style:



ACCESS, TRAFFIC, AND PARKING

The Westminster campus expansion is proposing a new main entrance off New High Shoals Road. The new main entrance will align with Melrose Drive and provide a 235-foot left turn lane with a 100-foot taper and 175-foot deceleration lane along New High Shoals Road. The existing main entrance will serve as a secondary entrance with limited access during drop-off and pick-up school times to better manage traffic in and out of school campus. Proposed vehicular circulation through the site will relocate the main pick-up and drop-off location to provide increased vehicular stacking during peak hours. All streets within the development will remain private, with Westminster Christian Academy responsible for maintenance, up-keep and repairs. Parking is proposed to occur in various lots throughout the campus, and adjacent to primary and ancillary buildings. Parking provided above the minimum required is to accommodate special occasions like graduation and sporting events.

Traffic generated by the proposed development is illustrated on the following Table. Note that, for the purposes of the Special-Use submittal, the table represents traffic generated at full build-out of the campus which is anticipated to occur incrementally over the course of many years. Detailed construction documents shall be submitted for permitting for each building/phase of the overall plan, at which point a site-specific trip generation analysis will be produced for review by the Oconee County Public Works Department. Any phase of construction permitting that the OCPWD requires a Traffic Impact Analysis, a TIA will be prepared, and its recommendations will be implemented into the design.

TRIP GENERATION (Based on ITE Trip Generator Manual, 9th Ed.)

Proposed Use: Private School K-12
Land Use Code: 536
Total Projected Student Body: 500
New High Shoals Road: 45 mph
New High Shoals Road (Two-Way 2016): 3,350

EXISTING TRIP GENERATION BASED ON CURRENT ENROLLMENT

Description/ITE Code	Units Type	Units	ADT 2-WAY	PEAK AM			PEAK PM		
				AM Hour	AM In	AM Out	PM Hour	PM In	PM Out
Private School K-12 (536)	Students	350.0	868	284	173	111	60	26	34
TOTAL TRIPS:			868	284		60			

PROJECTED TRIP GENERATION BASED ON ANTICIPATED FUTURE ENROLLMENT

Description/ITE Code	Units Type	Units	ADT 2-WAY	PEAK AM			PEAK PM		
				AM Hour	AM In	AM Out	PM Hour	PM In	PM Out
Private School K-12 (536)	Students	500.0	1,240	405	247	158	85	37	48
TOTAL TRIPS:			1,240	405		85			

Note: Current student enrollment size is approximately 350 students. The projected total student body is 500 students.

UTILITY SERVICES

The subject site is currently served by OCPUD water service and septic drain field systems for sewer. The proposed temporary modular classrooms will not include bathrooms and not require a septic drain field. The temporary modular classrooms will use the existing gymnasium bathrooms.

STORMWATER DRAINAGE

Stormwater management shall comply with all local, state, and federal regulations in effect at time of construction plan approval. Throughout the site, stormwater shall be collected in swales or in drains and pipes and directed to proposed stormwater detention and water quality treatment basins. The site topography directs runoff into one primary basin. Stormwater management facilities are proposed in this basin to treat water quality and mitigate increase runoff peak flows prior to releasing to downstream properties. All maintenance shall be the responsibility of the owner, Westminster Christian Academy.

NARRATIVE CONTINUED

IMPACT TO SCHOOL SYSTEM

Expansion of Westminster Christian Academy will enhance the school system providing more choices for Oconee County citizens.

BUFFERS

No buffers are proposed with this Special Use request for temporary modular classrooms because the property adjacent to the proposed temporary modular classrooms is owned by Westminster Christian Academy.

PROJECT IDENTITY

No project signage is proposed with this Special Use request for temporary modular classrooms.

LEGAL DESCRIPTION

PROPERTY OF WESTMINSTER CHRISTIAN ACADEMY, INC.
Legal Description to Accompany Conditional Use Application to Oconee County

All that tract or parcel of land containing 32.41 acres, more or less, situated, lying in the 221st G.M. District, Oconee County, Georgia, and being more particularly described as follows:

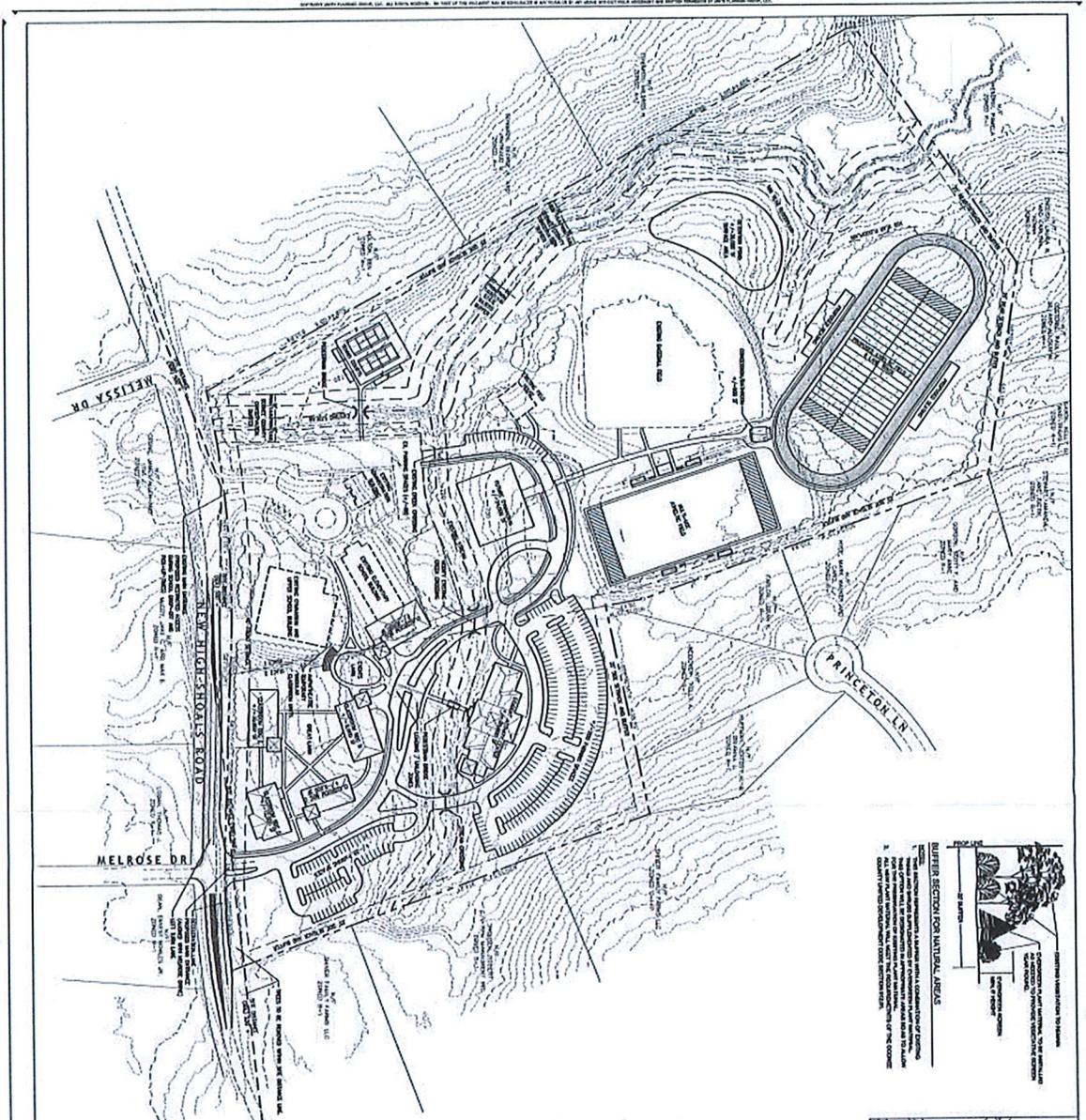
Beginning at a point along the northern Right-of-Way of New High Shoals Road, which is the point of beginning,

