

**SPECIAL USE APPROVAL  
OCONEE COUNTY, GEORGIA**

**TITLE**

A Resolution granting Special Use Approval, as provided by the Unified Development Code of Oconee County, Georgia, pursuant to Article 12, Division I et seq.

**ENACTMENT CLAUSE**

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for a change in conditions of approval for Conditional Use Permit no. 3945, submitted by Carter Engineering Consultants, Inc. on April 22, 2019, requesting Special Use Approval on a ±60.75 acre tract of land located along Ruth Jackson Road and US Highway 78 in the 240<sup>th</sup> G.M.D., Oconee County, Georgia, tax parcel no. B-02-012BC, on property owned by Prince Avenue Baptist Church, Inc., the Board of Commissioners of Oconee County does hereby grant following:

SECTION 1. A Resolution granting Special Use Approval for the property described above and on the attached Exhibit A is hereby granted for expansion of a community-scale church.

Said Special Use Approval 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 Resolution be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Resolution.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 Resolution shall take effect this date.

Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on June 17, 2019, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on July 2, 2019.

ADOPTED AND APPROVED, this 2<sup>nd</sup> day of July, 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  
Kathy Hayes  
Clerk, Board of Commissioners



CONDITIONS

The following conditions shall be fulfilled by the owner/developer at their expense:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. All site lighting shall consist solely of full cutoff luminaires as defined in the Unified Development Code.
3. The proposed expansion shall not exceed 16,000 square feet for the fellowship hall and 8,000 square feet for the maintenance building.

TAX MAP



LEGAL DESCRIPTION

Commencing at the found ½" reinforcing rod at the U.S. Highway 78 intersection with right of way of Ruth Jackson Road;

Thence S 38°37'23" E, a distance of 449.98' to a found ½" reinforcing rod;

Thence N 51°22'37" E, a distance of 740.99' to a found ½" reinforcing rod;

Thence N 88°45'25" E, a distance of 309.50' to a found ½" reinforcing rod;

Thence S 01°16'06" E, a distance of 103.74' to a found ½" reinforcing rod;

Thence S 15°18'26" W, a distance of 463.01' along an arc having a radius of 811.50' and length of 469.53' to a found ½" reinforcing rod;

Thence S 31°52'59" W, a distance of 536.99' to a found ½" reinforcing rod;

Thence S 25°11'22" W, a distance of 948.08' along an arc having a radius of 4,067.00' and length of 950.24' to a found ½" reinforcing rod;

Thence S 18°29'46" W, a distance of 213.86' to a found ½" reinforcing rod;

Thence S 04°02'31" W, a distance of 49.92' along an arc having a radius of 100.00' and length of 50.45' to a found ½" reinforcing rod;

Thence S 74°48'49" W, a distance of 640.22' to a set ½" iron rebar with cap;

Thence N 39°04'28" W, a distance of 718.08' to a set ½" iron rebar with cap;

Thence N 03°08'40" E, a distance of 800.48' to a set ½" reinforcing rod;

Thence N 10°22'37" W, a distance of 155.28' to a set ½" reinforcing rod;

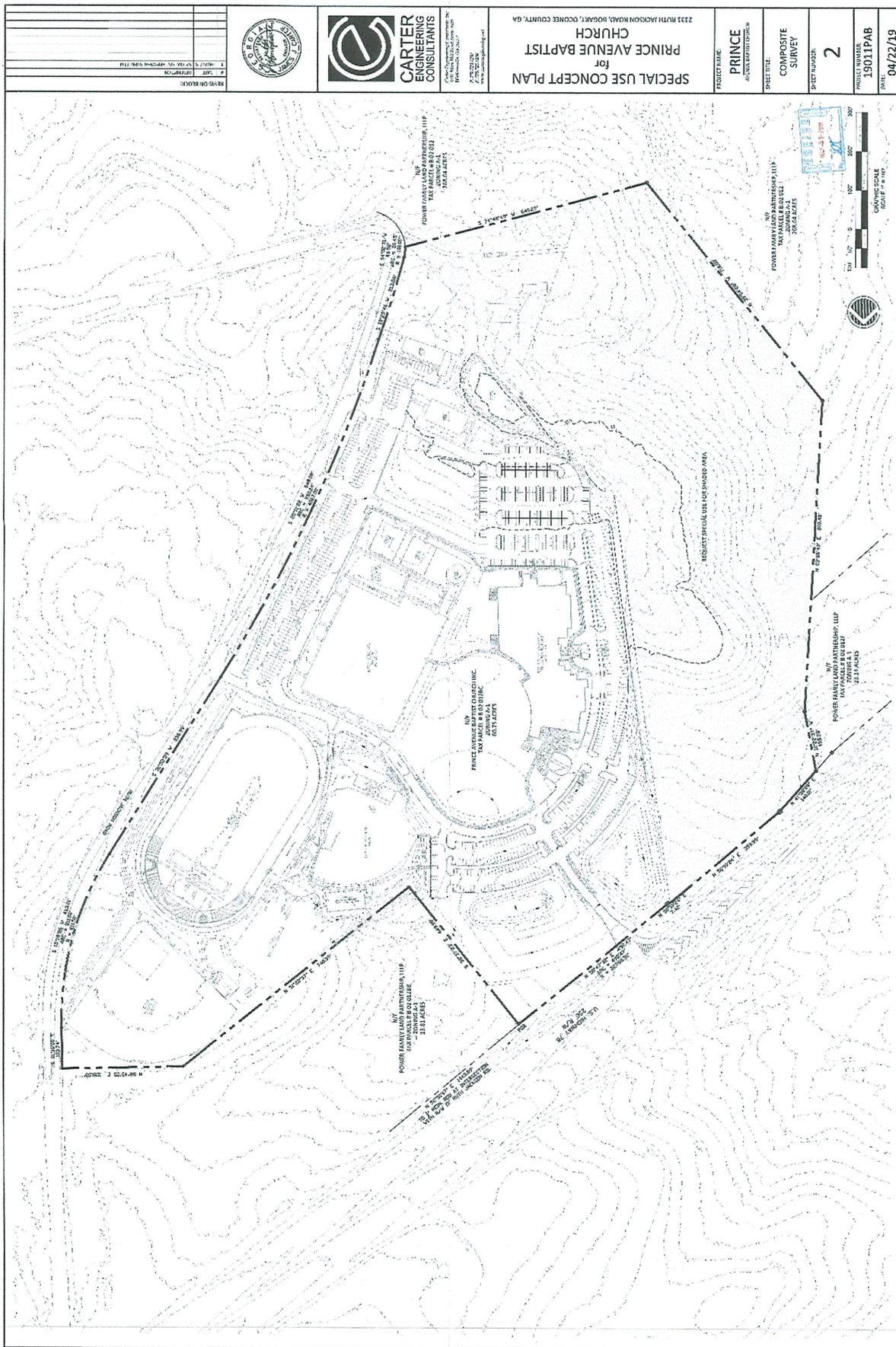
Thence N 41°38'09" E, a distance of 140.01' to a found right of way post;

Thence N 50°10'24" E, a distance of 359.99' to a found ½" reinforcing rod;

Thence N 50°10'24" E, a distance of 7.42' to a found right of way post;

Thence N 50°47'32" E, a distance of 492.47' along an arc having a radius of 22,798.30' and length of 492.47' to a found ½" reinforcing rod; said rod being the POINT OF BEGINNING.

