

**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 B-1 (General Business District) to B-1 (General Business District) with modifications to rezone no. 6356 pursuant to an application for rezoning of property owned by Resurgence Park, LLC submitted on March 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 by Nichols Land and Investment Company on March 25, 2019, requesting rezoning of a ± 3.97 acre tract of land located along Resurgence Drive in the 1331st G.M.D., Oconee County, Georgia, (tax parcel no. B-04P-008), 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 B-1 (General Business District) to B-1 (General Business District) with modifications to rezone no. 6356 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 May 20, 2019, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on June 4, 2019.

ADOPTED AND APPROVED, this 4th day of June 2019.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

William E. Wilkes, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes
Clerk, Board of Commissioners



EXHIBIT "A" TO REZONE No. 7767

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CONDITIONS

1. The development shall be connected to the Oconee County water and sewer systems at the developer's expense in a manner approved by the Oconee County Water Resources Department and the Oconee County Public Works Department.
2. Developer shall be responsible for all improvements required for the project entrances on Virgil Langford Road and at the intersection with the Oconee Connector and Virgil Langford Road as required by the Oconee County Public Works Department.
3. Site and building design shall meet the required standards of all state and local fire safety codes.
4. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative architectural sketches and other documents submitted with the zoning application and attached hereto, paying special attention to the materials and design elements shown in the representative photos
5. The total building floor area of the development shall not exceed 296,300 Sf.
6. The total number of lots resulting from the subdivision of the subject property shall not exceed five.

TAX MAP



LEGAL DESCRIPTION

All that tract or parcel of land, lying and being in Oconee County, Georgia, G.M.D. 1331, containing 3.973 acres of land, more or less, and being more particularly described as:

Beginning at the a concrete right-of-way marker at the mitered intersection of the westerly margin of the 60 foot right-of-way Resurgence Drive with the southerly margin of the variable right-of-way of Virgil Langford Road; thence along the right-of-way of Virgil Langford Road South 71 degrees 15 minutes 09 seconds East, 180.67 feet to the TRUE POINT OF BEGINNING; thence continuing along said right-of-way South 71 degrees 15 minutes 09 seconds East, 17.84 feet to a point; thence North 18 degrees 44 minutes 51 seconds East, 9.74 feet to a point; thence 66.21 feet along an arc of a curve to the right, said curve having a radius of 1041.00 feet, a chord bearing of South 69 degrees 22 minutes 04 seconds East, and a chord distance of 66.20 feet to a point; thence South 67 degrees 32 minutes 44 seconds East, 8.57 feet to a point; thence South 67 degrees 32 minutes 44 seconds East, 287.42 feet to a miter point; thence leaving the right-of-way of Virgil Langford Road and along the right-of-way of Resurgence Park Drive South 22 degrees 23 minutes 49 seconds East, 14.11 feet to the end of the miter; thence continuing along said right-of-way South 22 degrees 45 minutes 07 seconds West, 153.86 feet to a point; thence 257.30 feet along an arc of a curve to the right, said curve having a radius of 220.00 feet, a chord bearing of South 56 degrees 15 minutes 23 seconds West, and a chord distance of 220.00 feet to a point; thence South 89 degrees 45 minutes 39 seconds West, 136.53 feet to a point; thence 21.08 feet along an arc of a curve to the right, said curve having a radius of 220.00 feet, a chord bearing of North 87 degrees 29 minutes 40 seconds West, and a chord distance of 21.07 feet to a point; thence 397.37 feet along an arc of a curve to the right, said curve having a radius of 220.00 feet, a chord bearing of North 33 degrees 00 minutes 16 seconds West, and a chord distance of 345.52 feet to a point; thence North 18 degrees 44 minutes 27 seconds East, 3.60 feet to a point; thence leaving said right-of-way South 71 degrees 15 minutes 33 seconds East, 172.00 feet to a point; thence North 18 degrees 44 minutes 27 seconds East, 36.50 feet to a point; thence South 71 degrees 15 minutes 33 seconds East, 18.65 feet to a point; thence North 18 degrees 44 minutes 51 seconds East, 164.64 feet to the TRUE POINT OF BEGINNING.

Said tract being the same as Lot 8 on a plat entitled, "ADMINISTRATIVE RECOMBINATION PLAT FOR: RESURGENCE PARK, LOTS 8 & 9," by Williams and Associates, certified by John Mark Dunlap, Ga. R.L.S. #3142, dated 12/21/2017, and recorded in Plat Book 2018 Page 1, and together with the rights, obligations and easements under the Declaration of Restrictions, Easements and Covenants for Resurgence Park, as the same may be amended, and recorded in Deed Book 1196, Page 668, in the Office of Superior Court of Oconee County, Georgia.

EXHIBIT "A" TO REZONE No. 7767

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NARRATIVE

Introduction:

The subject site is located at the intersection of Resurgence Drive and Virgil Langford Road with the address of 2055 Resurgence Drive. Frank Halpin and James Lance are the current property owners and they have engaged Nichols Land & Investment Company to act on their behalf as agent for this Application. The submitted application is to request approval to subdivide "Lot 8" into five (5) smaller lots.

Background, Existing Conditions:

The subject property consists of 3.973 acres located within the larger Resurgence Park commercial subdivision that was re-zoned to B-1 pursuant to the conditions of Zoning Case #6356. The conditions of that rezoning were approved on August 6, 2013 and have been attached to this Narrative as Exhibit "A". Existing uses and zonings in the immediate vicinity are a primarily office, commercial-retail, and commercial- service oriented uses. The zoning classifications bordering this site to the east is B-1 with a Memory Care Center; to the west is also B-1 with a Medical Office Building; to the south-west, undeveloped land, zoned B-2; to the North, A-1, undeveloped land; and to the North, B-2, undeveloped land. There are multiple retail, office and commercial service oriented zoning classifications across Oconee Connector and in the immediate vicinity. The subject property is currently at finished grade, has direct access to Resurgence Drive and access to all utilities along the property lines.

Pursuant to the original 2013 rezoning, Lots 8 & 9 of the Resurgence Park development consisted of 2.47 and 2.36 acres respectively. For the period of time between August 2013 and until January 2018, Lots 8 & 9 within Resurgence Park, together, consisted of 4.84 acres and remained unsold. In early 2017, the property owner was compelled to endeavor further development of Lots 8 & 9 to clear the trees and provide more marketable lots at finished grade with all utilities. The owner was forced to meet the

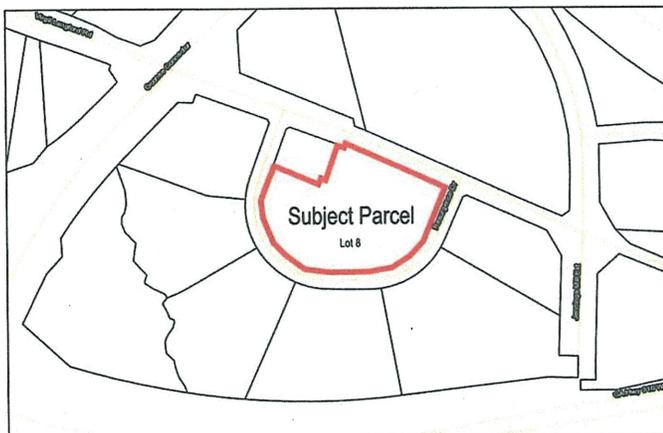
Market's demands in January 2018, and sold 0.86 acres from Lot 9. The remaining "Lot 8" was reconfigured into a larger lot consisting of 3.973 acres.

Proposed Changes to existing Zoning #6356 "Rezoning Narrative":

The Site:

The subject site is located at the intersection of Resurgence Drive and Virgil Langford Road with the address of 2055 Resurgence Drive. The subject parcel consists of 3.973 acres, currently Zoned B-1, and was created by administrative plat recombination process as depicted on the plat that was approved and recorded in Plat Book 2018, Page 1-1 with the Oconee County Clerk of Courts on January 2, 2018. This property has been cleared and graded down to a finished elevation with access to all utilities and roads. This parcel is commonly referred to as "Lot 8" within the Resurgence Park commercial subdivision as shown in the illustration below.

TAX MAP



The Development:

The applicant's request herein is to further subdivide the existing 3.973 acre single lot "8" into a maximum of 5 smaller lots as shown on the Concept Plan. No other changes or modifications to the conditions set forth under Rezone #6356

Buildings:

Buildings may range in size from +/-8,000 sf to +/- 60,000 SF and the architectural themes and construction/facade materials will be identical to those submitted with and approved within the original conditions stated in Rezone #6356.

Water Supply:

Water service for the subject parcel will be provided by utilizing three (currently existing) 12" sleeves that extend underneath Resurgence Drive to facilitate access to the existing 8" water main located within the ROW of Resurgence Drive; additionally, a 12" water main runs within the ROW of Virgil Langford Road.

