

**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 classification R-2 (Two Family Residential District) to B-1 (General Business District) pursuant to an application for rezoning of property owned by Danny White submitted on February 25, 2019.

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 Williams & Associates, Land Planners, P.C. on February 25, 2019, requesting rezoning of a ±1.3925-acre tract of land located at the southeast corner of the intersection of Epps Bridge Parkway and Pine Ridge Court in the 1331st G.M.D., Oconee County, Georgia, (tax parcel nos. C-02H-007, C-02H-008, AND C-02H-009), 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 R-2 (Two Family Residential District) to B-1 (General Business District) for the purpose as set forth in "Exhibit A" attached hereto.

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

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

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

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

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on April 15th, 2019, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on May 7th, 2019.

ADOPTED AND APPROVED, this 7th day of May, 2019.



ATTEST:

Kathy Hayes
Kathy Hayes
Clerk, Board of Commissioners

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: [Signature]
John Daniell, Chairman
[Signature]
Mark Thomas, Member
[Signature]
Chuck Horton, Member
[Signature]
William E. Wilkes, Member
[Signature]
Mark Saxon, Member

EXHIBIT "A" TO REZONE #7732

CONDITIONS

This Zoning Amendment shall be subject to the following conditions, which shall be fulfilled by the owner/developer at their expense:

1. 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.
2. At least 80 percent of exterior wall surfaces of all buildings and structures shall be designed to be either brick veneer or stone veneer. The remaining 20 percent of each wall may be stucco. Metal siding is strictly prohibited.
3. Sidewalks shall be installed along the property's road frontage within the rights-of-way of Epps Bridge Parkway and Pine Ridge Court.
4. All site lighting shall consist solely of full cutoff luminaires as defined in the Unified Development Code.
5. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of the principal structure with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.
6. The following uses, allowed by right in B-1 zoning district, shall not be allowed on the subject property:

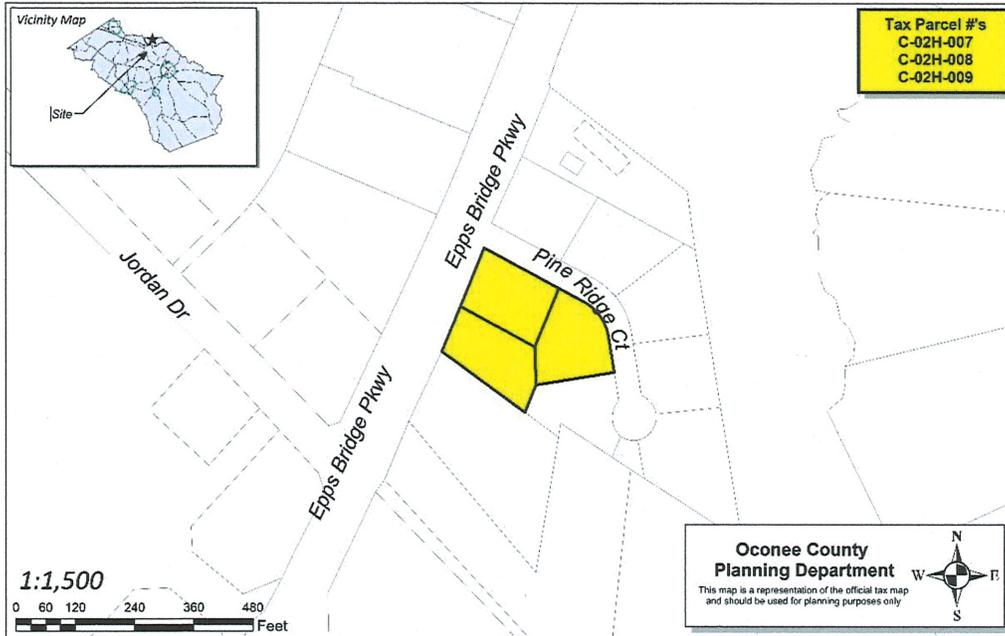
TABLE OF DISALLOWED USES	
Group Day Care Home	Bed-and-Breakfast Inns
Day Care Center	General Automotive Repair
Automotive Oil Change and Lubrication Shops	Car Washes
Automobile Commercial Parking Lots and Garages	Funeral Homes and Funeral Services
Taxidermists	Adult Entertainment
Batting Cages	Assisted Living Facility
Freestanding Ambulatory Surgical and Emergency Centers	Personal Care Home, Congregate
Personal Care Homes, Group	

7. The developer shall construct all road improvements required by the UDC and the Public Works Department at the sole of expense of the owner/developer. Furthermore, the owner shall dedicate sufficient right-of-way as needed for road improvements.

EXHIBIT "A" TO REZONE #7732

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TAX MAP



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying, and being in Oconee County, Georgia, G.M.D. 1331, containing 1.392 acres of land, more or less, and being more particularly described as follows:

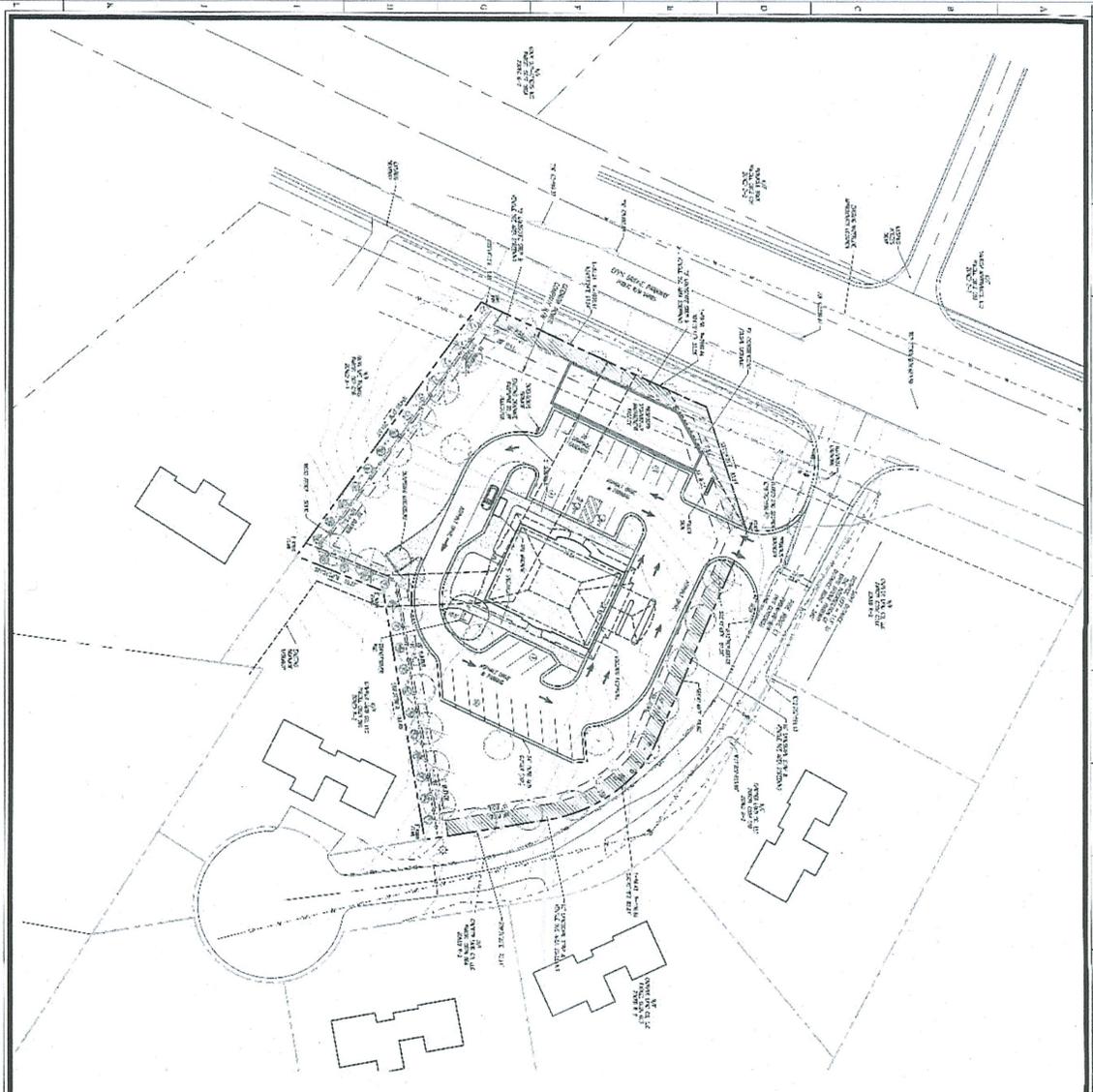
Beginning at the mitered right-of-way intersection of the easterly margin of right-of-way of Epps Bridge Road, with the southerly margin of Pine Ridge Court, being the TRUE POINT OF BEGINNING; thence along said miter, and following the right-of-way of Pine Ridge Court, North 72 degrees 04 minutes 21 seconds East, 83.97 feet to a concrete monument; thence South 66 degrees 42 minutes 49 seconds East, 97.58 feet to a point; thence South 66 degrees 42 minutes 49 seconds East, 58.59 feet to a point; thence 86.43 feet along an arc of a curve to the right, said curve having a radius of 100.89 feet, a chord bearing of South 30 degrees 45 minutes 18 seconds East, and a chord distance of 83.81 feet, to a point; thence South 09 degrees 31 minutes 20 seconds East 73.91 feet to a 1/2" rebar; thence leaving said right-of-way, South 80 degrees 32 minutes 50 seconds West, 161.65 feet to a 1/2" rebar; thence South 21 degrees 52 minutes 58 seconds West 60.27 feet to a 1/2" rebar; thence North 54 degrees 05 minutes 37 seconds West 201.53 feet to a point on the easterly right-of-way of Epps Bridge Parkway; thence, along said right-of-way North 25 degrees 14 minutes 13 seconds East 6.88 feet to a concrete monument; thence 93.24 feet along an arc of a curve to the right, said curve having a radius of 7699.44 feet, a chord bearing of North 24 degrees 53 minutes 24 seconds East, and a chord distance of 93.24 feet to a point; thence 59.58 feet along an arc of a curve to the right, said curve having a radius of 7699.44 feet, a chord bearing of North 24 degrees 19 minutes 17 seconds East, and a chord distance of 59.58 feet to a the TRUE POINT OF BEGINNING.