PLAT



DATE	04/22/19
PROJECT NUMBER	19011PAB
SHEET NUMBER	2
SHEET TOTAL	2
PROJECT TITLE	PRINCE AVENUE BAPTIST CHURCH
PROJECT NAME	SPECIAL USE CONCEPT PLAN



**CARTER ENGINEERING CONSULTANTS**  
Carter Engineering Consultants, Inc.  
1000 Peachtree Street, N.E.  
Atlanta, Georgia 30309  
Phone: 404.525.2220  
Fax: 404.525.2221  
www.cartereng.com

2222 NORTH JACKSON ROAD, ROSWELL, GOREN COUNTY, GA  
**PRINCE AVENUE BAPTIST CHURCH**  
for  
**SPECIAL USE CONCEPT PLAN**

PROJECT NAME: **PRINCE AVENUE BAPTIST CHURCH**  
SHEET TITLE: **COMPOSITE SURVEY**  
SHEET NUMBER: **2**  
PROJECT NUMBER: **19011PAB**  
DATE: **04/22/19**



<b>GENERAL DATA</b>	
Existing Zoning	A-1 CUP
Proposed Zoning	A-1 with Special Use
Adjacent Zoning:	North: B-2 (Business District) South: A-1 (Agricultural District) East: AR-1 (Agricultural Residential District) West: A-1 (Agricultural District)
Existing Use:	Christian Church and School
Proposed Use:	Christian Church and School
Exhibit A	(45.753 Acres) B 02 012BC
Exhibit B	(15.000 Acres) B 02 012 – Portion of Property
Total Project Area	60.75 Acres
Total Impervious	24.83 Acres
Total Parking	780 Parking Spaces (no additional parking proposed)
Total Building	4.60 Acres
<b>Existing:</b>	
Impervious Area	18.25 Acres
Parking Spaces	780 Parking Spaces
Building Area	4.04 Acres
<b>Proposed:</b>	
Impervious Area	1.98 Acres
Parking Spaces	780 Parking Spaces
Building Area	0.55 Acres

**SITE NARRATIVE**

Prince Avenue Baptist Church, located at 2131 Ruth Jackson Road, seeks special use approval for the development and expansion of their campus. The Church was granted Conditional Use Approval in 2004 to develop the original 40-acre campus in to what it is now. In recent years, the Church has acquired two parcels of land (listed above) to have a combined acreage of 60.75 acres. The Church now seeks Special Use Approval for the recently acquired property.

The proposed development involves the construction of two facilities: A Fellowship Hall and a Maintenance Shop. The Fellowship Hall, coined by Prince Avenue Baptist Church, "The Tabernacle", will be approximately 16,000 square feet and will be used for Church and school studies, meetings, events, and banquets. The area surrounding the building will be designed and developed for pedestrian use and recreation. Along with the construction of "The Tabernacle", the Church has also proposed an 8,000 square foot maintenance shop to be installed near the rear of the property that will service, store, and maintain school buses and any equipment needed for maintenance work, grounds work, and any utility work and/or repair.

Construction of the project is intended to take place alongside the construction of a previously approved parking lot expansion, shown on the concept plan that accompanies this narrative. Construction of the Tabernacle and the Maintenance Shop is projected to start late 2019 and finish at the mid of 2020.

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

**PROJECT DESCRIPTION**

The Special Use Concept Plan that accompanies this narrative helps to illustrate the spatial relationships of the site and helps to distinguish existing elements from proposed elements. The parking lot labeled 'Parking Lot (Under Construction)' was submitted to the county and approved for construction January 30, 2019. As previously stated, the Church intends to install the Tabernacle and the Maintenance Shop alongside the installation of the parking lot. The parking lot will give access to both facilities.

Vehicular access to the Tabernacle will be made by a single entrance to the project. The site will be designed and developed to promote pedestrian safety and to provide a visual separation of space from both the horizontal and vertical planes. The area at and around the Tabernacle will be visually and spatially different and 'set-apart' from other elements of the campus to promote a sense of reverence and identity.

The Maintenance Shop will be serviced by a single entrance from the 'under construction' parking lot. This entrance will be constructed of porous materials and will be solely used for maintenance access and egress from the shop area. The shop will be set apart from the campus to conserve and protect visual corridors and sight lines throughout the site. The building will not be seen from any public Right-of-Way.

The use of the site for the above-mentioned facilities is consistent with the existing use of the site.

**SITE**

The topography of site slopes from the East to the West with its receiving waters at an unnamed tributary to Barber Creek. The proposed facilities are developed on topographic high points to minimize construction and disturbance of the existing land and vegetation.

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

**ZONING**

The current zoning is A-1 (Agricultural District) CUP  
The proposed zoning is A-1 (Agricultural District) CUP with Special Use Approval

Properties adjacent to the site are zoned as follows:

North: B-2 (Business District)  
South: A-1 (Agricultural District)  
East: AR-1 (Agricultural Residential District)  
West: A-1 (Agricultural District)

**PROPOSED USE**

The proposed use of the expanded campus will remain the same. It will be used as a Christian Church and School at a Community Scale. Prince Avenue Baptist Church proposes a +/- 16,000 square foot Fellowship Hall, called The Tabernacle, to provide the church and the school with a much-needed space for programming and event use. The Tabernacle is a fellowship hall with the architectural style of an early 20<sup>th</sup> Century Barn. The facility will be used for Church and School studies, meetings, events, and banquets. The Tabernacle will be the iconic gathering space and Fellowship Hall for Prince Avenue Baptist Church. In addition to Church and scholastic events, the property and the hall may be leased for fellowship and reception-style events. However, leasing of the property will only be made available to Church members and school staff and/or faculty with overall approval from the Church Executive Staff.

In addition to the Fellowship Hall, Prince Avenue Baptist Church also proposes to install an 8,000 square foot Maintenance Shop near the rear of their property. The Maintenance Shop will be used to store, maintain, and repair school buses, grounds equipment, maintenance equipment, and utility equipment. The shop will be accessed by a single porous maintenance road and will be used by faculty and staff only. The building will not be seen from any public Right-of-Way and will be a traditional metal prefabricated structure.

**ACCESS**

There are no additional entrances proposed for this project. The site currently has four (4) points of ingress and egress. The main entrance to the campus is along Highway 78 between Pete Dickens Road and Dials Mill Road. There are three (3) secondary entrances off Ruth Jackson Road. Entrance to the project site will be made through an asphalt connection to an 'under construction' parking lot. Vehicular access through the site will be made of impervious material (combination of asphalt, concrete, and pavers). Curb and gutter will be limited to the entrance but provided as needed for grade and stormwater consideration and conveyance.

**TRAFFIC IMPACT**

As a result of this development, there will be no increase in traffic on the adjoining roadways. The subject property is currently utilized as an area for use by members and staff of the Church. The proposed facilities will not bring in more people but rather help to mitigate certain events and programs that the Church currently handles.

**WATER SUPPLY**

Oconee County currently serves the subject property. Existing water lines and water taps will be utilized to serve these proposed facilities. There is no increase in water and sewer demands. The proposed buildings will simply relocate specific church uses from within the existing buildings.

**SEWAGE DISPOSAL**

Sewage disposal is currently served by the Oconee County Public Utilities Department.

**GARBAGE COLLECTION**

Garbage collection is currently handled by a private contract service.

**UTILITIES**

No utility relocations are anticipated at this time. Any connections made to the proposed buildings will be done on site, and if possible, utilities will be located underground.