No changes to the Estimated Probable Water Demand stated in conditions of Zoning Case #6356.

Sewage Disposal:

Sanitary sewer currently exists in the ROW of Resurgence Drive.

Surface Water Drainage:

Existing concrete curb and gutter and county approved pipe will be employed to collect and divert surface water to the existing storm water management facility located on Lot 4 of the Commercial Subdivision as per the plat recorded in Book 38, Page 12. Storm-water management will be in compliance with the Oconee County UDC.

Access:

Shared access drives connected to Resurgence Drive will serve the 5 parcels as generally depicted on the attached site plan.

Traffic:

No additional traffic above what was originally contemplated and accounted for in the original conditions stated in Rezone #6356.

Schools:

Impact to schools will have a positive impact by increasing the County's commercial property tax base.

Schedule:

It is anticipated that the total build-out of the project should be completed by 2023.

Maintenance of Common Areas:

Parcels will be owned fee simple, with each of the properties subject to a Property Owners Association.

Buffers:

All buffers will be installed in accordance with the Oconee County UDC.

Utilities:

All utilities are proposed to be underground and currently exist along the subject property.

Garbage Collection:

Garbage collection will be handled by private contract service.

Sidewalks:

Sidewalks will be installed along each lot's frontage as each lot is developed and after completion of all underground utility service installation.

Public & Semi-public areas:

Drainage and public utility easements exist. Easements for power, telephone, cable TV, and gas will be dedicated as required for specific utility construction. Any access easements will be dedicated to serving lots.

Outdoor Lighting:

Light fixtures on metal poles will be installed to illuminate the development for safety and security. This light standard will be oriented inward, down and away from any neighboring residential areas. A lighting plan will be submitted to the Oconee Planning Department illustrating light templates and proposed fixtures. This plan will be reviewed during the site development plans approval states of each individual project.

Development Valuation:

We are not requesting any increase to the total allowable building square footage as approved by Zoning Case # 6356. Construction Costs are estimated to range between \$165.00 and \$210.00 per square foot, and average \$200.00 per square foot. We anticipate the value of the entire Resurgence Park commercial subdivision to be between \$45,000,000 and \$50,000,000.



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

REZONE CASE #: 7767

DATE: May 7, 2019

STAFF REPORT BY: Grace B. Tuschak, Planner

APPLICANT NAME: Nichols Land & Investment Co.

PROPERTY OWNER: Resurgence Park, LLC

LOCATION: 2055 Resurgence Drive, along
Resurgence Drive and Virgil Langford Road

PARCEL SIZE: ± 3.97

EXISTING ZONING: B-1 (General Business District)

EXISTING LAND USE: Vacant

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Regional Center

ACTION REQUESTED: Rezone to B-1 with modifications to rezone approval no. 6356

REQUEST SUMMARY: The property owner is petitioning for a rezone modification in order to allow for additional lots in the approved commercial subdivision.

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

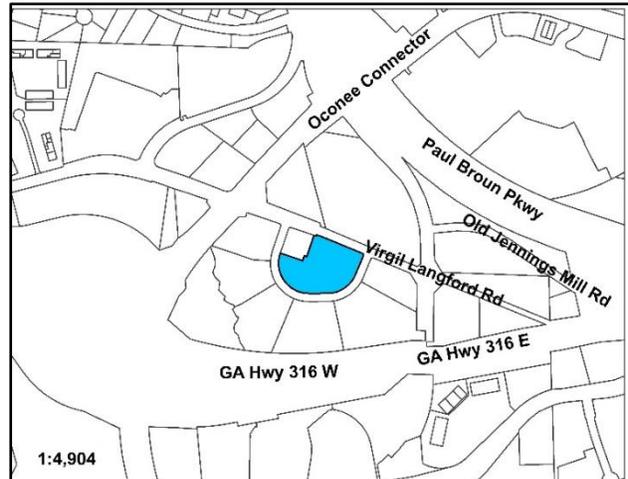
DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: May 20, 2019

BOARD OF COMMISSIONERS: June 4, 2019

ATTACHMENTS:

- Application
- Zoning Impact Analysis
- Narrative
- Aerial Imagery
- Representative Photos
- Plat of Survey
- Concept Plan
- Concept Plan approved under Rezone no. 6356



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- On April 4, 1994, the subject site was rezoned from A-1 and A-2 to B-1 PUD (General Business – Planned Unit Development) as part of a ±77.83 acre planned unit development.
- On August 6, 2013, the subject site was rezoned from B-1 PUD (General Business – Planned Unit Development) to B-1 (General Business), to allow for the development of a medical and general office complex with assisted living component (rezone #6356).
- On November 16, 2012, the preliminary plat for Resurgence Park was approved, and on 05/24/2013, the site development plans were approved.
- On April 2, 2014, the final plat for the Resurgence Park was approved for recordation.
- On December 12, 2017, a recombination plat for lots 8 and 9 (as labeled on the final plat) was approved for recordation.

SITE VISIT DESCRIPTION

- The Resurgence Park subdivision is partially developed.
- Construction is complete of an assisted living facility on lot 7.
- Construction is complete of a medical office building on lot 1 (not included in rezone no. 6356 but included on the final plat for Resurgence Park).
- Lot 8 has been graded and remains vacant.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Undeveloped lots	A-1, B-2
SOUTH	Undeveloped lots (Resurgence Park) and detention pond	B-1
EAST	Undeveloped lots (Resurgence Park) and Assisted Living Facility	B-1
WEST	Undeveloped lots and medical office complex	B-1

DESCRIPTION OF PROPOSED MODIFICATION TO REZONE #6356

The applicant is requesting a modification to the previously approved concept plan in order to subdivide Lot 8 into five smaller lots. Lot 8 was recombined via administrative plat in December 2017 and is currently ±3.973 acres. The five proposed lots range in size from ±0.66 acres to ±1.00 acres. An increase in total building square footage has not been requested as part of this modification.

PUBLIC FACILITIES

Water:

- Existing County water mains are located in the Oconee Connector and Virgil Langford Road rights of way
- Development plan proposes to connect to the existing water mains to serve the project
- Estimated demand for water usage is projected to be 31,005 gallons per day, per rezone #6356

Sewer:

- Existing County sanitary sewer lines are located on the subject property near the southern boundary of the site adjacent to SR 316
- Development plan proposes to connect to the existing sewer lines to serve the development

Roads:

- Three project entrances are proposed off of Resurgence Drive
- Deceleration lanes and acceleration tapers have been constructed at the intersections of Virgil Langford Road and Resurgence Drive.

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

Water Resources:

- Each new building will need an individual water and sewer service.

Public Works Department:

- No comments

Fire Department:

- No comments

NOTE: For reference purposes, the staff analysis for rezone no. 6356 is repeated below:

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? This request is compatible with the existing uses and zoning on nearby properties. Properties located near the site are predominantly zoned for commercial or office use.**
- B. To what extent are property values diminished by the particular zoning restrictions of the current zoning category? The existing B-1 PUD zoning classification for the property does not diminish the property value. However, conditions applied to the B-1 PUD rezoning approval limited the overall project size to a maximum building area of 284,000 Sf throughout the original site containing ±77.83 acres. Additionally, assisted living facilities were excluded from the permitted uses allowed within the development. In order to develop the site as intended on the submitted rezone concept plan, the site must be rezoned to remove the PUD designation and eliminate the restrictive conditions applied to the development.**
- 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:**
- A. Population density and effect on community facilities such as streets, schools, water and sewer? County facilities, services, and infrastructure should be adequate to accommodate the proposed development. Two entrances are proposed off Virgil Langford Road to access a proposed public street within the development, Resurgence Drive. The Public Works Department has identified upgrades and construction requirements to offset impacts to Virgil Langford Road and at the Oconee Connector/Virgil Langford Road intersection (see the Comments from Other Departments & Agencies section above). Water and sewer capacity are available to serve the proposed development.**
- B. Environmental impact? The site does not contain any 100-year floodplain areas. Jurisdictional Wetland areas are located along the southwestern portion of the site adjacent to an unnamed branch of Barber Creek and an old pond bed. Stormwater management facilities are proposed to serve the overall project.**
- C. Effect on adjoining property values? If the project is developed similar to the quality and character of existing non-residential developments nearby, the property value of nearby non-residential projects should be enhanced.**
- 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? This standard does not apply to this request.**
- 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? A single-family dwelling has been located on the subject property since 1920, but has not been occupied for some time. Land development around the vicinity of this site has been primarily commercial or office development.**
- 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. The proposed development plan for an office park and an assisted living facility is consistent with the requested B-1 zoning designation.**

