

**AMENDMENT
TO THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA
AND THE ZONING MAPS OF OCONEE COUNTY, GEORGIA**

TITLE

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classifications A-1 (Agricultural) to OIP (Office-Institutional Professional) pursuant to an application for rezoning of property owned by Townley Family Partnership, LLLP submitted on March 27, 2018.

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 Carter Engineering Consultants, Inc. on March 27, 2018, requesting rezoning of a ± 11,089 of land located at the intersection of Snows Mill Rd. and Cole Springs Rd. in the 239th G.M.D., Oconee County, Georgia, (portion of tax parcel number A-04-004 & tax parcel A-04-004C), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

SECTION 1. An Ordinance known as the "Unified Development Code of Oconee County, Georgia" as enacted and amended by the Board of Commissioners of Oconee County and the Zoning Maps described therein are hereby amended as follows:

The zoning classification for the property described on the attached "Exhibit A" is hereby changed from A-1 (Agricultural) to OIP (Office Industrial Professional) for the purpose of as set forth in "Exhibit A" attached hereto.

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

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

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

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

On September 17, 2018, the present Zoning Petition was first presented and discussed at the public hearing conducted by the Oconee County Planning Commission in its regular meeting. Said Zoning Petition was subsequently considered at a Public Hearing held by the Oconee County Board of Commissioners at its regular meeting on October 2, 2018.

ADOPTED AND APPROVED, this 2nd day of October, 2018.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

[Signature]
Lynn Daniell, Chairman

[Signature]
Mark Thomas, Member

[Signature]
Chuck Horton, Member

[Signature]
W. E. "Bubber" Wilkes, Member

[Signature]
Mark Saxon, Member

ATTEST

[Signature]
Kathy Hayes
Clerk, Board of Commissioners



EXHIBIT "A" TO REZONE #7542

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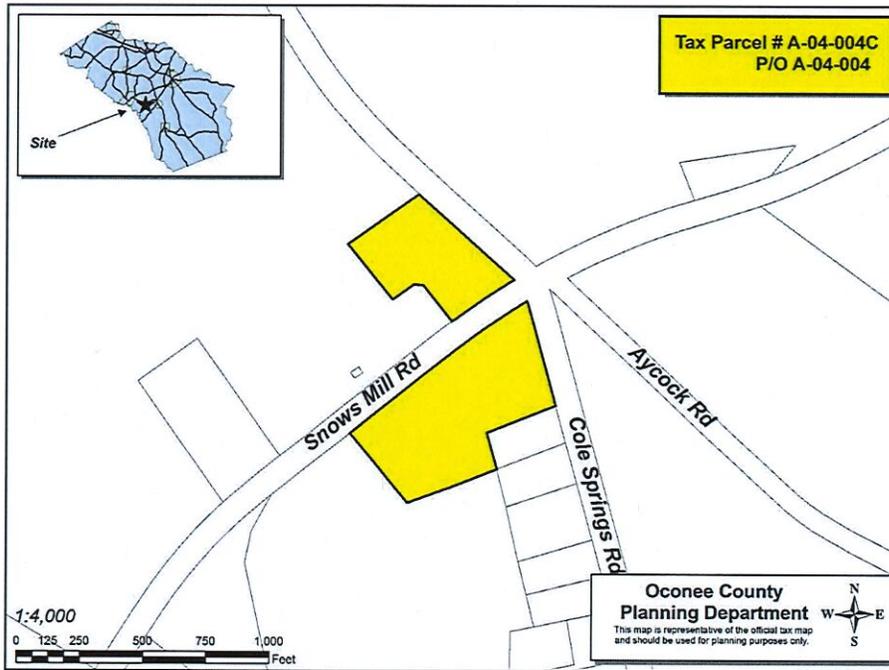
This Zoning Amendment shall be subject to the following conditions which shall be fulfilled by the developer at his expense:

1. The development shall be connected to the Oconee County water system at the developer's expense in a manner approved by the Oconee County Water Resources Department and the Oconee County Public Works Department.
2. The subject property shall be limited to the following uses: office administrative services and museum. The office use shall be restricted to the administrative functions of any businesses presently located within the existing office building. The present applicant shall be required to submit a summary of all businesses presently located within the existing office building within five business days of approval of the present request, and only the businesses mentioned in said summary shall be allowed to operate within the existing office building. Additionally, the office use shall not be extended to occupy a greater land area and shall not be extended to occupy a greater area over the existing 6,365 sq. ft. footprint of the one-storey building depicted on the associated concept plan. The applicant shall be required to submit a revised concept plan subject to approval of the Director of Planning and Code Enforcement showing compliance with parking requirements for the entirety of said office building. This condition shall not be construed to forbid ancillary uses normally associated with a museum or office such as storage and maintenance of the museum collection.
3. No additional buildings shall be constructed upon or relocated to the subject site.
4. The subject property, including any buildings and structures situated thereon, shall not be leased for any purpose unless adequate septic tank capacity, parking, and building occupancy requirements are met for such occasions. Any temporary events shall be subject to review and approval by the Director of Planning and Code Enforcement.
5. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
6. All site lighting shall consist solely of full cutoff luminaires as defined by the Illuminating Engineering Society of North America.
7. All dumpsters and/or waste receptacles shall be screened from view of all streets and neighboring properties.
8. Should the companion special exception variance requests (no. 7543, 7544, 7545, & 7546) be denied, the developer shall be required to submit a revised rezone concept plan, subject to approval by the Director of Planning and Code Enforcement, meeting all applicable requirements set forth in the Unified Development Code.
9. The developer shall install a pedestrian crosswalk using rapidly flashing beacons. The beacons shall be solar powered and installed in accordance with Oconee County standards at the developer's expense. Ownership and maintenance responsibility of the crosswalk beacons shall be conveyed to Oconee County along with any other improvements within the right-of-way. Final design and location of the crosswalk and associated signs shall be subject to review and approval by the Public Works Director.
10. No change shall be made in use or occupancy of any building or structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code, as may be applicable, as well as those of the International Building Code (IBC), as adopted by Department of Community Affairs. Pursuant to O.C.G.A. 25-2-14, due to a change of use or occupancy of a building or structure the building or structure shall be treated as a proposed (new) building.
11. Whereas the 2040 Comprehensive Plan proposes amending the UDC to allow compatible commercial uses within agricultural zoning districts, and whereas the current UDC does not contemplate compatible and limited commercial uses within agricultural zoning districts, the proposed rezone to OIP, if approved, shall be reconsidered by the Board of Commissioners through a Board-initiated rezone once the UDC has been amended to address the aforesaid 2040 Comprehensive Plan Development Strategy.

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TAX MAP



LEGAL DESCRIPTION

Legal Description of Proposed Tract "1":

All of that tract of land situate, lying and being in G.M.D. 239, Oconee County, Georgia, being more particularly described as follows:

Beginning at a found ½ inch iron rebar with cap "McLeroy" at the intersection of the Westerly right-of-way line of Cole Springs Road (100 foot right-of-way) and the Southeasterly right-of-way line of Snows Mill Road (100' right-of-way); thence S 15°26'30" E, along said Westerly right-of-way line of Cole Springs Road, a distance of 428.36 feet to a found 2 inch iron pipe; thence S 68°18'20" W, leaving said Westerly right-of-way line, a distance of 291.85 feet to a found ½ inch iron rebar with cap LSF 1135; thence S 15°35'35" E, a distance of 151.32 feet to a found ½ inch iron rebar with cap LSF 1135; thence S 69°52'52" W, a distance of 378.09 feet to a found ½ inch iron rebar; thence N 39°23'36" W, a distance of 356.34 feet to a found ½ inch iron rebar at said Southeasterly right-of-way line of Snows Mill Road, the next 3 calls being coincident with said Southeasterly right-of-way line of Snows Mill Road; thence N 51°40'53" E, a distance of 477.22 feet to a point; thence Northeasterly along a curve to the right (having a radius of 3357.63 feet and a chord length of 338.25 feet that bears N 54°34'05" E) an arc length of 338.39 feet to a point; thence N 58°27'25" E, a distance of 55.85 feet to the Point of Beginning.

Said tract containing 7.187 acres, more or less.

Legal Description of Proposed Tract "2":