**STORMWATER CONTROLS**

The development has an existing stormwater management system that meets local, state, and federal regulations and requirements. Throughout the site, stormwater is collected and traversed through pipes and swales and directed to the existing stormwater detention areas shown on the concept plan. Post development run-off will be maintained in accordance with Oconee County and State of Georgia standards.

**IMPACT TO SCHOOL SYSTEM**

There will be no adverse effects to the school system.

**BUFFERS**

There are no environmental areas or corridors located on this site, therefore there are no environment buffers required and/or needed. Existing landscape buffers will be maintained as required by county ordinances, and any landscape buffers required at the time of permitting will be installed in accordance with county code. An incompatible-use buffer is proposed along the western portion of the property that is zoned A-1. An evergreen planted landscape buffer in accordance with the Oconee County UDC (Section 808.04.b.04.d) shall be installed where necessary.

**PROJECT IDENTITY**

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

**COMMON AREAS**

There are no common areas proposed for this site.

**AMENITIES/RECREATIONAL AREAS**

There are no recreational areas proposed for this site.

**PUBLIC & SEMI-PUBLIC AREAS**

No additional easements, Rights-of-Way, or other public and/or semi-public areas are proposed.

**OWNERSHIP**

The project is privately owned.

**ESTIMATED VALUE**

The estimated value of the proposed building addition is approximately \$1,500,000.

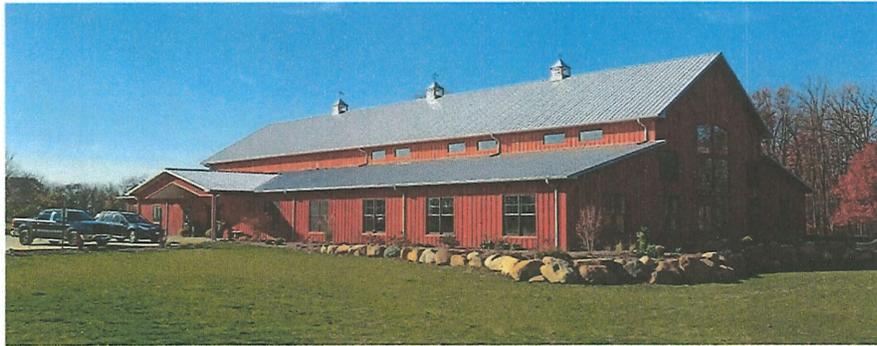
**ZONING IMPACT ANALYSIS**

- A. **Will the proposed special use be consistent with the stated purposed of the zoning district in which it will be located?**  
Yes. The property is currently zoned A-1 with a Conditional Use Approval for a portion of the entire property. The portion of the property was approved for use as a community-scale church. The use is not changing, and churches are considered secondary uses for A-1 zoned properties.
- B. **Is the proposed special use compatible with the goals, objectives, purpose, and intent of the Community Agenda?**  
Yes. The proposed special use request is for the expansion of a local church that serves the surrounding community. The expansion of the church will allow the church to serve the community better which is compatible with the Future Land Use Plan designation of 'Suburban Neighborhood'.
- C. **Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?**  
No. Development of this project is for an already existing church property. There is no expectation of this development impeding the normal and orderly development of the surrounding properties which are predominately agricultural and residential.
- D. **Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?**  
Yes. Prince Avenue Baptist Church has been a local church for the surrounding area for many years.
- E. **Is or will the type of street providing access to the use be adequate to serve the proposed special use?**  
Yes. Access to the project site is within the Church's property. The project is not anticipated to increase traffic volume.
- F. **Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?**  
Yes. Visual cues with the color and texture of the pavement (pavers, raised, stamped, etc.) will aid in providing warnings when traffic patterns change from pedestrian-oriented to vehicular-oriented. Access for emergency vehicles will be provided to all structures, existing and proposed.
- G. **Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?**  
Yes. Existing utilities are adequate to support the proposed Special Use and the school system will not be impacted negatively by this request. Demand for fire/police protection will not be altered from the current use of the property.
- H. **Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, or odor?**  
Yes. The Maintenance Shop and any utility entrance needed for the Tabernacle will be screened and hidden from view of pedestrians by means of landscaping in accordance with the latest Oconee County Development Code at the time of site development submittals. Parking areas shall be screened from view within the area of the Tabernacle.
- I. **Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?**  
Yes. The hours of operation for the Church will remain unchanged and will have no adverse effect on other properties in the area. Use of the property will predominately be on Sunday and Wednesday nights.
- J. **Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?**  
Yes. The height, size, and location of the Tabernacle will be relatively similar to the height, size, and location of other buildings in the area. The Maintenance Shop will be relatively relatable as well.

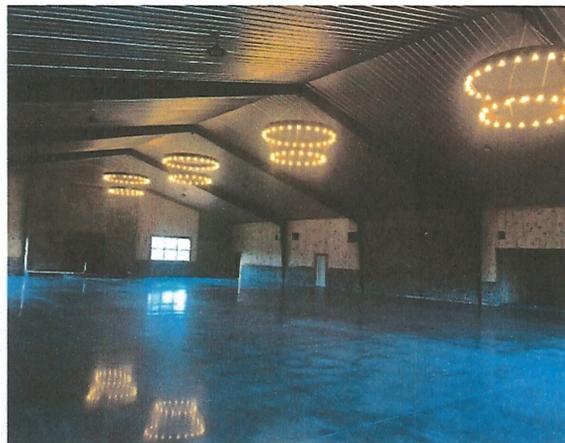
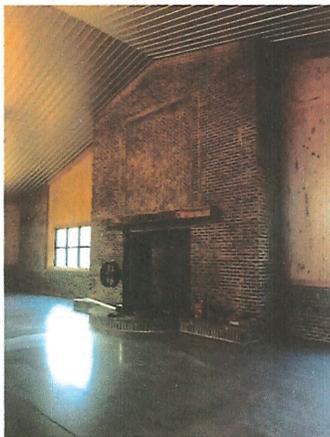
CONSTRUCTION/FAÇADE MATERIALS & REPRESENTATIVE ARCHITECTURE IMAGES

The building exteriors shown below are representative only. The exterior of The Tabernacle will have an aesthetic combination of wood lumber, stone, and metal. The photos below represent a comprehensive aesthetic for the Tabernacle.

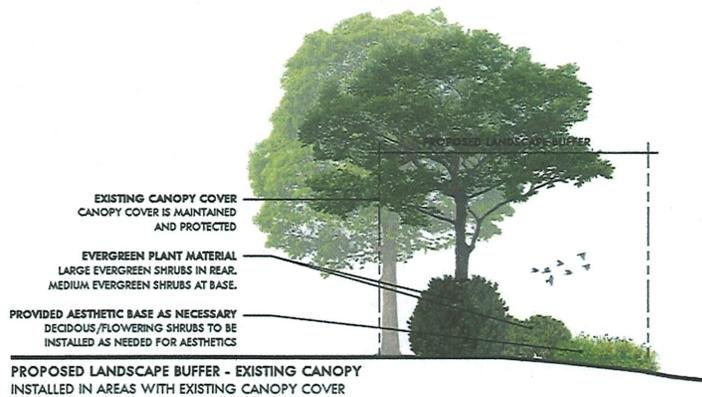
The Maintenance Shop will be a traditional prefabricated metal structure.