- G. How does this request conform with or diverge from established land use patterns?** As previously stated, established land use patterns near this site have been primarily commercial and office development.
- 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 2030 Future Development Map designates this tract with a character area of "Regional Center." Primary land uses suitable under the Regional Center character area include small office complexes and regional and medical professional offices. Senior housing is identified as being a suitable secondary land use within the Regional Center character area. Based upon the proposed land uses included on the development plan, this request complies with the development strategies, goals and objectives for the Regional Center character area.
- I. What is the availability of adequate sites for the proposed use in districts that permit such use?** There are undeveloped properties zoned for commercial and office development along the Oconee Connector near the subject property.
- J. Is the site suitable for the proposed use relative to the requirements set forth in the Unified Development Code (off-street parking, setbacks, buffer zones, open space, etc.)?** The site is adequate for the proposed development to meet the requirements of the Oconee County Unified Development Code.
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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 his/her expense:

1. The development shall be connected to the Oconee County water and sewer systems at the developer's expense in a manner approved by the Oconee County Water Resources Department and the Oconee County Public Works Department.
2. Developer shall be responsible for all improvements required for the project entrances on Virgil Langford Road and at the intersection with the Oconee Connector and Virgil Langford Road as required by the Oconee County Public Works Department.
3. Site and building design shall meet the required standards of all state and local fire safety codes.
4. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative architectural sketches and other documents submitted with the zoning application and attached hereto, paying special attention to the materials and design elements shown in the representative photos
5. The total building floor area of the development shall not exceed 296,300 Sf.
6. The total number of lots resulting from the subdivision of the subject property shall not exceed five.

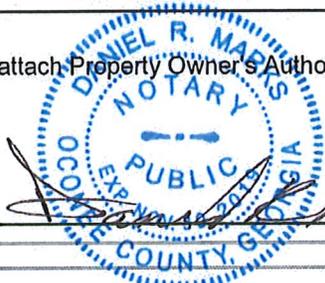


OCONEE COUNTY ZONING CHANGE APPLICATION

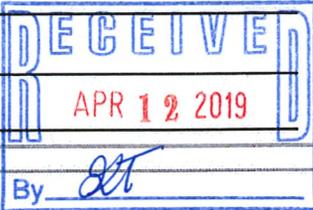
Requested Action:

- Rezoning from: B-1 to B-1 Change in Conditions of Approval for Case #: 6356
- Special Use Approval for: _____ in the _____ Zoning District

Applicant	Property Owner
Name: <u>Nichols Land & Investment Co.</u>	Name: <u>Resurgence Park, LLC</u>
Address: <u>2500 Daniells Bridge Road</u> <small>(No P.O. Boxes)</small> <u>Building 200, Suite 1F</u>	Address: <u>2500 Daniells Bridge Road</u> <small>(No P.O. Boxes)</small> <u>Building 200, Suite 1F</u>
<u>Athens, GA 30606</u>	<u>Athens, GA 30606</u>
Telephone: <u>706-353-3900</u>	Telephone: <u>706-353-3900</u>
Applicant Is (check one): <input type="checkbox"/> the Property Owner <input checked="" type="checkbox"/> 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: <u><i>Carl F. Nichols</i></u>	Date: <u>4/9/19</u> Notarized: <u><i>[Signature]</i></u>



Property	Use
Location: <u>2055 Resurgence Drive</u> <small>(Physical Description)</small>	Current Use: <u>B-1, Vacant Lot</u>
Tax Parcel Number: <u>B 04P 008</u>	Proposed Use: <u>B-1, Commercial Subdivision</u>
Size (Acres): <u>3.97</u> Current Zoning: <u>B-1</u>	
Future Development Map—Character Area Designation: <u>Regional Center</u>	



Attachments (check all that apply)

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

For Oconee County Staff Use Only

Application	Date Received: _____ Date Accepted: _____	APPLICATION NUMBER <input type="text"/>
	DRI Transmitted to RDC <input type="checkbox"/> Date: _____ <input type="checkbox"/> N/A	Planning Commission Date: _____
	Date Submitted: _____ <input type="checkbox"/> Findings Complete	<input type="checkbox"/> Approval <input type="checkbox"/> With Conditions <input type="checkbox"/> Denial
	Posted: _____ Ad: _____ Ad: _____	Board of Commissioners Date: _____
Application Withdrawn <input type="checkbox"/> Date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> With Conditions <input type="checkbox"/> Denied	



ZONING IMPACT ANALYSIS

Standards for Rezone Plan Modification Approval

(Lot 8 Resurgence Park)

- 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 on an arterial highway (316), major collector road (Oconee Connector), and minor collector road (Virgil Langford Road). The property is currently zoned B-1 for professional office uses. Existing uses and zonings in the immediate vicinity are a primarily office, commercial-retail, and commercial-service oriented uses. The zoning classifications bordering this site to the east is B-1 with a Memory Care Center; to the west is also B-1 with a Medical Office Building; and to the south-west, undeveloped land, zoned B-2. There are multiple retail, office and commercial service oriented zoning classifications across Oconee Connector and in the immediate vicinity.
- B. Consider the extent to which property values are diminished by the particular zoning restrictions of the current zoning:
Based on current trends in the area, smaller commercial projects with lots and buildings individually owned and occupied have proven better suited to serve the needs of the smaller community based Oconee County Market. The property has value under the current B-1 zoning; however, the current value is diminished since the large lot size stipulated by the current zoning conditions prohibit the ability to serve the smaller, more community based professional's needs.
- 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:
The site is currently served by a minor collector road (Resurgence Drive) that was installed as part of the Resurgence Park Development. It is not anticipated that access will require improvements to that existing public street due to the proposed revisions to the approved rezone plan. Access into and out of the property will be adequate to provide for traffic safety, the anticipated volume of traffic flow, and access by emergency vehicles. As part of the original rezone, a traffic study was performed and revealed no major improvements to the existing road system being used as access for the proposed development are required in addition to the improvements previously constructed by Oconee County up to 50% build-out of the project square footage. Once 50% build-out is achieved, it is recommended that a signal warrants analysis be prepared to determine the need for a left-turn signal phase for the intersection of Virgil Langford Road and Oconee Connector. Impact to schools will be positive by generating an increased tax base without generating more students. A 12" water main currently exists in the right-of-way of the Oconee Connector and a waterline extension was installed as part of the Resurgence Park development in resurgence Drive. Gravity sanitary sewer line extensions were installed to

connect the property to a sewer main. Sewer availability was provided for the project during the most recent 2013 rezone and site development stage of Resurgence Park.

(2) Environmental impact:

Potential increase in storm-water runoff has been mitigated through the use of storm-water detention areas that were designed to be in compliance with Oconee County ordinances; Water quality concerns have been mitigated through the use of filtration systems, structural storm water controls, and water quality monitoring; Enhanced "best management practices" will be employed to address soil erosion/sediment control concerns as individual lots are built out.

(3) Effect on adjoining property values:

Contemplating the continuation of both the same "B-1" zoning classification and same uses within the proposed smaller lots of the Resurgence Park Development, It is anticipated that there will be no negative effect on adjoining property values based on this approved rezone plan modification.

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

The Applicant anticipates the public realizing easier and more convenient access to desired community based service providers that would have the ability to build their businesses on the smaller lots we are requesting. The Applicant recognizes very little to no gain to the public if the proposed modification to the existing zoning conditions are denied.

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 land was originally zoned B-1 PUD in April 1994 and remained vacant until a rezoning to B-1 was approved for the development of Resurgence Park on August 6, 2013. Since the B-1 rezoning and subsequent development of the site into Resurgence Park, the land has been vacant and available for an end users purchase. Established land use patterns for commercial and retail development exist in the area. Current trends in this area of the county along GA HWY 316, Virgil Langford Road, and Oconee Connector have been predominantly commercial, including medical offices, general office, banks, and retail centers, among many other commercial uses. From August 2013 until January 2018, Lots 8 & 9 within Resurgence Park consisted of 4.84 acres. In early 2017, the property owner was compelled to endeavor further development of Lots 8 & 9 to clear the trees and provide more marketable lots at finished grade with all utilities. Another year passed with no activity for the 2.47 acre Lot 9 parcel, and the 2.36 acre Lot 8 parcel. Eventually, 4-1/2 years following the 2013 Rezone, and the additional development performed in 2017, the owner was forced to meet the Market's demands in January 2018, and recombine Lots 8 & 9 to allow for the sale of a 0.86 acre lot. The remaining 3.973 acre Lot 8 has remained unsold for over a year amidst a considerable amount of development within the immediate vicinity. The proposed location and character of the proposed revisions to the approved rezone plan are consistent with a desirable pattern of development for the locality in general.