Thence North 10 degrees 29 minutes 37 seconds West 95.18 feet to a point,
Thence North 55 degrees 21 minutes 56 seconds East 363.46 feet to a point,
Thence North 27 degrees 46 minutes 36 seconds West 120.79 feet to a point,
Thence North 83 degrees 44 minutes 02 seconds West 308.91 feet to a point,
Thence North 10 degrees 29 minutes 37 seconds West 334.67 feet to a point,
Thence North 19 degrees 54 minutes 25 seconds West 755.84 feet to a point,
Thence North 82 degrees 03 minutes 45 seconds West 443.16 feet to a point,
Thence South 55 degrees 59 minutes 35 seconds West 597.23 feet to a point,
Thence South 09 degrees 45 minutes 40 seconds East 18.32 feet to a point,
Thence South 29 degrees 44 minutes 05 seconds East 889.91 feet to a point,
Thence South 29 degrees 44 minutes 05 seconds East 633.89 feet to a point,
Thence along a curve with a chord of North 84 degrees 16 minutes 05 seconds East 568.91 feet, an arc length of 570.65 feet, and a radius of 2111.10 feet to a point,
Thence North 87 degrees 59 minutes 20 seconds West 20.00 feet to a point,
Which is the point of beginning.

TAX MAP

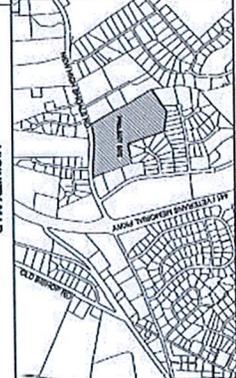


DEVELOPMENT PLAN



VEGETATION SECTION FOR NATURAL AREAS

THIS SECTION IS A REPRESENTATIVE CROSS-SECTION OF THE VEGETATION TO BE MAINTAINED IN THE NATURAL AREAS OF THE PROJECT. THE VEGETATION IS TO BE MAINTAINED IN ITS NATURAL STATE AND IS NOT TO BE REPLANTED OR MAINTAINED IN ANY OTHER MANNER. THE VEGETATION IS TO BE MAINTAINED IN ITS NATURAL STATE AND IS NOT TO BE REPLANTED OR MAINTAINED IN ANY OTHER MANNER.



- 1. GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH THE DEVELOPMENT PLAN.
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 26. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH THE DEVELOPMENT PLAN.

SMITH PLANNING GROUP
1100 PARKWAY
SUITE 100
DUBLIN, GA 31028
770.270.1100

WESTMINSTER CHRISTIAN ACADEMY
OCONEE COUNTY, GEORGIA

By **C-0**

NOV 27 2017

SPECIAL USE CONCEPT PLAN FOR TEMPORARY MODULAR CLASSROOMS



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

SPECIAL USE CASE #: 7351

DATE: January 04, 2018

STAFF REPORT BY: Gabriel Quintas, Planner

APPLICANT NAME: Smith Planning Group, LLC

PROPERTY OWNER: Westminster Christian Academy, Inc.

LOCATION: 1640 New High Shoals Road, between Bishop Farms Parkway South & Crestwood Court

PARCEL SIZE: ± 32.41 Acres

EXISTING ZONING: A-1 (Agricultural) & R-1 (Single Family Residential District) w/ Special Use

EXISTING LAND USE: Private School & Vacant/Undeveloped

SPECIAL USE REQUESTED: Unified Development Code: Section 335.01 (e) – *Temporary mobile classrooms require Special Use approval.*

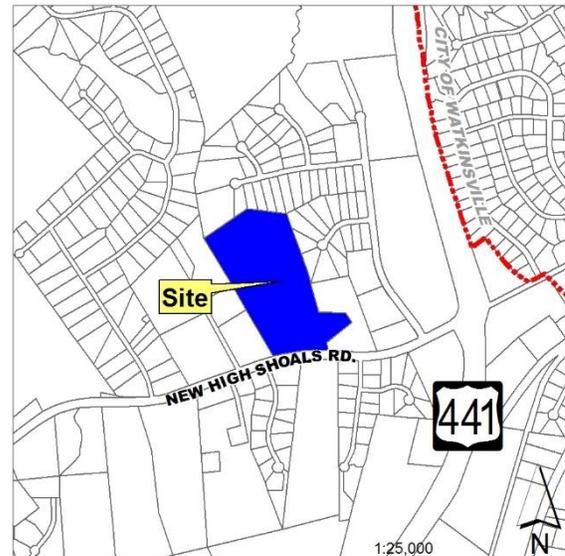
REQUEST SUMMARY: The owner is petitioning for special use approval in order to allow temporary modular classrooms during the expansion of the existing private school.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: January 22, 2018

BOARD OF COMMISSIONERS: February 06, 2018

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



BACKGROUND INFORMATION & FINDINGS OF FACT**HISTORY**

- Please refer to the history included in the staff report for special use approval # 7300.
- Special Use #7300 was approved by the BOC 12/05/2017 to allow the expansion of the subject private school.
- Temporary modular classrooms included in the concept plan for SU # 7300 require a separate special use request; hence, the applicant submitted the present request.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single-family residential subdivision	R-1 (Single-Family Residential)
SOUTH	Single-family residence on large tract, single-family residential subdivisions	A-1 (Agricultural) & R-1 (Single-Family Residential)
EAST	single-family residential subdivision, undeveloped	R-1 (Single-Family Residential)
WEST	Single-family residences	A-1 (Agricultural)

SITE VISIT DESCRIPTION

- Please refer to the site visit description included in the staff report for special use approval # 7300.

PROPOSED PROJECT DESCRIPTION

- Please refer to the proposed project description included in the staff report for special use approval # 7300 for more information on the proposed expansion of the private school.
- Two temporary modular classroom units totaling approximately 3,500 square feet.

PUBLIC FACILITIES**Water & Sewer:**

- No plumbing of any kind is proposed for the modular classroom buildings.

ENVIRONMENTAL

- No environmental impacts are anticipated.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

No comments

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?** The site is currently zoned A-1 (Agricultural District) and R-1 (Single Family Residential District). The temporary classrooms are considered an ancillary use to the private school which is already an approved special use on the subject property. However, temporary modular classrooms used for a private school require a separate special use approval to ensure that the presence of the use is appropriate for the particular property, and staff believes that the subject property is sufficiently adequate to accommodate the temporary presence of two modular classroom units.
- B. Is the proposed special use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?** The 2030 Future Development Map designates the tract with the character areas of Suburban Living, Community Village, and a conservation corridor. The Community Agenda of the 2030

Comprehensive Plan lists “semi-public and institutional uses” as compatible secondary land uses within the Suburban Living and Community Village character areas. Staff believes that the proposed development is in keeping with the goals, objectives, purpose, and intent of the Comprehensive Plan.

- C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?** The installation of temporary modular classrooms should not impede the normal and orderly development of surrounding property; the modular classrooms will only serve to accommodate the growing student body of private school while the new classroom buildings are constructed.
- D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?** The subject site is located a short distance from the intersection of New High Shoals Road (major collector) and US Highway 441 (arterial). This area of convergence currently contains varied institutional, professional, and semi-public uses. It is, therefore, the opinion of staff that the location and character of the proposed special use are consistent with a desirable pattern of development for the locality in general.
- E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?** Please refer to the analysis in the staff report for associated special use approval number 7300.

