

**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-2 (Highway Business District) to B-2 (Highway Business District) with modifications to rezone no. 6598 pursuant to an application for rezoning of property owned by Oconee Medical Holdings, LLC, submitted on March 21, 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 ERT Inc., c/o David Elder, on March 21, 2019, requesting rezoning of a ± 14.226 acre tract of land located along Jennings Mill Road in the 1331st G.M.D., Oconee County, Georgia, (tax parcel no. C-01AQ-001 & C-01AQ-002), 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-2 (Highway Business District) to B-2 (Highway Business District) with modifications to rezone no. 6598 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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

W. E. Wilkes, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes
Clerk, Board of Commissioners



EXHIBIT "A" TO REZONE No. 7768

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CONDITIONS

1. The development shall be connected to the Oconee County water system at the developer's expense in a manner approved by the Oconee County Utility Department and the Oconee County Public Works Department.
2. Developer shall construct center left turn lanes at each project entrance in accordance with the Unified Development Code and as required by the Public Works Department.
3. 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.
4. The total building floor area of the development shall not exceed 164,165 square feet.

TAX MAP



EXHIBIT "A" TO REZONE No. 7768

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LEGAL DESCRIPTION

Tract 1 Legal Description.

Commencing at the Point of Beginning, thence North 12°57'24" East, a distance of 643.70 feet; thence South 88°06'32" East, a distance of 709.47 feet; thence South 02°00'47" East, a distance of 316.75 feet; thence South 87°59'13" West, a distance of 54.56 feet; thence South 48°38'01" West, a distance of 57.00 feet; to the beginning of a curve concave to the southwest having a radius of 299.55 feet and a central angle of 3°25'20" and being subtended by a chord which bears North 50°04'35" West 17.89 feet; thence northwesterly along said curve, a distance of 17.89 feet; thence South 38°12'45" West radial to said curve, a distance of 36.05 feet; to the beginning of a curve radial to said line; thence northwesterly and westerly a distance of 86.41 feet along the curve concave to the southwest, having a radius of 263.50 feet and a central angle of 18°47'20"; thence North 70°34'35" West tangent to said curve, a distance of 400.17 feet to the beginning of a curve tangent to said line; thence westerly, southwesterly and southerly a distance of 34.56 feet along the curve concave to the southeast, having a radius of 22.00 feet and a central angle of 90°00'00"; thence South 19°25'25" West tangent to said curve, a distance of 421.15 feet to the beginning of a curve tangent to said line; thence southerly a distance of 9.32 feet along the curve concave to the east, having a radius of 263.50 feet and a central angle of 2°01'34"; thence North 77°43'09" West, a distance of 47.06 feet; thence South 57°10'51" West, a distance of 13.08 feet; thence North 77°43'09" West, a distance of 50.00 feet to the Point of Beginning. Containing 6.108 Acres, more or less.

Tract 2 Legal Description.

Commencing at the Point of Beginning, thence North 71°15'46" West, a distance of 40.74 feet to the beginning of a curve concave to the south having a radius of 548.22 feet and a central angle of 13°41'59" and being subtended by a chord which bears North 78°06'17" West 130.77 feet; thence westerly along said curve, a distance of 131.08 feet; thence South 45°07'40" West, a distance of 548.22 feet to the beginning of a curve concave to the south having a radius of 548.22 feet and a central angle of 16°08'51" and being subtended by a chord which bears South 86°20'55" West 153.99 feet; thence westerly along said curve, a distance of 154.50 feet; thence North 11°45'52" West, a distance of 83.15 feet to the beginning of a curve tangent to said line; thence northerly, northwesterly, easterly, southeasterly, southerly, southwesterly, westerly, northwesterly and northerly a distance of 81.65 feet along the curve concave to the east, having a radius of 150.00 feet and a central angle of 31°11'17"; thence North 19°25'25" East, a distance of 329.65 feet; thence South 70°34'35" East, a distance of 308.67 feet to the beginning of a curve tangent to said line; thence easterly and northwesterly a distance of 89.34 feet along the curve concave to the southwest, having a radius of 150.00 feet and a central angle of 34°07'20"; thence South 36°27'07" East, a distance of 120.03 feet to the beginning of a curve concave to the southeast having a radius of 548.20 feet and a central angle of 17°42'02" and being subtended by a chord which bears South 44°41'17" West 168.89 feet; thence southwesterly along said curve, a distance of 169.36 feet to a point of cusp on a curve, from which the radius point bears South 54°03'40" East; thence southwesterly and southerly a distance of 135.06 feet along the arc of said curve concave to the southeast having a radius of 540.22 feet and a central angle of 14°06'34"; thence South 64°43'27" West, a distance of 28.00 feet to the Point of Beginning. Containing 4.104 Acres, more or less.

Tract 3 Legal Description.

Commencing at the Point of Beginning, thence North 04°17'51" West, a distance of 264.42 feet; thence South 77°43'09" East, a distance of 50.80 feet; thence North 57°16'51" East, a distance of 13.08 feet; thence South 77°43'09" East, a distance of 47.86 feet to the beginning of a curve concave to the west having a radius of 263.50 feet and a central angle of 2°01'34" and being subtended by a chord which bears North 18°24'38" East 9.32 feet; thence northerly along said curve, a distance of 9.32 feet; thence North 10°25'25" East tangent to said curve, a distance of 421.15 feet to the beginning of a curve tangent to said line; thence northerly, northeasterly and easterly a distance of 34.56 feet along the curve concave to the southeast, having a radius of 22.00 feet and a central angle of 90°00'00"; thence South 70°34'35" East tangent to said curve, a distance of 400.17 feet to the beginning of a curve tangent to said line; thence westerly and southeasterly a distance of 86.41 feet along the curve concave to the southwest, having a radius of 263.50 feet and a central angle of 18°47'20"; thence North 38°12'45" East radial to said curve, a distance of 36.05 feet to the beginning of a curve radial to said line; thence southeasterly a distance of 17.89 feet along the curve concave to the southwest, having a radius of 299.55 feet and a central angle of 3°25'20"; thence North 48°38'01" East, a distance of 57.00 feet; thence North 87°59'13" East, a distance of 54.56 feet; thence South 02°00'47" East, a distance of 316.75 feet to the beginning of a curve concave to the southwest having a radius of 548.20 feet and a central angle of 13°38'00" and being subtended by a chord which bears South 60°16'18" West 120.55 feet; thence southwesterly along said curve, a distance of 128.89 feet to a point of cusp; thence North 36°27'07" West, a distance of 120.03 feet to the beginning of a curve tangent to said line; thence northwesterly and westerly a distance of 89.34 feet along the curve concave to the southwest, having a radius of 150.00 feet and a central angle of 34°07'20"; thence North 70°34'35" West, a distance of 308.67 feet; thence South 19°25'25" West, a distance of 329.65 feet to the beginning of a curve tangent to said line; thence southerly a distance of 81.65 feet along the curve concave to the east, having a radius of 150.00 feet and a central angle of 31°11'17"; thence South 11°45'52" East, a distance of 83.15 feet to a point of cusp on a curve concave to the south having a radius of 540.22 feet and a central angle of 14°06'34" and being subtended by a chord which bears South 75°46'36" West 47.79 feet; thence westerly along said curve, a distance of 47.06 feet; thence South 73°49'11" West, a distance of 169.53 feet to the Point of Beginning. Containing 4.014 Acres, more or less.