Interior Representation



Maintenance Shop Representation



LANDSCAPE BUFFER EXHIBIT  
INSTALLED AS REQUIRED AND AS NEEDED



**Planning and Code Enforcement Department  
Oconee County, Georgia  
STAFF REPORT**

**SPECIAL USE CASE NO. 7787**

**DATE:** June 5, 2019

**STAFF REPORT BY:** Grace Tuschak, Planner

**APPLICANT NAME:** Carter Engineering Consultants, Inc.

**PROPERTY OWNER:** Prince Avenue Baptist Church, Inc.

**LOCATION:** Along Ruth Jackson Road and US Highway 78,  
2201 Ruth Jackson Road

**PARCEL SIZE:** ± 60.75 acres

**EXISTING ZONING:** AG (formerly A-1)

**2040 CHARACTER AREAS MAP:** Community Village,  
Suburban Neighborhood, Conservation Corridor

**EXISTING LAND USE:** Community-scale church

**SPECIAL USE REQUESTED:** Expansion of community-scale church

**REQUEST SUMMARY:** The applicant is requesting an expansion of existing conditional use approval no. 3945 to include newly acquired acreage, to be used for a new fellowship hall and maintenance shop associated with the existing church.

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

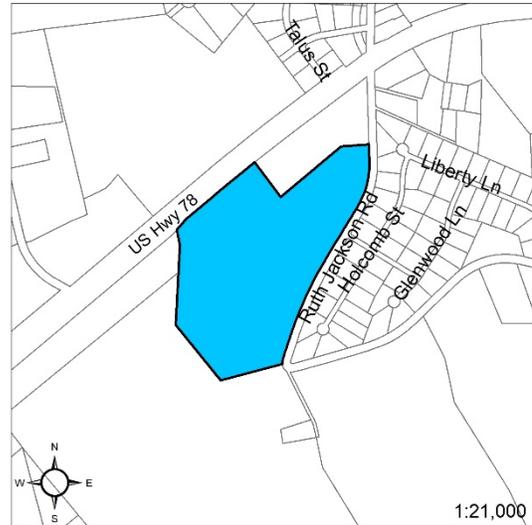
**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** June 17, 2019

**BOARD OF COMMISSIONERS:** July 2, 2019

**ATTACHMENTS:**

- Application
- Narrative
- Special Use Impact Analysis
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plats of Survey
- Concept Plan



## **BACKGROUND INFORMATION & FINDINGS OF FACT**

### **HISTORY**

- Conditional Use Permit no. 1180 was approved on 08/04/1998 in order to allow for the construction of a community scale church campus, including a school, church, athletic facilities, and radio station, on Tract B-02-12BC (then ±40 acres).
- Condition Use Permit no. 3945 was approved on 09/07/2004, modifying CUP no. 1180 to amend previously approved architectural requirements for the school
- Prince Avenue Baptist Church has since acquired additional contiguous acreage and the tracts were administratively recombined in 2013 and 2016 to form a single tract totaling ±60.75-acre.

### **SURROUNDING LAND USE AND ZONING**

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Undeveloped/wooded, US Highway 78 ROW	AG (Agricultural) B-2 (Highway Business)
<b>SOUTH</b>	Single-family residential, pastureland	AG (Agricultural)
<b>EAST</b>	Single-family residential (Power Ridge Subdivision)	AR (Agricultural Residential, formerly AR-1)
<b>WEST</b>	Undeveloped/wooded, US Highway 78 ROW	AG (Agricultural) B-2 (Highway Business)

### **PROPOSED PROJECT DESCRIPTION**

- The applicant is petitioning for a modification of the existing conditional use permit to include additional acreage that the subject owner has acquired for an expansion of the existing church campus.
- The following development is proposed for the newly acquired 20.75 acres:
  - A 16,000-square foot fellowship hall to be used for church meetings, events, and banquets. The exterior of the fellowship hall is proposed to be a combination of wood, stone, and metal.
  - An 8,000-square foot maintenance shop to be used for storage and maintenance of school buses and other equipment owned by the church. The maintenance shop is proposed to be a prefabricated metal structure
  - A 300-square foot open air pavilion
- Construction of the project is slated to begin in late 2019 and to be completed in mid-2020.
- Previously approved parking improvements are to be completed concurrently with the proposed construction.
- No changes to the existing parking areas or project entrances are proposed. New interior drives are proposed for access to the reception hall and maintenance shop.
- The estimated value of the proposed buildings at completion is \$1,500,000.

### **PUBLIC FACILITIES**

#### **Water:**

- County water currently serves the subject property and no increase in water demand is projected. All proposed facilities are intended to serve the existing congregation and accommodate events that are held regularly at the existing church.

#### **Sewer:**

- County sewer currently serves the subject property and no increase in sewage treatment demand is projected. All proposed facilities are intended to serve the existing congregation and accommodate events that are held regularly at the existing church

#### **Roads:**

- Four access points currently exist on the subject property, including three access points on Ruth Jackson Road and one access point on US Highway 78. No additional access points or road improvements are proposed.

## **TRAFFIC PROJECTIONS**

- No additional traffic is projected as part of this Special Use permit request; the proposed facilities are intended to serve the existing congregation and accommodate events that are held regularly at the existing church.

## **ENVIRONMENTAL**

- No 100-Year Flood Plain is located on the site.
- No Jurisdictional Wetlands areas are located on the site.
- The applicant states that based on a field survey there are no state waters on the property despite the existence of a conservation corridor designated by the 2018 Comprehensive Plan. This has been stated and certified on the associated concept plan.

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## **COMMENTS FROM OTHER DEPARTMENTS & AGENCIES**

### **Water Resources Department:**

- No comments

### **Public Works Department:**

- No comments

### **Fire Department:**

- No comments

### **Georgia Department of Transportation**

- This project does not require any GDOT coordination

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## **STAFF ANALYSIS**

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR SPECIAL USE CONSIDERATION” AS SET FORTH IN SECTION 1207.02 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

### **A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?**

The AG zoning district is intended to preserve rural landscapes, discourage the subdivision of prime agricultural lands, and minimize requirements for public services such as schools, fire protection, transportation improvements, and waste disposal. The proposed special use will not create any additional lots, nor will it necessitate additional County services or interfere with the rural character of the area. Staff holds that the proposed special use is consistent with the stated purpose of the AG zoning district.

### **B. Is the proposed special use compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan?**

The 2040 Character Areas Map designates the majority of the newly acquired portion of the subject property with the character area of Community Village, and smaller portions of the site with the character areas of Suburban Neighborhood and Conservation Corridor. The Community Village character area is intended for mixed-use development that allows for commercial, residential, and recreational uses. The 2018 Comprehensive Plan Update lists semi-public and institutional uses as compatible secondary land uses in both the Suburban Neighborhood and Community Village character areas. Conservation Corridor character areas were designated by the Comprehensive Plan in order to protect the community’s stream corridors. However, field location of the conservation corridor found no associated stream on the subject property. Staff holds that the proposed special use modification is compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan.

### **C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?**

Predominant uses in the immediate vicinity of the subject property are open space/pastureland and single-family residential. The proposed expansion of the church campus should not impede the normal and orderly development of surrounding property.

**D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?**

Based on the Character Area designation of Community Village (see above), a desirable pattern of development for the area would be a mixed use environment that allows the local community to live, work, and play in the nearby vicinity. Furthermore, the subject property's location along US Highway 78 is suitable for commercial and institutional uses. Expansion of the church campus would maintain consistency with this vision of development for the general area.