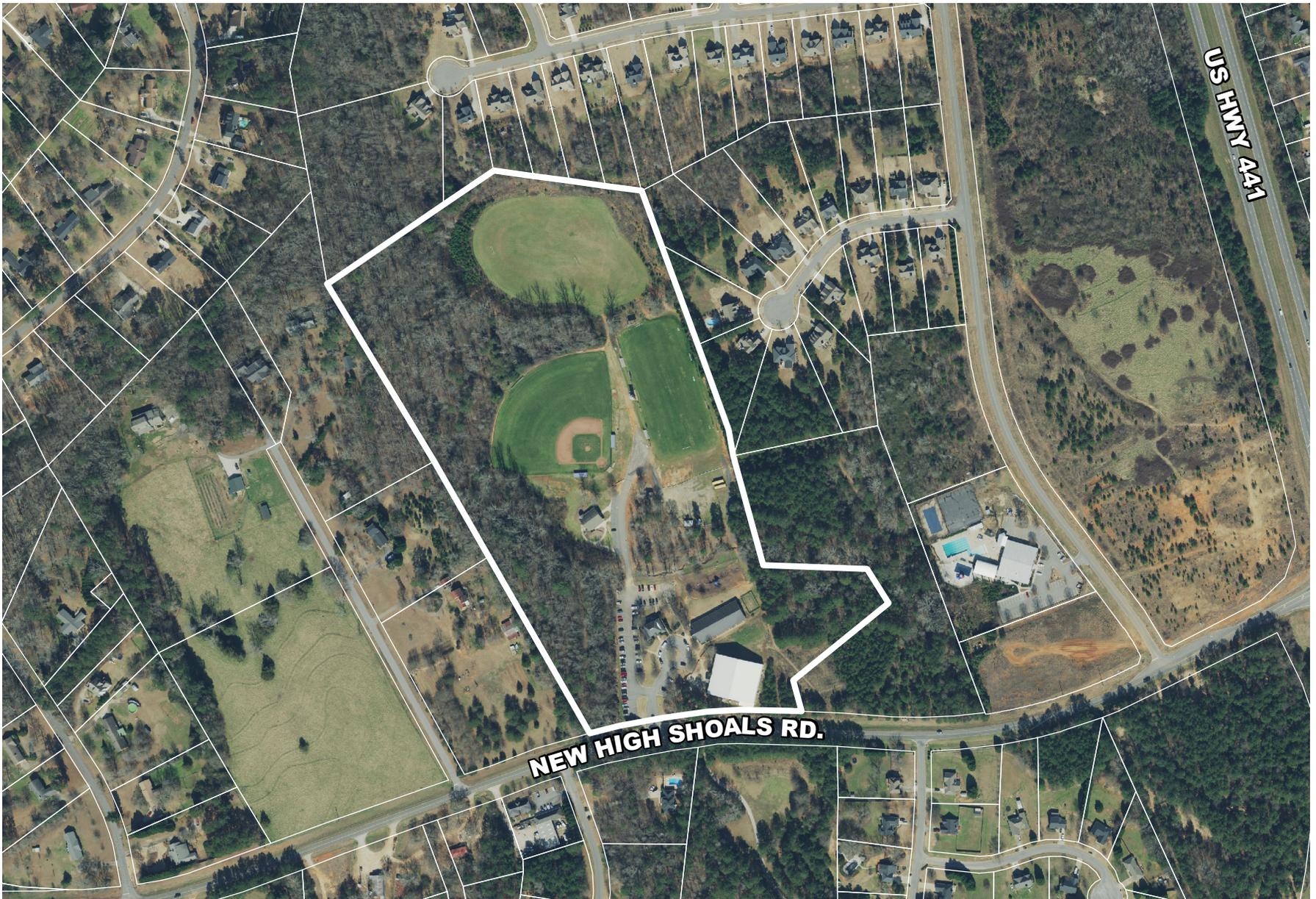
Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles? Please refer to the analysis in the staff report for associated special use approval number 7300.
- F. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?** No plumbing of any kind is proposed for the modular classroom buildings; existing restroom facilities within the adjoining gymnasium will be used as needed. Please refer to the analysis in the staff report for associated special use approval number 7300 for further information on the anticipated impact of the private school expansion on public facilities.
- G. 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?** The applicant does not propose any further refuse, service, or parking and loading areas than those that were approved by the Board of Commissioners under special use approval number 7300.
- H. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?** The hours of operation for normal daytime school use should not negatively affect adjacent properties.
- I. 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 proposed modular classroom units will not be compatible with the surrounding aesthetic of existing buildings on campus and the surrounding neighborhood; notwithstanding, staff notes that aesthetic incompatibility should not pose any detriment to neighboring properties because of the temporary nature of the present request.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

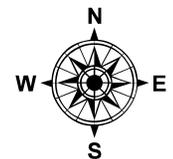
Based on Board of Commissioners policies, decision making criteria, and standards outlined in the development codes of Oconee County, staff recommends **approval subject to the following conditions to be fulfilled by the developer at his/her expense:**

1. Prior to issuance of a certificate of occupancy for any proposed permanent classroom building, the temporary modular classroom units shall be removed from the subject property.

Westminster Christian Academy



Feet
1:5000





OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: _____ to _____ Change in Conditions of Approval for Case #: _____
- Special Use Approval for: Temporary Modular Classrooms in the A-1 & R-1 Zoning District

Applicant

Name: Smith Planning Group

Address: 1022 Twelve Oaks Place, Ste 201
(No P.O. Boxes)
Watkinsville, GA 30677

Telephone: 706-769-9515

Property Owner

Name: Westminster Christian Academy

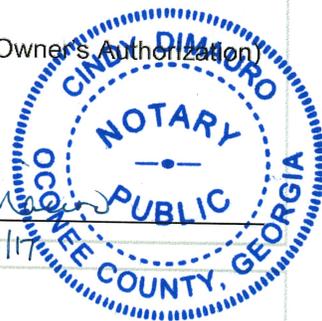
Address: 1640 New High Shoals Road
(No P.O. Boxes)
Watkinsville, GA 30677

Telephone: 706-769-9372

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

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

Signature: [Signature] Date: 12.6.17 Notarized: Cindy Dimuro
12/6/17



Property

Location: 1640 New High Shoals Road
(Physical Description)

Tax Parcel Number: B-6-40A

Size (Acres): 32.41 Current Zoning: A-1 w/ Special Use & R-1

Future Development Map—Character Area Designation: Suburban Living & Community Village