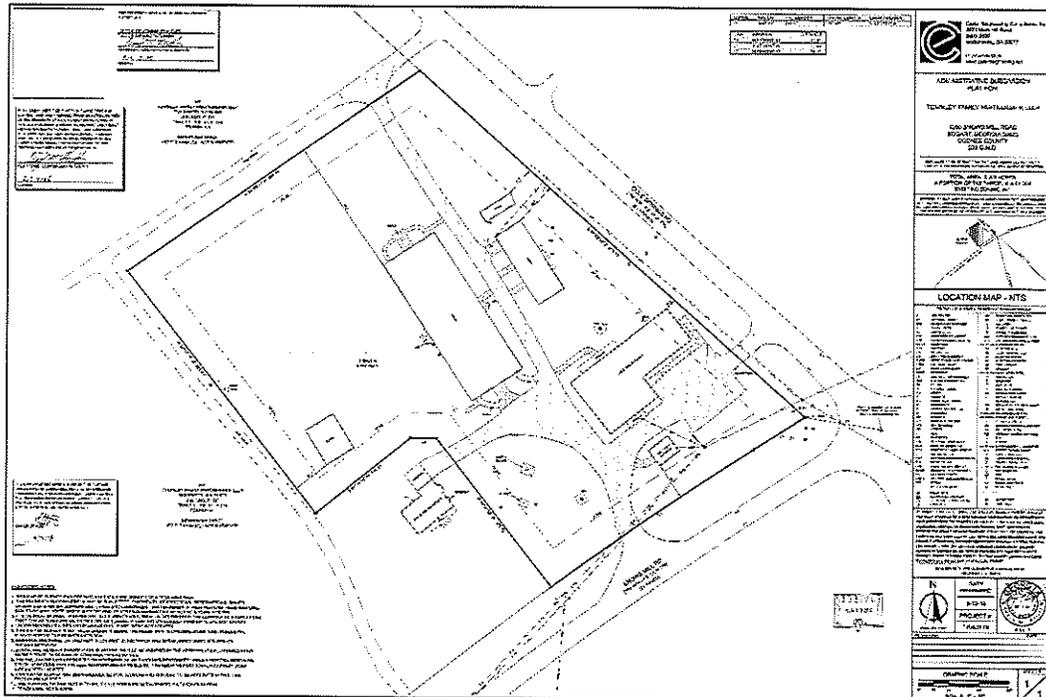
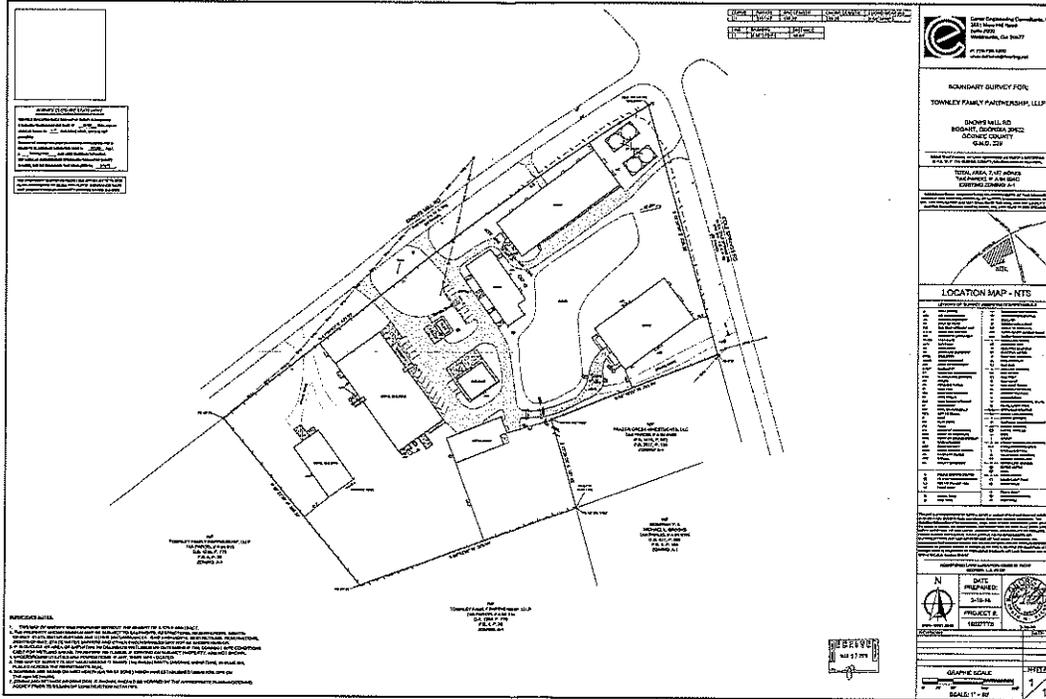
All of that tract of land situate, lying and being in G.M.D. 239, Oconee County, Georgia, being more particularly described as follows:

Commencing at a found mag nail at the centerline intersection of Cole Springs Road (100 foot right-of-way) and Snows Mill Road (100' right-of-way); thence N 81°03'08" W, a distance of 77.31 feet to a found ½ inch iron rebar at the intersection of the Southwesterly right-of-way line of said Cole Springs Road and the Northwesterly right-of-way line of said Snows Mill Road and Point of Beginning, the next 3 calls being coincident with said Northwesterly right-of-way line of Snows Mill Road; thence S 57°28'32" W, a distance of 60.00 feet to a point; thence Southwesterly along a curve to the left (having a radius of 3457.63 feet and a chord length of 242.62 feet that bears S 55°27'54" W) an arc length of 242.67 feet to a point; thence N 38°01'38" W, leaving said Northwesterly right-of-way line, a distance of 185.73 feet to a point; thence N 89°03'34" W a distance of 26.16 feet to a point; thence S 51°14'16" W, a distance of 120.25 feet to a point; thence N 37°57'17" W a distance of 305.01' to a point; thence N 55°04'47" E a distance of 352.00 feet to said Southwesterly right-of-way line of Cole Springs Road; thence S 48°09'24" E, along said Southwesterly right-of-way line, a distance of 515.13 feet to the Point of Beginning.

Said tract containing 3.902 acres, more or less.

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PLATS



REPRESENTATIVE PHOTOGRAPHS



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NARRATIVE

Project Narrative		Tax Parcel No. A04 004 & A04 004C	
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Eastville Car Museum For Towleley Family Partnership, LLP Oconee County, Georgia	
Project Narrative July 23, 2018 (Revised August 14, 2018)	

GENERAL DATA	
Existing Zoning	A-1 (Agricultural District)
Proposed Zoning	OIP (Office Institutional Professional District)
Adjacent Zoning:	North: A-1 (Agricultural District) South: A-1 (Agricultural District) East: A-1 (Agricultural District) West: A-1 (Agricultural District)
Existing Use:	Agricultural Business and Private Storage
Proposed Use:	Agricultural Business and Museum (Business)
Tract #1	8.04 A04C (7.227 Acres)
Tract #2	A04 004 (2.062 Acres)
Total Project Area	11.089 Acres
Tract #1 Impervious	117,227 Square Feet (2.65 Acres)
Tract #2 Impervious	47,379 Square Feet (1.07 Acres)
Total Impervious Area	164,606 Square Feet (3.78 Acres)

RECEIVED
AUG 13 2018

SITE NARRATIVE
The proposed Eastville Car Museum is located at the corner of Snows Mill Road and Cole Springs Road in Bogart, Georgia. The 11.089 acre campus is currently zoned A-1 (Agricultural) and consists of two separate parcels (parcel A04004 and A04004C). The southern portion of the campus consists of three existing asphalt drives off Snows Mill Road and one existing asphalt drive and one existing gravel drive off Cole Springs Road, while the northern portion of the campus consists of one existing asphalt drive off Snows Mill Road and two existing asphalt drives off Cole Springs Road. Towleley Family Partnership, LLP is seeking to rezone the A-1 properties to OIP (Office Institutional Professional) in hopes of providing the citizens of Oconee County and the surrounding counties with an area that showcases the history and heritage of American engineering through the lens of classic, vintage, and historical automobiles and equipment.

Carter Engineering Consultants, Inc. has been engaged by the owner to act as their agent in the preparation and provision of any necessary documents associated with the request of this rezoning.

SITE DESCRIPTION
The site is located at the southern corner and the northern corner of Snows Mill Road and Cole Springs Road approximately 1/3 mile southeast of North Oconee High School. According to the Oconee County Future Development Map, the subject area and its adjacent parcels have been identified as future "Suburban Living" Character Area.

HISTORY
Our client originally purchased the two properties from the University of Georgia. The two properties were part of the FPLA Plant Sciences Farm that was established by the Department of Crop and Soil Sciences in 1970. They used the barn and the existing buildings as an instrumental research and teaching site for this University and for the region. Our client purchased the properties and sought to preserve the agricultural character of the site by maintaining and enhancing the existing buildings where they stood; he did not change the layout or the character of the site during the preservation and improvement of the buildings.

BUILDINGS
The southern property of the campus consists of eight existing buildings (2 traditional-style wooden barns, USA's restored and enhanced historical "Red Barn", 3 metal barns, 3 Pepsico Shop Station, and 2 workshop buildings) and four existing lots. The northern property of the campus consists of seven existing buildings (3 traditional-style wooden barns, 1 office, 1 residence, and 2 sheds) and four small accessory buildings (utility covers).

Project Narrative		Tax Parcel No. A04 004 & A04 004C	
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property of the campus consists of seven existing buildings (3 traditional-style wooden barns, 1 office, 1 residence, and 2 sheds) and four small accessory buildings (utility covers).

SITE
The properties are both currently being used for agricultural business and private storage. Pending the rezoning, our client intends on using the majority of the properties as a museum; however, in efforts to maintain the rural character of the area, he also wishes to continue to use portions of the site for cattle farming and storage.

The topography of both properties slope gently from the north to the south. The southern campus has dense vegetation along its eastern perimeter creating a buffer between the subject property and existing residential properties along Cole Springs Road. The remaining portion of the campus "opens up" to pastureland with a small grove of trees near the southernmost corner of the northern campus.

There are no areas on or within the site that would cause environmental concerns.

ZONING
The current zoning is A-1 (Agricultural District).
The proposed zoning is OIP (Office Institutional Professional District).

Properties adjacent to the site are zoned as follows:
North: A-1 (Agricultural District)
South: A-1 (Agricultural District)
East: A-1 (Agricultural District)
West: A-1 (Agricultural District)

PROPOSED USE
The proposed use of the campus will be a car museum and farm office. The architecture and design of the overall site is one that intends to capture the feel and character of the Georgia Piedmont Region, reflecting its history and its aesthetic. It is our client's intent to provide the county and its citizens with an area that highlights over 100 years' worth of automobile and tractor design and engineering. The museum will be suitable and designed to accommodate people of all ages while remaining limited in its size to retain the rural character of the area.

In addition to showcasing over 100 years' worth of mechanical feats, our client also intends on capturing the structural history of the area. Located at the southeast corner of the campus is the Historic USA "Red Barn" that our client purchased, moved, renovated, and ultimately saved as it was deteriorating at its previous location off South Milledge Avenue in Athens-Clarke County. Our client rescued the building in efforts to save a bit of history and to share and showcase its history with the citizens of Oconee County. The "Red Barn", considered a USA landmark since 1934, was built over 100 years ago and is iconic of 20th century farming and agriculture.

Our client ultimately wants to give the citizens of Oconee County an attraction that doesn't involve a day trip out of town, yet the intent of the project will also be to provide an attraction that does not compromise the character of our client's hometown. The museum will be utilized as a public attraction for education and enthusiasts, an intermittent event space, and a possible location for local and community gatherings.