**E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?**

Given that no traffic increases are projected for the proposed special use modification, both Ruth Jackson Road and US Highway 78 should be adequate to serve the proposed new development.

**F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?**

No traffic increases are projected as a result of the proposed special use modification and access for emergency vehicles is proposed for all new structures. Given these considerations, existing access points to church campus should be adequate to provide for traffic/pedestrian safety, the anticipated volume of traffic, and access by emergency vehicles.

**G. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?**

The special use request does not require additional County water or sewer services; impact to police and fire protection services should be minimal. Staff holds that public facilities should be adequate to serve this special use.

**H. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, and odor?**

Yes, the newly acquired acreage will be subject to Article 8 requirements for landscape strips along new property lines; this should provide adequate screening to protect adjacent properties in the area from any adverse impacts.

**I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?**

The hours and manner of operation of the proposed special use modification should not be significantly different from the hours and manner of operation for the existing church and should not adversely impact nearby properties.

**J. Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?**

Yes, the dimensions and locations of both proposed buildings is similar to the existing church buildings and should not be detrimental to adjacent single-family residential development.

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## **STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS**

**Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends approval of the present special use request. Staff recommends it be subject to the following conditions to be fulfilled by the developer/owner at his/her expense:**

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. All site lighting shall consist solely of full cutoff luminaires as defined in the Unified Development Code.
3. The proposed expansion shall not exceed 16,000 square feet for the fellowship hall and 8,000 square feet for the maintenance building.

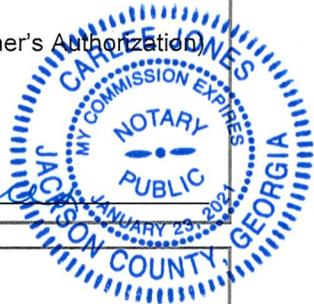


# OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: \_\_\_\_\_ to \_\_\_\_\_
- Change in Conditions of Approval for Case # : 3945
- Special Use Approval for: community-scale church in the A-1 Zoning District

<p><b>Applicant</b></p> <p>Name: <u>Carter Engineering Consultants, Inc</u></p> <p>Address: <u>3651 Mars Hill Road, Suite 2000</u> <small>(No P.O. Boxes)</small> <u>Watkinsville, GA 30677</u></p> <p>Telephone: <u>770-725-1200</u></p>	<p><b>Property Owner</b></p> <p>Name: <u>Prince Avenue Baptist Church, Inc</u></p> <p>Address: <u>2131 Ruth Jackson Road</u> <small>(No P.O. Boxes)</small> <u>Bogart, GA 30622</u></p> <p>Telephone: <u>678-753-3100</u></p>
<p>Applicant is (check one): <input type="checkbox"/> the Property Owner <input checked="" type="checkbox"/> Not the Property Owner (attach Property Owner's 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>[Signature]</u> Date: <u>5/23/19</u> Notarized: <u>Carlee Ford</u></p>	



<p><b>Property</b></p> <p>Location: <u>2201 Ruth Jackson Road</u> <small>(Physical Description)</small> <u>Bogart, GA 30622</u></p> <p>Tax Parcel Number: <u>B 02 012BC</u></p> <p>Size (Acres): <u>60.75</u> Current Zoning: <u>A-1</u></p> <p>Future Development Map—Character Area Designation: <u>Suburban Neighborhood, Community Village, and Conservation Corridor</u></p>	<p><b>Use</b></p> <p>Current Use: <u>Community-scale church</u></p> <p>Proposed Use: <u>Expansion of community-scale church</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 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 type="checkbox"/> Proof all property taxes paid in full
<input type="checkbox"/> Zoning Impact Analysis	<input type="checkbox"/> Other Attachments: _____



*For Oconee County Staff Use Only*

<p><b>Application</b></p> <p>Date Received: _____ Date Accepted: _____</p> <p>DRI Transmitted to RDC <input type="checkbox"/> Date: _____ <input type="checkbox"/> N/A</p> <p>Date Submitted: _____ <input type="checkbox"/> Findings Complete</p> <p>Posted: _____ Ad: _____ Ad: _____</p> <p>Application Withdrawn <input type="checkbox"/> Date: _____</p>	<p style="text-align: center;"><b>APPLICATION NUMBER</b> <span style="border: 1px solid black; padding: 2px 20px;"> </span></p> <p><b>Action</b></p> <p><b>Planning Commission</b> Date: _____</p> <p><input type="checkbox"/> Approval <input type="checkbox"/> With Conditions <input type="checkbox"/> Denial</p> <p><b>Board of Commissioners</b> Date: _____</p> <p><input type="checkbox"/> Approved <input type="checkbox"/> With Conditions <input type="checkbox"/> Denied</p>
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# Prince Avenue Baptist Church

Special Use Permit  
2201 Ruth Jackson Road  
Oconee County, Georgia

## Project Narrative

April 22, 2019 (Revised May 22, 2019)

### GENERAL DATA

Existing Zoning	A-1 CUP	
Proposed Zoning	A-1 with Special Use	
Adjacent Zoning:	North: B-2 (Business District) South: A-1 (Agricultural District) East: AR-1 (Agricultural Residential District) West: A-1 (Agricultural District)	
Existing Use:	Christian Church and School	
Proposed Use:	Christian Church and School	
Exhibit A	(45.753 Acres)	B 02 012BC
Exhibit B	(15.000 Acres)	B 02 012 – Portion of Property
Total Project Area	60.75 Acres	
Total Impervious	24.83 Acres	
Total Parking	780 Parking Spaces (no additional parking proposed)	
Total Building	4.60 Acres	
<b>Existing:</b>		
Impervious Area	18.25 Acres	
Parking Spaces	780 Parking Spaces	
Building Area	4.04 Acres	
<b>Proposed:</b>		
Impervious Area	1.98 Acres	
Parking Spaces	780 Parking Spaces	
Building Area	0.55 Acres	

### SITE NARRATIVE

Prince Avenue Baptist Church, located at 2131 Ruth Jackson Road, seeks special use approval for the development and expansion of their campus. The Church was granted Conditional Use Approval in 2004 to develop the original 40-acre campus in to what it is now. In recent years, the Church has acquired two parcels of land (listed above) to have a combined acreage of 60.75 acres. The Church now seeks Special Use Approval for the recently acquired property.

The proposed development involves the construction of two facilities: A Fellowship Hall and a Maintenance Shop. The Fellowship Hall, coined by Prince Avenue Baptist Church, 'The Tabernacle', will be approximately 16,000 square feet and will be used for Church and school studies, meetings, events, and banquets. The area surrounding the building will be designed and developed for pedestrian use and recreation. Along with the construction of 'The Tabernacle', the Church has also proposed an 8,000 square foot maintenance shop to be installed near the rear of the property that will service, store, and maintain school buses and any equipment needed for maintenance work, grounds work, and any utility work and/or repair.

Construction of the project is intended to take place alongside the construction of a previously approved parking lot expansion, shown on the concept plan that accompanies this narrative. Construction of the Tabernacle and the Maintenance Shop is projected to start late 2019 and finish at the mid of 2020.

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



## PROJECT DESCRIPTION

The Special Use Concept Plan that accompanies this narrative helps to illustrate the spatial relationships of the site and helps to distinguish existing elements from proposed elements. The parking lot labeled 'Parking Lot (Under Construction)' was submitted to the county and approved for construction January 30, 2019. As previously stated, the Church intends to install the Tabernacle and the Maintenance Shop alongside the installation of the parking lot. The parking lot will give access to both facilities.