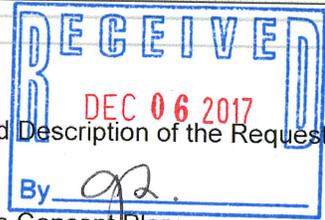
Use

Current Use: Private School

Proposed Use: Private School w/ temporary modular classrooms

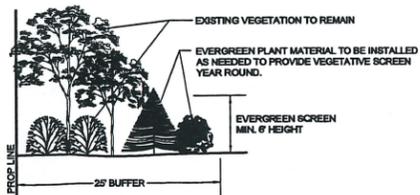
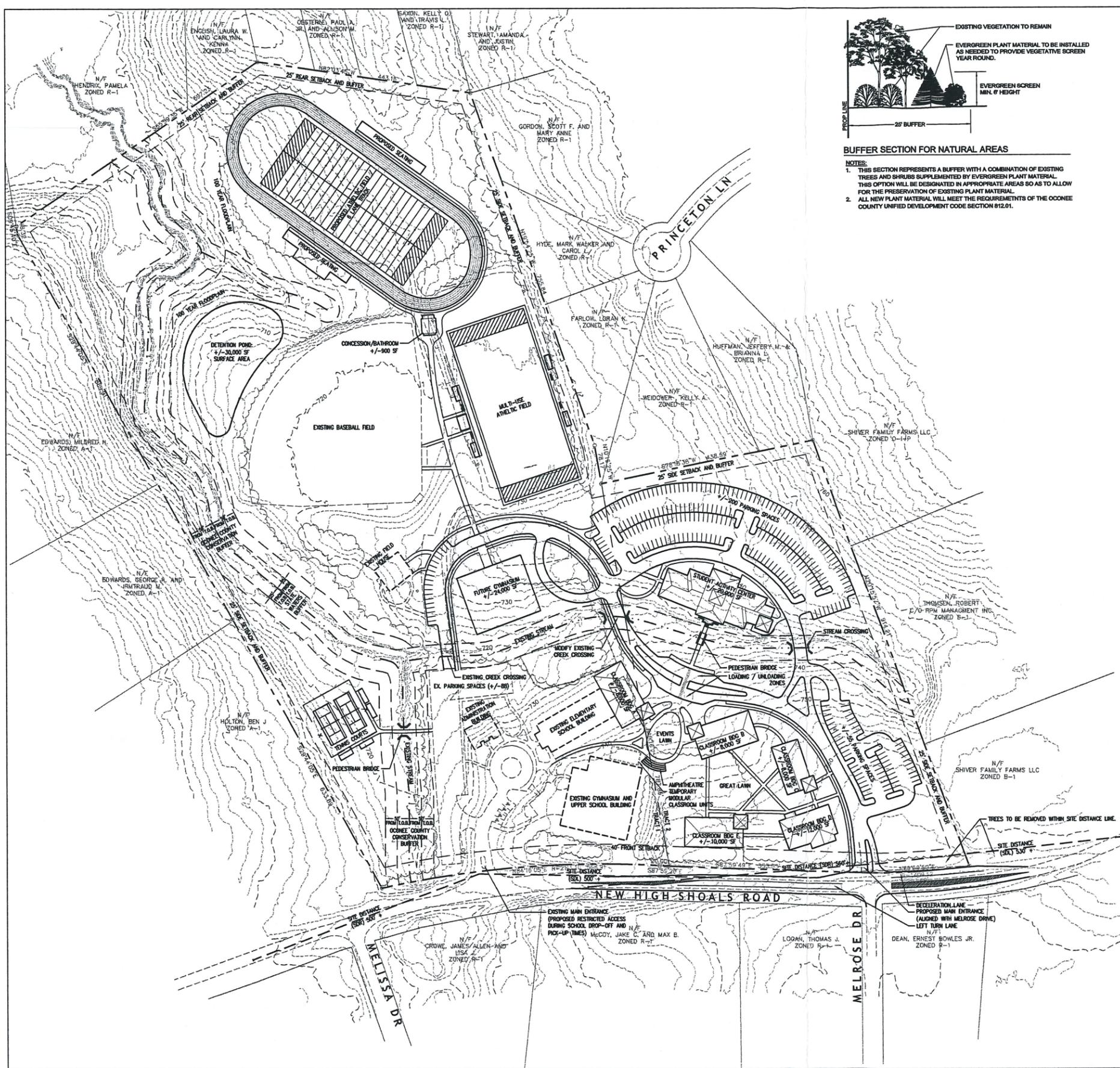
Attachments (check all that apply)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Property Owner's Authorization (if applicable) | <input checked="" type="checkbox"/> Narrative (Detailed Description of the Request) |
| <input type="checkbox"/> Application Fee | <input checked="" type="checkbox"/> Concept Plan |
| <input checked="" type="checkbox"/> Warranty Deed | <input type="checkbox"/> Attachments to the Concept Plan: |
| <input checked="" type="checkbox"/> Typed Legal Description | <input type="checkbox"/> Water and/or Sewer Capacity Letter from OCUD |
| <input type="checkbox"/> Plat of Survey | <input type="checkbox"/> Representative Architecture/Photographs |
| <input checked="" type="checkbox"/> Disclosures (Interest & Campaign Contributions) | <input type="checkbox"/> Proof all property taxes paid in full |
| <input checked="" type="checkbox"/> Zoning Impact Analysis | <input type="checkbox"/> Other Attachments: _____ |



For Oconee County Staff Use Only

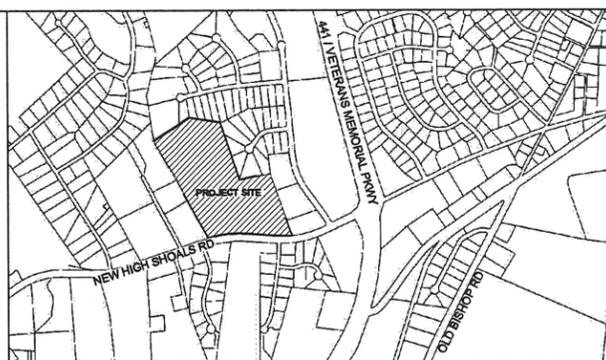
Application	Date Received: <u>11/27/17</u> Date Accepted: <u>12/06/17</u>	APPLICATION NUMBER <u>7351</u>
	DRI Transmitted to RDC <input type="checkbox"/> Date: _____ <input type="checkbox"/> N/A	Planning Commission Date: <u>01/22/2018</u>
	Date Submitted: _____ <input type="checkbox"/> Findings Complete	<input type="checkbox"/> Approval <input type="checkbox"/> With Conditions <input type="checkbox"/> Denial
	Posted: _____ Ad: _____ Ad: _____	Board of Commissioners Date: <u>02/06/2018</u>
Application Withdrawn <input type="checkbox"/> Date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> With Conditions <input type="checkbox"/> Denied	



BUFFER SECTION FOR NATURAL AREAS

NOTES:

- THIS SECTION REPRESENTS A BUFFER WITH A COMBINATION OF EXISTING TREES AND SHRUBS SUPPLEMENTED BY EVERGREEN PLANT MATERIAL. THIS OPTION WILL BE DESIGNATED IN APPROPRIATE AREAS SO AS TO ALLOW FOR THE PRESERVATION OF EXISTING PLANT MATERIAL.
- ALL NEW PLANT MATERIAL WILL MEET THE REQUIREMENTS OF THE OCOREE COUNTY UNIFIED DEVELOPMENT CODE SECTION 612.01.



VICINITY MAP
SCALE: NTS

- NOTES**
- OWNER / DEVELOPER:**
WESTMINSTER CHRISTIAN ACADEMY, INC.
JARED CLARK, HEAD OF SCHOOL
1640 NEW HIGH SHOALS ROAD
WATKINSVILLE, GA 30677
(706) 788-9572
 - PARCEL INFORMATION**
TRACT I:
TAX PARCEL # B-8-40A
TOTAL LAND AREA: APPROX. 30.705 ACRES
ADDRESS: 1640 NEW HIGH SHOALS ROAD