EXHIBIT "A" TO REZONE No. 7768

NARRATIVE

PROPOSED USE

This property will be utilized for Medical and Office space. Currently, a portion of this property features the new Piedmont Orthopedic Center, currently under construction. The balance of this property is graded to rough pads. To the West of this property is Phase II of Three Sixteen Professional Quarter which is zoned O-I-P. To the North is Jennings Mill Subdivision which is zoned R-3 PUD. The portions of Jennings Mill contiguous to this property feature one residence, a vacant tract and several parking lots belonging to the Athens Area Board of Realtors. To the East is a vacant tract already zoned B2. To the South of the campus, across Virgil Langford Rd., is a tract zoned ARI.

Proposed in this project is one additional three story structure that will be the final component of the Oconee Health Campus. The final gross floor area of the campus will be 164,165. The two, more prominent structures on the Oconee Health Campus set the tone for the property and are two-story buildings. The Piedmont Orthopedic Building currently under construction is one-story, and will match the anchor buildings from an architectural standpoint. This third, and final, Three Story building will complete the build-out of the property. It is situated in close proximity to the other structures, giving the property a true 'campus' feel that promotes pedestrian travel from building to building.

The totality of this Requested Modification to Rezone #6598 is an increase in the Total Building Square Footage for the 14.226 acre Oconee Health Campus property.

TRAFFIC IMPACTS

Projected traffic has been calculated from the trip generation rates published by the Institute of Transportation Engineers, Trip Generation, 7th Edition. Traffic counts are projected as follows:

Total ADT:	5,965 per day
AM Peak:	415 trips
PM Peak:	428 trips

When considering the estimates shown above and the proximity of the project to several major arteries in the county, as well as the newly completed Mars Hill Road Widening, the proposed project should minimally affect the existing roadways. The site also features excellent circulation and two entrances that will allow for greater ease of ingress and egress. Both entrances feature deceleration lanes, in keeping with Oconee County Ordinances. One entrance is located along Virgil Langford and the other is along the new alignment of Jennings Mill Road.

Rezone Narrative (B2- Change in conditions)
Oconee Health Campus

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OWNERSHIP AND MAINTENANCE OF COMMON OPEN SPACE

Common open space and stormwater management facilities will be owned and maintained by the Condo Association. Strict covenants will be created for this project as required for establishing the legal ownership and maintenance of the common areas including stormwater management facilities.

ARCHITECTURAL RENDERINGS AND SIGNAGE

Architectural elevations are included as part of this packet under the tab "Architectural Elevations" immediately following this narrative.

PLANTINGS, BUFFERS, SIDEWALKS AND CURBING

Tree plantings in the parking lot area will conform to Oconee County Code. Landscaping will meet or exceed all code requirements. There is an existing 50' planted buffer against the residences in Jennings Mill to the Northwestern corner of the property.

The property features a pedestrian friendly feel with many sidewalks interconnecting the different areas of the property.

All of the parking areas feature curb and gutter that serves to convey the storm water run-off, but also defines the landscape and pedestrian areas, giving the project an appealing aesthetic.

SCHEDULE AND PHASING

This project will be built out based on the following anticipated schedule:

Anchor Building 100:	Complete	44,158 s.f.
Anchor Building 200:	Complete	44,040 s.f.
Connector:	Complete	7,402 s.f.
Building 300:	Under Const.	23,565 s.f.
Building 400:	One year	45,000 s.f.

SCHOOL SYSTEM IMPACTS

Projected impacts to the school system are positive due to the tax revenue generated by this development. The regional status of the services provided (both now and in the future) at this facility means that people come from other counties to pay for services. The taxes generated benefit the county with minimal utilization of county services.

PUBLIC WATER AND SEWER

Public water supplies this project. There is an existing 12" line along the realigned portion of Jennings Mill Road on the frontage of the property. There is also an existing 12" line along the opposite side of Virgil Langford Road in front of the property.

Sewer leaves this project and gravity flows to a manhole located in the rear corner of Three Sixteen Professional Quarter Phase II. From there it travels to the existing lift station located along Langford Drive at the rear of Three Sixteen Professional Quarter Phase I.

The water main has been tapped and already serves the proposed development. Water demands are estimated for the proposed development at a average of 16,520 GPD with a maximum peak demand of 18,500 GPD.

Other utilities for this project include cable and telephone, both of which are provided by AT&T. Walton EMC provides power to the property. No gas service is available.

STORM WATER AND DRAINAGE

Storm water is channeled to a detention pond in the northwestern corner of the property, which is where the majority of the water left the site in its pre-developed condition. The increase in storm water runoff from the impervious surfaces is handled by the detention pond as well as other storm water management facilities and conveyances.

BUILDINGS AND FACADE MATERIALS

The structure will be constructed utilizing a congruous pallet of materials including high quality brick, stone, glass, metal and copper, or combination thereof. All roofing shall match the other structures on the campus. Please refer to Architectural Elevations for conceptual architectural elevations. Signage will be the existing sign on the corner of Jennings Mill and Virgil Langford Road.