Vehicular access to the Tabernacle will be made by a single entrance to the project. The site will be designed and developed to promote pedestrian safety and to provide a visual separation of space from both the horizontal and vertical planes. The area at and around the Tabernacle will be visually and spatially different and 'set-apart' from other elements of the campus to promote a sense of reverence and identity.

The Maintenance Shop will be serviced by a single entrance from the 'under construction' parking lot. This entrance will be constructed of porous materials and will be solely used for maintenance access and egress from the shop area. The shop will be set apart from the campus to conserve and protect visual corridors and sight lines throughout the site. The building will not be seen from any public Right-of-Way.

The use of the site for the above-mentioned facilities is consistent with the existing use of the site.

## SITE

The topography of site slopes from the East to the West with its receiving waters at an unnamed tributary to Barber Creek. The proposed facilities are developed on topographic high points to minimize construction and disturbance of the existing land and vegetation.

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

## ZONING

The current zoning is A-1 (Agricultural District) CUP  
The proposed zoning is A-1 (Agricultural District) CUP with Special Use Approval

Properties adjacent to the site are zoned as follows:

North: B-2 (Business District)  
South: A-1 (Agricultural District)  
East: AR-1 (Agricultural Residential District)  
West: A-1 (Agricultural District)

## PROPOSED USE

The proposed use of the expanded campus will remain the same. It will be used as a Christian Church and School at a Community Scale. Prince Avenue Baptist Church proposes a +/- 16,000 square foot Fellowship Hall, called The Tabernacle, to provide the church and the school with a much-needed space for programming and event use. The Tabernacle is a fellowship hall with the architectural style of an early 20<sup>th</sup> Century Barn. The facility will be used for Church and School studies, meetings, events, and banquets. The Tabernacle will be the iconic gathering space and Fellowship Hall for Prince Avenue Baptist Church. In addition to Church and scholastic events, the property and the hall may be leased for fellowship and reception-style events. However, leasing of the property will only be made available to Church members and school staff and/or faculty with overall approval from the Church Executive Staff.

In addition to the Fellowship Hall, Prince Avenue Baptist Church also proposes to install an 8,000 square foot Maintenance Shop near the rear of their property. The Maintenance Shop will be used to store, maintain, and repair school buses, grounds equipment, maintenance equipment, and utility equipment. The shop will be accessed by a single porous maintenance road and will be used by faculty and staff only. The building will not be seen from any public Right-of-Way and will be a traditional metal prefabricated structure.

## ACCESS

There are no additional entrances proposed for this project. The site currently has four (4) points of ingress and egress. The main entrance to the campus is along Highway 78 between Pete Dickens Road and Dials Mill Road. There are three (3) secondary entrances off Ruth Jackson Road. Entrance to the project site will be made through an asphalt connection to an 'under construction' parking lot. Vehicular access through the site will be made of impervious material (combination of asphalt, concrete, and pavers). Curb and gutter will be limited to the entrance but provided as needed for grade and stormwater consideration and conveyance.

**TRAFFIC IMPACT**

As a result of this development, there will be no increase in traffic on the adjoining roadways. The subject property is currently utilized as an area for use by members and staff of the Church. The proposed facilities will not bring in more people but rather help to mitigate certain events and programs that the Church currently handles.

**WATER SUPPLY**

Oconee County currently serves the subject property. Existing water lines and water taps will be utilized to serve these proposed facilities. There is no increase in water and sewer demands. The proposed buildings will simply relocate specific church uses from within the existing buildings.

**SEWAGE DISPOSAL**

Sewage disposal is currently served by the Oconee County Public Utilities Department.

**GARBAGE COLLECTION**

Garbage collection is currently handled by a private contract service.

**UTILITIES**

No utility relocations are anticipated at this time. Any connections made to the proposed buildings will be done on site, and if possible, utilities will be located underground.

**STORMWATER CONTROLS**

The development has an existing stormwater management system that meets local, state, and federal regulations and requirements. Throughout the site, stormwater is collected and traversed through pipes and swales and directed to the existing stormwater detention areas shown on the concept plan. Post development run-off will be maintained in accordance with Oconee County and State of Georgia standards.

**IMPACT TO SCHOOL SYSTEM**

There will be no adverse effects to the school system.

**BUFFERS**

There are no environmental areas or corridors located on this site, therefore there are no environment buffers required and/or needed. Existing landscape buffers will be maintained as required by county ordinances, and any landscape buffers required at the time of permitting will be installed in accordance with county code. An incompatible-use buffer is proposed along the western portion of the property that is zoned A-1. An evergreen planted landscape buffer in accordance with the Oconee County UDC (Section 808.04.b.04.d) shall be installed where necessary.

**PROJECT IDENTITY**

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

**COMMON AREAS**

There are no common areas proposed for this site.

**AMENITIES/RECREATIONAL AREAS**

There are no recreational areas proposed for this site.

**PUBLIC & SEMI-PUBLIC AREAS**

No additional easements, Rights-of-Way, or other public and/or semi-public areas are proposed.

**OWNERSHIP**

The project is privately owned.

**ESTIMATED VALUE**

The estimated value of the proposed building addition is approximately \$1,500,000.

**ZONING IMPACT ANALAYSIS**

- A. **Will the proposed special use be consistent with the stated purposed of the zoning district in which it will be located?**  
Yes. The property is currently zoned A-1 with a Conditional Use Approval for a portion of the entire property. The portion of the property was approved for use as a community-scale church. The use is not changing, and churches are considered secondary uses for A-1 zoned properties.
- B. **Is the proposed special use compatible with the goals, objectives, purpose, and intent of the Community Agenda?**  
Yes. The proposed special use request is for the expansion of a local church that serves the surrounding community. The expansion of the church will allow the church to serve the community better which is compatible with the Future Land Use Plan designation of 'Suburban Neighborhood'.
- C. **Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?**  
No. Development of this project is for an already existing church property. There is no expectation of this development impeding the normal and orderly development of the surrounding properties which are predominately agricultural and residential.
- D. **Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?**  
Yes. Prince Avenue Baptist Church has been a local church for the surrounding area for many years.
- E. **Is or will the type of street providing access to the use be adequate to serve the proposed special use?**  
Yes. Access to the project site is within the Church's property. The project is not anticipated to increase traffic volume.
- F. **Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?**  
Yes. Visual cues with the color and texture of the pavement (pavers, raised, stamped, etc.) will aid in providing warnings when traffic patterns change from pedestrian-oriented to vehicular-oriented. Access for emergency vehicles will be provided to all structures, existing and proposed.
- G. **Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?**  
Yes. Existing utilities are adequate to support the proposed Special Use and the school system will not be impacted negatively by this request. Demand for fire/police protection will not be altered from the current use of the property.
- H. **Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, or odor?**  
Yes. The Maintenance Shop and any utility entrance needed for the Tabernacle will be screened and hidden from view of pedestrians by means of landscaping in accordance with the latest Oconee County Development Code at the time of site development submittals. Parking areas shall be screened from view within the area of the Tabernacle.
- I. **Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?**  
Yes. The hours of operation for the Church will remain unchanged and will have no adverse effect on other properties in the area. Use of the property will predominately be on Sunday and Wednesday nights.
- J. **Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?**  
Yes. The height, size, and location of the Tabernacle will be relatively similar to the height, size, and location of other buildings in the area. The Maintenance Shop will be relatively relatable as well.