Said tract being lots 7, 8, and 9 on a "Survey for Mike Madden, Vance Snow, & Danny White" by Paul & Evans Land Surveying, Inc., certified by Gregory Evans, GA RLS #2541, dated 06/18/1998, and recorded in Plat Book 30 Page 88, Oconee County Records.

EXHIBIT "A" TO REZONE #7732

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CONCEPT PLAN



<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED. 3. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. 4. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE. 5. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS AND GUTTERS. 6. ALL UTILITIES SHALL BE MARKED WITH PINK SURVEY TAPE. 7. ALL UTILITIES SHALL BE MARKED WITH PINK SURVEY TAPE. 8. ALL UTILITIES SHALL BE MARKED WITH PINK SURVEY TAPE. 9. ALL UTILITIES SHALL BE MARKED WITH PINK SURVEY TAPE. 10. ALL UTILITIES SHALL BE MARKED WITH PINK SURVEY TAPE. 	<p>PROJECT DATA:</p> <p>PROJECT NAME: EPPS BRIDGE FINANCIAL</p> <p>PROJECT ADDRESS: 1000, 1010, & 1030 PINE RIDGE COURT - 1.3925 ACRES</p> <p>PROJECT LOCATION: OCONEE COUNTY, GEORGIA</p> <p>PROJECT DATE: 02/20/2019</p> <p>PROJECT DRAWN BY: [Name]</p> <p>PROJECT CHECKED BY: [Name]</p> <p>PROJECT APPROVED BY: [Name]</p>						
<p>CONCEPT LANDSCAPE:</p> <p>CONCEPT LANDSCAPE: [Description of landscaping elements]</p> <p>CONCEPT PAVING: [Description of paving elements]</p> <p>CONCEPT LIGHTING: [Description of lighting elements]</p>	<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>02/20/2019</td> <td>ISSUED FOR REVIEW</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	01	02/20/2019	ISSUED FOR REVIEW
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<p>W&A Engineering</p> <p>11000 HILLTOP DRIVE, SUITE 100 FARMINGDALE, GA 30204 (770) 421-1100</p>	<p>EPPS BRIDGE FINANCIAL</p> <p>OCONEE COUNTY, GEORGIA</p> <p>1000, 1010, & 1030 PINE RIDGE COURT - 1.3925 ACRES</p>	<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>02/20/2019</td> <td>ISSUED FOR REVIEW</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	01	02/20/2019	ISSUED FOR REVIEW	<p>REZONING CONCEPT PLAN</p> <p>19023</p> <p>RZ01.1</p> <p>FOR REVIEW ONLY</p>
NO.	DATE	DESCRIPTION							
01	02/20/2019	ISSUED FOR REVIEW							

EXHIBIT "A" TO REZONE #7732

NARRATIVE

Narrative

Epps Bridge Financial is a proposed commercial development located on a 1.3925 acre tract. Danny White is the current property owner. Mr. David Ellison with Cowserc Heath will act as the primary contact person for the owner. Williams & Associates has been engaged to act as agent in the preparation of the necessary rezone documentation associated with this request.

The Site

The subject parcels of the rezone total of 1.3925 acres. The project fronts on Epps Bridge Parkway for approximately 244 LF. and Pine Ridge Court for approximately 317 LF. The property currently exists as three lots and contain a rental duplex located on each lot. The topography drops gently from southeast to the northwest, to an existing roadside swale. Existing zoning and land uses surrounding the parcel are as follows: to the north and east – multiple R-2 zoned parcels with rental duplexes; to the west – Epps Bridge Parkway; to the south – one (1) R-2 zoned parcel rental duplex and one (1) A-1 zoned parcel with residence. The Future Development Map 2030 identifies the site primarily with a Future Character Area designation of Regional Center.

The Development

The project is to be developed as a financial center. It is anticipated that the development will be fee simple ownership. The project shall be constructed with curb & gutter parking and sidewalks. All utilities will be underground. Extensive landscaping including buffers and shade trees will be installed throughout the development. The stormwater management facility improvements are currently proposed to be via a combination of an above ground pond and underground detention. The project will be constructed in a single phase.

Buildings

The project will consist of a single two-story building, totaling no greater than 8,261 square feet. The estimated cost of the building at completion is \$2,200,000.00. Banking operations will be located on the first floor. The second floor will contain general office, processing, and support staff for the banking operations. The building will be wood or steel construction, with exterior facades and accents including, but not limited to: architectural brick, stone, simulated or cultured stone, cast stone, cement fiber board plank siding, board and batten siding, shingle siding, exterior insulation and finish system (EIFS), stucco and cedar plank or shingle siding. The roof is anticipated to be a parapet surrounded flat roof system, but could be a gabled structure pending zoning height restrictions. Roofing material options include asphalt shingles, thermoplastic polyolefin (TPO), and/or metal. See attached representative architecture.

Water Supply

Water supply will be via Oconee County Public Utilities. An 8" water main currently exists in the western right-of-way of Epps Bridge Road. A water main extension will be required to service the property from the existing main. A single service and meter will be installed to meet the domestic water demand. A second meter will be installed for irrigation purposes.

Probable Water Demand

Office: 8,261 sf. x 5.75 gpd/100 sf. = 475 GPD
Total Capacity Required 475 GPD AVG. Total

Sewage Disposal

Sewage disposal will be via Oconee County Public Utilities. A public sewer line extension will be required to serve the proposed development. Estimated demands have been submitted to the Oconee County Public Utilities Department and a sewer availability letter accompanies this rezone request.

Probable Sewer Demand

Office: 8,261 sf. x 5 gpd/100 sf. = 413 GPD
Total Capacity Required 413 GPD AVG. Total

Surface Water Drainage

Concrete curb & gutter, corrugated pipe, and grassed & natural waterways will be employed to collect and divert storm water to a proposed stormwater management facility. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The proposed storm water management facility will be designed to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site development plans. Stormwater management will be in compliance with the Oconee County UDC.

Access

Access will be via the single driveway from Pine Ridge Court. No additional improvements are anticipated at this time as it relates to access.

Traffic

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

Land Use (ITE Code)	Intensity	Unit	Trip Generation						
			ADT		A.M. Peak Hour		P.M. Peak Hour		
			2-Way	Enter	Exit	Total	Enter	Exit	Total
General Office Building (710)	4.08	1000 Sq. Feet Gross Floor Area	115	13	2	15	14	69	83
Drive-in Bank (912)	4.18	1000 Sq. Feet Gross Floor Area	619	29	22	50	51	51	102
Total	8.26		735	42	23	65	65	120	185

Arterial roads presently serving the site and the general area will experience minimum impact. Pine Ridge Court will experience some impact, but it is anticipated to be minimal since the access drive to the bank is located near the connection to Epps Bridge Parkway.