TRACT II:
TAX PARCEL # B-8-40C
TOTAL LAND AREA: APPROX. 10.03 ACRES
ADDRESS: 1550 NEW HIGH SHOALS ROAD

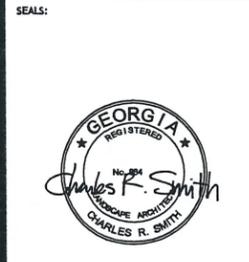
TOTAL ACREAGE: 40.735 AC
 - EXISTING ZONING:**
TRACT I: A-1 SPECIAL USE
TRACT II: R-1
 - PROPOSED ZONING:** A-1 AND R-1 WITH SPECIAL USE
 - EXISTING LAND USE:**
TRACT I: PRIVATE SCHOOL FACILITIES
FOUR BUILDINGS CURRENTLY EXIST ON THE PROPERTY: 44,347.64 S.F. TOTAL
 - ONE CLASSROOM BUILDING, APPROX. 9,000 S.F. (FINISHED IN BRICK WITH WOOD TRIM)
 - ONE ADMINISTRATIVE BUILDING, APPROX. 2,340 S.F. (FINISHED IN BRICK WITH WOOD TRIM)
 - ONE GYMNASIUM, APPROX. 20,794 S.F. (METAL BUILDING WITH BRICK FACADE)
 - ONE FIELD HOUSE, APPROX. 2,750 S.F.
(CURRENTLY THERE ARE 23 CLASSROOMS AND 42 EMPLOYEES AT WESTMINSTER CHRISTIAN ACADEMY)
TRACT II: VACANT
 - PROPOSED USE:** PRIVATE SCHOOL FACILITIES
PROPOSED BUILDINGS:
 - 5 CLASSROOM BUILDINGS (BUILDINGS A-E) TOTALING APPROX. 48,000 S.F.
 - GYMNASIUM BUILDING, APPROX. 24,000 S.F.
 - STUDENT ACTIVITY CENTER: 20,000 SF
TOTAL PROPOSED BUILDING SF: 92,000 SF
 - THIS PLAN REPRESENTS ANTICIPATED DEVELOPMENT AND USES IN ORDER TO ACCOMMODATE GROWTH TO AN ENROLLMENT OF APPROXIMATELY 800 STUDENTS OVER THE NEXT 10 YEARS OR MORE.
 - LAND PROPOSED FOR PUBLIC OR SEMI-PUBLIC USE: 0.0 ACRES
 - LAND PROPOSED FOR PUBLIC RECREATION: NONE
 - AMOUNT OF LAND IN OPEN SPACE: APPROX. 33.55 ACRES (82.4%)
 - GROUND COVERAGE:**
EXISTING PAVING: 1.27 ACRES
EXISTING BUILDING FOOTPRINT: 0.79 ACRES
PROPOSED PAVING: 5.14 ACRES
PROPOSED BUILDING FOOTPRINT: 1.85 ACRES
TOTAL IMPERVIOUS SURFACE: 9.18 ACRES (21.8%)
 - SETBACK REQUIREMENTS:**
FRONT: 40 FT.
SIDE: 25 FT.
REAR: 25 FT.
 - PARKING CALCULATIONS:**
ADDITIONAL ELEMENTARY & MIDDLE SCHOOL CLASSROOMS: 20
PARKING REQUIRED: 40 SPACES (2 SPACES / ELEMENTARY & MIDDLE SCHOOL CLASSROOM)
ADDITIONAL SENIOR HIGH SCHOOL CLASSROOMS: 20
PARKING REQUIRED: 100 SPACES (5 SPACES / ELEMENTARY & MIDDLE SCHOOL CLASSROOM)
TOTAL REQUIRED PARKING: 140 SPACES
*TOTAL PROVIDED PARKING: 44,256 SPACES (ADA PARKING WILL BE PROVIDED TO MEET ADA REQUIREMENTS)
*EXISTING PARKING NOT INCLUDED.
 - A 25-FOOT BUFFER SHALL BE PROVIDED ALONG PROPERTY LINES BETWEEN PROPOSED DEVELOPMENT AND ADJACENT RESIDENTIAL PROPERTIES. BUFFERS SHALL BE PLANTED TO MEET THE REQUIREMENTS OF OCOREE COUNTY ZONING ORDINANCES IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL. SEE DETAIL THIS SHEET.
 - SITE LIGHTING** WILL BE LOCATED AS APPROPRIATE TO ENSURE SAFETY OF CIRCULATION. LIGHTING OF ALL SPORTS FIELDS AND COURTS SHALL BE ORIENTED TOWARDS THE AREAS TO BE LIT SO AS TO PROTECT ADJACENT PROPERTIES FROM EXCESS GLARE. LIGHTING WILL BE INSTALLED ACCORDING TO OCOREE COUNTY LUDO CODE 600.303.04.
 - EXISTING UTILITIES:** POWER, WATER, AND TELEPHONE
 - PROPOSED UTILITIES (ALL UTILITIES SHALL BE UNDERGROUND):**
WATER - OCOREE COUNTY
SEWER - OCOREE COUNTY UTILITY DEPARTMENT
ELECTRIC - WALTON EMC
TELEPHONE - BELLSOUTH
 - GARBAGE DISPOSAL TO BE ACCOMPLISHED BY A CONTRACT SERVICE PROVIDER.
 - SURFACE DRAINAGE** IS TO BE ACCOMPLISHED BY SHEET FLOW, AND DIRECTED BY SWALES, INLETS, AND PROPOSED PIPES TO A DETENTION POND TO BE CONSTRUCTED IN THE REAR PORTION OF THE PROPERTY. THE PROPOSED POND WILL HAVE AN ESTIMATED STORAGE CAPACITY OF 12,000 CUBIC YARDS. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.
 - BOUNDARY INFORMATION** TAKEN FROM PLAT PREPARED FOR THORNWOOD PROPERTIES #1, BY PAUL AND EVANS LAND SURVEYING, INC., DATED 8-25-87.
 - TOPOGRAPHIC INFORMATION** TAKEN FROM OCOREE COUNTY GIS.
 - THIS PROJECT IS ESTIMATED TO BE BUILT ACCORDING TO SCHOOL GROWTH AND AS FUNDING BECOMES AVAILABLE.
 - THE MAINTENANCE OF ANY AND ALL OPEN AREAS, BUILDINGS, STORMWATER FACILITIES, AND UTILITY EASEMENTS ON THE SITE SHALL BE THE RESPONSIBILITY OF WESTMINSTER CHRISTIAN ACADEMY.
 - 3.12 ACRES OF THIS SITE LIES WITHIN A 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM MAP PANEL No. 13126C0185D, EFFECTIVE SEPTEMBER 2, 2009
 - PROJECT SIGNAGE TO BE APPLIED FOR UNDER A SEPARATE PERMIT.

SMITH PLANNING GROUP

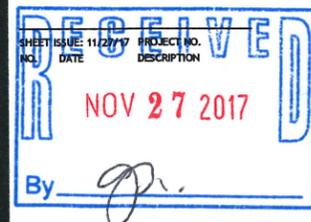
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

1022 TWELVE OAKS PLACE, STE 201
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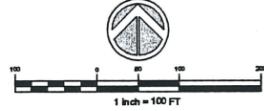
WESTMINSTER CHRISTIAN ACADEMY
OCOREE COUNTY, GEORGIA



SHEET TITLE:
**SPECIAL USE
CONCEPT PLAN
FOR TEMPORARY
MODULAR CLASSROOMS**



SHEET NO.
C-0



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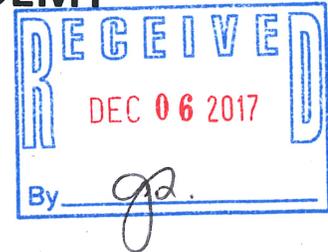
WESTMINSTER CHRISTIAN ACADEMY

Oconee County, Georgia

Narrative Statement

November 27, 2017

Revised December 6, 2017



INTRODUCTION

Westminster Christian Academy, a Christian college-preparatory institution, partners with Christian families in the spiritual nurture and academic training of students. Westminster strives to develop students who are Christian thinkers, who hold a biblical worldview, who have acquired the knowledge and skills to master advanced studies, who possess the tools necessary to become lifelong learners, and ultimately, who use their gifts in service to God as they participate in the restoration of society and culture.

In 1989, Westminster Christian Academy held its first class in rented space at Faith Presbyterian Church in Watkinsville, GA. That first class consisted of one teacher and a combined class of 12 first, second and third-grade students. A new grade level was added each year until the school had a complete PK-12th grade program.

The school purchased 30 acres of land in Oconee County and completed the first phase of development at the present location in the fall of 1998. In 2012, Westminster purchased 10 additional acres of land to further develop for its expanding student body.

Westminster is accredited by both, GAC – Georgia Accrediting Commission and SAIS/SACS - Southern Association of Independent Schools/Southern Association of Colleges and Schools, and holds memberships with SAIS – Southern Association of Independent Schools, ACSI – Association of Christian Schools International, GISA – Georgia Independent School Association, GICAA – Georgia Independent Christian Athletic Association.