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 established to provide a location for *those business activities providing goods and services for local citizens of Oconee County and surrounding areas*. The proposed revision to the current zoning conditions are consistent with the purpose of the zoning district being requested because the proposed development will provide services within the county and to the region. The project will serve those individuals living and working in the Oconee County community as well as those individuals from neighboring communities.

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

The requested change to current zoning conditions will result in commercial uses that are in conformance with the established land use patterns in the area. Within the immediate vicinity of this development, there are multiple commercial and service oriented businesses, including medical offices, general offices, banks, retail locations, and other uses conforming to the requirements of "B-1".

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*. Per the "Community Agenda Element of the Joint Comprehensive Plan 2030", areas within the *Regional Center Character Area are characterized by regional-serving retail and commercial services, office complexes for medical and corporate offices, hotels, restaurants and entertainment facilities, higher-density residential planned developments and single-family detached subdivisions. While the area is currently a "multi"-use area of distinct and separate uses, planned mixed-use developments are encouraged*. Recognizing the Future Development Map as a guide and current trends in the area have been predominately toward commercial growth and the project is located with access to multiple major corridors. The proposed revisions to the current zoning conditions are less intensive than those that currently exist and are 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:

All districts that permit said use in the vicinity are either fully developed, or currently under construction. Furthermore, 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 area, but none are as uniquely located as the subject property with as much road frontage, visibility, and available direct access as the subject tract. This property's location and ongoing development trends in the area make it unlike any other.

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. The proposed revisions to the existing zoning conditions indicate all

setbacks, buffers, and necessary development requirements. Therefore, this site is suitable for the requested modification.

LEGAL DESCRIPTION

LOT 8

All that tract or parcel of land, lying and being in Oconee County, Georgia, G.M.D. 1331, containing 3.973 acres of land, more or less, and being more particularly described as:

Beginning at the a concrete right-of-way marker at the mitered intersection of the westerly margin of the 60 foot right-of-way Resurgence Drive with the southerly margin of the variable right-of-way of Virgil Langford Road; thence along the right-of-way of Virgil Langford Road South 71 degrees 15 minutes 09 seconds East, 180.67 feet to the TRUE POINT OF BEGINNING; thence continuing along said right-of-way South 71 degrees 15 minutes 09 seconds East, 17.84 feet to a point; thence North 18 degrees 44 minutes 51 seconds East, 9.74 feet to a point; thence 66.21 feet along an arc of a curve to the right, said curve having a radius of 1041.00 feet, a chord bearing of South 69 degrees 22 minutes 04 seconds East, and a chord distance of 66.20 feet to a point; thence South 67 degrees 32 minutes 44 seconds East, 8.57 feet to a point; thence South 67 degrees 32 minutes 44 seconds East, 287.42 feet to a miter point; thence leaving the right-of-way of Virgil Langford Road and along the right-of-way of Resurgence Park Drive South 22 degrees 23 minutes 49 seconds East, 14.11 feet to the end of the miter; thence continuing along said right-of-way South 22 degrees 45 minutes 07 seconds West, 153.86 feet to a point; thence 257.30 feet along an arc of a curve to the right, said curve having a radius of 220.00 feet, a chord bearing of South 56 degrees 15 minutes 23 seconds West, and a chord distance of 220.00 feet to a point; thence South 89 degrees 45 minutes 39 seconds West, 136.53 feet to a point; thence 21.08 feet along an arc of a curve to the right, said curve having a radius of 220.00 feet, a chord bearing of North 87 degrees 29 minutes 40 seconds West, and a chord distance of 21.07 feet to a point; thence 397.37 feet along an arc of a curve to the right, said curve having a radius of 220.00 feet, a chord bearing of North 33 degrees 00 minutes 16 seconds West, and a chord distance of 345.52 feet to a point; thence North 18 degrees 44 minutes 27 seconds East, 3.60 feet to a point; thence leaving said right-of-way South 71 degrees 15 minutes 33 seconds East, 172.00 feet to a point; thence North 18 degrees 44 minutes 27 seconds East, 36.50 feet to a point; thence South 71 degrees 15 minutes 33 seconds East, 18.65 feet to a point; thence North 18 degrees 44 minutes 51 seconds East, 164.64 feet to the TRUE POINT OF BEGINNING.

Said tract being the same as Lot 8 on a plat entitled, "ADMINISTRATIVE RECOMBINATION PLAT FOR: RESURGENCE PARK, LOTS 8 & 9," by Williams and Associates, certified by John Mark Dunlap, Ga. R.L.S. #3142, dated 12/21/2017, and recorded in Plat Book 2018 Page 1, and together with the rights, obligations and easements under the Declaration of Restrictions, Easements and Covenants for Resurgence Park, as the same may be amended, and recorded in Deed Book 1196, Page 668, in the Office of Superior Court of Oconee County, Georgia.



2055 Resurgence Drive

Oconee County, Georgia

Request for Change in Zoning Conditions

Narrative Statement

March 25, 2019

Rev: April 10, 2019

Introduction:

The subject site is located at the intersection of Resurgence Drive and Virgil Langford Road with the address of 2055 Resurgence Drive. Frank Halpin and James Lance are the current property owners and they have engaged Nichols Land & Investment Company to act on their behalf as agent for this Application. The submitted application is to request approval to subdivide "Lot 8" into five (5) smaller lots.

Background, Existing Conditions:

The subject property consists of 3.973 acres located within the larger Resurgence Park commercial subdivision that was re-zoned to B-1 pursuant to the conditions of Zoning Case #6356. The conditions of that rezoning were approved on August 6, 2013 and have been attached to this Narrative as Exhibit "A". Existing uses and zonings in the immediate vicinity are a primarily office, commercial-retail, and commercial- service oriented uses. The zoning classifications bordering this site to the east is B-1 with a Memory Care Center; to the west is also B-1 with a Medical Office Building; to the south-west, undeveloped land, zoned B-2; to the North, A-1, undeveloped land; and to the North, B-2, undeveloped land. There are multiple retail, office and commercial service oriented zoning classifications across Oconee Connector and in the immediate vicinity. The subject property is currently at finished grade, has direct access to Resurgence Drive and access to all utilities along the property lines.

Pursuant to the original 2013 rezoning, Lots 8 & 9 of the Resurgence Park development consisted of 2.47 and 2.36 acres respectively. For the period of time between August 2013 and until January 2018, Lots 8 & 9 within Resurgence Park, together, consisted of 4.84 acres and remained unsold. In early 2017, the property owner was compelled to endeavor further development of Lots 8 & 9 to clear the trees and provide more marketable lots at finished grade with all utilities. The owner was forced to meet the



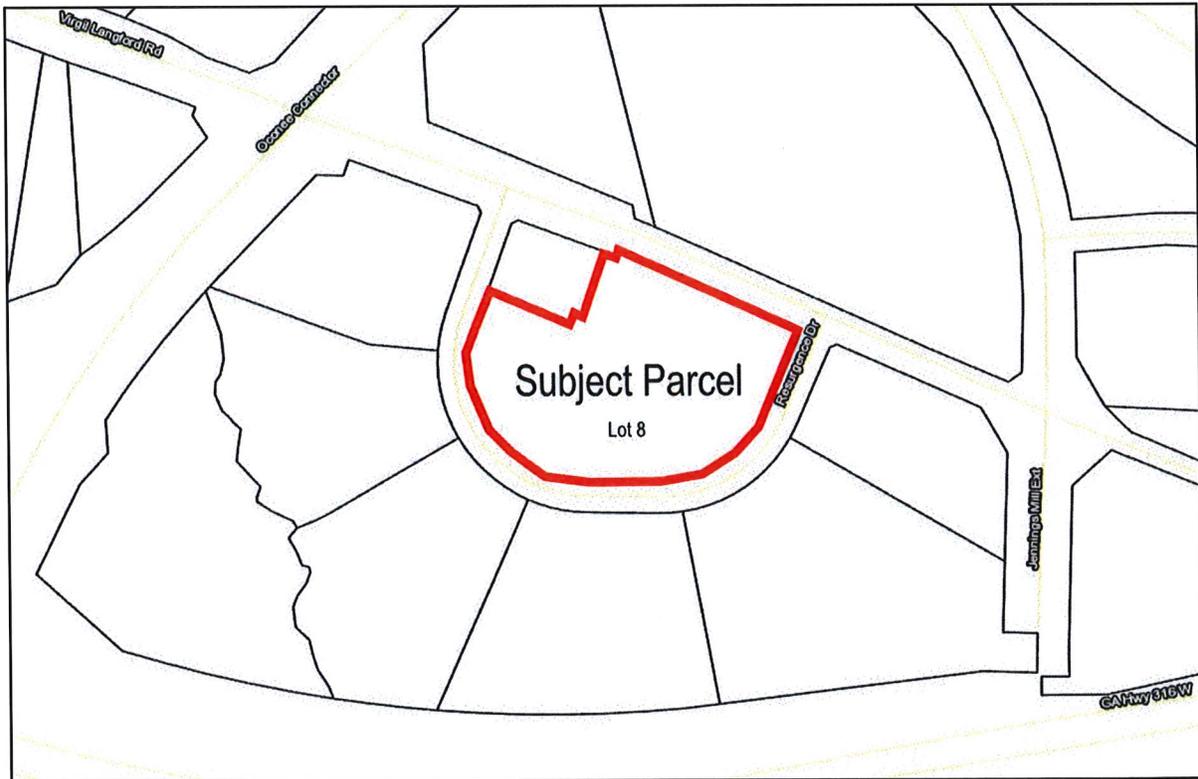
Market's demands in January 2018, and sold 0.86 acres from Lot 9. The remaining "Lot 8" was reconfigured into a larger lot consisting of 3.973 acres.