Schools

Impact to schools will be positive by generating an increased positive net tax base without generating more students. There will be favorable initial and ongoing ripple economic impact on the county as a result of this development.

Schedule

The petitioners plan to complete the zoning efforts on the subject property in May 2019. The Preliminary Site Plan and Site Development Plans for the development will be submitted for approval by October 2019. Construction of the project infrastructure will commence immediately upon approval of these plans. Construction will require a minimum of 4-6 months to complete. It is anticipated that the total build-out of the project should be completed between April 2020 and May 2020.

Maintenance of Common Areas

There are no common areas currently proposed for this development.

Landscaping and Buffers

Landscape strips, parking lot buffers, and parking lot tree plantings will be installed in accordance with the Oconee County UDC. Details shall be provided during the site development plans approval stage of the project. A special exception variance has been submitted for a reduction from 50' to 15', along the side and rear property line, for the required buffer between land uses (UDC 806). Any additional required buffers will be illustrated on site development plans or as directed by Oconee County.

Utilities

No utility relocations, other than existing onsite service removal/abandonment, are anticipated at this time, however, existing utilities located onsite that do require relocation during the project construction shall be per the direction of the utility provider. All new utilities are proposed to be underground. Proposed utilities to serve the facility are power, water, sewer, telephone, cable TV & internet access.

Garbage Collection

Garbage collection will be handled by private contract service.

Sidewalks

Concrete sidewalks will be constructed to service the project and provide customer access and circulation. Sidewalks will be installed after building construction and completion of all underground utility service installation for the development.

Public & Semi-public Areas

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

Outdoor Lighting

Ornamental or box type light fixtures on metal poles will be installed to illuminate the development for safety and security. Lighting will be oriented inward and downward within the proposed development. A lighting plan will be submitted to the Oconee Planning Department illustrating lighting templates and proposed fixtures. This plan will be reviewed during the site development plans approval stage of the project.

Development Valuation

Proposed estimated total value of the project at completion: \$3,500,000.00

REPRESENTATIVE PHOTOGRAPHS

Epps Bridge Financial



Representative Architecture



RECEIVED
FEB 25 2019



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

REZONE CASE #: 7732

DATE: April 1, 2019

STAFF REPORT BY: Grace B. Tuschak, Planner

APPLICANT NAME: Williams & Associates, Land Planners, PC

PROPERTY OWNER: Danny White

LOCATION: Southeast corner of the intersection of Epps Bridge Parkway and Pine Ridge Court.

PARCEL SIZE: ± 1.3925

EXISTING ZONING: R-2 (Two-Family Residential District)

EXISTING LAND USE: Two-family residential

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Regional Center

ACTION REQUESTED: Rezone from R-2 (Two-Family Residential District) to B-1 (General Business District)

REQUEST SUMMARY: The property owner is petitioning for a zoning change from R-2 to B-1 in order to allow for the construction of a two-story financial center with commercial banking operations and associated office space.

STAFF RECOMMENDATION: Staff recommends conditional approval of the present request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: April 15, 2019

BOARD OF COMMISSIONERS: May 7, 2019

ATTACHMENTS:

- Application
- Narrative
- Zoning Impact Analysis
- Aerial Photography
- Zoning Map
- Future Development Map
- Plat of Survey
- Concept Plan
- Representative Photos



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- A resolution was passed by the BOC on 11/03/1980 to rezone the subject parcels from A-1 to R-2 in order to allow for the development of a two-family residential subdivision.
- Three duplexes were built on the subject property in 1981-1982 as part of the Pine Ridge Apartments subdivision.

SITE VISIT DESCRIPTION

- The three duplexes on the subject property appear to be occupied.
- The single-family dwelling to the south of the subject property appears vacant.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Two-family residential	R-2 (Two-Family Residential District)
SOUTH	Single-family residential (vacant) Two-family residential	A-1 (Agricultural District) R-2 (Two-Family Residential District)
EAST	Two-family residential	R-2 (Two-Family Residential District)
WEST	Commercial Bank Drive-in Restaurant (Cook Out)	B-2 (Highway Business District)

PROPOSED PROJECT DESCRIPTION

The applicant proposes to develop the entirety of the subject site into a two-story financial center totaling no more than 8,261 square feet.

- The ground floor is proposed to occupy 4,180 square feet and house commercial banking operations.
- The second floor is proposed to occupy 4,080 square feet and house general offices, processing, and support staff for banking operations.
- The total value of the project at completion is projected to be \$3,500,000.
- Development is proposed to be completed between April 2020 and May 2020.
- Curb and gutter and sidewalks are proposed, along with extensive landscaping.
- A companion variance has been requested to reduce the required incompatible land use buffer from 50 feet to 15 feet along property lines adjacent to residential use or residential zoning.

PROPOSED TRAFFIC PROJECTIONS

The proposed development is projected to have the following traffic impacts:

- 735 ADT; 65 A.M. and 185 P.M. peak hour trips.
- Source: ITE Trip Generation Manual, 10th Edition; ITE Land Uses: 710- General Office Building; 912 – Drive-in Bank.

PUBLIC FACILITIES

Water:

- The Oconee County Water Resources Department has indicated in a water and sewer availability letter dated 02/22/2019 that sufficient potable water is available to serve the proposed development.

Sewer:

- The Oconee County Water Resources Department has indicated in a water and sewer availability letter dated 02/22/2019 that wastewater treatment/sewer collection and transmission capacity is currently available for the proposed development.

Roads:

- Access to the development is proposed via a single access on Pine Ridge Court. No additional road improvements are proposed.
- The proposed development will be subject to UDC Sec. 1013.

ENVIRONMENTAL

- No state waters or jurisdictional wetlands are located on the site.
- No 100-year flood plains are located on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Provide minimum sight distance as required by AASHTO.
- Provide a drainage easement from the detention pond to the property line where the storm water exits the property.
- Provide an access easement that includes the detention facility from a public street.
- Provide a deceleration lane in accordance with Section 1013 of the UDC.

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?

Lots surrounding the subject site are primarily zoned R-2, A-1, and B-2. The existing uses surrounding the subject site consist of two-family residential, vacant single-family residential, and commercial uses including a commercial bank and drive-in restaurant. The subject property lies in close proximity to large scale commercial development extending from the commercial node at Epps Bridge Parkway and Oconee Connector. Staff believes that the present request is compatible with nearby commercial uses and the ongoing vicinal pattern of transitioning land use from low-density residential use to commercial use.

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

The subject site is currently zoned residential and is being used for its intended purpose. However, given the location of the property near a commercial node, it is reasonable to believe that it would be more valuable as a commercial property than as a residential property.

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

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

County officials have indicated that existing county water capacity, sewer treatment capacity, and emergency services should be adequate for the proposed development. The current request should not have any significant impact on the local school district and local population densities should not be adversely impacted.

ii. Environmental impact?

No known environmental areas exist on the site; staff does not anticipate any significant adverse environmental impacts.

iii. Effect on adjoining property values?

The current request is in keeping with the ongoing commercialization of the general vicinity surrounding the subject property; therefore, new commercial development should not impair vicinal property values.

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 subject site could not be developed for commercial purposes. Conversely, by maintaining the current zoning restrictions, usage of nearby County roads and demands for County services such as water, sewer, fire suppression, and emergency services would not be additionally burdened by new commercial development.

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 subject property is not vacant and is currently in residential use. Therefore this question is not applicable.

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

The B-1 (General Business District) is intended for those business activities providing goods and services for local citizens of Oconee County and surrounding areas. Banks, credit unions, and savings institutions are common uses in B-1 zoning district. Staff believes that the proposed financial center is consistent with the stated purpose of the requested zoning district.

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

Staff believes that the present request conforms to established land use patterns and is consistent with ongoing commercial development in the vicinity of the subject property. The Comprehensive Plan encourages this transition of land use from low intensity residential uses to commercial uses through the designation of this area as a Regional Center (see below).

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 Future Development Map designates the subject property with the character area "Regional Center." The 2040 Comprehensive Plan describes the Regional Center as an area intended for "regional serving retail and commercial services," with "small office complexes such as 'office condominiums,' financial institutions, and other service providers" as primary land uses. The 2040 Comprehensive Plan lists B-1 as an appropriate zoning district for the Regional Center character area. Staff believes that this request conforms to the Future Land Use Map and the goals and objectives set forth for the Regional Center character area.