SITE DESCRIPTION

The existing 30 acre campus, with approximately 650 linear feet of street frontage along New High Shoals Road, is less than half a mile west of the New High Shoals Road and US-441 / Veterans Memorial Parkway intersection. The existing campus consists of an arrangement of three buildings, an administrative building, a classroom building, and gymnasium / classroom building, around the student loading and unloading zone roundabout. One other building, an athletic field house / classroom building exists towards the back of the site adjacent to the baseball field, soccer field, and practice field. The total square footage of buildings is approximately 34,874 sf. The total number of classrooms is 23. Access to Westminster's campus is off New High Shoals Road, leading to the student loading / unloading zone roundabout as well as access to a +/- 100 space parking lot. Vehicular circulation continues across the site, crossing a stream and terminating at a gravel parking lot that functions as over-flow parking for athletic events.

Approximately 12 acres (40%) of the site has remained undisturbed. The vegetation of the undisturbed open space is composed of large mature hardwoods and pines. The area contains a stream that bisects the 30 acre site before merging with a creek that meanders along the western property line. Another perennial stream with a narrow channel, runs approximately 300 linear feet in the northern half of the site between the existing baseball field and practice field before feeding the larger creek on the western property line.

In 2012 an adjacent 10 acre parcel which lies to the east of the campus was acquired by the school. The parcel has approximately 550 linear feet of street frontage along New High Shoals Road. The site's terrain consists of a gentle rolling hill from New High Shoals Road at the south of the site falling to the bisecting stream in the middle of the site. From the stream, topography gently climbs to the north of the site. Vegetation is composed of large mature hardwoods, pines, and some open areas of field grasses. The stream flows west through the undeveloped 10 acre site into the existing 30 acre campus site.

In 2015, a 1.67 acre portion of the 10 acre parcel was combined with the 30 area tract owned by the school in order to expand the septic system that serves the existing gymnasium.

ZONING

The current zoning for the existing 32.41 acre campus site is A-1 Special Use and R-1. The undeveloped 8.33 acre tract is zoned R-1. In order for the campus to use the newly acquired tract for educational purposes, a Special-use request has been submitted for the tract to be combined with the 30 acre parcel.

In order to better utilize all properties owned by the school to meet the needs for future growth, the master plan of the school has been revised to incorporate the addition tract. Therefore, the school has requested that the current Special Use permit be revised from the current approved plan to reflect the changes.

The total area included in the A-1 with Special Use and R-1 is 32.41 acres.

Properties adjacent to the site are zoned as follows:

North: R-1

West: A-1

South: R-1, A-1 (across New High Shoals Road)

East: R-1 (Property owned by WCA and requesting Special Use approval for Private School Use)

DETAILS OF PROPOSED USE

Westminster Christian Academy, as illustrated on the accompanying Special Use Concept Plan and other supporting documents, proposes to expand their campus in their newly acquired 10 acre site as well as revise the Special Use Permit on the existing campus 30 acre site to blend the layout and circulation of both existing and proposed campus. This proposed master plan has been submitted and is currently under review for Special Use Approval.

In order to provide classroom space during the construction of the new buildings, two temporary modular classroom units are proposed. The modular units will be located near the existing gymnasium building. Upon completion of the new classroom buildings, the modular classroom units will be removed.

BUILDING PROGRAM, COST DATA AND SEQUENCE OF CONSTRUCTION

The two temporary modular classrooms are proposed to be placed on the existing 30 acre campus site before August of 2018 for the start of the 2018-2019 school year. The estimated square footage for both temporary modular classrooms is 3,500 sf.

Estimated Value of the Project at Completion: **\$100,000.00** (excludes land value, building furnishings, etc.)

ARCHITECTURE / THEME OF PROJECT

The existing architecture of the campus is a traditional style with red brick walls, highlighted by white column porches at building entries. The administrative and classroom buildings are ranch-style with pitched shingled roofs, overhanging eaves and equally spaced multi-paned windows and doors. The largest building, the gymnasium and classroom building, is a two-story structure with a brick and metal exterior and gable roof.

Existing Buildings:

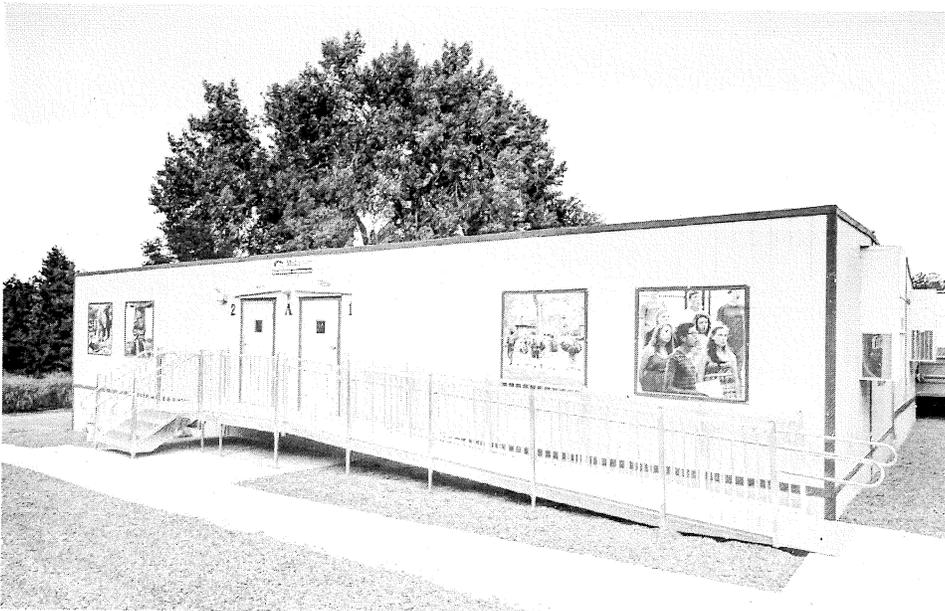


Existing Elementary School Classroom Building



Existing Gymnasium and Classroom Building

The proposed modular classrooms architectural style:



ACCESS, TRAFFIC, AND PARKING

The Westminster campus expansion is proposing a new main entrance off New High Shoals Road. The new main entrance will align with Melrose Drive and provide a 235-foot left turn lane with a 100-foot taper and 175-foot deceleration lane along New High Shoals Road. The existing main entrance will serve as a secondary entrance with limited access during drop-off and pick-up school times to better manage traffic in and out of school campus. Proposed vehicular circulation through the site will relocate the main pick-up and drop-off location to

provide increased vehicular stacking during peak hours. All streets within the development will remain private, with Westminster Christian Academy responsible for maintenance, up-keep and repairs. Parking is proposed to occur in various lots throughout the campus, and adjacent to primary and ancillary buildings. Parking provided above the minimum required is to accommodate special occasions like graduation and sporting events.

Traffic generated by the proposed development is illustrated on the following Table. Note that, for the purposes of the Special-Use submittal, the table represents traffic generated at full build-out of the campus which is anticipated to occur incrementally over the course of many years. Detailed construction documents shall be submitted for permitting for each building/phase of the overall plan, at which point a site-specific trip generation analysis will be produced for review by the Oconee County Public Works Department. Any phase of construction permitting that the OCPWD requires a Traffic Impact Analysis, a TIA will be prepared, and its recommendations will be implemented into the design.

TRIP GENERATION (Based on ITE Trip Generator Manual, 9th Ed.)