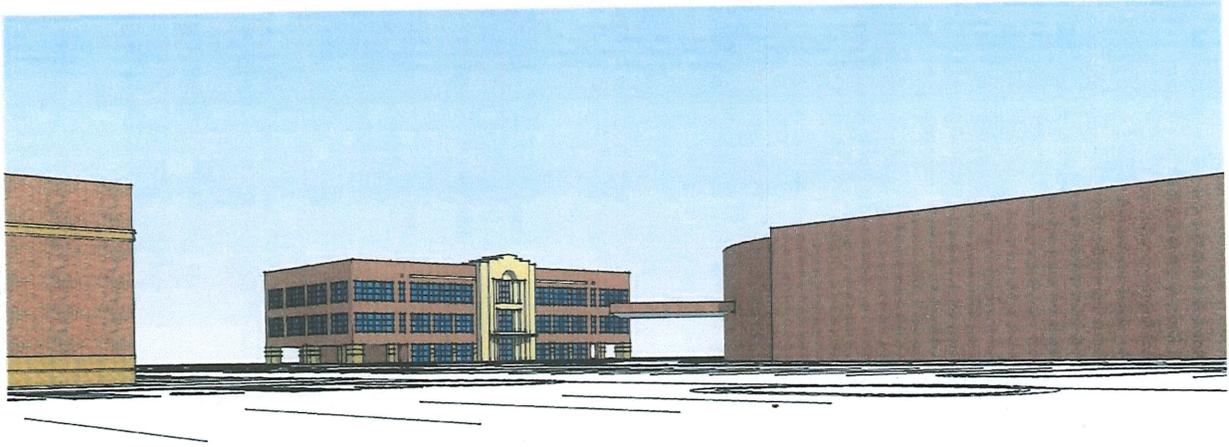
ESTIMATED VALUE OF PROJECT AT COMPLETION

Once fully built out, this project's estimated value is \$60,000,000 in 2019 dollars. The value of Building 400 should be around \$12,000,000 at the time of completion.

REPRESENTATIVE SKETCHES & PHOTOGRAPHS



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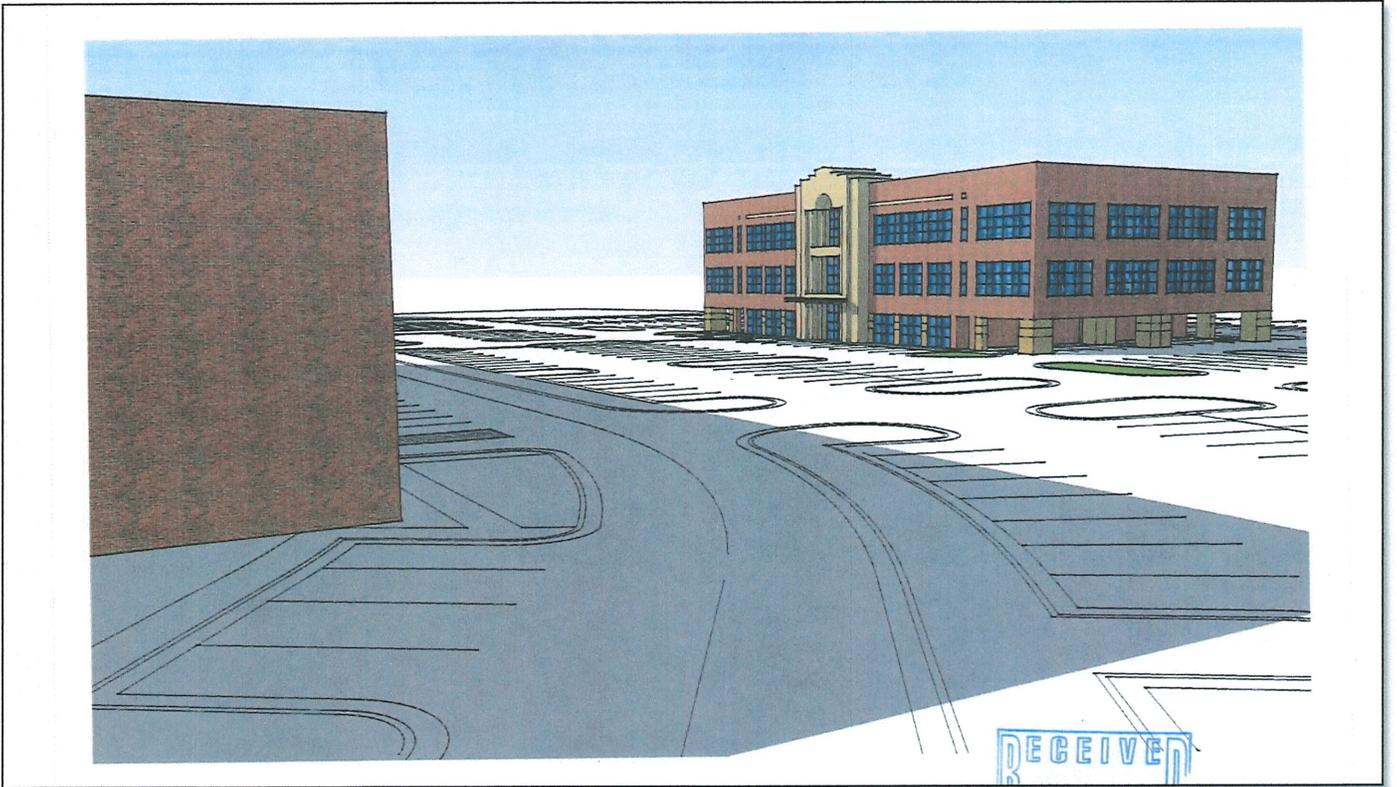
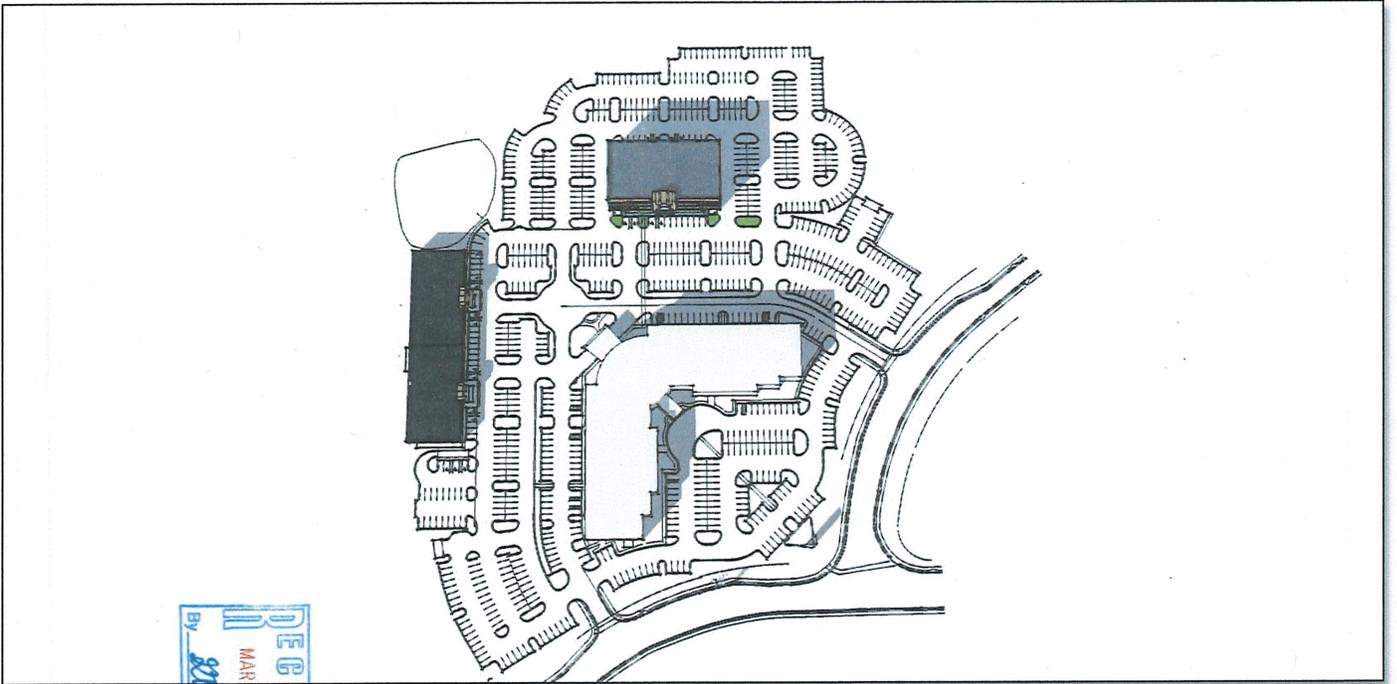