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

Few vacant sites currently exist along Epps Bridge Parkway and, as a result of existing conditional zoning, it is unlikely that other properties exist in the county that would permit the project to be developed as proposed.

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.)?

Companion variance #7736 has been submitted requesting a reduction in incompatible land use buffers from 50 feet to 15 feet where the property adjoins residential use or residential zoning. Additionally, road improvements along Pine Ridge Court will be required under UDC Sec. 1013. Apart from the aforementioned considerations, staff believes that the site is suitable for the proposed use relative to the requirements set forth in the UDC.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Staff recommends conditional approval of this rezone request, subject to the following conditions to be fulfilled by the owner/developer at their expense:

1. 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.
2. At least 80 percent of exterior wall surfaces of all buildings and structures shall be designed to be either brick veneer or stone veneer. The remaining 20 percent of each wall may be stucco. Metal siding is strictly prohibited.

3. Sidewalks shall be installed along the property's road frontage within the rights-of-way of Epps Bridge Parkway and Pine Ridge Court.
4. All site lighting shall consist solely of full cutoff luminaires as defined in the Unified Development Code.
5. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of the principal structure with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.
6. The following uses, allowed by right in B-1 zoning district, shall not be allowed on the subject property:

TABLE OF DISALLOWED USES	
Group Day Care Home	Bed-and-Breakfast Inns
Day Care Center	General Automotive Repair
Automotive Oil Change and Lubrication Shops	Car Washes
Automobile Commercial Parking Lots and Garages	Funeral Homes and Funeral Services
Taxidermists	Adult Entertainment
Batting Cages	Assisted Living Facility
Freestanding Ambulatory Surgical and Emergency Centers	Personal Care Home, Congregate
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Epps Bridge Financial

A Commercial Development

1000, 1010, & 1030 Pine Ridge Court, Athens, Georgia

R-2 to B-1 – 1.3925 Acres

Tax Parcels C02H 007, C02H 008, & C02H 009

Rezone Submittal – February 25, 2019

Revised submittal – March 19, 2019

Narrative

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The Development

The project is to be developed as a financial center. It is anticipated that the development will be fee simple ownership. The project shall be constructed with curb & gutter parking and sidewalks. All utilities will be underground. Extensive landscaping including buffers and shade trees will be installed throughout the development. The stormwater management facility improvements are currently proposed to be via a combination of an above ground pond and underground detention. The project will be constructed in a single phase.

Buildings

The project will consist of a single two-story building, totaling no greater than 8,261 square feet. The estimated cost of the building at completion is \$2,200,000.00. Banking operations will be located on the first floor. The second floor will contain general office, processing, and support staff for the banking operations. The building will be wood or steel construction, with exterior facades and accents including, but not limited to: architectural brick, stone, simulated or cultured stone, cast stone, cement fiber board plank siding, board and batten siding, shingle siding, exterior insulation and finish system (EIFS), stucco and cedar plank or shingle siding. The roof is anticipated to

be a parapet surrounded flat roof system, but could be a gabled structure pending zoning height restrictions. Roofing material options include asphalt shingles, thermoplastic polyolefin (TPO), and/or metal. See attached representative architecture.

Water Supply

Water supply will be via Oconee County Public Utilities. An 8" water main currently exists in the western right-of-way of Epps Bridge Road. A water main extension will be required to service the property from the existing main. A single service and meter will be installed to meet the domestic water demand. A second meter will be installed for irrigation purposes.

Probable Water Demand

Office: 8,261 sf. x 5.75 gpd/100 sf. = 475 GPD
Total Capacity Required 475 GPD AVG. Total

Sewage Disposal

Sewage disposal will be via Oconee County Public Utilities. A public sewer line extension will be required to serve the proposed development. Estimated demands have been submitted to the Oconee County Public Utilities Department and a sewer availability letter accompanies this rezone request.

Probable Sewer Demand

Office: 8,261 sf. x 5 gpd/100 sf. = 413 GPD
Total Capacity Required 413 GPD AVG. Total

Surface Water Drainage

Concrete curb & gutter, corrugated pipe, and grassed & natural waterways will be employed to collect and divert storm water to a proposed stormwater management facility. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The proposed storm water management facility will be designed to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site development plans. Stormwater management will be in compliance with the Oconee County UDC.

Access

Access will be via the single driveway from Pine Ridge Court. No additional improvements are anticipated at this time as it relates to access.

Traffic

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



Trip Generation									
Land Use (ITE Code)	Intensity	Unit	ADT	A.M. Peak Hour			P.M. Peak Hour		
			2-Way	Enter	Exit	Total	Enter	Exit	Total
General Office Building (710)	4.08	1000 Sq. Feet Gross Floor Area	115	13	2	15	14	69	83
Drive-in Bank (912)	4.18	1000 Sq. Feet Gross Floor Area	619	29	22	50	51	51	102
Total	8.26		735	42	23	65	65	120	185

Arterial roads presently serving the site and the general area will experience minimum impact. Pine Ridge Court will experience some impact, but it is anticipated to be minimal since the access drive to the bank is located near the connection to Epps Bridge Parkway.

Schools

Impact to schools will be positive by generating an increased positive net tax base without generating more students. There will be favorable initial and ongoing ripple economic impact on the county as a result of this development.

Schedule

The petitioners plan to complete the zoning efforts on the subject property in May 2019. The Preliminary Site Plan and Site Development Plans for the development will be submitted for approval by October 2019. Construction of the project infrastructure will commence immediately upon approval of these plans. Construction will require a minimum of 4-6 months to complete. It is anticipated that the total build-out of the project should be completed between April 2020 and May 2020.

Maintenance of Common Areas

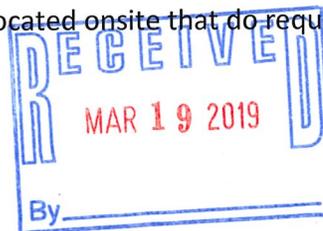
There are no common areas currently proposed for this development.

Landscaping and Buffers

Landscape strips, parking lot buffers, and parking lot tree plantings will be installed in accordance with the Oconee County UDC. Details shall be provided during the site development plans approval stage of the project. A special exception variance has been submitted for a reduction from 50' to 15', along the side and rear property line, for the required buffer between land uses (UDC 806). Any additional required buffers will be illustrated on site development plans or as directed by Oconee County.

Utilities

No utility relocations, other than existing onsite service removal/abandonment, are anticipated at this time, however, existing utilities located onsite that do require



relocation during the project construction shall be per the direction of the utility provider. All new utilities are proposed to be underground. Proposed utilities to serve the facility are power, water, sewer, telephone, cable TV & internet access.

Garbage Collection

Garbage collection will be handled by private contract service.

Sidewalks

Concrete sidewalks will be constructed to service the project and provide customer access and circulation. Sidewalks will be installed after building construction and completion of all underground utility service installation for the development.

Public & Semi-public Areas

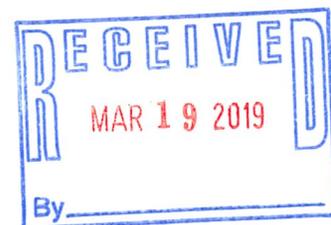
Access and drainage easements will be dedicated to Oconee County. Additional easements for water, sewer, power, gas, telephone, cable TV & internet access will be dedicated as required for specific utility construction.

Outdoor Lighting

Ornamental or box type light fixtures on metal poles will be installed to illuminate the development for safety and security. Lighting will be oriented inward and downward within the proposed development. A lighting plan will be submitted to the Oconee Planning Department illustrating lighting templates and proposed fixtures. This plan will be reviewed during the site development plans approval stage of the project.

Development Valuation

Proposed estimated total value of the project at completion: \$3,500,000.00



ZONING IMPACT ANALYSIS

Standards for Rezone Consideration

(Epps Bridge Financial)

- A. Consider the proposed use and existing uses and zoning of nearby property:
The proposed use and zoning is appropriate given the site's location along a major commercial and retail corridor such as Epps Bridge Parkway. The property is currently zoned R-2 for duplexes. Existing uses and zonings in the immediate vicinity reflect the commercial use and zoning proposed for this rezone request. Existing uses and zonings in the area are a mixture of residential, retail, office, and commercial service oriented businesses. The petitioners will be utilizing their own property to act as a buffer between the proposed development and other properties.
- B. Consider the extent to which property values are diminished by the particular zoning restrictions of the current zoning:
The existing R-2 zoning classification for the property does diminish the property value, as the R-2 classification does not authorize the uses contemplated by the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan. The property must be rezoned in order to allow the development of a financial center or other uses contemplated by the Future Development Map and the Oconee County Comprehensive Plan. Once the property is rezoned and redeveloped then the property value will be significantly greater.
- C. Consider 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:
Arterial roads presently serving the site and the general area will experience minimum impact; an 8" water main currently exists in the western right-of-way of Epps Bridge Road. A water main extension will be required to service the property from the existing main; a sanitary sewer main extension will be required to service the proposed property; impact to schools will be positive by generating increased tax base without generating more students; there will be favorable initial and ongoing ripple economic impact on the county as a result of this development.
- (2) Environmental impact:
Potential increase in storm-water runoff will be mitigated through the use of a storm water management facility to be designed in compliance with Oconee County ordinances; Water quality concerns will be mitigated through the use of filtration devices, infiltration structures, and water quality monitoring; Enhanced "best management practices" will be employed to address soil erosion/sediment control concerns.