ACCESS
The southern property is accessed by one (1) asphalt drive off Cole Springs Road and three (3) asphalt drives off Snows Mill Road. There is also a gravel drive off of Cole Springs Road that serves as a maintenance/service access to the USA Historic "Red Barn". The northern property is accessed by one (1) asphalt drive off Snows Mill Road and two (2) asphalt drives off Cole Springs Road.

TRAFFIC IMPACT
Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 9th Edition. The Land Use Code utilized for the museum space is 5E0 with 22,550 square feet of museum space planned. Based on a peak hour generator on a Saturday, the anticipated traffic is 35 peak hour trips. The average daily trips (ADT) anticipated is 205 trips per day. The Land Use Code utilized for the office space is 710 with 6 employees. Based on a peak hour generator on a weekday, the anticipated traffic is 3 peak hour trips. The average daily trips (ADT) anticipated is 20 trips per day. It should be noted that the subject property has been utilized as an office so far back as 1970. No adverse traffic impacts is anticipated.

Project Narrative		Tax Parcel No. A04 004 & A04 004C	
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WATER SUPPLY
Oconee County currently serves the subject property. There is currently an existing water meter near the Southeast corner of Tract 1 along Cole Springs Road that serves Tract 1 and an existing meter at the Northwest corner of Snows Mill Road and Cole Springs Road that serves Tract 2. The museum will generate approximately 100 gallons per person per day.

Estimated Water Demand:	100 gallons per person per day (assume 105 visitors per day)
Proposed Water Demand:	10,500 gallons per day (100 x 105)
Peak Water Demand:	10,500 gpd / 8 hr./day = 1313 gallons per hour = 21.88 gallons per minute
	21.88 gpm x 3 (peaking factor) = 66 gallons per minute peak

SEWAGE DISPOSAL
Sewage disposal is currently handled by an on-site septic system and drain field for both properties.

GARBAGE COLLECTION
A private contract service will handle garbage collection for both properties. The use of roll carts will be allowed.

UTILITIES
No utility relocations are anticipated at this time. Both properties are currently serviced by the Oconee County Utilities Department for water, Walmec EMC for electricity, Georgia Natural Gas for gas, and AT&T for phone.

STORMWATER CONTROLS
The development has an existing stormwater management system that meets local, state, and federal regulations and requirements. Throughout the site, stormwater is collected and discharged through pipes and swales and directed to the existing stormwater detention area on the southern property, as shown on the plans. Stormwater runoff is in compliance with the Oconee County UDC.

IMPACT TO SCHOOL SYSTEM
The Eastville Car Museum will impact the school system in a positive way due to the added attraction, the historical relevance, and the promotion of heritage and science as seen firsthand through the displays. The school system will also benefit by the promotion of engineering and design principles; throughout the campus, there will be interpretive and well-designed exhibits that will teach, engage, and enlighten the community of the area world. This development will aid in providing a destination and attraction for the county, its citizens, and surrounding area.

SCHEDULE
The developers plan to complete the zoning efforts for the subject property by October of 2018. Once the rezoning has been approved, our client would request to have a "soft" opening to limit attendance to gauge support and acquire feedback from attendees.

BUFFERS
There are no environmental areas or corridors located on this site, therefore there are no environment buffers required and/or needed. A special exception variance has been submitted for a reduction in the 15-foot landscape buffer required between land uses (UDC 1014.02) from 15' to 0' along all corresponding property lines. All vehicle-parked areas buffers required by the Oconee County UDC will be installed and addressed according to county code requirements.

PUBLICITY IDENTIFY
Project signs, if any, will be provided and applied for under a separate permit. All signs will be installed according to the Oconee County UDC.

COMMON AREAS
There are no common areas proposed for this site.

AMBITIOUS/RECREATIONAL AREAS
There are no recreational areas proposed for this site.

Project Narrative		Tax Parcel No. A04 004 & A04 004C	
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PUBLIC & SEMI-PUBLIC AREAS
Access and drainage easements will be dedicated to Oconee County. Additional easements for water, sewer, power, gas, telephone, cable, TV, and internet access will be dedicated as required for specific utility construction.

SIDEWALKS
Concrete and porous pavement sidewalks exist to provide pedestrian access and circulation throughout the campus. The sidewalks are designed and oriented to provide access to all display areas and follow county, state, and ADA regulations. A special exception variance has been submitted to waive the requirement to install a concrete sidewalk within the right-of-way for all commercial zones (UDC 1014.02).

OWNERSHIP
The project is privately owned.



Planning and Code Enforcement Department
Oconee County, Georgia
STAFF REPORT

REZONE CASE #: 7542

DATE: August 29, 2018

STAFF REPORT BY: Gabriel Quintas, Assistant Director

APPLICANT NAME: Carter Engineering Consultants, Inc.

PROPERTY OWNER: Townley Family Partnership, LLLP

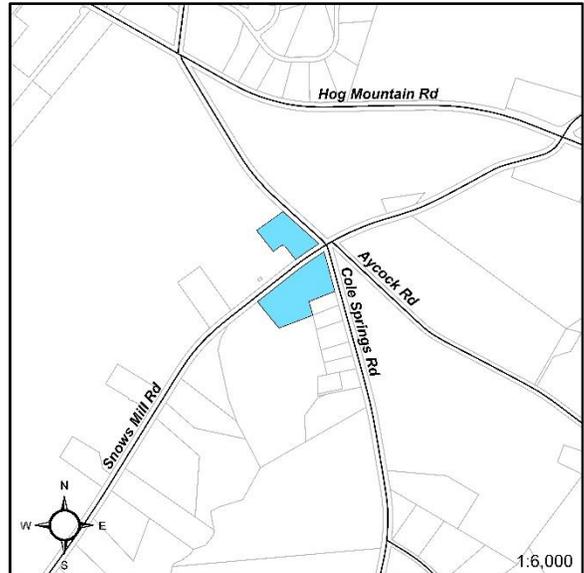
LOCATION: Intersection of Snows Mill Rd & Cole Springs Rd

PARCEL SIZE: ± 11.089 Acres

EXISTING ZONING: A-1 (Agricultural District)

2040 CHARACTER AREAS MAP: Suburban Neighborhood

EXISTING LAND USE: Agricultural, office, and storage uses



ACTION REQUESTED: Rezone A-1 (Agricultural District) to OIP (Office, Institutional, Professional District)

REQUEST SUMMARY: The applicant is petitioning for a rezone of the subject property to allow the operation of an automotive museum and to bring an existing office use into compliance with the UDC.

STAFF RECOMMENDATION: Staff recommends conditional approval of this rezone request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: September 17, 2018

BOARD OF COMMISSIONERS: October 2, 2018

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

Note: The present rezone request was submitted in conjunction with special exception variance requests 7543, 7544, 7545, & 7546.

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The subject 11.089-acre site comprises two separate tracts: tax parcel A-04-004C (7.187 acres) and a portion of tax parcel A-04-004 (3.902 acres).
- The subject property has been zoned A-1 (Agricultural) since the original adoption of the zoning map in 1968.
- Prior to the purchase by the present owner, the Board of Regents of the University System of Georgia owned and used the property for a number of years as an agricultural research facility for the University of Georgia.
- The site contains an administrative office that is not in compliance with Article 2 of the UDC. Staff notes that an occupational tax application for this use was denied on 02/04/2016 for the reason that such use is not allowed in the A-1 zoning district.

SITE VISIT DESCRIPTION

- The subject site contains several buildings that are currently used for storage, office, and agricultural purposes. Several well houses, four silos, a windmill, and a water tower are also present.
- The site contains a significant amount of existing asphalt pavement, and the portion of the site south of Snows Mill Road (A-04-004C) contains a stormwater retention pond.
- The majority of the area surrounding the subject site comprises pastoral agricultural land.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Pastureland	A-1 (Agricultural District)
SOUTH	Pastureland & single-family residences	A-1 (Agricultural District)
EAST	Pastureland	A-1 (Agricultural District)
WEST	Pastureland & single-family residence	A-1 (Agricultural District)

PROPOSED PROJECT DESCRIPTION

The owner proposes to convert the majority of the subject site into the “Eastville Car Museum” and intends to continue using the office building for the administration of several businesses owned and managed by the present owner. The site will include interior sidewalks, a crosswalk for pedestrian accessibility, and a combination of asphalt and porous pavement parking and private driveways. The developer will incorporate the existing buildings and structures into the development and does not propose to construct any additional buildings or structures on the site. Furthermore, the owner intends on subdividing the northern portion of the site from the parent parcel (A-04-004) should the present request be approved.

The developer proposes to use the existing buildings and structures for the following purposes:

Tract 1 (TP # A-04-004C)

- UGA Historic “Red Barn” (12,000 sq. ft.) – muscle car and vintage sign museum
- Barn (14,390 sq. ft.) – 1950s-1960s classic car museum and storage space
- Barn (5,030 sq. ft.) – tractor and vintage sign museum
- “Sinclair” Replica Vintage Gas Station (515 sq. ft.) – storage space
- Shell Station Replica Gas Station (2,500 sq. ft.) – gift shop and museum lounge
- Metal Barn (16,070 sq. ft.) – main showroom and display for museum
- Metal Barn (5,070 sq. ft.) – storage space and maintenance of museum collection
- Metal Barn (4,090 sq. ft.) – storage space

Tract 2 (p/o TP # A-04-004)

- One-storey commercial building (6,365 sq. ft.) – storage space and an administrative office for various businesses owned by the subject property owner
- Barn (2,455 sq. ft.) – storage space
- Barn (9,840 sq. ft.) – pre-war museum
- Barn (1,300 sq. ft.) – storage space
- Two sheds (totaling 885 sq. ft.) – storage space

TRAFFIC PROJECTIONS

The ITE Trip Generation Manual (9th Edition) does not provide an estimated average daily trip count for land use code 580 – Museum. The applicant has therefore submitted average daily trip counts for similar uses (ITE Code 412 - County Park & ITE Code 495 – Recreational Community Center); the applicant estimated the ADT for the museum component of the development to range from 103 - 479 average daily trips. The average daily trips estimated for the existing office use (ITE Code 710 – General Office Building) are estimated at 20. Total traffic projections for the project are estimated to be between 123 - 499 average daily trips. However, due to the scarcity of traffic data available for the proposed museum use, staff cautions that the foregoing data may not be reliable for the subject project.