EXHIBIT "A" TO REZONE No. 7768

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DEC
MAR
By: *[Signature]*



Planning Department
Oconee County, Georgia
STAFF REPORT

REZONE CASE #: 7768

DATE: May 8, 2019

STAFF REPORT BY: Grace Tuschak, Planner

APPLICANT NAME: ERT, Inc. c/o David Elder

PROPERTY OWNER: Oconee Medical Holdings, LLC & PPF AHP OFF 1305 JENNINGS MILL ROAD OWNER, LLC

LOCATION: Northwest corner of the intersection of Jennings Mill Road and Virgil Langford Road

PARCEL SIZE: ±14.23 Acres

EXISTING ZONING: B-2 (Highway Business)

EXISTING LAND USE: Vacant and Medical Office Park

ACTION REQUESTED: B-2 (Highway Business)

REQUEST SUMMARY: The owners are petitioning for a modification to rezone no. 6598 to allow for an increase in total allowed building square footage for the subject property.

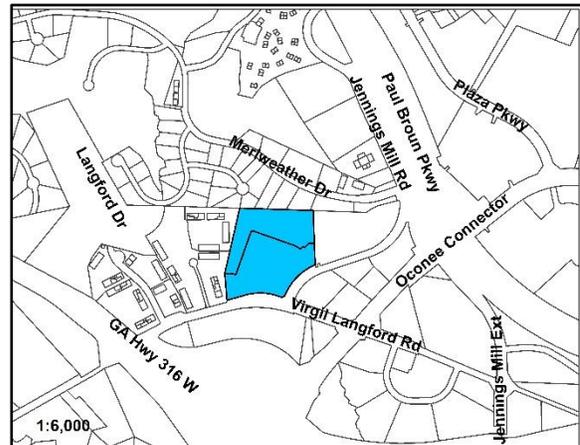
STAFF RECOMMENDATION: Staff recommends approval of this rezone request subject to conditions.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: May 20, 2019

BOARD OF COMMISSIONERS: June 4, 2019

- ATTACHMENTS:**
- Application
 - Zoning Impact Analysis
 - Narrative
 - Architectural Renderings
 - Aerial Imagery
 - Future Development Map
 - Plat
 - Concept Plan
 - Concept Plan approved under Rezone no. 6595



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- On February 3, 2019, rezone no. 6598 was approved, rezoning the subject property from A-1 (Agricultural) to B-2 (Highway Business) to allow for the development of a medical office park.
- Preliminary site plan approval for Phase V of the Three Sixteen Professional Quarter (a portion of the subject site) was issued on March 15, 2015.
- Site development plan approval for Phase V of the Three Sixteen Professional Quarter (a portion of the subject site) was issued on August 12, 2015.

SITE VISIT DESCRIPTION

- The subject property is partially developed in accordance with rezone no. 6598.
- Buildings 100 and 200 (as labeled on the approved concept plan for rezone no. 6598) are completed; building 300 is currently under construction.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Office and Mixed-Use Residential	R-3 PUD (Multi-Family Residential – Planned Unit Development)
SOUTH	Undeveloped	AR-1 (Agricultural-Residential One Acre)
EAST	Undeveloped	B-2 (Highway Business)
WEST	Office Park	O-I-P (Office-Institutional-Professional) & B-1 (General Business)

PROPOSED MODIFICATION DESCRIPTION

- The applicant is petitioning to modify condition #4 of rezone no. 6598, which limits the total building floor area of the development to 140,000 square feet.
- In place of buildings D, E, and F depicted on the original concept plan approved under rezone no. 6598, the applicant is proposing to construct a three-story, 45,000-square foot building.
- Total building square footage at full buildout is proposed to be 164,165 square feet.

TRAFFIC PROJECTIONS

- The modification request is estimated to increase traffic by 210 ADT with 66 a.m. and 18 p.m. peak hour trips (see table below).
- Traffic impacts are estimated based on ITE’s Trip General Manual, 9th Edition.

	ADT	a.m. peak hour trips	p.m. peak hours trips
Previously approved under rezone no. 6598	5,755	349	410
Present modification request	5,965	415	428

PUBLIC FACILITIES

Water:

- Existing County water mains are located in the Virgil Langford Road and Jennings Mill Road rights-of-way
- The remainder of the development proposes to connect to the existing water mains to serve the project

Sewer:

- An existing County gravity sewer line is located on the site
- The remainder of the development proposes to utilize gravity flow and connect to an existing gravity system adjoining the site in the Caduceus office park development

Roads:

- Two entrances are in place to access the site, from Virgil Langford Road and Jennings Mill Road
- The two project entrances include deceleration lanes and acceleration tapers

ENVIRONMENTAL

- No 100 Year Flood Plains are located on the site
- No Jurisdictional Wetland areas are located on the site

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES**Water Resources Department:**

- No comments

Public Works Department:

- No comments

Fire Department:

- No comments

NOTE: For reference purposes, the staff analysis included in the staff report for rezone no. 6598 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 consistent with the existing uses and zoning of neighboring properties along Jennings Mill Road and Virgil Langford Road.***
- B. *To what extent are property values diminished by the particular zoning restrictions of the current zoning category? Medical and professional offices are not permitted land uses in the existing A-1 zoning classification of the property. The property must be rezoned in order to allow development of the site as proposed.***
- C. *To what extent does the destruction of the property values of the individual property owner promote the health, safety, or general welfare of the public with consideration to:***
- 1. Population density and effect on community facilities such as streets, schools, water and sewer? County facilities, services, and infrastructure should be adequate to accommodate the proposed development. Project entrances on Virgil Langford Road and Jennings Mill Road are proposed to include deceleration lanes and acceleration tapers. As required by UDC Section 1206.04.b, a traffic study was performed and submitted with this request. In addition to the proposed improvements at the project entrances, the traffic study recommends construction of center left turn lanes at each of the project entrances. The Public Works Department also recommends construction of center left turn lanes. Staff has included a recommended condition requiring construction of center left turn lanes at each of the project entrances. Water and sewer capacity are available to serve the proposed development.***
 - 2. Environmental impact? The site does not contain any 100-year floodplain or Jurisdictional Wetland areas. Stormwater management facilities are proposed to control stormwater runoff.***
 - 3. 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? Less intense zoning districts benefit the public by maintaining a lower density, creating less traffic and need for road maintenance, and less demand for law enforcement and fire suppression activities, emergency services, and other County services. The hardship imposed on the property owner under the current A-1 zoning classification would be the inability to develop the property for medical and professional offices.***
- 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 has never been developed. Land development around the vicinity of this site has been primarily non-residential or commercial development.***

- F. *Is the proposed use consistent with the stated purpose of the zoning district that is being requested? The B-2 (General Business) zoning district is intended to serve those business activities generally oriented to the highways. Considering the project's proximity to SR 316 and Loop 10, the proposed development plan for regional medical and professional offices is consistent with the intent of the B-2 zoning classification.*
- 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 non-residential and commercial 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". Regional medical and professional offices are identified in the Community Agenda as primary land uses for the Regional Center character area. Based upon the proposed 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 numerous undeveloped properties located in this vicinity of the County which are currently zoned for commercial development.*
- 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.*

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Staff recommends **conditional approval**, subject to the following conditions **to be fulfilled by the developer at his/her expense**:

1. The development shall be connected to the Oconee County water system at the developer's expense in a manner approved by the Oconee County Utility Department and the Oconee County Public Works Department.
2. Developer shall construct center left turn lanes at each project entrance in accordance with the Unified Development Code and as required by the Public Works Department.
3. 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.
4. The total building floor area of the development shall not exceed 164,165 square feet.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: _____ to _____
- Change in Conditions of Approval for Case #: **6598**
- Special Use Approval for: _____ in the _____ Zoning District

<p>Applicant</p> <p>Name: <u>ERT, INC. c/o DAVID ELDER</u></p> <p>Address: <u>123 BEAR CREEK LN.</u> <small>(No P.O. Boxes)</small></p> <p><u>BOGART, GA 30622</u></p> <p>Telephone: <u>678.227.4545</u></p>	<p>Property Owner</p> <p>Name: <u>OCONEE MEDICAL HOLDINGS, LLC</u></p> <p>Address: <u>1181 LANGFORD DR.</u> <small>(No P.O. Boxes)</small></p> <p><u>BLDG. 200 STE. 101</u></p> <p><u>BOGART, GA 30622</u></p> <p>Telephone: <u>706.202.4200</u></p>
<p>Applicant is (check one): <input type="checkbox"/> the Property Owner <input checked="" type="checkbox"/> Not the Property Owner (attach Property Owner Authorization)</p> <p>Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.</p> <p>Signature: <u><i>David Elder</i></u> Date: <u>04/19/19</u> Notarized: <u><i>Melinda Peterson</i></u></p>	



<p>Property</p> <p>Location: <u>1305 JENNINGS MILL RD.</u> <small>(Physical Description)</small></p> <p><u>WATKINSVILLE, GA 30677</u></p> <p>Tax Parcel Number: <u>CO1A Q001 & CO1A C002</u></p> <p>Size (Acres): <u>14.226</u> Current Zoning: <u>B-2</u></p> <p>Future Development Map—Character Area Designation: <u>REGIONAL CENTER</u></p>	<p>Use</p> <p>Current Use: <u>MEDICAL OFFICE/ VACANT LAND</u></p> <p>Proposed Use: <u>MEDICAL OFFICE</u></p>
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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 checked="" 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
	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 CONSIDERATION
Three Sixteen Professional Quarter, Phase III

A. How does the current request compare to the existing uses and zoning of nearby properties?

The proposed change in conditions to Rezone #6598 is in keeping with the uses of other properties in this area. On one side of the property Medical Offices are currently operational. The Medical Offices constructed on the Oconee Health Campus are based on the rezoning. On the other side of the property, though vacant, the land is already zoned B2. The change in condition for additional square footage simply allows for a new medical center that completes the build-out of the campus.

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

The existing property zoning classification of B2 does not diminish the value of the property, but the cap in square footage does. An increase to the square footage allows for the continued construction of state-of-the-art facilities that serve the public.

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

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

The proposed medical and office use creates minimum impact to arterial streets, water and other public facilities. Offices located on this property will be a significant source of revenue for the county, more than offsetting the cost incurred by the County required services.

2. Environmental impact?

This project, despite its scale, will have minimal negative impacts to the surrounding environment. There is a minimal amount of grading that will have to be performed. There are no areas of wetlands or State Waters on site. There will be many trees planted in the parking islands and courtyard areas. Storm water facilities have been engineered to manage storm water runoff from this project.

3. Effect on adjoining property values?

The proposed rezone will not negatively impact the adjoining property values, but serve to enhance them. Adjacent properties with similar uses and zoning currently exist. This project fits with the Future Land Use Map's projection of

Regional Center, and land in this area will likely continue this upward trend in use and value.

- 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?**

The current zoning of this property allows for Medical Office space. This medical/office campus provides positive gain to the public in terms of tax base increase and greater access to quality medical professionals and facilities. It would be a hardship to the individual property owner to not be able to utilize this property to its highest and best use. The increase in square footage will also continue the trend of drawing in top-notch facilities.

- 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 in the vicinity of the property?**

The proposed medical and office use is in line with uses on adjacent tracts, and will continue the upward trend of land in this area. This benefits the taxpayer and the county alike. This project has been very popular, and the added square footage will allow for final build-out of the property.

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

The proposed use is consistent with the stated purpose of the zoning district requested.

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

The proposed rezoning conforms to established land use patterns as this project is a continuation of the existing Oconee Health Campus, which followed Phases I and II of Three Sixteen Professional Quarter. Additionally, in this area you find many other offices and even medical offices already established or under construction.