(3) Effect on adjoining property values:

There will be no negative effect on adjoining property values. The area is developing in a commercial and service oriented pattern and the proposed project will be available as a regional-serving use. Furthermore, the applicant will be bringing sewer to these properties by way of the sanitary sewer main extension. This would increase the properties values as they could then be developed in a manner consistent with the Oconee County Comprehensive Plan.

- D. Consider the relative gain to the public, as compared to the hardship imposed upon the individual property owner:

The petitioner recognizes no gain to the public if this re-zone request is denied. The hardship imposed on the property owner under the current R-2 zoning would be the inability to develop the property for commercial or retail uses or other uses contemplated by the Future Development Map and the goals and objectives of the Oconee County Comprehensive Plan. There is no relative gain for the property to remain under its' current zoning and configuration compared to the proposed zoning and configuration.

- E. Consider 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 property has not been vacant as zoned. The current zoning of the three parcels is R-2 and duplex units exist on each lot, however, the area continues to develop and redevelop with commercial and service oriented businesses.

- F. Consider the consistency of the proposed use with the stated purpose of the zoning district that is being requested:

The B-1 General Business District is intended for those business activities providing goods and services for local citizens of Oconee County and surrounding areas. The proposed project is consistent with the purpose of the zoning district being requested because the nature of the development is local-serving. The project will serve those individuals living and working in the area as well as those individuals traveling along the Epps Bridge Parkway commercial corridor.

- G. Consider the conformity with or divergence from any established land use patterns:

The development patterns in the area reflect the commercial use and intent of the proposed development. Established land use patterns in regards to approved zonings and actual developments for commercial and retail uses exist along the Epps Bridge Parkway corridor.

- H. Consider the conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan:

The Future Development Map illustrates the property as *Regional Center*. The Regional Center Character Area embraces the eastern portion of SR 316, leading into Athens-Clarke County. The area is characterized by regional-serving retail and commercial services, office complexes for medical and corporate offices, hotels, restaurants and entertainment facilities. Primary land uses specifically include financial institutions, of which a bank with general office support would be included. Recognizing the Future Development Map as a guide, and that the *Regional Center* Character Area development guidelines allows B-1



uses, then the rezoning of this property to B-1 is consistent with the Future Development Map and is in keeping with the goals and objectives of the Oconee County Comprehensive Plan.

- I. Consider the availability of adequate sites for the proposed use in districts that permit such use:

Currently there are no sites available with the unique character and location of the subject property in the vicinity. There are sites that are currently zoned B-1 in the county and area, but none are located along or visible from Epps Bridge Parkway. This property's location and surrounding development trends make it unlike any other in the area.

- J. Consider 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:

The site is suitable for the proposed use relative to the requirements as set forth in the Oconee County UDC. A special exception variance has been submitted for a reduction in the 50 foot required buffer between land uses (UDC 806), from 50' to 15', along corresponding property lines. The rezone concept plan indicates all other setbacks, proving that from a requirement basis, the site is suitable for the request.



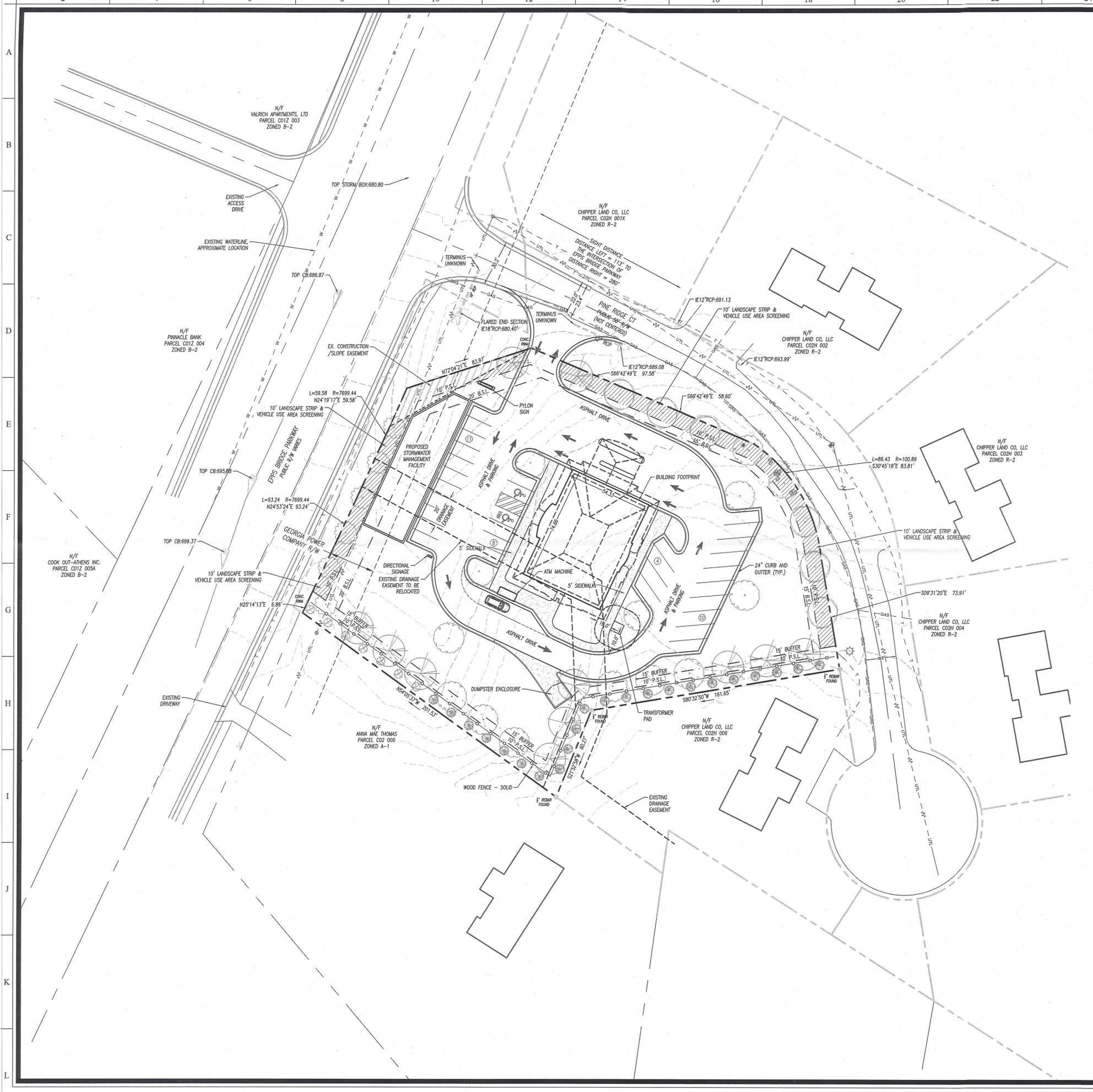
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying, and being in Oconee County, Georgia, G.M.D. 1331, containing 1.392 acres of land, more or less, and being more particularly described as follows:

Beginning at the mitered right-of-way intersection of the easterly margin of right-of-way of Epps Bridge Road, with the southerly margin of Pine Ridge Court, being the TRUE POINT OF BEGINNING; thence along said miter, and following the right-of-way of Pine Ridge Court, North 72 degrees 04 minutes 21 seconds East, 83.97 feet to a concrete monument; thence South 66 degrees 42 minutes 49 seconds East, 97.58 feet to a point; thence South 66 degrees 42 minutes 49 seconds East, 58.59 feet to a point; thence 86.43 feet along an arc of a curve to the right, said curve having a radius of 100.89 feet, a chord bearing of South 30 degrees 45 minutes 18 seconds East, and a chord distance of 83.81 feet, to a point; thence South 09 degrees 31 minutes 20 seconds East 73.91 feet to a 1/2" rebar; thence leaving said right-of-way, South 80 degrees 32 minutes 50 seconds West, 161.65 feet to a 1/2" rebar; thence South 21 degrees 52 minutes 58 seconds West 60.27 feet to a 1/2" rebar; thence North 54 degrees 05 minutes 37 seconds West 201.53 feet to a point on the easterly right-of-way of Epps Bridge Parkway; thence, along said right-of-way North 25 degrees 14 minutes 13 seconds East 6.88 feet to a concrete monument; thence 93.24 feet along an arc of a curve to the right, said curve having a radius of 7699.44 feet, a chord bearing of North 24 degrees 53 minutes 24 seconds East, and a chord distance of 93.24 feet to a point; thence 59.58 feet along an arc of a curve to the right, said curve having a radius of 7699.44 feet, a chord bearing of North 24 degrees 19 minutes 17 seconds East, and a chord distance of 59.58 feet to a the TRUE POINT OF BEGINNING.