**CONSTRUCTION/FAÇADE MATERIALS & REPRESENTATIVE ARCHITECTURE IMAGES**

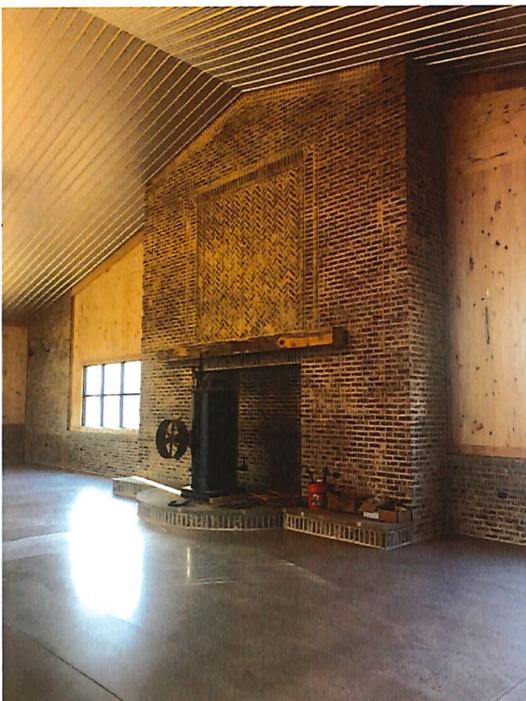
The building exteriors shown below are representative only. The exterior of The Tabernacle will have an aesthetic combination of wood lumber, stone, and metal. The photos below represent a comprehensive aesthetic for the Tabernacle.

The Maintenance Shop will be a traditional prefabricated metal structure.



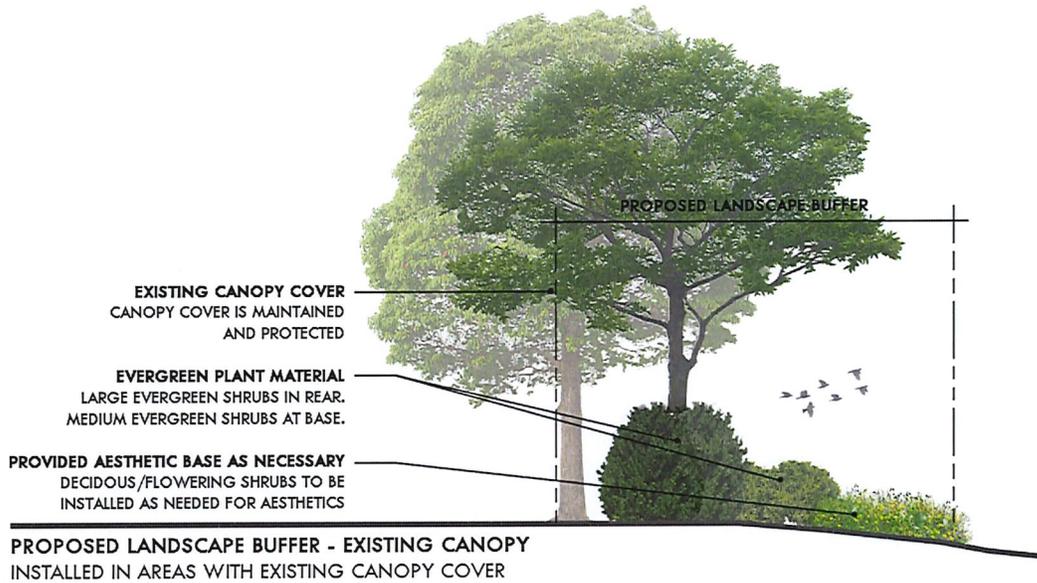
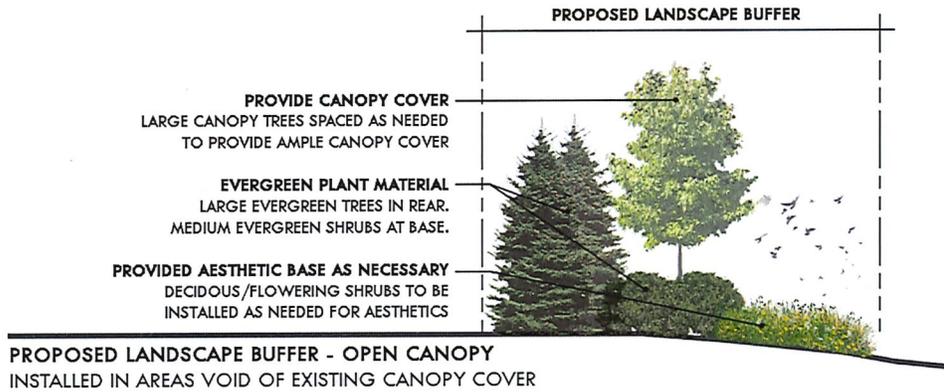