Proposed Changes to existing Zoning #6356 "Rezone Narrative":

The Site:

The subject site is located at the intersection of Resurgence Drive and Virgil Langford Road with the address of 2055 Resurgence Drive. The subject parcel consists of 3.973 acres, currently Zoned B-1, and was created by administrative plat recombination process as depicted on the plat that was approved and recorded in Plat Book 2018, Page 1-1 with the Oconee County Clerk of Courts on January 2, 2018. This property has been cleared and graded down to a finished elevation with access to all utilities and roads. This parcel is commonly referred to as "Lot 8" within the Resurgence Park commercial subdivision as shown in the illustration below.

TAX MAP



The Development:

The applicant's request herein is to further subdivide the existing 3.973 acre single lot "8" into a maximum of 5 smaller lots as shown on the Concept Plan. No other changes or modifications to the conditions set forth under Rezone #6356

Buildings:

Buildings may range in size from +/-8,000 sf to +/- 60,000 SF and the architectural themes and construction/facade materials will be identical to those submitted with and approved within the original conditions stated in Rezone #6356.

Water Supply:

Water service for the subject parcel will be provided by utilizing three (currently existing) 12" sleeves that extend underneath Resurgence Drive to facilitate access to the existing 8" water main located within the ROW of Resurgence Drive; additionally, a 12" water main runs within the ROW of Virgil Langford Road.

No changes to the Estimated Probable Water Demand stated in conditions of Zoning Case #6356.

Sewage Disposal:

Sanitary sewer currently exists in the ROW of Resurgence Drive.

Surface Water Drainage:

Existing concrete curb and gutter and county approved pipe will be employed to collect and divert surface water to the existing storm water management facility located on Lot 4 of the Commercial Subdivision as per the plat recorded in Book 38, Page 12. Storm-water management will be in compliance with the Oconee County UDC.

Access:

Shared access drives connected to Resurgence Drive will serve the 5 parcels as generally depicted on the attached site plan.

Traffic:

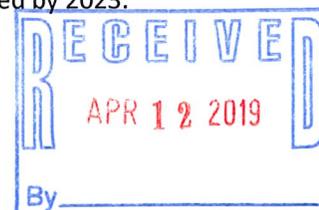
No additional traffic above what was originally contemplated and accounted for in the original conditions stated in Rezone #6356.

Schools:

Impact to schools will have a positive impact by increasing the County's commercial property tax base.

Schedule:

It is anticipated that the total build-out of the project should be completed by 2023.



Maintenance of Common Areas:

Parcels will be owned fee simple, with each of the properties subject to a Property Owners Association.

Buffers:

All buffers will be installed in accordance with the Oconee County UDC.

Utilities:

All utilities are proposed to be underground and currently exist along the subject property.

Garbage Collection:

Garbage collection will be handled by private contract service.

Sidewalks:

Sidewalks will be installed along each lot's frontage as each lot is developed and after completion of all underground utility service installation.

Public & Semi-public areas:

Drainage and public utility easements exist. Easements for power, telephone, cable TV, and gas will be dedicated as required for specific utility construction. Any access easements will be dedicated to serving lots.

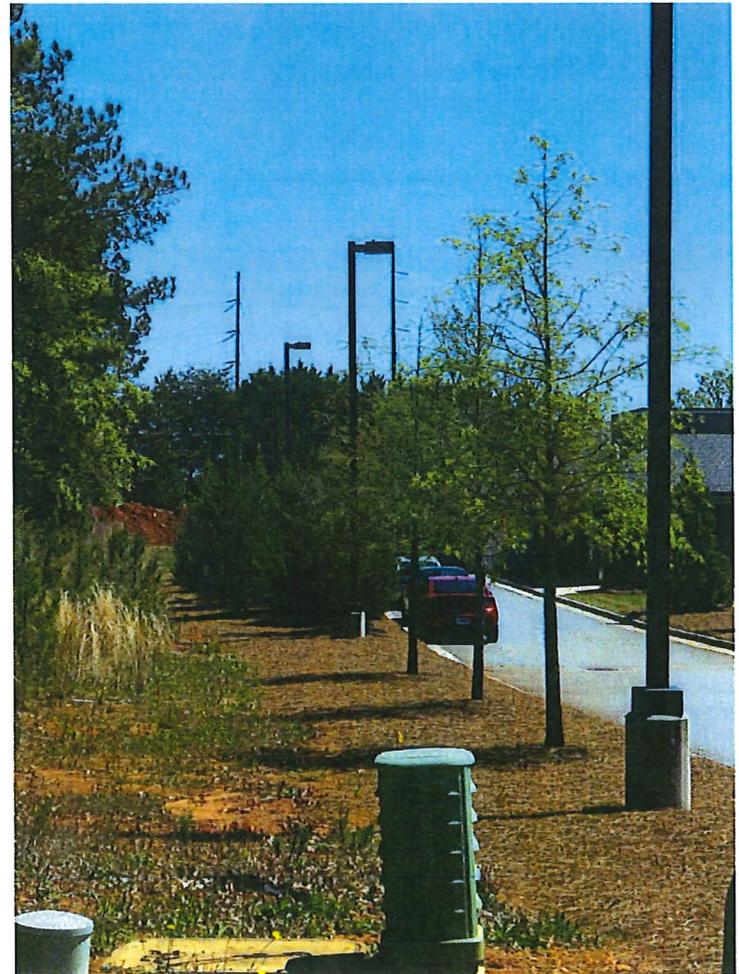
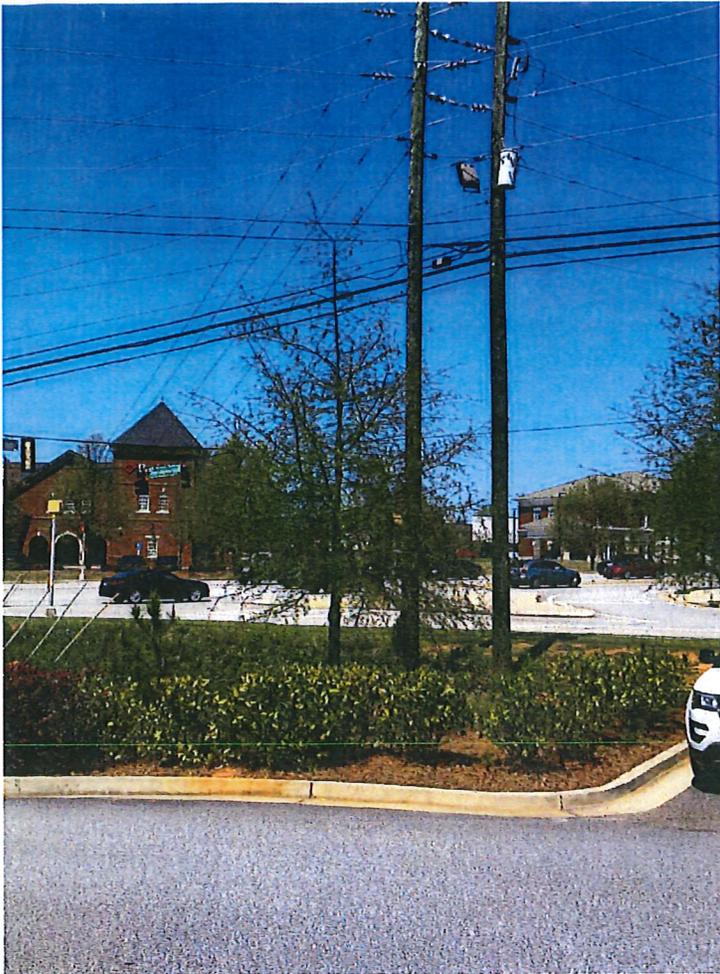
Outdoor Lighting:

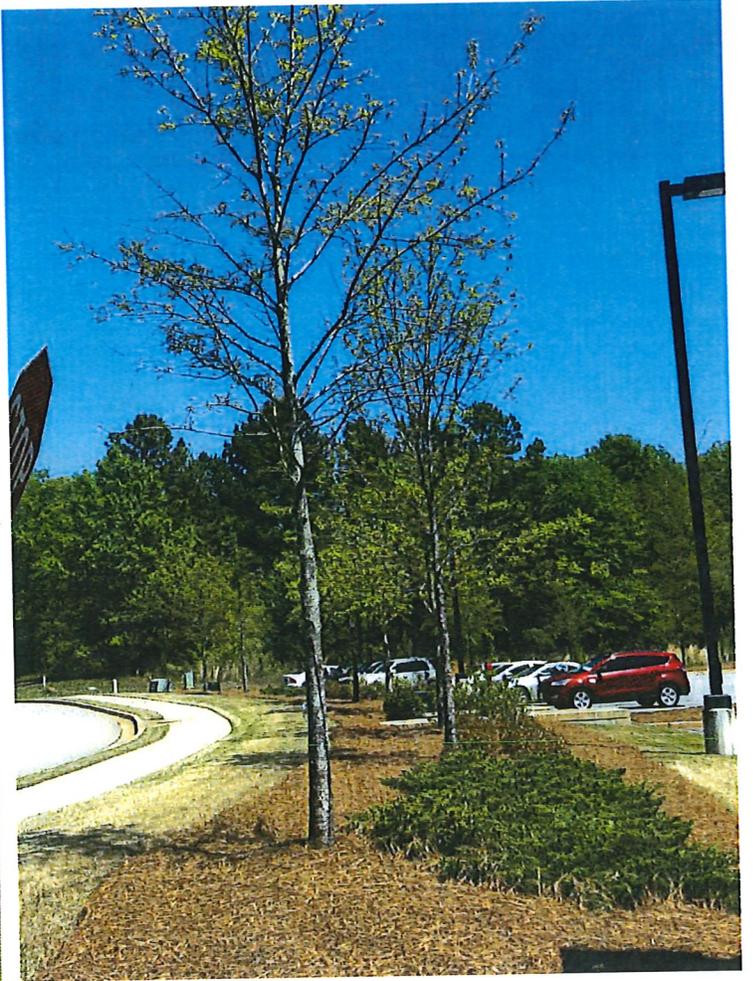
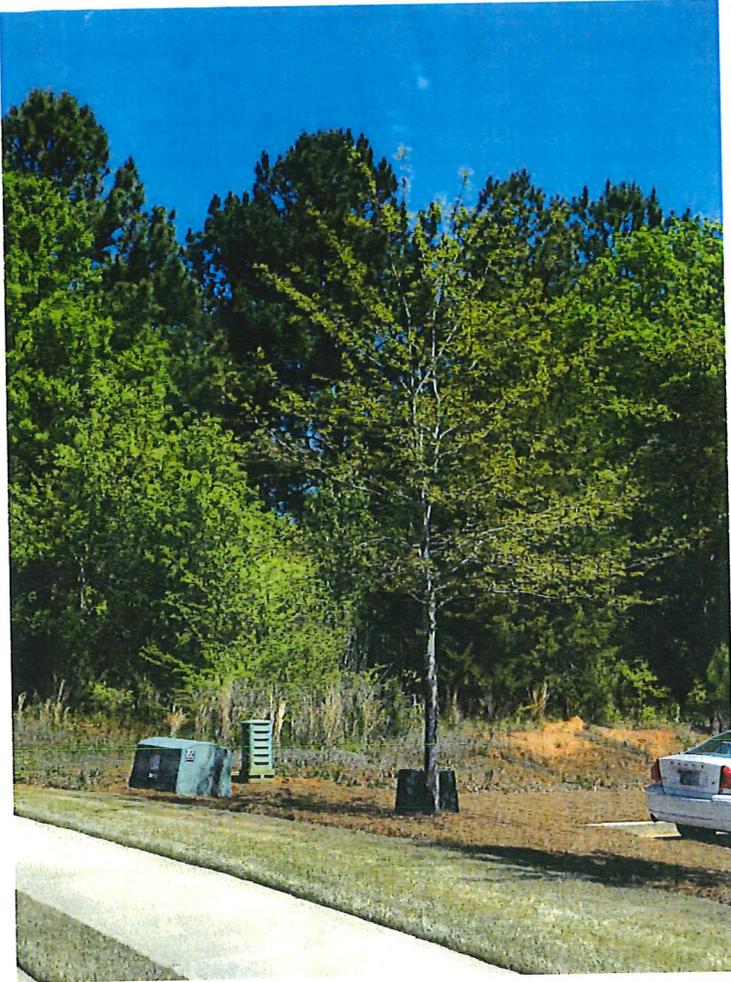
Light fixtures on metal poles will be installed to illuminate the development for safety and security. This light standard will be oriented inward, down and away from any neighboring residential areas. A lighting plan will be submitted to the Oconee Planning Department illustrating light templates and proposed fixtures. This plan will be reviewed during the site development plans approval states of each individual project.

Development Valuation:

We are not requesting any increase to the total allowable building square footage as approved by Zoning Case # 6356. Construction Costs are estimated to range between \$165.00 and \$210.00 per square foot, and average \$200.00 per square foot. We anticipate the value of the entire Resurgence Park commercial subdivision to be between \$45,000,000 and \$50,000,000.







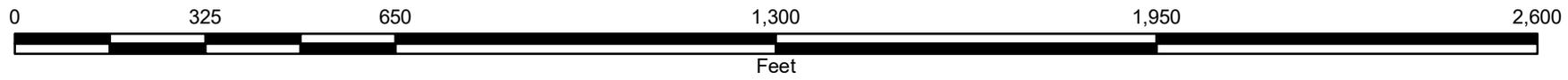
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APR 12 2019
By _____

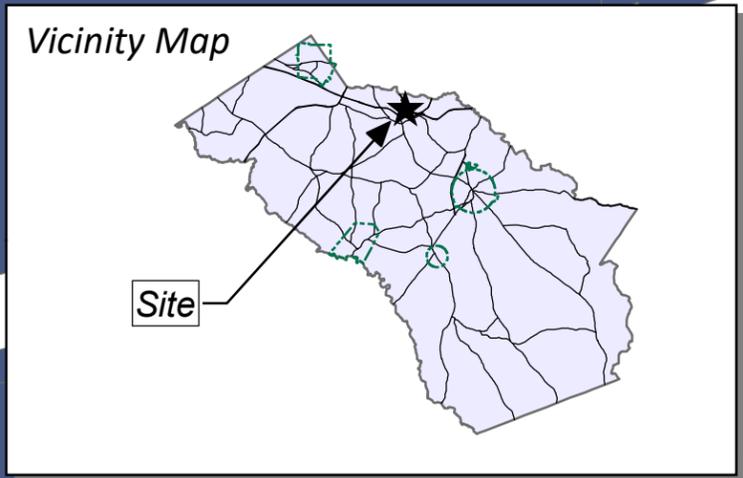
Rezone #7767 - Resurgence Park Aerial View

**Tax Parcel #
B 04P 008**



1:3,500

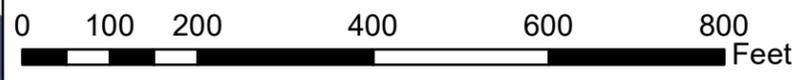




Oconee County Planning Department



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



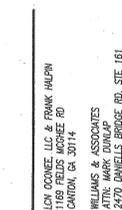
0 100 200 400 600 800 Feet



OWNER'S CERTIFICATE
 THE OWNER OF LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBSCRIBED TO HEREIN, HEREBY CERTIFIES THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

NAME: *Carla M. ...* DATE: 12/27/17

9766382786
 PARTICIPANT ID
BK:2018 PG:1-1
P2018000001
 FILED IN OFFICE
 CLERK OF COURT
 01/02/2018 03:56 PM
 ANGELA ELDER-JOHNSON,
 CLERK
 SUPERIOR COURT
 OCOOEE COUNTY, GA
Angela Elder - Johnson



PROJECT DATA:
 PROPERTY OWNER: LON OCOOEE, LLC & FRANK HUSPN
 1169 FELIX MORRIS RD
 CANTON, GA 30114
 AUTHORIZED AGENT: WILLIAMS & ASSOCIATES
 ATTN: MARK DUNLAP
 2470 DANIELS BRIDGE ROAD, SUITE 161
 ATHENS, GEORGIA 30606