- 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 proposed rezoning conforms to the Future Land Use Map projection of Regional Center. The requested change in conditions for Rezone #6598 allows for additional square footage on the last part of Oconee Health Campus, creating a true Regional Medical Facility. The Future Land Use Map shows the property as a Regional Center.

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

The proposed project would be difficult to locate on any other site as it is a continuation of the on-going Oconee Health Campus. There are no other sites contiguous to the previous phases that offer a continuation for this project.

- 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.)?**





Oconee Health Campus

Narrative for Change in Conditions to Rezone #6598

**Existing Zoning B2
Rezone Modification
Proposed Increased Square Footage**

Located at: 1305 Jennings Mill Rd.
Bogart, Georgia 30622
A 14.226 Acre Parcel
March 21, 2019



PROPOSED USE

This property will be utilized for Medical and Office space. Currently, a portion of this property features the new Piedmont Orthopedic Center, currently under construction. The balance of this property is graded to rough pads. To the West of this property is Phase II of Three Sixteen Professional Quarter which is zoned O-I-P. To the North is Jennings Mill Subdivision which is zoned R-3 PUD. The portions of Jennings Mill contiguous to this property feature one residence, a vacant tract and several parking lots belonging to the Athens Area Board of Realtors. To the East is a vacant tract already zoned B2. To the South of the campus, across Virgil Langford Rd., is a tract zoned AR1.

Proposed in this project is one additional three story structure that will be the final component of the Oconee Health Campus. The final gross floor area of the campus will be 164,165. The two, more prominent structures on the Oconee Health Campus set the tone for the property and are two-story buildings. The Piedmont Orthopedic Building currently under construction is one-story, and will match the anchor buildings from an architectural standpoint. This third, and final, Three Story building will complete the build-out of the property. It is situated in close proximity to the other structures, giving the property a true 'campus' feel that promotes pedestrian travel from building to building.

The totality of this Requested Modification to Rezone #6598 is an increase in the Total Building Square Footage for the 14.226 acre Oconee Health Campus property.

TRAFFIC IMPACTS

Projected traffic has been calculated from the trip generation rates published by the Institute of Transportation Engineers, Trip Generation, 7th Edition. Traffic counts are projected as follows:

Total ADT:	5,965 per day
AM Peak:	415 trips
PM Peak:	428 trips

When considering the estimates shown above and the proximity of the project to several major arteries in the county, as well as the newly completed Mars Hill Road Widening, the proposed project should minimally affect the existing roadways. The site also features excellent circulation and two entrances that will allow for greater ease of ingress and egress. Both entrances feature deceleration lanes, in keeping with Oconee County Ordinances. One entrance is located along Virgil Langford and the other is along the new alignment of Jennings Mill Road.



SCHOOL SYSTEM IMPACTS

Projected impacts to the school system are positive due to the tax revenue generated by this development. The regional status of the services provided (both now and in the future) at this facility means that people come from other counties to pay for services. The taxes generated benefit the county with minimal utilization of county services.

PUBLIC WATER AND SEWER

Public water supplies this project. There is an existing 12" line along the realigned portion of Jennings Mill Road on the frontage of the property. There is also an existing 12" line along the opposite side of Virgil Langford Road in front of the property.

Sewer leaves this project and gravity flows to a manhole located in the rear corner of Three Sixteen Professional Quarter Phase II. From there it travels to the existing lift station located along Langford Drive at the rear of Three Sixteen Professional Quarter Phase I.

The water main has been tapped and already serves the proposed development. Water demands are estimated for the proposed development at a average of 16,520 GPD with a maximum peak demand of 18,500 GPD.

Other utilities for this project include cable and telephone, both of which are provided by AT&T. Walton EMC provides power to the property. No gas service is available.

STORM WATER AND DRAINAGE

Storm water is channeled to a detention pond in the northwestern corner of the property, which is where the majority of the water left the site in its pre-developed condition. The increase in storm water runoff from the impervious surfaces is handled by the detention pond as well as other storm water management facilities and conveyances.

BUILDINGS AND FACADE MATERIALS

The structure will be constructed utilizing a congruous pallet of materials including high quality brick, stone, glass, metal and copper, or combination thereof. All roofing shall match the other structures on the campus. Please refer to Architectural Elevations for conceptual architectural elevations. Signage will be the existing sign on the corner of Jennings Mill and Virgil Langford Road.

ESTIMATED VALUE OF PROJECT AT COMPLETION

Once fully built out, this project's estimated value is \$60,000,000 in 2019 dollars. The value of Building 400 should be around \$12,000,000 at the time of completion.





OWNERSHIP AND MAINTENANCE OF COMMON OPEN SPACE

Common open space and stormwater management facilities will be owned and maintained by the Condo Association. Strict covenants will be created for this project as required for establishing the legal ownership and maintenance of the common areas including stormwater management facilities.

ARCHITECTURAL RENDERINGS AND SIGNAGE

Architectural elevations are included as part of this packet under the tab "Architectural Elevations" immediately following this narrative.

PLANTINGS, BUFFERS, SIDEWALKS AND CURBING

Tree plantings in the parking lot area will conform to Oconee County Code. Landscaping will meet or exceed all code requirements. There is an existing 50' planted buffer against the residences in Jennings Mill to the Northwestern corner of the property.

The property features a pedestrian friendly feel with many sidewalks interconnecting the different areas of the property.

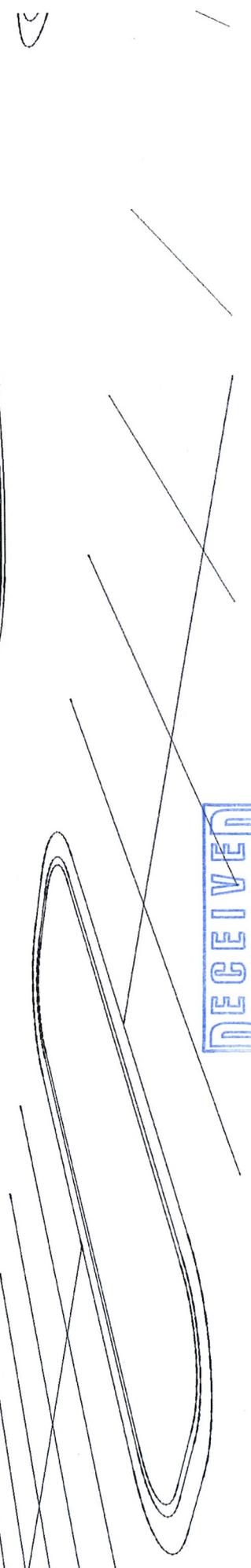
All of the parking areas feature curb and gutter that serves to convey the storm water run-off, but also defines the landscape and pedestrian areas, giving the project an appealing aesthetic.