Said tract being lots 7, 8, and 9 on a "Survey for Mike Madden, Vance Snow, & Danny White" by Paul & Evans Land Surveying, Inc., certified by Gregory Evans, GA RLS #2541, dated 06/18/1998, and recorded in Plat Book 30 Page 88, Oconee County Records.





SITE COVERAGE DATA

TOTAL PROJECT ACREAGE: 1.3925 ACRES (60,659.34 SF.)
 FUTURE ROW: 0.00 ACRES (0.00 SF.)
 NET SITE ACREAGE: 1.39 ACRES (60,659.34 SF.)

EXISTING LOT COVERAGE: 9,802.89 SF. (16.48% OF SITE)
 BUILDINGS: 6,394.71 (10.53% OF SITE)
 PAVING: 2,121.78 (3.50% OF SITE)
 CONCRETE & SIDEWALKS: 1,476.40 (2.43% OF SITE)

PROPOSED LOT COVERAGE: 27,868.69 SF. (45.94% OF NET SITE)
 BUILDINGS: 4,180.85 SF. (6.88% OF NET SITE)
 PAVING: 20,790.85 SF. (34.27% OF NET SITE)
 SIDEWALKS & CONCRETE AREAS: 2,896.99 SF. (4.78% OF NET SITE)

TOTAL LANDSCAPE AREA: 32,790.65 SF. (54.06% OF NET SITE)

LANDSCAPING REQUIREMENTS:
 1 LARGE TREE REQUIRED / 3,600 SF. OF VEHICLE USE AREA
 20,790.85 SF. / 3,600 SF. = 5.78 REQUIRED
 6 PROPOSED

1 LARGE TREE REQUIRED / 40 LF. OF LANDSCAPE STRIP
 478.65 LF. / 40 LF. = 11.97 REQUIRED
 12 PROPOSED

A 3' EVERGREEN HEDGE IS PROPOSED WHERE PARKING IS ADJACENT TO THE ROAD RIGHT OF WAY.

PARKING DATA

REQUIRED PARKING: 31 SPACES
 BANK = 4 SPACES/1,000 SF. GROSS FLOOR AREA
 (4,181/1,000)*4 = 16.72 MINIMUM REQUIRED SPACES
 OFFICES-GENERAL = 3.5 SPACES/1,000 SF. OF GROSS FLOOR AREA
 (4,080/1,000)*3.5 = 14.28 MINIMUM REQUIRED SPACES

PROPOSED PARKING: 31 SPACES
 STANDARD SURFACE: 20 (9'X19'), 2 OF THOSE ARE HANDICAP ACCESSIBLE)
 REDUCED SURFACE: 11 (9'X17.5')

BUILDING DATA

PROPOSED BUILDING AREA: 8,260.85 SF.
 FIRST FLOOR = 4,180.85 SF.
 SECOND FLOOR = 4,080.00 SF.
 PROPOSED CANOPY AREA: 810.22 SF.

PROPOSED BUILDING HEIGHT: <40'

SIGHT DISTANCE

PINE RIDGE COURT (NO POSTED SPEED)
 DISTANCE LEFT = 113' TO THE INTERSECTION OF EPPS BRIDGE PARKWAY
 DISTANCE RIGHT = 280'

B1 ZONING REGULATIONS

MIN. FRONT YARD: 20'
 MIN. SIDE YARD: 10'
 MIN. REAR YARD: 10'
 MAX. BLDG HEIGHT: 40'

BUFFER NOTE

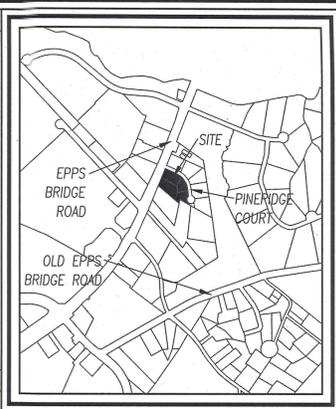
A SPECIAL EXCEPTION VARIANCE HAS BEEN REQUESTED TO REDUCE THE REQUIRED 50' BUFFER TO 15' ALONG THE SIDE AND REAR PROPERTY LINE.

SERVICE PROVIDERS

WATER: OCOOEE COUNTY WATER RESOURCES DEPARTMENT
 SANITARY SEWER: OCOOEE COUNTY WATER RESOURCES DEPARTMENT
 ELECTRIC: WALTON EMC
 COMMUNICATION: AT&T ATHENS & CHARTER COMMUNICATIONS
 GAS: ATLANTA GAS LIGHT COMPANY
 SOLID WASTE: BY PRIVATE CONTRACT

SITE DRAINAGE

CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.



VICINITY MAP
 SCALE: 1" = 1,000'

PROJECT DATA

PROPERTY OWNER: DANNY WHITE
 190 IDYLWOOD DRIVE
 ATHENS, GEORGIA 30605
 ATTN: DAVID ELLISON, 706-543-7700

AUTHORIZED AGENT: WILLIAMS & ASSOCIATES, LAND PLANNERS, P.C.
 2470 DANIELS BRIDGE RD., SUITE 161
 ATHENS, GA 30606
 706.310.0400

PHYSICAL ADDRESS: 1000, 1010, & 1030 PINE RIDGE COURT
 TAX PARCEL: #02H 007, CO2H 008, & CO2H 009
 PARCELS TO BE RECOMBINED UPON APPROVAL OF REZONE.

TOTAL PROJECT ACREAGE: 1.3925 ACRES (60,659.34 SF.)
 CONTOUR INTERVAL: 2' FIELD RUN TOPO BY W&A ENGINEERING DATED 03/27/2019.

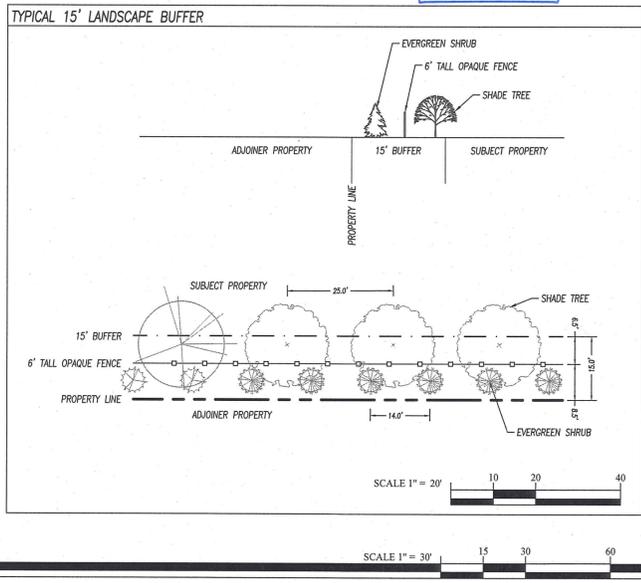
BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A W&A ENGINEERING RECONNOITER & TOPOGRAPHIC SURVEY FOR LOTS 7, 8, & 9 - PINE RIDGE COURT, DATED 03/27/2019.

EXISTING ZONING: R-2
 PROPOSED ZONING: B-1
 EXISTING USE: RENTAL DUPLEXES
 PROPOSED USE: BANK AND GENERAL OFFICE

FLOOD PLAN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13219C0005D, WITH AN EFFECTIVE DATE OF 09/02/09, FOR COMMUNITY PANEL NUMBER 1304530065D, OCOOEE COUNTY, GEORGIA.