PUBLIC FACILITIES

Water:

- The Oconee County Water Resources Department has indicated that sufficient water capacity exists to serve the proposed project.
- The site is currently served by the 8-inch water lines located within the Cole Springs Road and Snows Mill Road right-of-ways.
- Estimated water demand for full build-out: 10,500 GPD (assuming 105 visitors per day)
 - Estimated water maximum day demand: 21.88 GPM
 - Estimated water peak hour demand: 66 GPM

Sewer:

- Sewage disposal for the site is proposed to be handled by an existing on-site septic system and drain field.
- Staff notes that the existing septic system may not have sufficient capacity to handle the additional wastewater generated by the proposed museum use.

Roads:

- Existing and proposed interior asphalt and porous pavement driveways are proposed throughout the site to provide vehicular access and circulation throughout the campus.
- A total of nine entrances along Snows Mill Road and Cole Springs Road currently provide access the subject site.
- A crosswalk across Snows Mill Road is proposed to facilitate pedestrian access between the northern and southern portions of the campus.

ENVIRONMENTAL

- Drainage swales and pipes will be employed to collect and divert stormwater to an existing stormwater retention pond on the southern portion of the campus and to several other ponds north of the site on a portion of tax parcel number A-04-004 not included in the present request.
- Upon inspection of the subject property on 09/10/18, staff observed a release pipe along the edge of the retention pond (located on tax parcel number A-04-004C) that discharges into a stream identified as a conservation corridor on the 2040 Character Areas Map.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

FIRE DEPARTMENT – FIRE MARSHAL

The Oconee County Fire Marshal has requested that Section 102.3 of the 2012 International Fire Code as amended by the State of Georgia be made a condition of approval of the present request:

“No change shall be made in use or occupancy of any building or structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code, as may be applicable, as well as those of the International Building Code (IBC), as adopted by Department of Community Affairs. Pursuant to O.C.G.A. 25-2-14, due to a change of use or occupancy of a building or structure the building or structure shall be treated as a proposed (new) building.”

STAFF ANALYSIS

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

- A. How does the current request compare to the existing uses and zoning of nearby properties?** The existing uses surrounding the subject area are chiefly agricultural; single-family residential uses are present to a lesser degree. The site is surrounded by pastureland on all sides used for various agricultural purposes, and all properties immediately adjacent to the subject site are zoned A-1. Single-family residential uses on lots one acre or greater are present immediately south of the site, and a single-family residence located on a portion of tax parcel A-04-004 not included in the present request is located immediately southwest of the northern portion of the campus. In the broader vicinity, several poultry houses are present southwest of the site along Snows Mill Road, and Rocky Branch Elementary School and North Oconee High School are located along Georgia Highway 53 northeast of the site. Washington Farms is located northwest of the site along the same road. Staff believes that the current request is not compatible with the existing uses and zoning of the surrounding area due to the predominant agricultural and rural character of the vicinity. However, staff notes that the office use is an existing use that has been present since the acquisition of the property by the University of Georgia.

As a further note, staff is currently studying the possibility of creating a new zoning district that would be compatible with the rural and agricultural character of the surrounding area and would accommodate “agri-tourism” uses similar to the proposed museum. Were such a zoning district adopted by the Board of Commissioners, the same body would have the ability to initiate a rezone of the present site to the new zoning district to address the incompatibility of the requested zoning district with the surrounding properties.

- B. To what extent are property values diminished by the particular zoning restrictions of the current zoning category?** The present zoning category (A-1) does not allow the operation of a corporate office or a museum. However, the subject site currently contains active and intermittent agricultural uses in the form of cattle grazing and storage of farm equipment; it is therefore evident that the property is being utilized for the agricultural purposes allowed in the A-1 zoning district. Accordingly, staff believes that the mere inability to operate a commercial use on property that can be (and is currently) used for the intended purpose of the Agricultural zoning district does not diminish the subject property values.
- 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?** Existing county water capacity and emergency services (i.e. fire, police) should be adequate for the proposed development. Furthermore, Cole Springs Road and Snows Mill Road are both classified minor collectors and should be adequate to handle the increased traffic volume anticipated of the proposed museum and office uses. Staff does not anticipate any adverse impacts to the school system.
 - 2. Environmental impact?** No adverse environmental impacts are expected to be caused by the allowance of the proposed uses on the subject property.
 - 3. Effect on adjoining property values?** It is not anticipated that approval of the present request will have a negative effect on adjoining property values. Staff notes that at the time of the writing of the present report, all adjoining properties were owned by the owner of the subject site.
- 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?** Should the present request be denied, the hardship imposed upon the current property owner would be the inability to use the site as an administrative office and a museum. The property as currently zoned maintains the lowest intensity of land uses as the property is restricted to strictly agricultural and residential uses, which place less of a burden on County services than the proposed uses. Furthermore, staff holds that the present request is not compatible with the predominant agricultural character of the surrounding area and is more appropriate in areas oriented toward higher intensity commercial uses where County services are more widely available. However, the allowance of the proposed museum would serve the County as an educational asset that would expose the

general public to local and national automotive and agricultural history that the public might otherwise never have the ability to experience.

- 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 of the vicinity of the property?** The property is not vacant. The subject tracts have been zoned A-1 since the original adoption of the zoning map in 1968, and the property was historically used as an agricultural research facility by the University of Georgia. The property is currently utilized for agricultural purposes and is the site of a noncompliant office use. Aerial imagery shows that the immediate area surrounding the subject property has remained relatively unchanged for over twenty years.
- F. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?** According to UDC Section 205.11, the Office, Institutional, Professional District (OIP) is intended to provide an area for institutional and professional uses, and the proposed uses are allowed by right in the OIP zoning district. Staff believes that the proposed institutional (museum) and professional use (administrative office) are consistent with the stated purpose of the zoning district being requested.
- G. How does this request conform with or diverge from established land use patterns?** The presence of institutional uses in the general vicinity is limited to the two public schools along Georgia Highway 53, which have been in place since 2004. Washington Farms located north of the subject site has an approved special use (2012) to hold seasonal agricultural events. Staff holds that the proposed museum could complement the rural and agricultural character of the surrounding area if approval is conditioned as suggested below. However, the existing office use does not conform with the established character of the area. Furthermore, the request to rezone to OIP diverges considerably from the established land use patterns of the surrounding area.
- H. How does this request conform with or diverge from the Future Land Use Map or the goals and objectives of the Comprehensive Plan?** The 2040 Character Areas Map designates the subject property a character area of Suburban Neighborhood. The 2040 Comprehensive Plan specifically cites “single-family residential subdivisions, conservation subdivisions, and master-planned developments” as primary land uses within this character area, while “semi-public and institutional uses” are mentioned as compatible secondary land uses. Accordingly, staff holds that the requested office use is not a land use that would conform to the goals and objectives of the Comprehensive Plan within the Suburban Neighborhood character area. Furthermore, staff believes that the museum use would be a compatible institutional land use in this character area where the surrounding area consisted of higher-intensity residential uses and zoning and where County services such as sewer capacity were more readily available.
- I. What is the availability of adequate sites for the proposed use in districts that permit such use?** There are numerous sites zoned OIP throughout the County that would permit the requested administrative office use. However, there are few (if any) sites suitable to the requested museum use that would not require a rezone modification to allow such use. Moreover, the present request is to allow the use of the existing buildings presently housing the collection as a museum and to bring the existing administrative office use into compliance.
- 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.)?** There are a number of existing structures and buildings that are not in conformity with UDC Sections 409 and 410; the associated concept plan shows several encroachments into the front yard setback by existing structures and buildings and depicts several accessory buildings and structures located within the front yard. The applicant has submitted companion special exception variance requests to bring the existing nonconformities into compliance. An additional two special exception variance requests were submitted to waive the requirement to install sidewalks along the perimeter of the site and to waive the requirement to install buffers between incompatible land uses and zoning. If the foregoing variance requests are granted, staff believes that the site would be suitable for the proposed uses relative to the requirements set forth in the Unified Development Code. However, should the requests be denied, the existing nonconformities would only be resolved with the partial demolition of the structures and buildings. Staff has recommended a condition requiring the developer to submit a revised concept plan meeting all applicable requirements of the UDC if any of the companion variance requests are denied.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Staff recommends approval subject to the following conditions to be fulfilled by the developer at his expense:

1. The development shall be connected to the Oconee County water system at the developer's expense in a manner approved by the Oconee County Water Resources Department and the Oconee County Public Works Department.
2. The subject property shall be limited to the following uses: office administrative services and museum. The office use shall be restricted to the administrative functions of an agricultural business. Additionally, the office use shall not be extended to occupy a greater land area and shall not be extended to occupy a greater area over the 2,430 square feet designated for such use within the existing one-storey building depicted on the associated concept plan. This condition shall not be construed to forbid ancillary uses normally associated with a museum or office such as storage and maintenance of the museum collection.
3. No additional buildings shall be constructed upon or relocated to the subject site.
4. The subject property, including any buildings and structures situated thereon, shall not be leased for any purpose.
5. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
6. All site lighting shall consist solely of full cutoff luminaires as defined by the Illuminating Engineering Society of North America.
7. All dumpsters and/or waste receptacles shall be screened from view of all streets and neighboring properties.
8. Should the companion special exception variance requests (no. 7543, 7544, 7545, & 7546) be denied, the developer shall be required to submit a revised rezone concept plan, subject to approval by the Director of Planning and Code Enforcement, meeting all applicable requirements set forth in the Unified Development Code.
9. The developer shall install a pedestrian crosswalk using rapidly flashing beacons. The beacons shall be solar powered and installed in accordance with Oconee County standards at the developer's expense. Ownership and maintenance responsibility of the crosswalk beacons shall be conveyed to Oconee County along with any other improvements within the right-of-way. Final design and location of the crosswalk and associated signs shall be subject to review and approval by the Public Works Director.
10. No change shall be made in use or occupancy of any building or structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code, as may be applicable, as well as those of the International Building Code (IBC), as adopted by Department of Community Affairs. Pursuant to O.C.G.A. 25-2-14, due to a change of use or occupancy of a building or structure the building or structure shall be treated as a proposed (new) building.
11. Whereas the 2040 Comprehensive Plan proposes amending the UDC to allow compatible commercial uses within agricultural zoning districts, and whereas the current UDC does not contemplate compatible and limited commercial uses within agricultural zoning districts, the proposed rezone to OIP, if approved, shall be reconsidered by the Board of Commissioners through a Board-initiated rezone once the UDC has been amended to address the aforesaid 2040 Comprehensive Plan Development Strategy.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: A1 to OIP Change in Conditions of Approval for Case #: _____
- Special Use Approval for: _____ in the _____ Zoning District

Applicant

Name: Carter Engineering Consultants, Inc
 Address: 3651 Mars Hill Road, Suite 2000
(No P.O. Boxes)
Watkinsville, GA 30677

Telephone: 770-725-1200

Property Owner

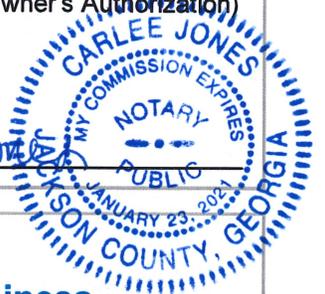
Name: Townley Family Partnership, LLLP
 Address: 1280 Snows Mill Road
(No P.O. Boxes)
Bogart, GA 30622

Telephone: 706-340-0940

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: 7/20/18 Notarized: [Signature]



Property

Location: Snows Mill Road
(Physical Description)

Tax Parcel Number: Portion A04004, A04004C

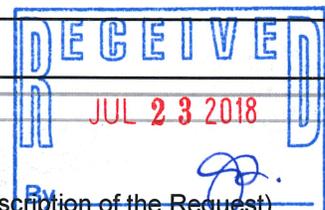
Size (Acres): 11.089 Current Zoning: A1

Future Development Map—Character Area Designation: Suburban Living

Use

Current Use: Agricultural business, private storage

Proposed Use: Automobile museum, private storage



Attachments (check all that apply)

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

For Oconee County Staff Use Only

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

Action **APPLICATION NUMBER** 7542
 Planning Commission Date: 09/17/18
 Approval With Conditions Denial
 Board of Commissioners Date: 10/02/18
 Approved With Conditions Denied

Eastville Car Museum

For Townley Family Partnership, LLLP
Oconee County, Georgia

Project Narrative

July 23, 2018 (Revised August 13, 2018)

GENERAL DATA

Existing Zoning A-1 (Agricultural District)
Proposed Zoning OIP (Office Institutional Professional District)

Adjacent Zoning: North: A-1 (Agricultural District)
 South: A-1 (Agricultural District)
 East: A-1 (Agricultural District)
 West: A-1 (Agricultural District)

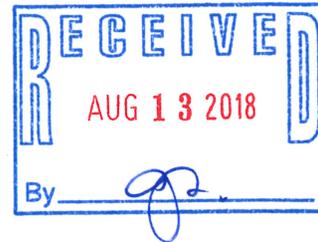
Existing Use: Agricultural Business and Private Storage
Proposed Use: Agricultural Business and Museum (business)

Tract #1 A 04 004C (7.187 Acres)
Tract #2 A 04 004 (3.902 Acres)

Total Project Area 11.089 Acres

Tract #1 Impervious 117,227 Square Feet (2.69 Acres)
Tract #2 Impervious 47,379 Square Feet (1.09 Acres)

Total Impervious Area 164,606 Square Feet (3.78 Acres)



SITE NARRATIVE

The proposed Eastville Car Museum is located at the corner of Snows Mill Road and Cole Springs Road in Bogart, Georgia. The 11.089-acre campus is currently zoned A-1 (agricultural) and consists of two separate parcels (parcel A04004 and A04004C). The southern portion of the campus consists of three existing asphalt drives off Snows Mill Road and one existing asphalt drive and one existing gravel drive off Cole Springs Road, while the northern portion of the campus consists of one existing asphalt drive off Snows Mill Road and two existing asphalt drives off Cole Springs Road. Townley Family Partnership, LLLP is seeking to rezone the A-1 properties to OIP (Office Institutional Professional) in hopes of providing the citizens of Oconee County and the surrounding counties with an area that showcases the history and the heritage of American engineering through the lens of classic, vintage, and historical automobiles and equipment.

Carter Engineering Consultants, Inc. has been engaged by the owner to act as their agent in the preparation and provision of any necessary documents associated with the request of this rezone.

SITE DESCRIPTION

The site is located at the southern corner and the northern corner of Snows Mill Road and Cole Springs Road approximately 1/3 mile southeast of North Oconee High School. According to the Oconee County Future Development Map, the subject area and its adjacent parcels have been identified as future 'Suburban Living' Character Areas.

HISTORY

Our client originally purchased the two properties from the University of Georgia. The two properties were part of the UGA Plant Sciences Farm that was established by the Department of Crop and Soil Sciences in 1970. They used the farm and the existing buildings as an instrumental research and teaching site for the University and for the region. Our client purchased the properties and sought to preserve the agricultural character of the site by maintaining and enhancing the existing buildings where they stood; he did not change the layout nor the character of the site during the preservation and improvement of the buildings.

BUILDINGS

The southern property of the campus consists of eight existing buildings (2 'traditional-style' wooden barns, UGA's restored and enhanced Historical 'Red Barn', 3 metal barns, 1 Replica Shell Station, and 1 accessory building) and four existing silos. The northern



property of the campus consists of seven existing buildings (3 'traditional-style' wooden barns, 1 office, 1 residence, and 2 sheds) and four small accessory buildings (utility covers).

SITE
The properties are both currently being used for agricultural business and private storage. Pending the rezone, our client intends on using the majority of the properties as a museum; however, in efforts to maintain the rural character of the area, he also wishes to continue to use portions of the site for cattle farming and storage.

The topography of both properties slope gently from the north to the south. The southern campus has dense vegetation along its eastern perimeter creating a buffer between the subject property and existing residential properties along Cole Springs Road. The remaining portion of the campus 'opens up' to pastureland with a small grove of trees near the southernmost corner of the northern campus.

There are no areas on or within the site that would cause environmental concern.

ZONING

The current zoning is A-1 (Agricultural District)
The proposed zoning is OIP (Office Institutional Professional District)

Properties adjacent to the site are zoned as follows:

North: A-1 (Agricultural District)
South: A-1 (Agricultural District)
East: A-1 (Agricultural District)
West: A-1 (Agricultural District)

PROPOSED USE

The proposed use of the campus will be a car museum and farm office. The architecture and design of the overall site is one that intends to capture the feel and character of the Georgia Piedmont Region, reflecting its history and its aesthetic. It is our client's intent to provide the county and its citizens with an area that highlights over 100 years' worth of automobile and tractor design and engineering. The museum will be suitable and designed to accommodate people of all ages while remaining limited in its size to retain the rural character of the area.

In addition to showcasing over 100 years' worth of mechanical feats, our client also intends on capturing the structural history of the era. Located at the southeast corner of the campus is the Historic UGA 'Red Barn' that our client purchased, moved, renovated, and ultimately saved as it was deteriorating at its previous location off South Milledge Avenue in Athens-Clarke County. Our client rescued the building in efforts to save a bit of history and to share and showcase its history with the citizens of Oconee County. The 'Red Barn,' considered a UGA landmark since 1934, was built over 100 years ago and is iconic of 20th century farming and agriculture.

Our client ultimately wants to give the citizens of Oconee County an attraction that doesn't involve a day trip out of town, yet the intent of the project will also be to provide an attraction that does not compromise the character of our client's hometown. The museum will be utilized as a public attraction for education and enthusiasts, an intermittent event space, and a possible location for local and community gatherings.

ACCESS

The southern property is accessed by one (1) asphalt drive off Cole Springs Road and three (3) asphalt drives off Snows Mill Road. There is also a gravel drive off of Cole Springs Road that serves as a maintenance/service access to the UGA Historic 'Red Barn'. The northern property is accessed by one (1) asphalt drive off Snows Mill Road and two (2) asphalt drives off Cole Springs Road.

TRAFFIC IMPACT

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 9th Edition. The Land Use Code utilized for the museum space is 580 with 52,590 square feet of museum space planned. Based on a peak hour generator on a Saturday, the anticipated traffic is 35 peak hour trips. The average daily trips (ADT) anticipated is 105 trips per day. The Land Use Code utilized for the office space is 710 with 6 employees. Based on a peak hour generator on a weekday, the anticipated traffic is 3 peak hour trips. The average daily trips (ADT) anticipated is 20 trips per day. It should be noted that the subject property has been utilized as an office as far back as 1970. No adverse traffic impact is anticipated.

WATER SUPPLY

Oconee County currently serves the subject property. There is currently an existing water meter near the Southeast corner of Tract 1 along Cole Springs Road that serves Tract 1 and an existing meter at the Northwest corner of Snows Mill Road and Cole Springs Road that serves Tract 2. The museum will generate approximately 100 gallons per person per day.