Proposed Use: Private School K-12

Land Use Code: 536

Total Projected Student Body: 500

New High Shoals Road: 45 mph

New High Shoals Road (Two-Way 2016): 3,350

EXISTING TRIP GENERATION BASED ON CURRENT ENROLLMENT

Description/ITE Code	Units Type	Units	ADT 2-WAY	PEAK AM			PEAK PM		
				AM Hour	AM In	AM Out	PM Hour	PM In	PM Out
Private School K-12 (536)	Students	350.0	868	284	173	111	60	26	34
TOTAL TRIPS:			868	284			60		

PROJECTED TRIP GENERATION BASED ON ANTICIPATED FUTURE ENROLLMENT

Description/ITE Code	Units Type	Units	ADT 2-WAY	PEAK AM			PEAK PM		
				AM Hour	AM In	AM Out	PM Hour	PM In	PM Out
Private School K-12 (536)	Students	500.0	1,240	405	247	158	85	37	48
TOTAL TRIPS:			1,240	405			85		

Note: Current student enrollment size is approximately 350 students. The projected total student body is 500 students.

UTILITY SERVICES

The subject site is currently served by OCPUD water service and septic drain field systems for sewer. The proposed temporary modular classrooms will not include bathrooms and not require a septic drain field. The temporary modular classrooms will use the existing gymnasium bathrooms.

STORMWATER DRAINAGE

Stormwater management shall comply with all local, state, and federal regulations in effect at time of construction plan approval. Throughout the site, stormwater shall be collected in swales or in drains and pipes and directed to proposed stormwater detention and water quality treatment basins. The site topography directs runoff into one primary basin. Stormwater management facilities are proposed in this basin to treat water quality and mitigate increase runoff peak flows prior to releasing to downstream properties. All maintenance shall be the responsibility of the owner, Westminster Christian Academy.

IMPACT TO SCHOOL SYSTEM

Expansion of Westminster Christian Academy will enhance the school system providing more choices for Oconee County citizens.

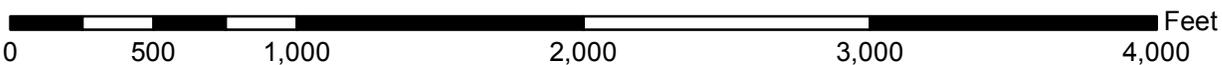
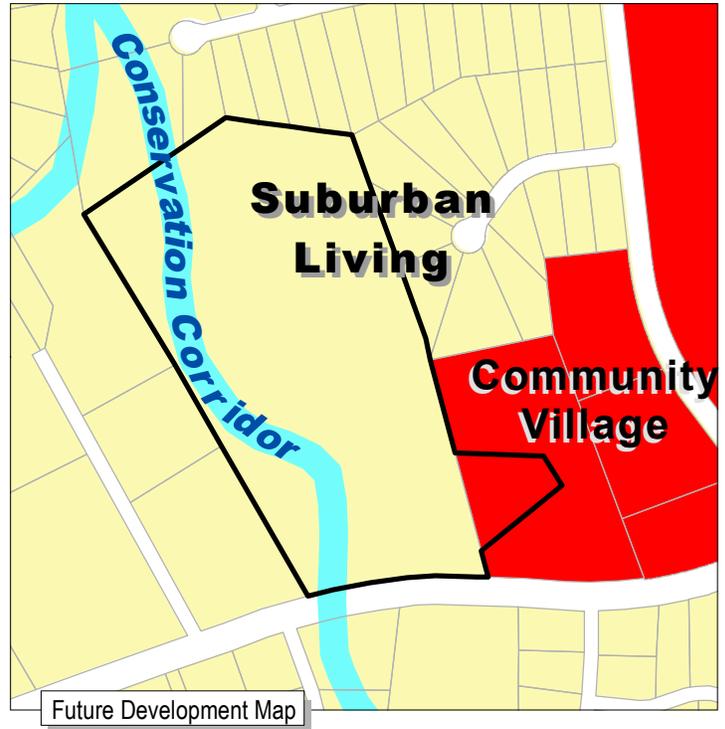
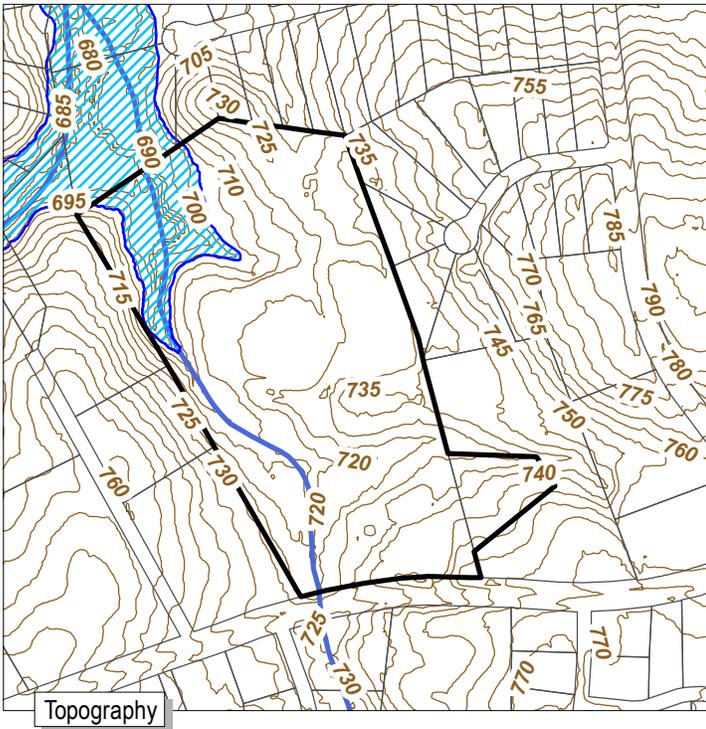
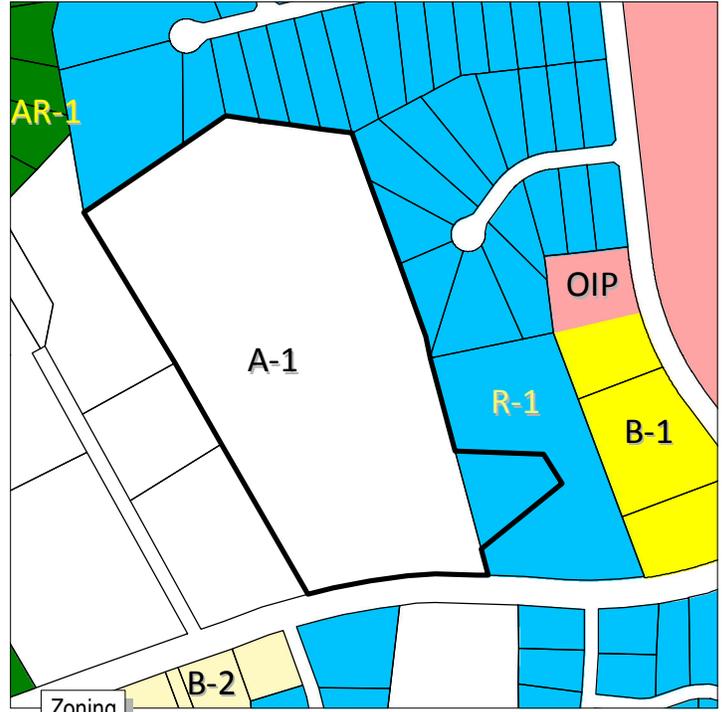
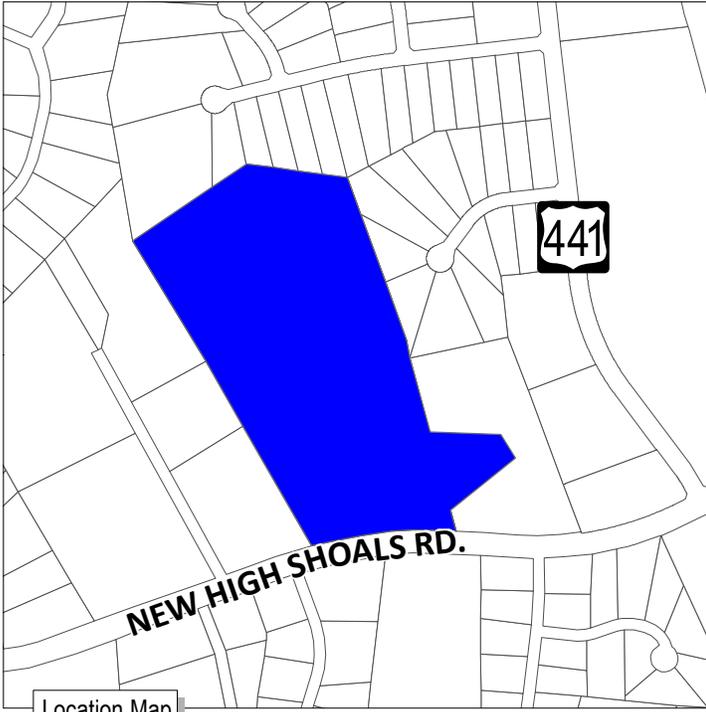
BUFFERS

