

ZONING IMPACT ANALYSIS
ZONING CHANGE IN CONDITIONS
1170 MARS HILL ROAD

A. Existing uses and zoning of nearby property.

The request for a zoning change in conditions to develop a flooring / carpet store and office space is compatible with the existing uses and zoning of nearby properties. The site is located in proximity to a range of zoning classifications, including AR-1, R-3, B-1 and OIP. B-1 and OIP are also found on the subject site. Existing uses near the property include single family residential, multi-family residential and commercial properties (office and professional services). This request compliments the existing surrounding uses / zoning.

B. The extent to which property values are diminished by the particular zoning restrictions of the current zoning.
Property values are not diminished under the current B-1 and OIP zoning standards.

C. The extent to which the destruction of property values of the individual property owner promotes the health, safety, morals or general welfare of the public with consideration to:

1. Population density and effect on community facilities such as streets, schools, water and sewer;
The proposed development will have minimal impact on existing County services, facilities and infrastructure.

2. Environmental impact;

All local, state, and federal environmental regulations will be followed during plan development and site construction in order to prevent detrimental effects to the environment during this process. Environmentally sensitive areas exist on the site and will be protected. Increases in stormwater runoff will be mitigated with the creation of on-site detention and water quality facilities that meet the current Oconee County stormwater management standards.

3. Effect on adjoining property values.

Increase in property values to the adjoining properties is projected since the vacant property is unsightly and overgrown. The proposed use of the site will be similar to and have similar architectural quality and styles of adjacent commercial properties.

D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.
There is no relative gain to the public in maintaining the current B-1 and OIP zoning conditions of the property. The hardship on the property owner will be the inability to develop the site due to site conditions created during the widening of Mars Hill Road.

E. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.
The subject property has been vacant since and prior to the approval of the rezoning to B- 1 and OIP with conditions in 2000.

F. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.
The proposed use of a flooring / carpet store is consistent with the uses allowed within the B-1 zoning, and the proposed use of Offices is consistent with the uses allowed within the OIP zoning.

G. Conformity with or divergence from established land use patterns.

Land use patterns in the area include single and multi-family residential uses, as well as office and professional services within commercial developments. This request conforms to the current development trends in this area and those immediately surrounding the site.

H. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Community Agenda.

This request compliments the uses and development strategies of the Civic Center Character Areas contained in the Comprehensive Plan and Future Land-Use Map.

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

While there is adequate availability of undeveloped properties zoned for commercial business use, there is also adequate demand for retail and office space in the immediate vicinity.

J. The suitability of the site for the proposed use relative to the requirements set forth in this Development Code such as off-street parking, setbacks, buffer zones, and open space.

Every effort has been made to ensure that the concept plan submitted with this rezone request illustrates compliance with all applicable regulations in the Unified Development Code. A landscape buffer is required between the proposed commercial development and the adjacent residential properties.