Estimated Water Demand: 100 gallons per person per day (assume 105 visitors per day)
Proposed Water Demand: 10,500 gallons per day (100 x 105)

Peak Water Demand: 10,500 gpd / 8 hr./day = 1313 gallons per hour = 21.88 gallons per minute
21.88 gpm x 3 (peaking factor) = 66 gallons per minute peak

SEWAGE DISPOSAL

Sewage disposal is currently handled by an on-site septic system and drain field for both properties.

GARBAGE COLLECTION

A private contract service will handle garbage collection for both properties. The use of roll carts will be allowed.

UTILITIES

No utility relocations are anticipated at this time. Both properties are currently serviced by the Oconee County Utilities Department for water, Walton EMC for electricity, Georgia Natural Gas for gas, and AT&T for phone.

STORMWATER CONTROLS

The development has an existing stormwater management system that meets local, state, and federal regulations and requirements. Throughout the site, stormwater is collected and traversed through pipes and swales and directed to the existing stormwater detention area on the southern property, as shown on the plans. Stormwater runoff is in compliance with the Oconee County UDC.

IMPACT TO SCHOOL SYSTEM

The Eastville Car Museum will impact the school system in a positive way due to the added attraction, the historical relevance, and the promotion of heritage and science as seen firsthand through the displays. The school system will also benefit by the promotion of engineering and design principles; throughout the campus, there will be interpretive and well-designed exhibits that will teach, engage, and enlighten the community of the auto world. This development will aid in providing a destination and attraction for the county, its citizens, and surrounding area.

SCHEDULE

The petitioners plan to complete the zoning efforts for the subject property by October of 2018. Once the rezone has been approved, our client would request to have a 'soft' opening to limit attendance to gauge support and acquire feedback from attendees.

BUFFERS

There are no environmental areas or corridors located on this site, therefore there are no environment buffers required and/or needed. A special exception variance has been submitted for a reduction in the 15-foot landscape buffer required between land uses (UDC 806) from 15' to 0' along all corresponding property lines. All vehicle-use area buffers required by the Oconee County UDC will be installed and addressed according to county code requirements.

PROJECT IDENTITY

Project signage, if any, will be provided and applied for under a separate permit. All signs will be installed according to the Oconee County UDC.

COMMON AREAS

There are no common areas proposed for this site.

AMENITIES/RECREATIONAL AREAS

There are no recreational areas proposed for this site.

PUBLIC & SEMI-PUBLIC AREAS

Access and drainage easements will be dedicated to Oconee County. Additional easements for water, sewer, power, gas, telephone, cable, TV, and internet access will be dedicated as required for specific utility construction.

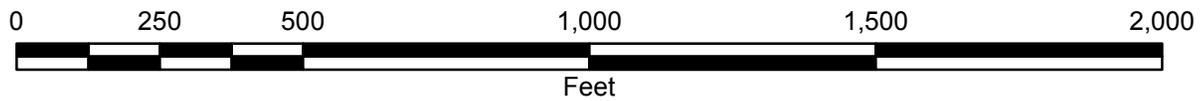
SIDEWALKS

Concrete and porous pavement sidewalks exist to provide pedestrian access and circulation throughout the campus. The sidewalks are designed and oriented to provide access to all display areas and follow county, state, and ADA regulations. A special exception variance has been submitted to waive the requirement to install a concrete sidewalk within the right-of-way for all commercial zones (UDC 1014.02).

OWNERSHIP

The project is privately owned.

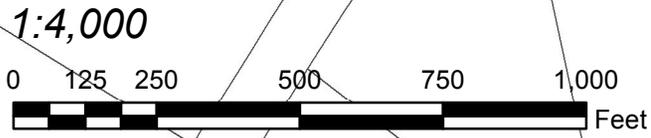
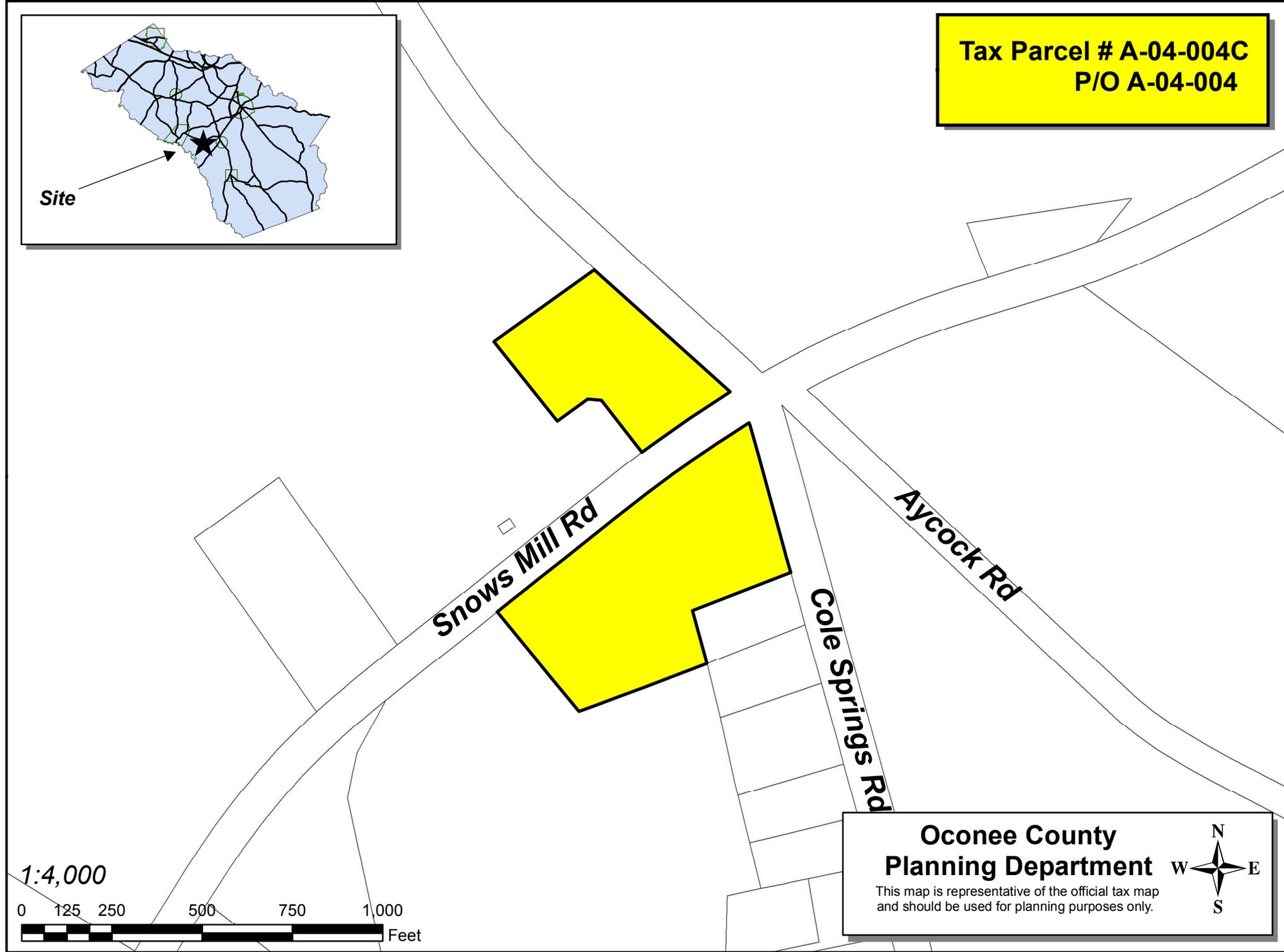
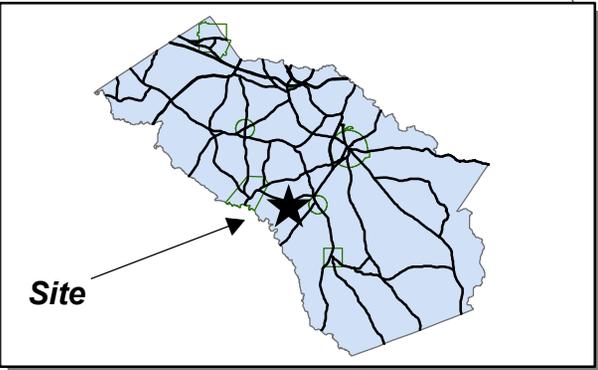
Townley Family Partnership, LLLP Aerial View