THERE ARE NO STATE WATERS ON-SITE, NGR WITHIN 200' OF THE SITE.
 THERE ARE NO WETLANDS DELINEATED ON SITE.

- REZONE CONCEPT PLAN NOTES**
1. DIMENSIONS ARE SHOWN TO THE EDGE OF PAVEMENT OR FACE OF CURB, IF PRESENT, UNLESS OTHERWISE NOTED. BUILDING MEASUREMENTS ARE TO OUTSIDE FACE.
 2. ALL CURB RADIUS ARE TO BE 4.5' UNLESS OTHERWISE SPECIFIED ON THE PLANS.
 3. ANY SIGNS FOR THE PROJECT WILL REQUIRE SEPARATE PERMIT. DETAILS OF SIGN DESIGN, SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE OCOOEE COUNTY CODE ENFORCEMENT AND PLANNING OFFICES FOR REVIEW AND APPROVAL PRIOR TO ERECTION.
 4. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE OCOOEE COUNTY UDC AT THE TIME THE PERMITS ARE REQUESTED.
 5. ALL UTILITIES ARE APPROXIMATELY LOCATED.
 6. ALL PROPOSED UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.
 7. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.
 8. ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO ARTICLE 8 - LANDSCAPING & BUFFERS OF THE OCOOEE COUNTY UNIFIED DEVELOPMENT CODE.



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
 SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
 TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

2470 Daniels Bridge Road, Suite 161
 Athens, GA 30606
 P: (706) 310-0400 • F: (706) 310-4111
 waengineering.com

EPPS BRIDGE FINANCIAL

OCONEE COUNTY, GEORGIA

1000, 1010, & 1030 PINE RIDGE COURT - 1.3925 ACRES

DATE: 02.13.2019

REVISIONS

DATE	COMMENT
03/19/19	Per OCPD Comments
03/27/19	Per OCPD Comments

Know what's below. Call before you dig.

FOR REVIEW ONLY

19023

REZONE CONCEPT PLAN

RZ01.1

19023

GEORGIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 JON M. WILLIAMS

X:\Projects\19023-1000 Pine Ridge Court-David Ellison\Design\Rezone\Rezone-19023.dwg 3-27-19 05:01:07 PM jlgtr

By *[Signature]*
RECEIVED
FEB 25 2019

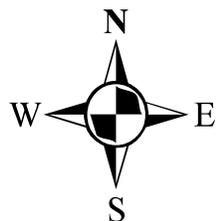
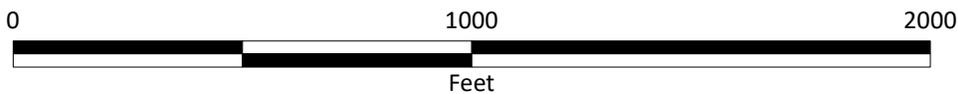
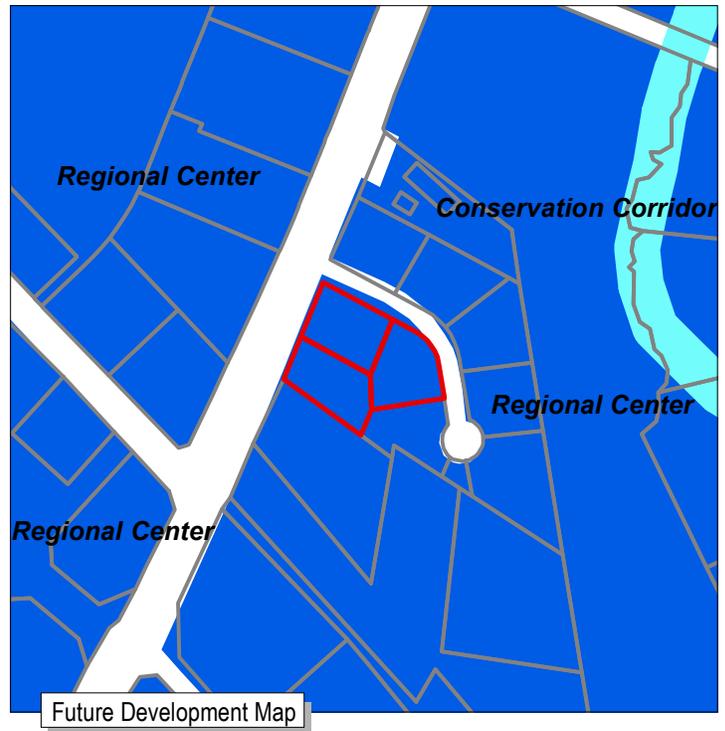
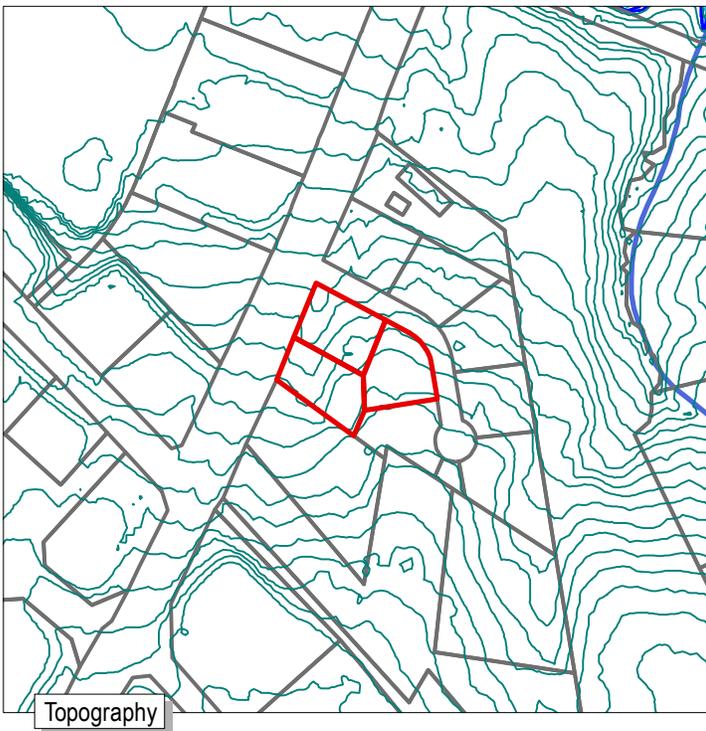
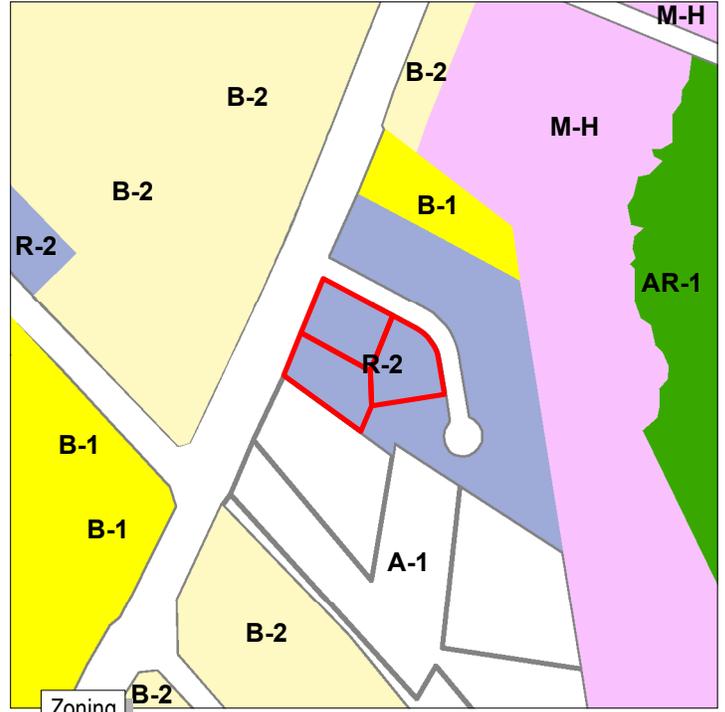
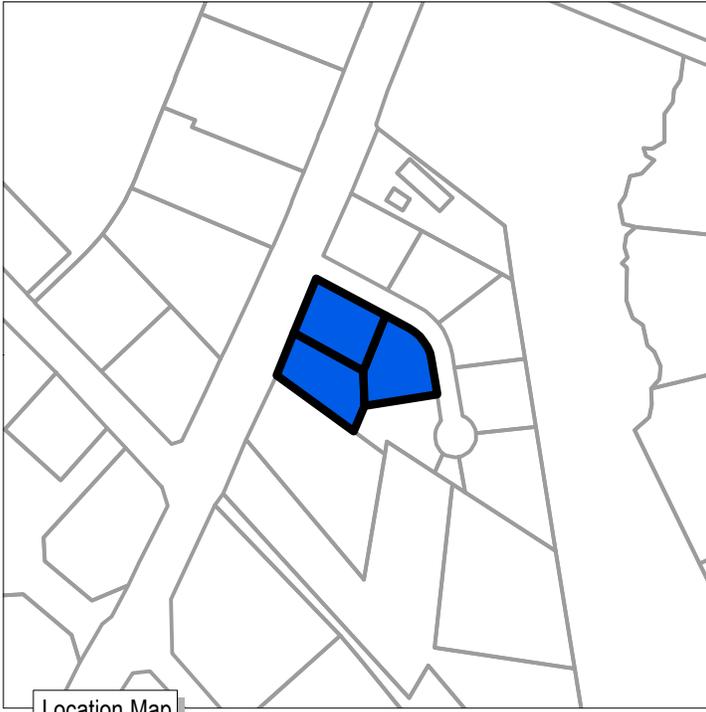
Epps Bridge Financial