-PURPOSE OF THIS PLAN IS TO RECOMBINE
 TAX PARCEL NUMBERS: 9 04P 002 & 9 04P 009
 (OCOOEE COUNTY, GA / SMC: 1331)
 -NO NEW LOTS ARE PROPOSED
 ALL TRACTS ARE ZONED B-1
 FRONT BUILDING SETBACK: 20'
 REAR BUILDING SETBACK: 10'
 SIDE BUILDING SETBACK: 10'
 MAXIMUM BUILDING HEIGHT: 40'
 MINIMUM LOT WIDTH: NONE

TOTAL ACRES: 4.827 ACRES
 LOTS: 2
 LOT 8: 3.973 ACRES, 1555 RESURVEY DR, PARCEL BHP 008
 LOT 9: 0.854 ACRES, 1555 RESURVEY DR, PARCEL BHP 009

SURVEY NOTES:
 THE FIELD DATA UPON WHICH THIS PLAN IS BASED WERE TAKEN AS A CLOSED POLYGON. THE BEARING AND DISTANCE OF EACH SIDE OF THE POLYGON HAVE BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACQUIRE WITHIN ONE FOOT IN 153,887 FEET BY MAP CHECK.
 FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A J-SECOND LEICA DISTANCE MEASURING INSTRUMENT. HORIZONTAL DISTANCE IS GROUND HORIZONTAL DISTANCE. ALL DISTANCES ARE STATIONED TO THE CENTER OF THE INSTRUMENT. A NETWORK OF GPS OBSERVATIONS AND A TOPCON Hiper LIFE+ RECEIVER.
 THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT AND MAY BE SUBJECT TO LIENS, EASEMENTS, AND RESTRICTIONS OF RECORD NOT REFERENCED UPON THIS SURVEY. NOT ALL IMPROVEMENTS ARE SHOWN.
 REFERENCES:
 PLAT BOOK 30 PAGE 2

SURVEYOR'S CERTIFICATE (CLERK OF COURTS)
 AS REQUIRED BY SUBSECTION (6) OF O.C.G.A. SECTION 15-8-87, THIS PLAN IS HEREBY CERTIFIED TO BE TRUE AND CORRECT BY ME OR UNDER MY SUPERVISION, THAT ALL MATERIALS ARE CORRECTLY SHOWN, AND THEIR LOCATION, SIZE, TYPE, AND DIMENSIONS ARE CORRECTLY SHOWN. THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF OCOOEE COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.
 THIS PROPERTY DOES NOT LIE WITHIN THE FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP 13219001900, DATED 09/02/2009.
 THE MINIMUM LOT AREA REQUIRED FOR THE APPLICABLE ZONING DISTRICT IS OUTSIDE THE 100 YEAR FLOODPLAIN AS SPECIFIED IN SECTION 404.02.

RECEIVED
 MAR 8 5 2019
 By: *[Signature]*

OCOOEE COUNTY
 Planning Department
 "AUTHORIZED FOR RECORDING"
 By: *Sandy C. Wilson*
 Planning Director

GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

16194
RESURVEY PARK, LOTS 8 & 9
 ADMINISTRATIVE RECOMBINATION PLAN FOR
 SCALE: 1"=50'
 GMD: 1331 (OCOONE COUNTY, GA)
 ADDRESS: 1355 & 2055 RESURVEY DR
 PROJECT NO: 16194
 LAST DATE OF FIELD WORK: 02/13/2017
 DATE OF PLAT: 12/21/2017

WILLIAMS & ASSOCIATES
 ENGINEERING SURVEYING
 LANDSCAPE ARCHITECTURE
 2470 DANIELS BRIDGE ROAD, SUITE 161
 ATHENS, GEORGIA 30606
 P: 706.310.0400
 F: 706.310.1111
 www.gaplaning.com

OCOOEE COUNTY
 Planning Department
 "AUTHORIZED FOR RECORDING"
 By: *Sandy C. Wilson*
 Planning Director

RECEIVED
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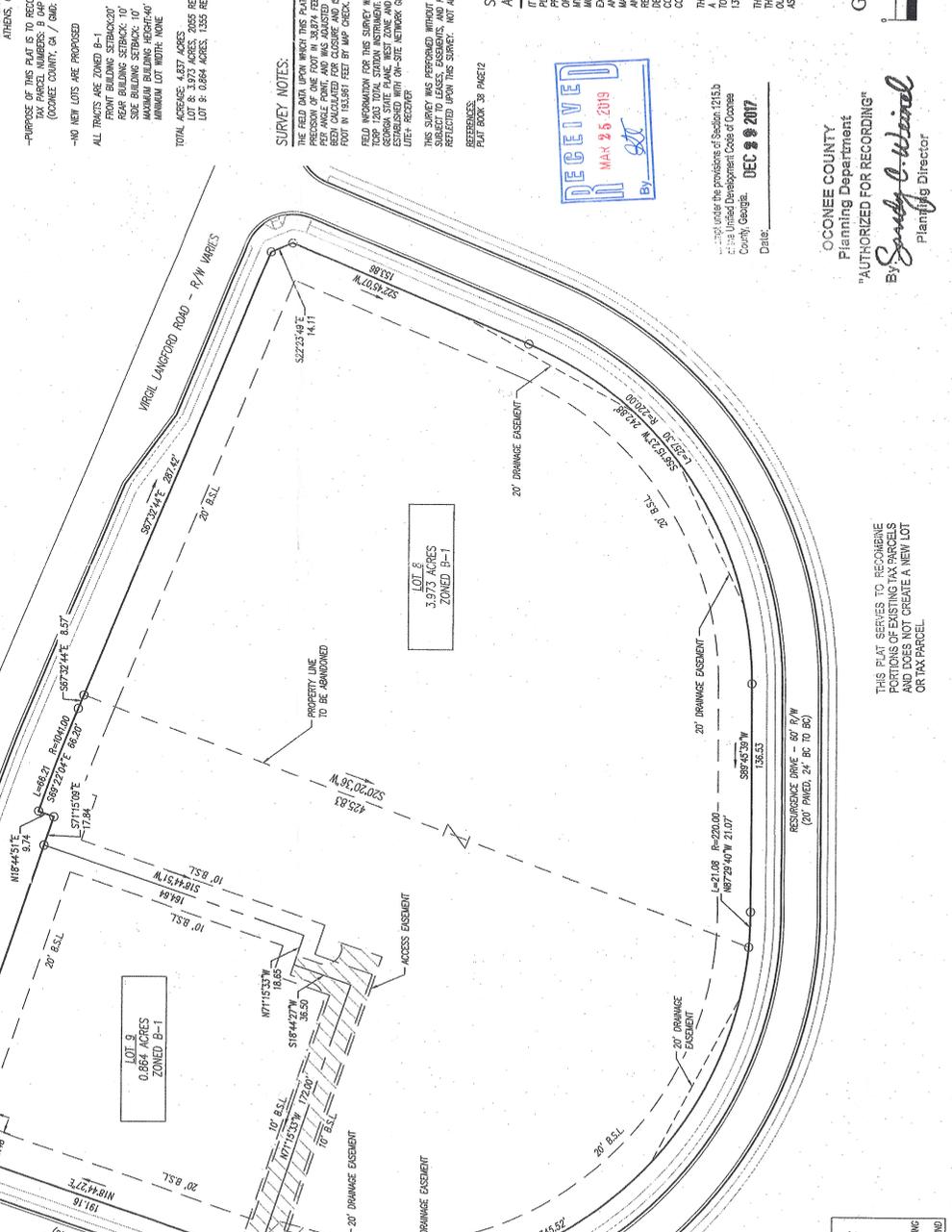
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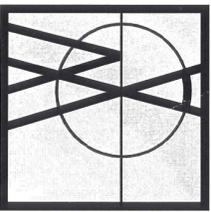


LEGEND:

- BUILDING SETBACK LINE
- EXISTING BUILDING
- OPEN FIM SET
- OPEN TOP PIPE
- RIGHT-OF-WAY
- TRUE POINT OF BEGINNING
- PROPERTY CORNER FOUND

THIS PLAN SERVES TO RECOMBINE PORTIONS OF EXISTING TAX PARCELS AND DOES NOT CREATE A NEW LOT OR TAX PARCEL.