1:4,000



Tax Parcel # A-04-004C
P/O A-04-004

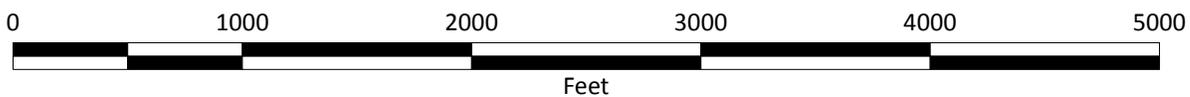
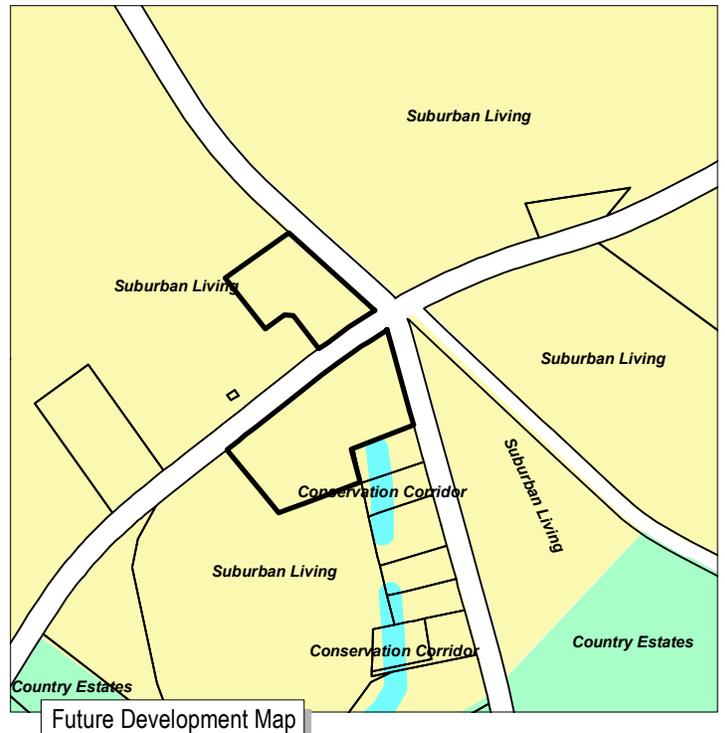
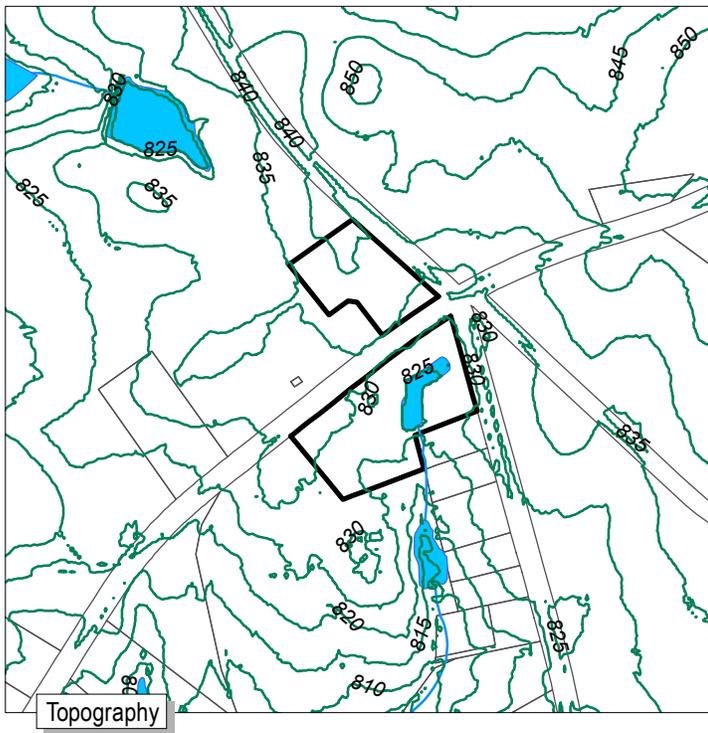
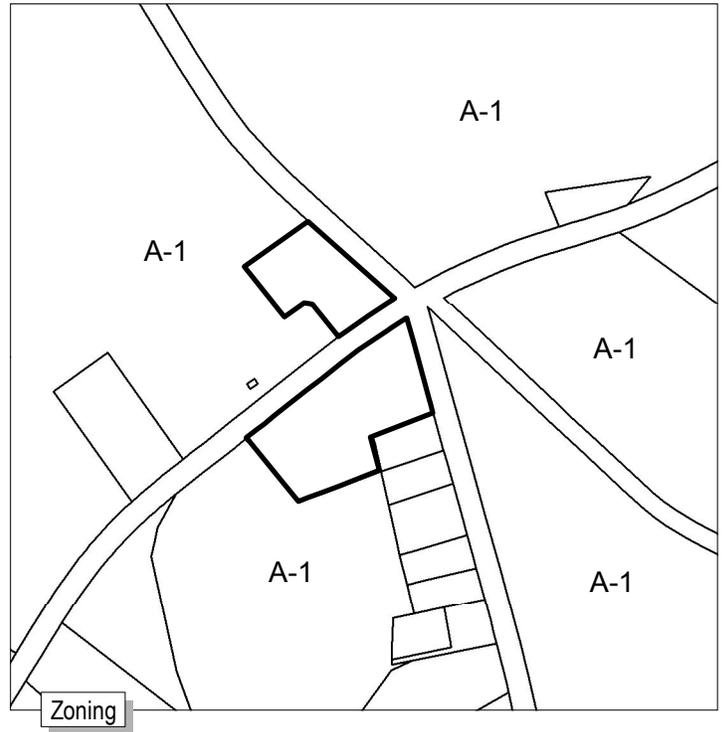
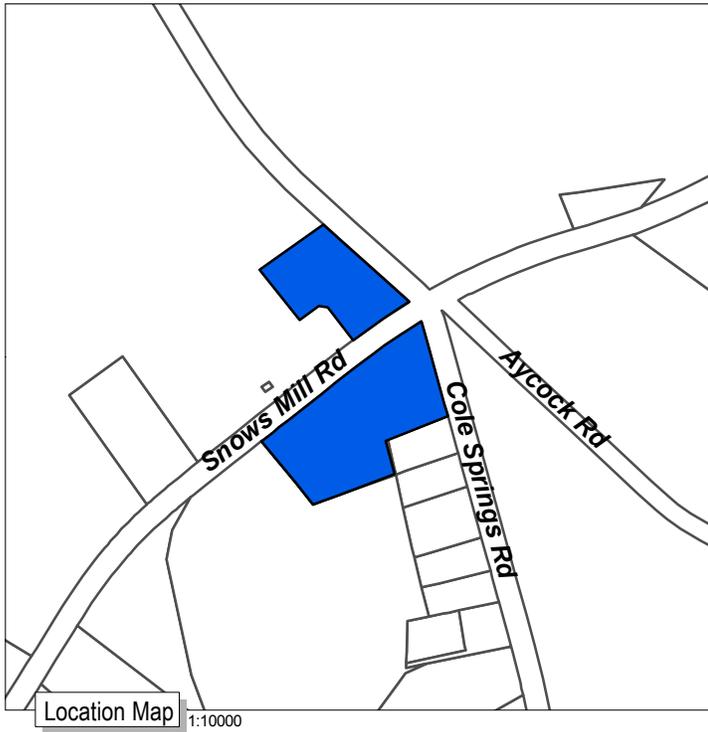


Oconee County
Planning Department

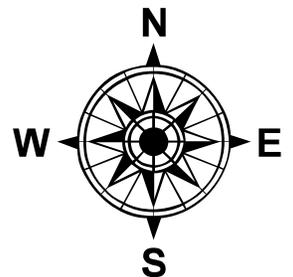
This map is representative of the official tax map and should be used for planning purposes only.

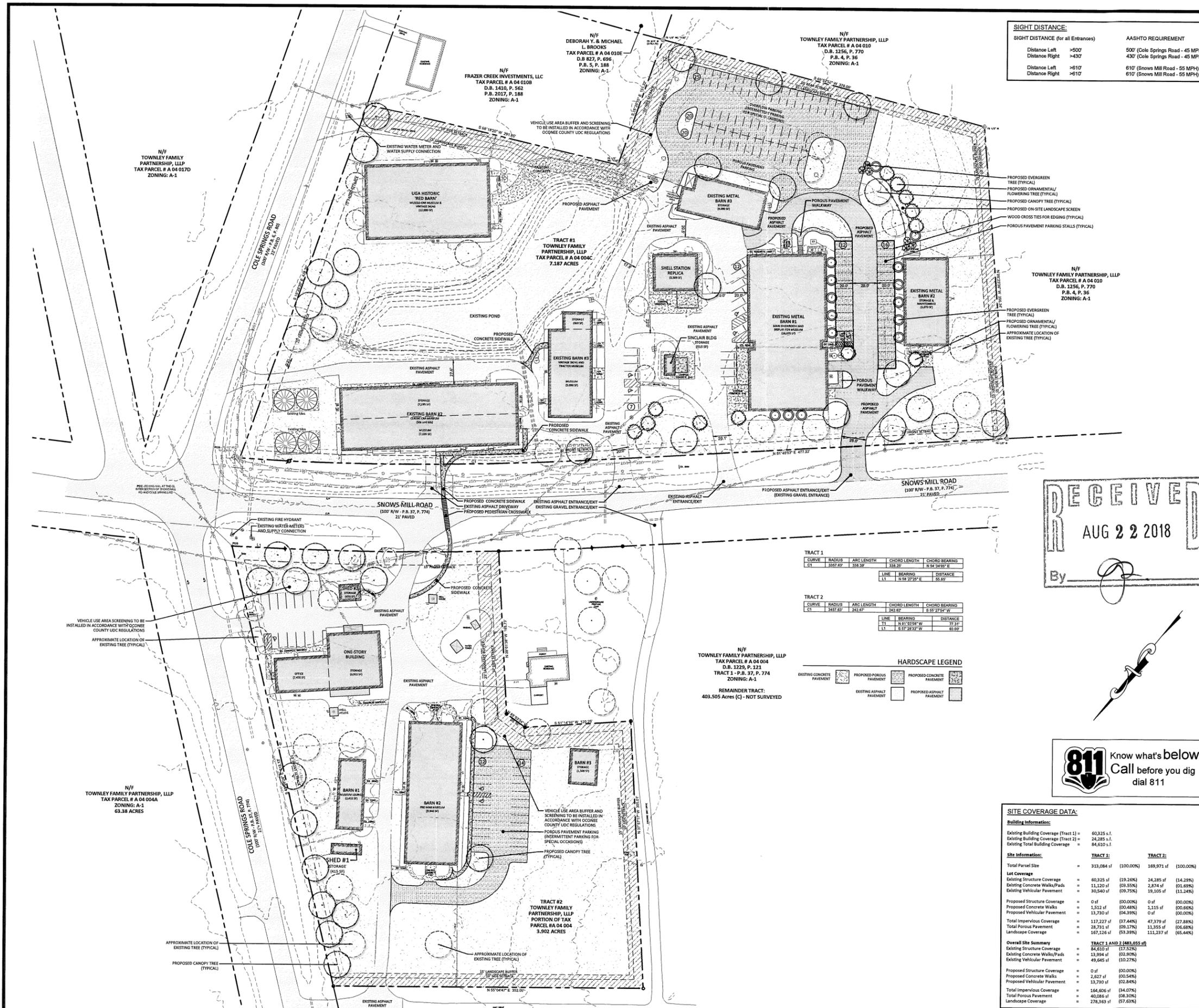
A compass rose with four points labeled N (North), S (South), E (East), and W (West).