Representative Architecture

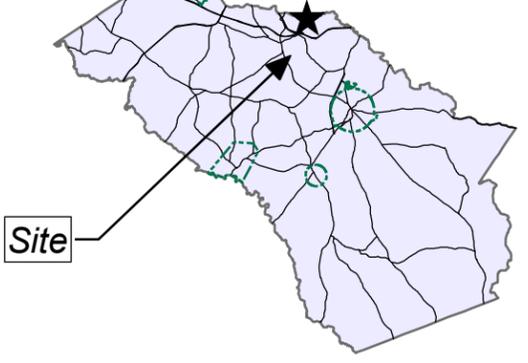


Rezone #7732 - Danny White Site Review



1:5000

Vicinity Map



Site

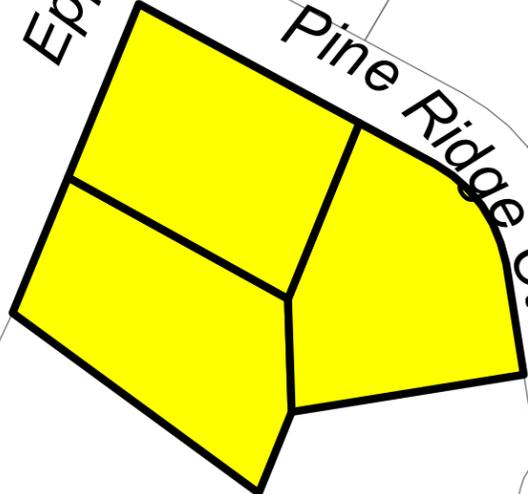
Tax Parcel #'s
C-02H-007
C-02H-008
C-02H-009

Jordan Dr

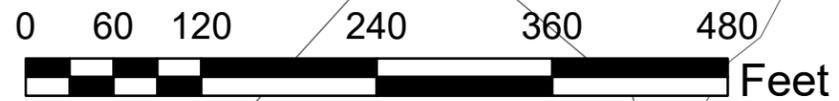
Epps Bridge Pkwy

Pine Ridge Ct

Epps Bridge Pkwy



1:1,500



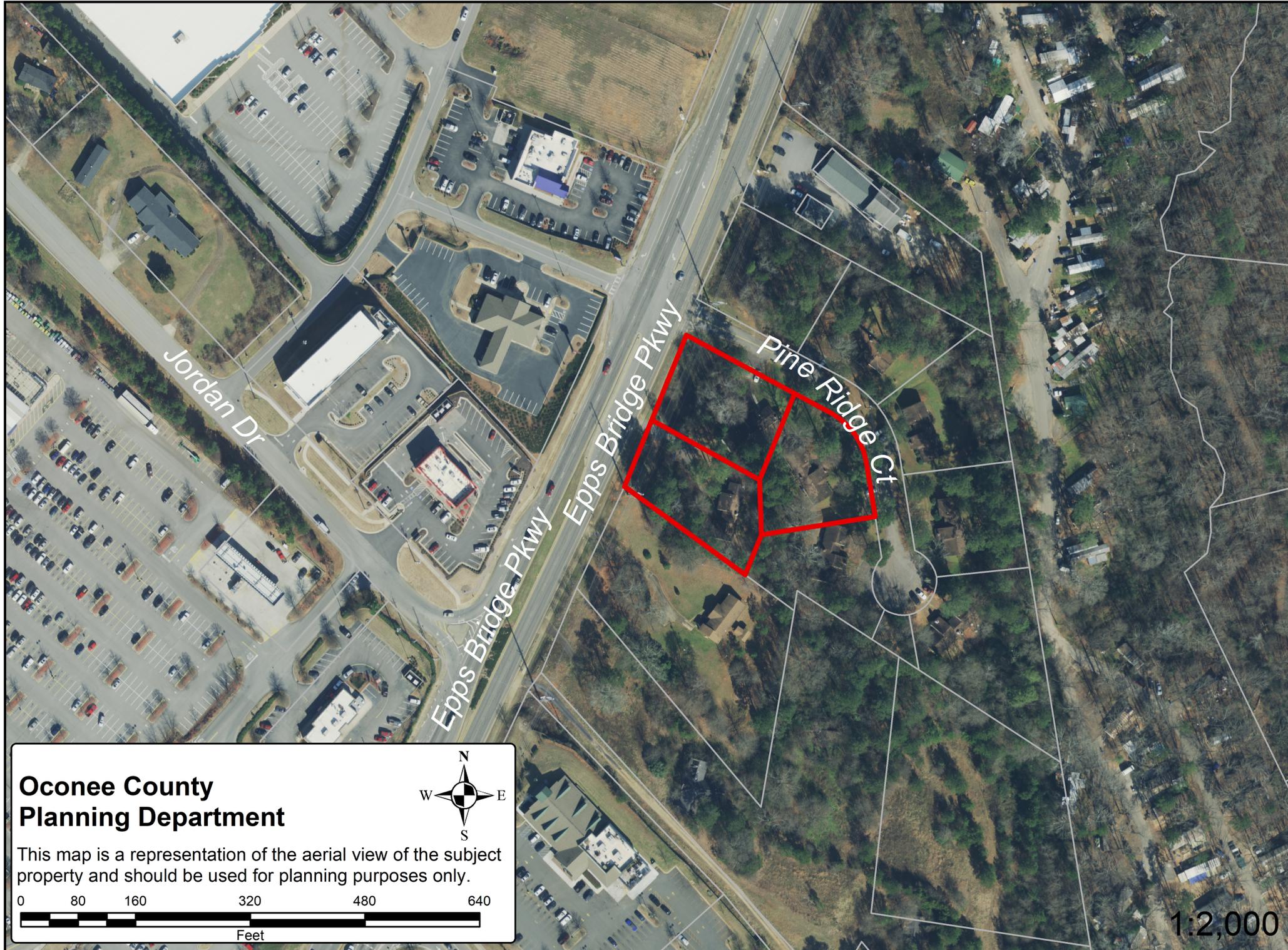
Feet

Oconee County
Planning Department

This map is a representation of the official tax map
and should be used for planning purposes only



Rezone #7732 Aerial View



Jordan Dr

Epps Bridge Pkwy

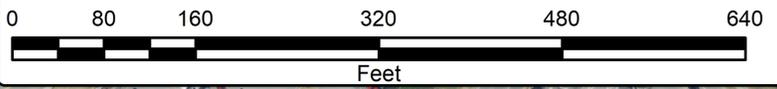
Epps Bridge Pkwy

Pine Ridge Ct

**Oconee County
Planning Department**

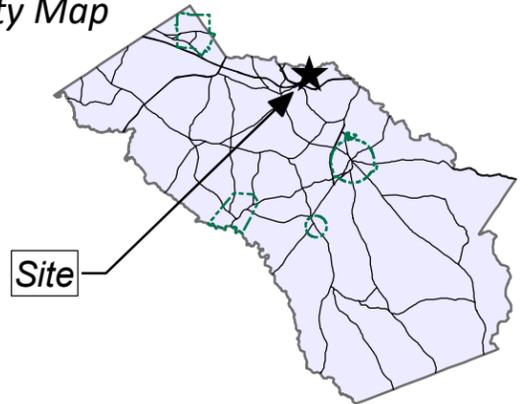


This map is a representation of the aerial view of the subject property and should be used for planning purposes only.



1:2,000

Vicinity Map



Site

Oconee County Planning Department



This map is a representation of the future development map and should be used for planning purposes only