No buffers are proposed with this Special Use request for temporary modular classrooms because the property adjacent to the proposed temporary modular classrooms is owned by Westminster Christian Academy.

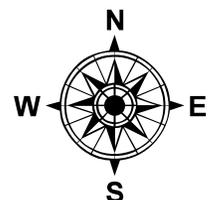
PROJECT IDENTITY

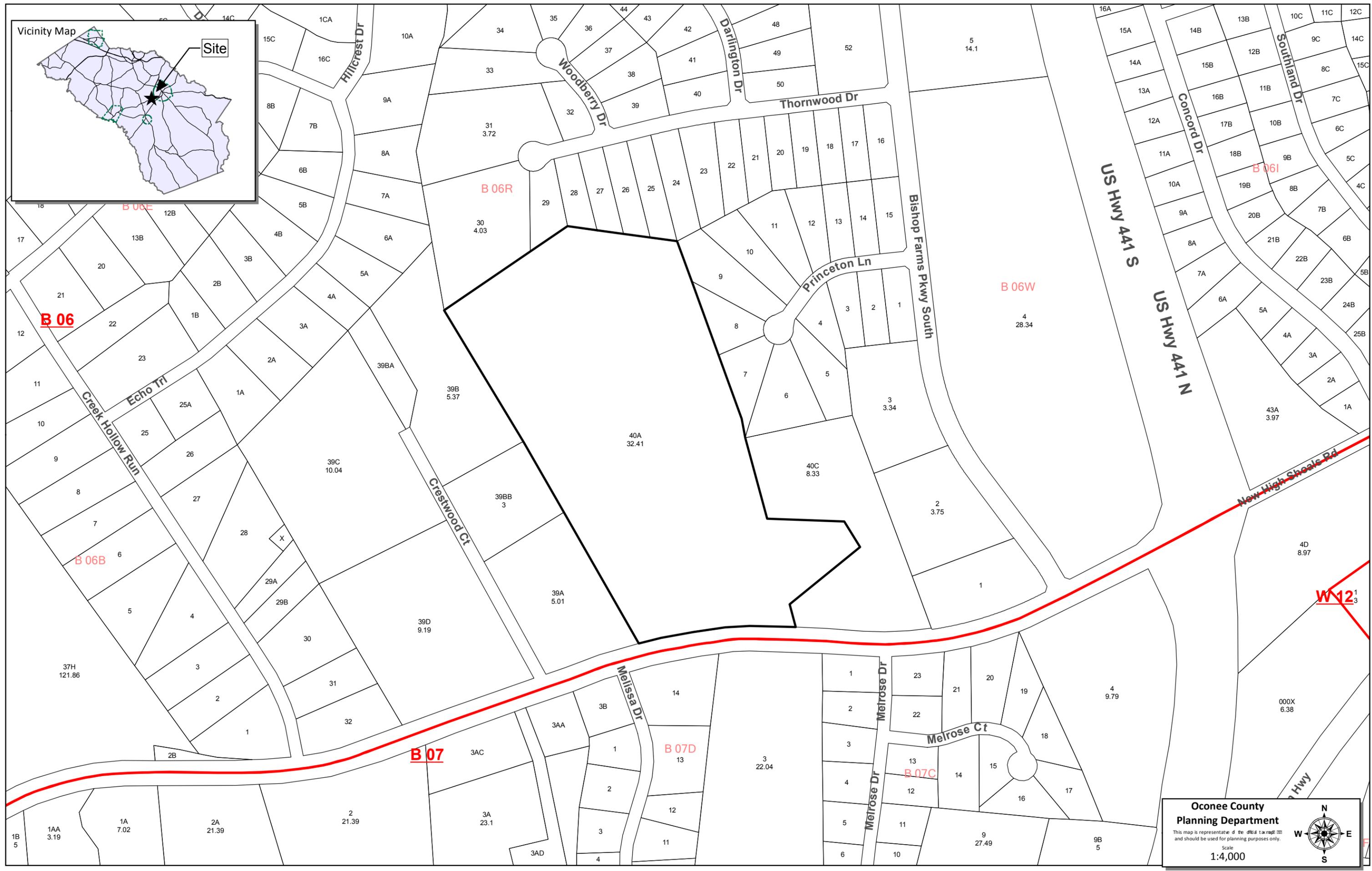
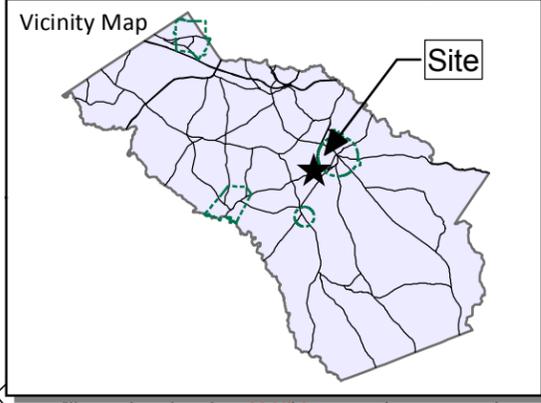
No project signage is proposed with this Special Use request for temporary modular classrooms.

Westminster Christian Academy Site Review



1:8000





Oconee County
Planning Department
This map is representative of the digital tax map and should be used for planning purposes only.
Scale
1:4,000

ZONING IMPACT ANALYSIS
STANDARDS FOR SPECIAL USE CONSIDERATION
WESTMINSTER CHRISTIAN ACADEMY

- A. **Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?** Yes. The Oconee County Unified Development Code allows private schools to use temporary modular classrooms with a Special-Use Approval.
- B. **Is the proposed special use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?** The Future Development Map designates the subject site as Suburban Living and Community Village. Private Schools are encouraged in Suburban Living and Community Village Zones.
- C. **Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?** No.
- D. **Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?** The use of temporary modular classrooms will serve the student body until the new classroom buildings. The proposed new classroom buildings will be a desirable pattern of development.
- E. **Is or will the type of street providing access to the use be adequate to serve the proposed special use?** Yes, New High Shoals Road is capable of providing access to the site.
- 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?** The proposed development will have two access points onto New High Shoals Road. The existing access will serve as a secondary entrance with limited access during drop-off and pick-up school times to better manage traffic in and out of school campus. The proposed new access point will be the new main entrance and will align with Melrose Drive and provide a 235-foot left turn lane with a 100-foot taper and 175-foot deceleration lane along New High Shoals Road.
- 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?** The proposed temporary modular classrooms will not increase demand of public facilities and police or fire protection.
- 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?** All refuse, service, and parking/loading areas will be properly screened as to protect views from adjacent properties.
- I. **Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?** The hours of operation will have no effect on the surrounding properties.
- 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 proposed temporary modular classrooms are smaller than the buildings on the property, but are of the height, size and location of buildings on neighboring properties.