DATE: DEC 2017



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) 310-0000 • F: (706) 310-0411
www.waengineering.com

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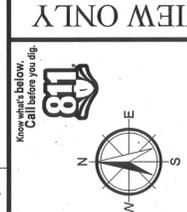
RESURGENCE PARK

OCONEE COUNTY, GEORGIA
VIRGIL LANGFORD ROAD - 17.23 ACRES

DATE: 02.06.2019

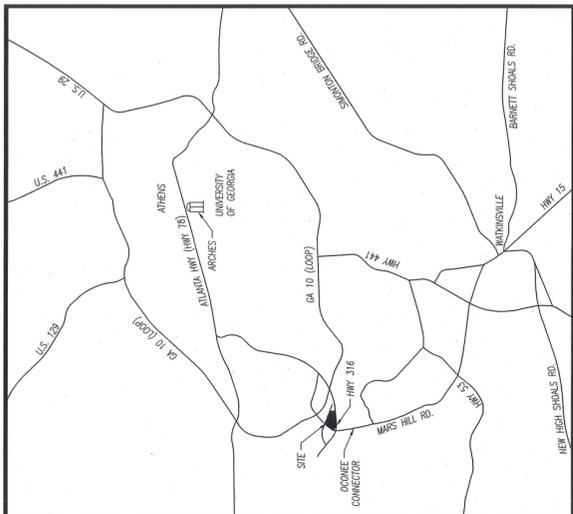
REVISIONS

DATE	COMMENT
4/11/2019	PER DRC REVIEW
4/15/2019	PER DRC REVIEW
4/16/2019	PER DRC REVIEW



FOR REVIEW ONLY

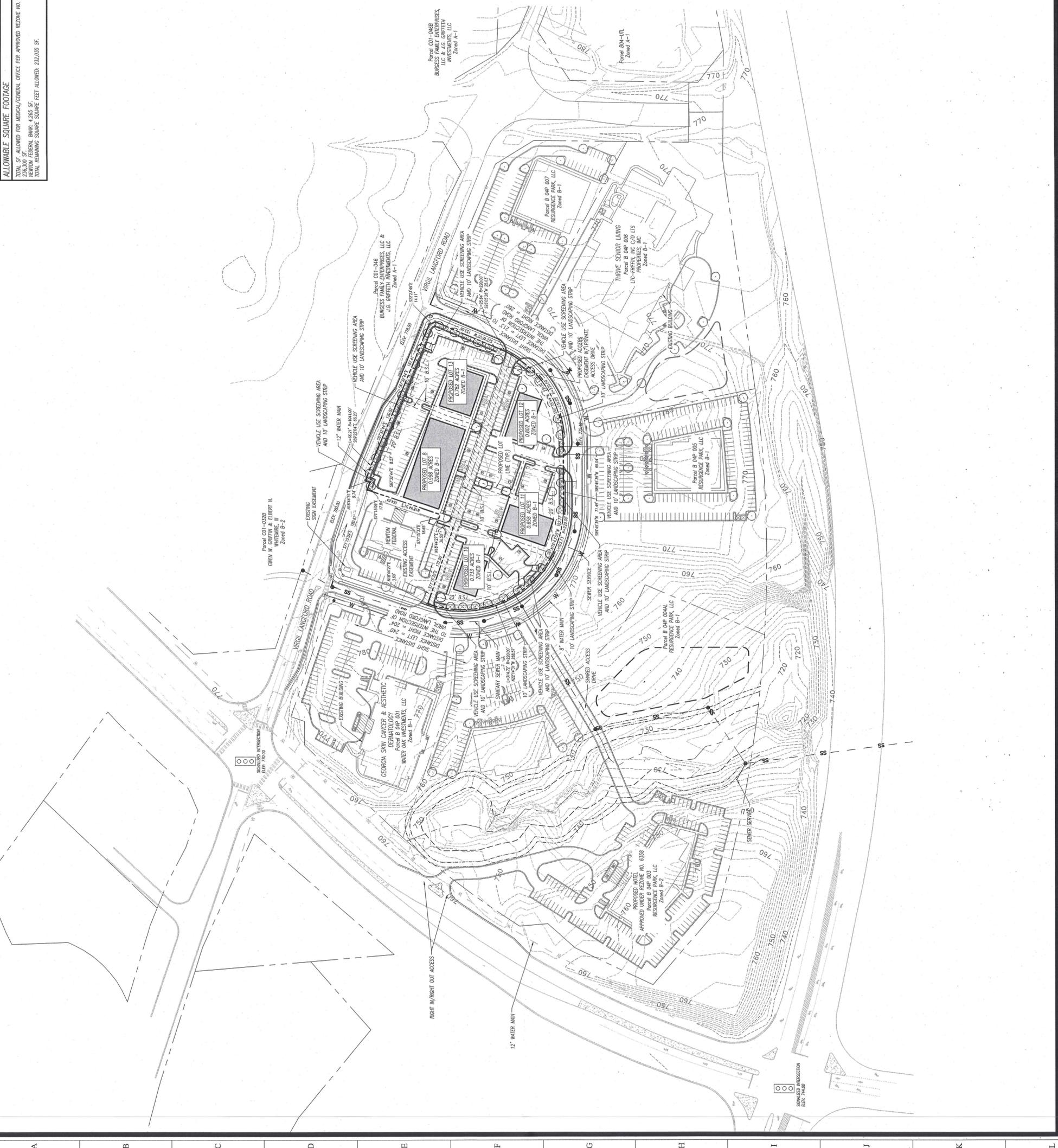
12005
REZONE
MODIFICATION
CONCEPT PLAN
CP01



VICINITY MAP
NOT TO SCALE

PROJECT DATA	
PROPERTY OWNER:	RESURGENCE PARK, LLC 1000 WILKINS ROAD ATHENS, GEORGIA 30606
DEVELOPER:	NICHOLS LAND AND INVESTMENT COMPANY 2500 DANIELLS BRIDGE RD, BLDG 200, SUITE 1F ATHENS, GEORGIA 30606 706-353-3000
AUTHORIZED AGENT:	W&A ENGINEERING 2470 DANIELLS BRIDGE RD, SUITE 161 ATHENS, GA 30606 706-310-0400
PHYSICAL ADDRESS:	RESURGENCE DRIVE 706-310-0400
TAX PARCEL:	B-0P-008
GRID:	1331
TOTAL PROJECT ACREAGE:	3.973 ACRES (173,088.43 SF)
CONTOUR INTERVAL:	2' FIELD RUN TOPO BY COLUMBIA ENGINEERING
BOUNDARY SURVEY:	THIS DRAWING WAS PREPARED USING A WILLIAMS & ASSOCIATES BOUNDARY SURVEY FOR LON ODOONEE, DATED 10/12/2012.
EXISTING ZONING:	B-1
EXISTING USE:	VACANT
PROPOSED ZONING:	B-1 WITH MODIFICATIONS
PROPOSED USE:	GENERAL OFFICE
TOTAL NUMBER OF LOTS:	5 (B-1 WITH MODIFICATIONS)
GROUND COVERAGE (BUILDINGS):	35,700 SF
PARKING/DRIVE AREA (RAW NOT INCLUDED):	78,711 SF
AREA IN LOTS 3873 AC (173,088.43 SF)	
AVERAGE LOT SIZE:	35,418 SF (1,610.77 SQ)
FLOOD PLAIN:	NO PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAIN
PERMITS:	PERMITS TO BE OBTAINED FROM COMMUNITY PANEL NUMBER 1234567890, EFFECTIVE SEPTEMBER 2, 2008.
WATER SUPPLY:	OCONEE COUNTY UTILITY DEPARTMENT
SEWAGE DISPOSAL:	OCONEE COUNTY UTILITY DEPARTMENT
SOLID WASTE:	BY PRIVATE CONTRACT
UTILITIES:	POWER, GAS, WATER, TELEPHONE, CABLE TV
SITE FINISHES:	CONCRETE CURB AND GUTTER AND COUNTY APPROVED PAVEMENT SHALL BE EMPLOYED TO COLLECT AND DRAIN SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.
PARKING DATA	
REQUIRED PARKING:	200 SPACES
OFFICES-GENERAL:	3.5 SPACES/1000 SF OF GROSS FLOOR AREA
(5,000/1000)X3.5 = 200 MINIMUM REQUIRED SPACES	
PROPOSED PARKING:	213 SPACES
STANDARD SURFACE:	213 (8'X19'), 11 OF THOSE ARE HANDICAP ACCESSIBLE
BUILDING DATA	
PROPOSED BUILDING AREA:	57,000 SF
FIRST FLOOR:	35,700 SF
SECOND FLOOR:	21,300 SF
PROPOSED BUILDING HEIGHT:	<40'
B-1 ZONING REGULATIONS	
MIN. FRONT YARD:	20'
MIN. REAR YARD:	10'
MIN. SIDE YARD:	10'
MAX. BLDG. HEIGHT:	40'
STORMWATER NOTE	
STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.	

ALLOWABLE SQUARE FOOTAGE
TOTAL SF. ALLOWED FOR MEDICAL/GENERAL OFFICE PER APPROVED REZONE NO. 6356:
236,300 SF.
REZONE FLOORING: 1,435 SF.
TOTAL ALLOWABLE SQUARE FEET: 237,735 SF.



SCALE: 1" = 100'