Townley Family Partnership, LLLP Site Review



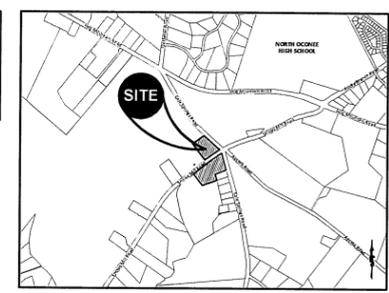
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SIGHT DISTANCE:

SIGHT DISTANCE (for all Entrances)		AASHTO REQUIREMENT	
Distance Left	>500	500 (Cole Springs Road - 45 MPH)	
Distance Right	>430	430 (Cole Springs Road - 45 MPH)	
Distance Left	>610	610 (Snows Mill Road - 55 MPH)	
Distance Right	>610	610 (Snows Mill Road - 55 MPH)	



PROJECT NOTES:

OWNER / DEVELOPER:
Townley Family Partnership, LLLP
1280 Snows Mill Road
Bogart, GA 30622

ENGINEER:
Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Waltonville, GA 30677
Contact: Jeff Carter, P.E.
Tel: (770) 725-1200
jfc@carterengineering.net

Location:
Parcel ID: Corner of Cole Springs Road and Snows Mill Road, Bogart, GA. A 04 004C and Portion of A 04 004 18874 and 4716
AR ID:

Current Zoning: A-1 (Agriculture District)
Proposed Zoning: OIP (Office Institutional Professional District)

Existing Use: Agricultural Business and Private Storage
Proposed Use: See Narrative
Future Land Use Map: Designated Suburban Living

Setbacks: Front: 15' Rear: 10' Side: 10'
Proposed Building Height: 64'

Water Supply: On-Site Septic System
Electricity: Walton EMC
Telephone: AT&T
Gas: Georgia Natural Gas
Garbage Disposal: Contract Service Provider

Stormwater: Surface drainage is to be accomplished by the combination of sheet flow through existing and proposed paths to the existing pond located near the center of the subject parcel number A 04 004C property.
Stormwater management shall be in accordance with county, state, and other appropriate ordinances and regulations in effect at time of construction plan approval.

Project Signage: To be applied for under separate permit. All signs shall be in compliance with the Oconee County Code of Ordinances at the time the permits are requested.

Total Tract: 11.089 acres
Tract 1: 7.167 acres
Tract 2: 3.922 acres

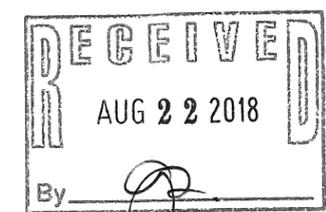
Survey Information: Boundary information obtained from field run survey by Carter Engineering Consultants dated: 03/18/2018 and 01/01/2018
Phone: (770) 725-1200. Topographic information obtained by Oconee County GIS Topo Maps. Contour interval is 1 foot (NAVD 88)

Flood Plain Note: No portion of this site lies within a flood plain according to F.I.R.M. Community Panel 13219C01100 dated 09/02/08.

The underground utilities shown herein have been located from field information and existing drawings. The surveyor nor engineer warrants that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor nor engineer warrants that the underground utilities shown are in the exact location indicated. The surveyor nor engineer has physically located all the underground utilities.

It is the responsibility of the contractor to field locate all utilities prior to commencing work and notify engineer if a discrepancy is found.

The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.

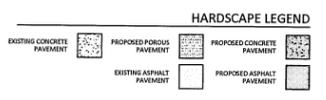


TRACT 1

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3307.07'	339.39'	338.32'	N 14.2425° E

TRACT 2

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3407.60'	240.67'	238.62'	S 89.2734° W
L1				N 18.2725° E 55.65'
L1				S 57.2832° W 60.99'



SITE COVERAGE DATA:

Building Information:	TRACT 1:		TRACT 2:	
	Value	%	Value	%
Existing Building Coverage (Tract 1)	60,325 s.f.			
Existing Building Coverage (Tract 2)	24,285 s.f.			
Existing Total Building Coverage	84,610 s.f.			
Site Information:				
Total Parcel Site	913,084 s.f.	(100.00%)	169,971 s.f.	(100.00%)
Lot Coverage:				
Existing Structure Coverage	60,325 s.f.	(6.61%)	24,285 s.f.	(14.29%)
Existing Concrete Walks/Pads	11,120 s.f.	(1.22%)	2,874 s.f.	(1.69%)
Existing Vehicular Pavement	30,540 s.f.	(3.34%)	19,105 s.f.	(11.24%)
Proposed Structure Coverage	0 s.f.	(0.00%)	0 s.f.	(0.00%)
Proposed Concrete Walks	1,512 s.f.	(0.17%)	1,115 s.f.	(0.66%)
Proposed Vehicular Pavement	13,710 s.f.	(1.50%)	0 s.f.	(0.00%)
Total Impervious Coverage	117,227 s.f.	(12.73%)	47,379 s.f.	(27.88%)
Total Porous Pavement	28,731 s.f.	(3.15%)	11,355 s.f.	(6.68%)
Landscape Coverage	167,126 s.f.	(18.31%)	111,237 s.f.	(65.44%)
Overall Site Summary:				
Existing Structure Coverage	84,610 s.f.	(9.27%)		
Existing Concrete Walks/Pads	13,994 s.f.	(1.53%)		
Existing Vehicular Pavement	49,645 s.f.	(5.44%)		
Proposed Structure Coverage	0 s.f.	(0.00%)		
Proposed Concrete Walks	2,627 s.f.	(0.29%)		
Proposed Vehicular Pavement	13,710 s.f.	(1.50%)		
Total Impervious Coverage	164,606 s.f.	(18.03%)		
Total Porous Pavement	40,086 s.f.	(4.39%)		
Landscape Coverage	278,363 s.f.	(30.58%)		

PARKING SUMMARY:

Tract #1:

- Parking Requirement for Museums = 1 Space per 500 sf of gross floor area
- Museum Buildings = Existing USA Historic "Red Barn" (12,000 sf)
- Existing Barn #2 (7,195 sf)
- Existing Barn #3 (5,030 sf)
- Existing Metal Barn #1 (16,070 sf)
- 40,295 sf Gross Floor Area
- 81 Required Parking Spaces

Parking Requirement for Storage:

- 0.5 Space per 1,000 sf of gross floor area
- Storage Buildings = Existing Barn #2 (7,195 sf)
- Existing Barn #3 (5,030 sf)
- Existing Metal Barn #2 (5,070 sf)
- Existing Metal Barn #3 (4,050 sf)
- 17,025 sf Gross Floor Area
- 9 Required Parking Spaces

Handicap Spaces Required:

- 4 spaces for museum
- 1 space for storage

Parking Provided:

- 112 Total Parking Spaces Provided
- 5 Handicap Spaces Provided (5 Required)

Tract #2:

- Parking Requirement for Museums = 1 Space per 500 sf of gross floor area
- Museum Buildings = Existing Barn #1 (2,455 sf)
- Existing Barn #2 (9,840 sf)
- Existing Metal Barn #1 (16,070 sf)
- 25 Required Parking Spaces

Parking Requirement for Storage:

- 0.5 Space per 1,000 sf of gross floor area
- Storage Buildings = Existing One-Story Building (3,935 sf)
- Shed #1 (415 sf)
- Shed #2 (475 sf)
- Existing Barn #3 (1,300 sf)
- 6,120 sf Gross Floor Area
- 3 Required Parking Spaces

Parking Requirement for Office:

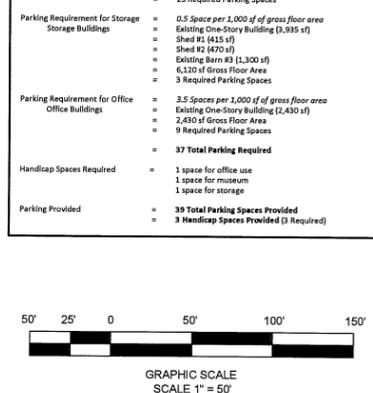
- 2.5 Spaces per 1,000 sf of gross floor area
- Office Buildings = Existing One-Story Building (2,430 sf)
- 2,430 sf Gross Floor Area
- 6 Required Parking Spaces

Handicap Spaces Required:

- 1 space for office use
- 1 space for museum
- 1 space for storage

Parking Provided:

- 39 Total Parking Spaces Provided
- 3 Handicap Spaces Provided (3 Required)



REVISION BLOCK:

#	DATE	DESCRIPTION	REVISION
A	03.26.18	REZONE	REZONING
B	05.30.18	REZONE REEVALUATION	REZONE REEVALUATION
C	07.23.18	REZONE REEVALUATION	REZONE REEVALUATION
D	08.13.18	REZONE REEVALUATION	REZONE REEVALUATION
E	08.21.18	ADDRESS LANDSCAPE BUFFER	ADDRESS LANDSCAPE BUFFER



CARTER ENGINEERING CONSULTANTS

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REZONE CONCEPT PLAN for TOWNLEY FAMILY PARTNERSHIP, LLLP. SNOWS MILL ROAD AND COLE SPRINGS ROAD, OCONEE, GA.

PROJECT NAME:
EASTVILLE CAR MUSEUM

SHEET TITLE:
REZONE CONCEPT PLAN

SHEET NUMBER:
RSP

PROJECT NUMBER:
16027TTS

DATE:
08/21/18

CONSTRUCTION/FAÇADE MATERIALS & REPRESENTATIVE ARCHITECTURE IMAGES

The building exteriors are existing. They are represented in the photos below.