SCHEDULE AND PHASING

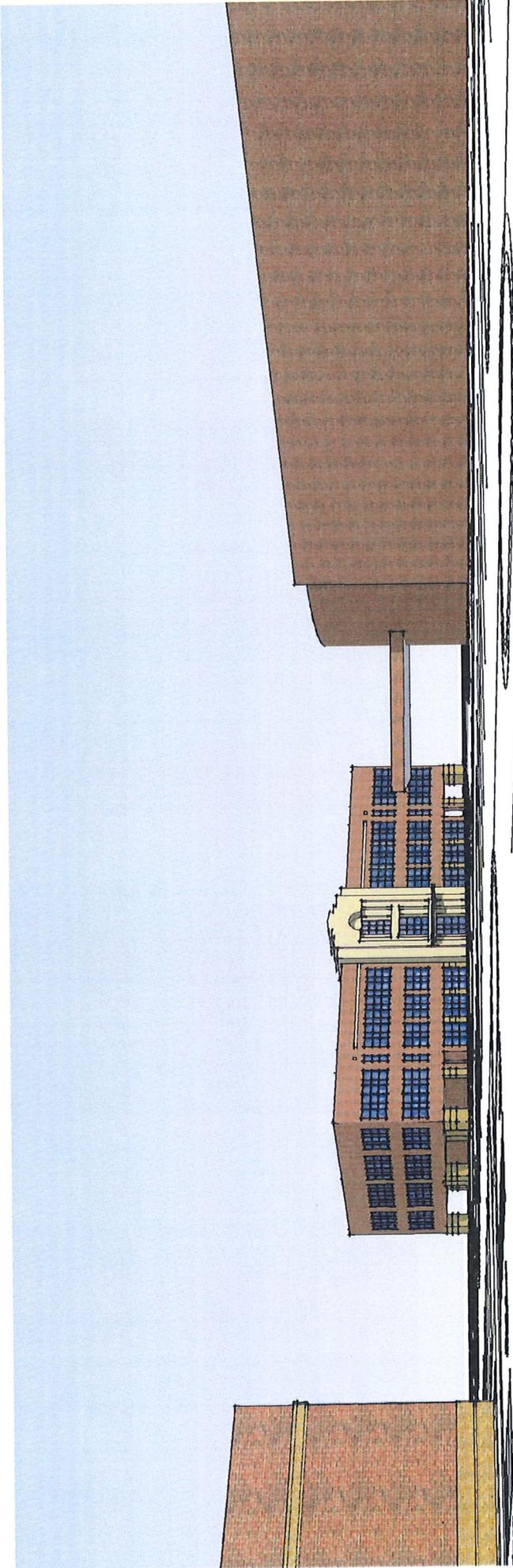
This project will be built out based on the following anticipated schedule:

Anchor Building 100:	Complete	44,158 s.f.
Anchor Building 200:	Complete	44,040 s.f.
Connector:	Complete	7,402 s.f.
Building 300:	Under Const.	23,565 s.f.
Building 400:	One year	45,000 s.f.





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MAR 21 2019
By _____



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By

Rezone #7768 - New Oconee Medical Aerial View

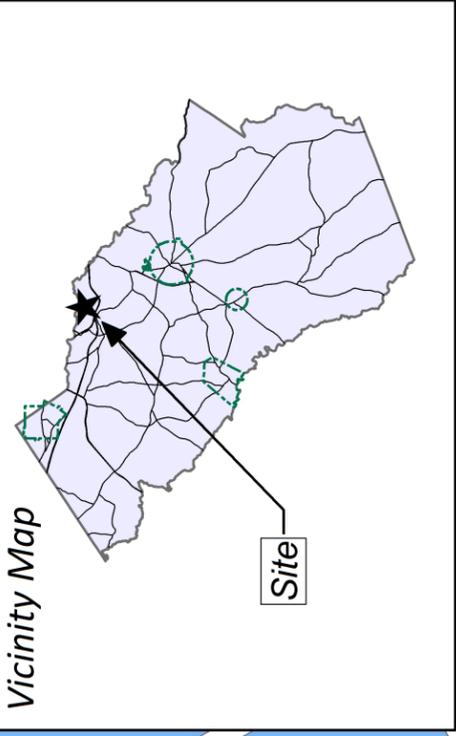


Tax Parcel #'s
C 01AQ 001
C 01AQ 002



1:4,000

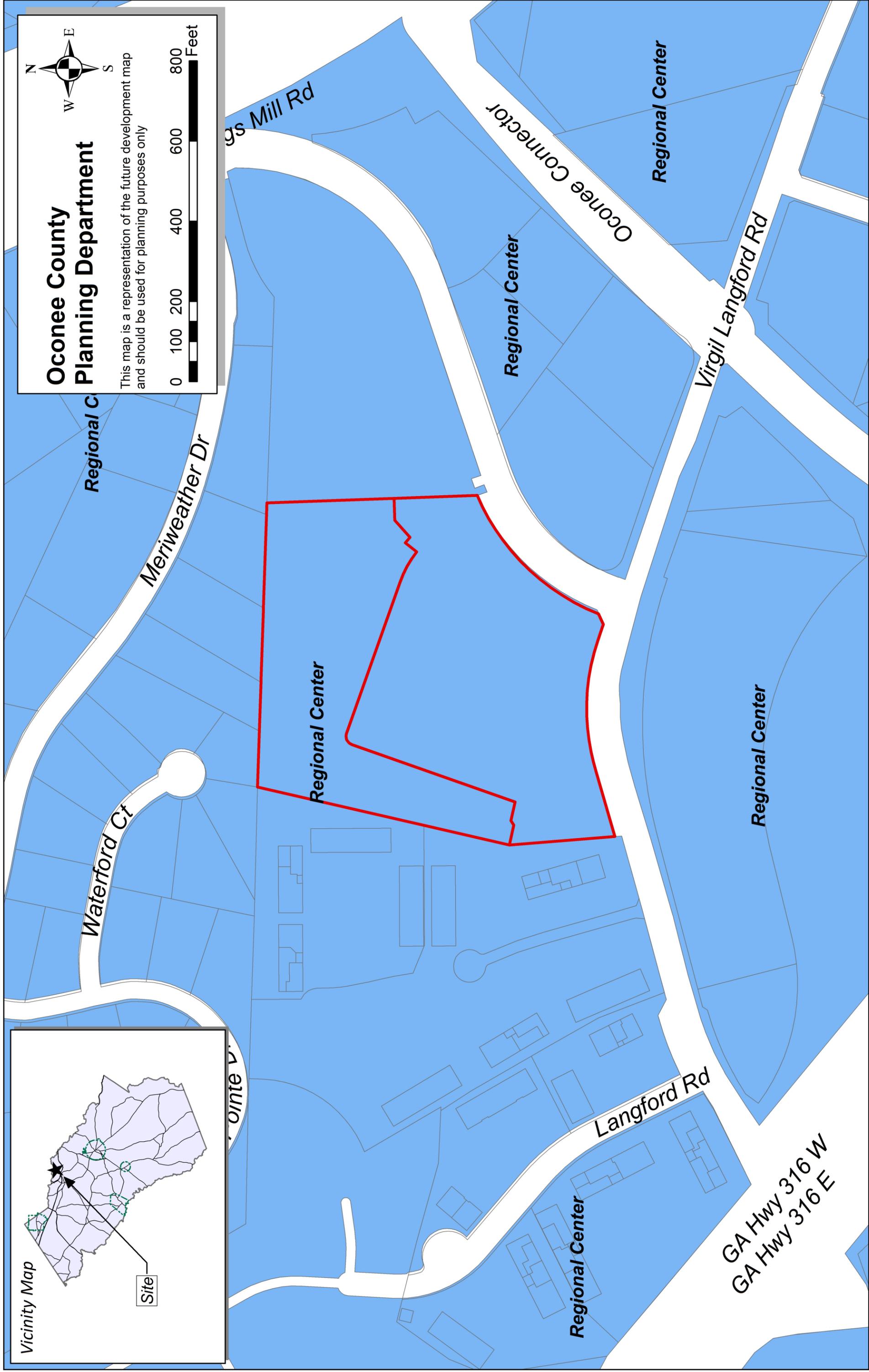
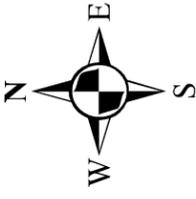
Vicinity Map

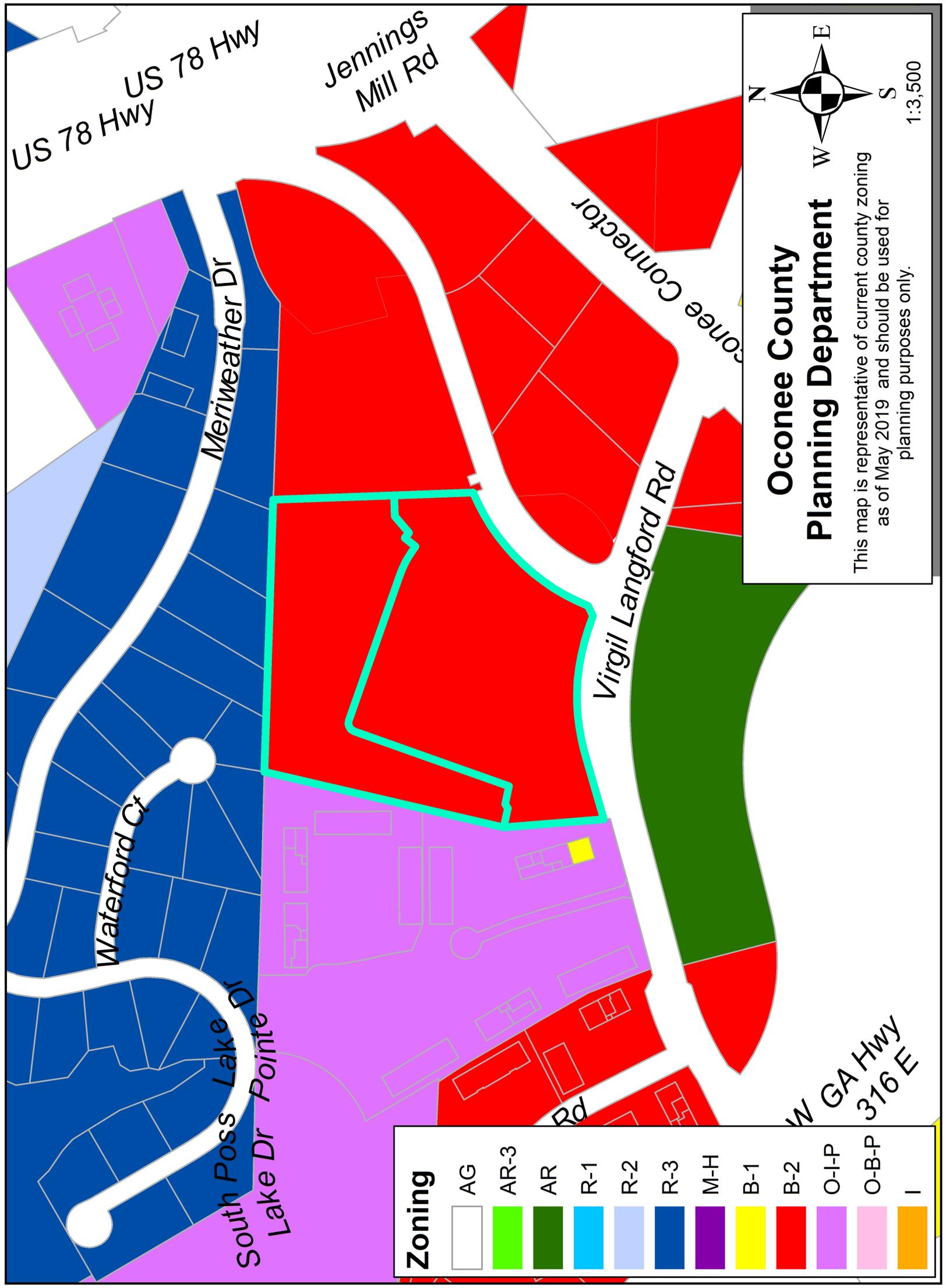


Site

Oconee County Planning Department

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





US 78 Hwy

Jennings Mill Rd

Meriweather Dr

Oconee Connector

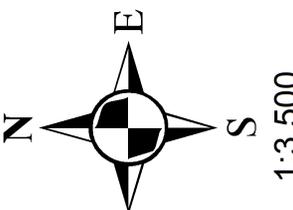
Virgil Langford Rd

Waterford Ct

South Poss Lake Dr
Lake Dr Pointe

W GA Hwy 316 E

Zoning	
	AG
	AR-3
	AR
	R-1
	R-2
	R-3
	M-H
	B-1
	B-2
	O-I-P
	O-B-P
	I


Oconee County
Planning Department

This map is representative of current county zoning
 as of May 2019 and should be used for
 planning purposes only.

1:3,500