Interior Representation



Maintenance Shop Representation





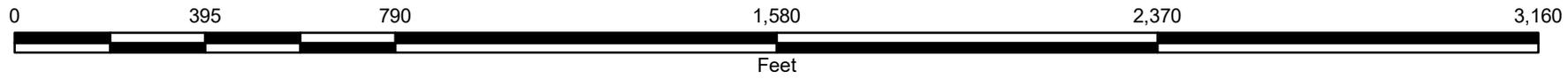
**LANDSCAPE BUFFER EXHIBIT**  
INSTALLED AS REQUIRED AND AS NEEDED

# Rezone #7787 - Prince Avenue Baptist Church Aerial View

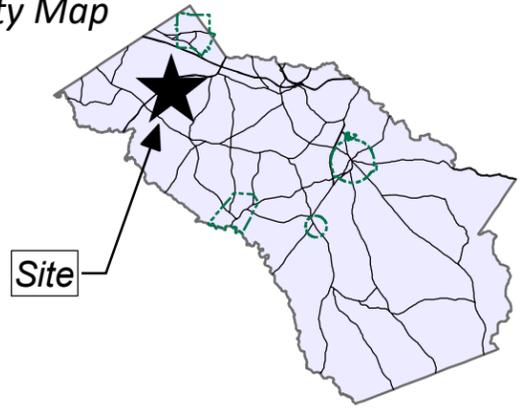
**Tax Parcel #  
B 02 012BC**



1:4,200



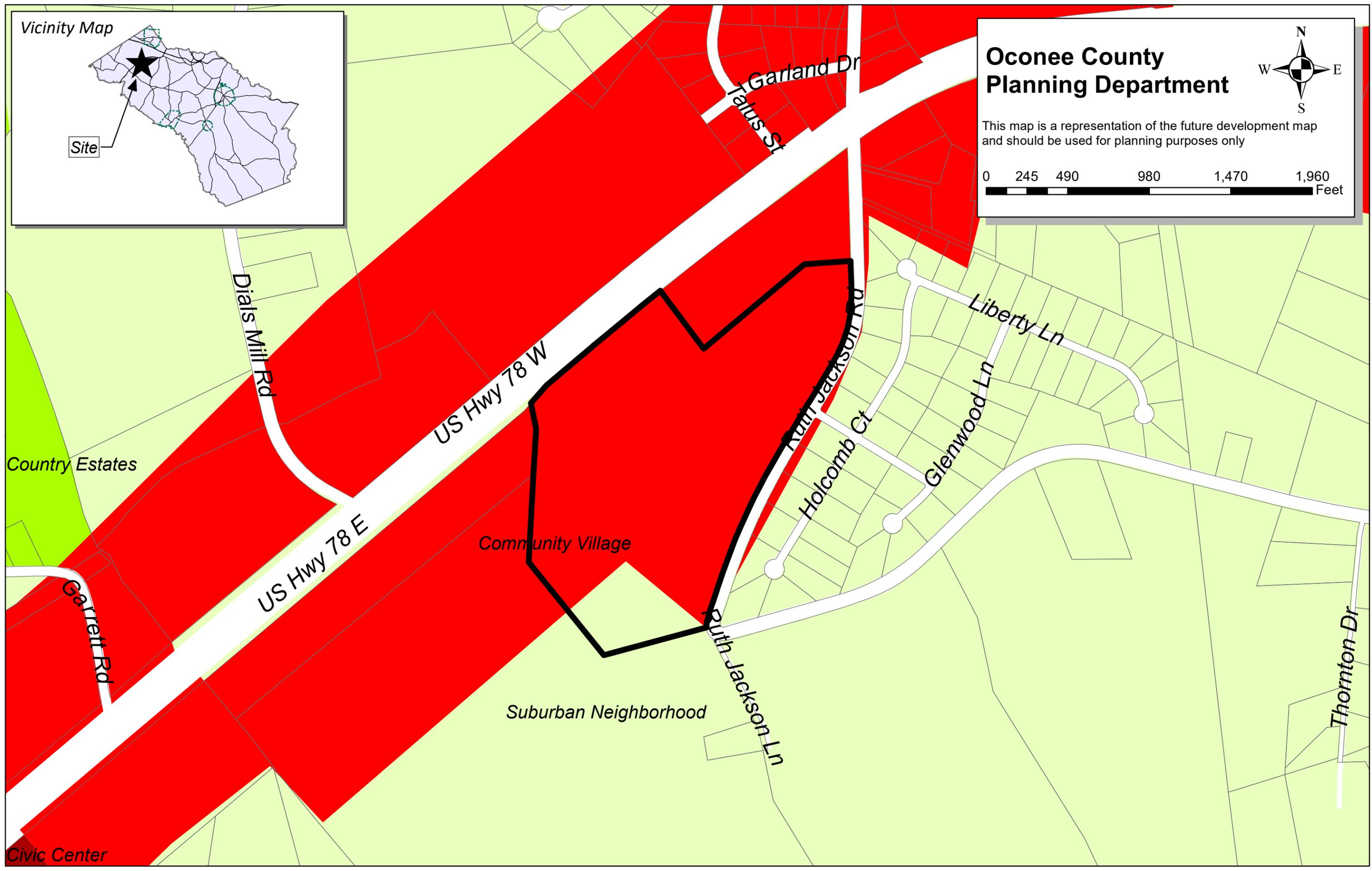
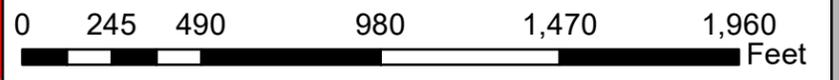
Vicinity Map



# Oconee County Planning Department



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



Civic Center

Country Estates

Dials Mill Rd

US Hwy 78 E

US Hwy 78 W

Community Village

Suburban Neighborhood

Garrett Rd

Ruth Jackson Ln

Holcomb Ct

Ruth Jackson Rd

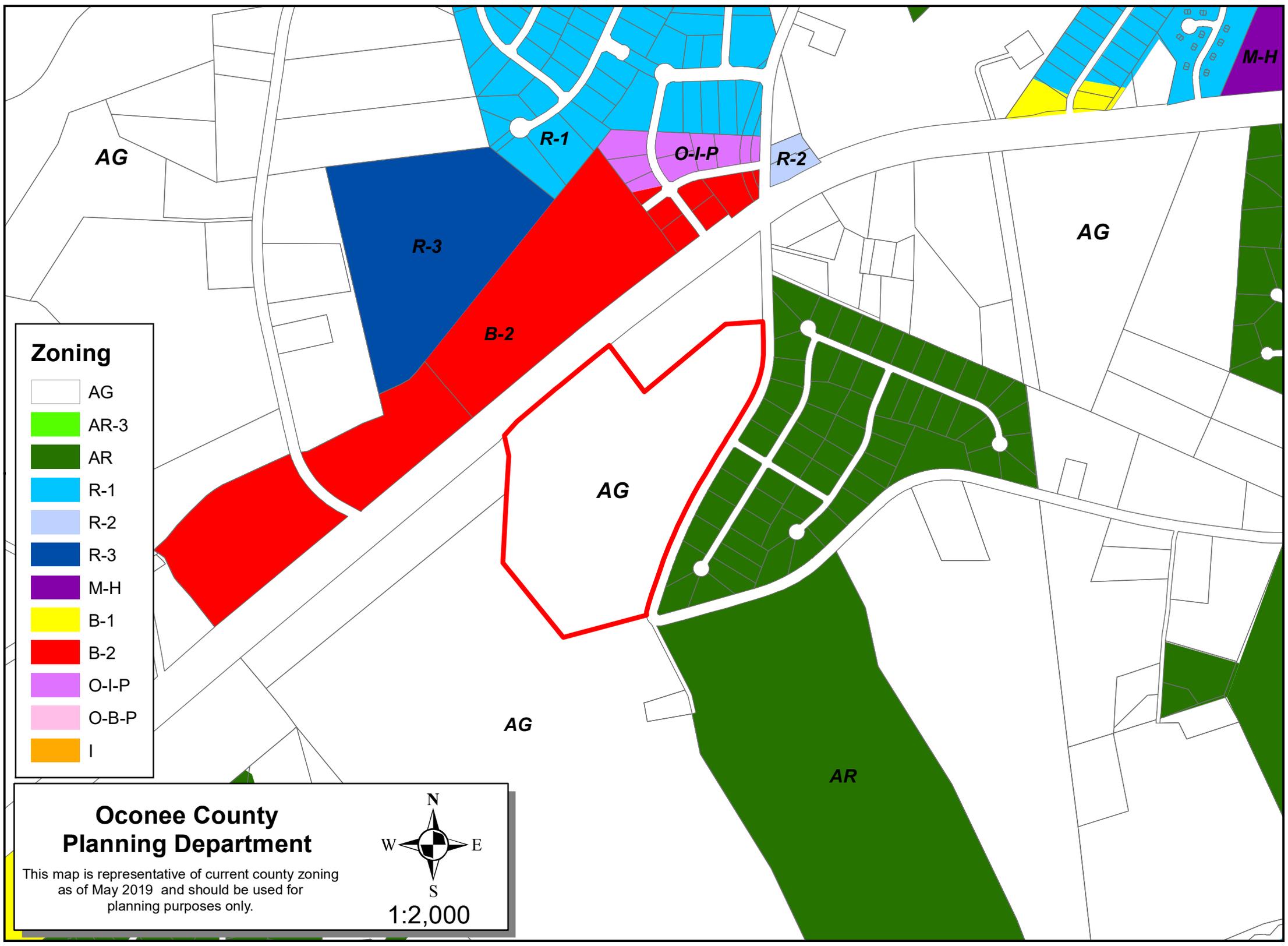
Glenwood Ln

Liberty Ln

Thornton Dr

Garland Dr

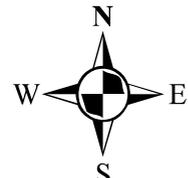
Telus St



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

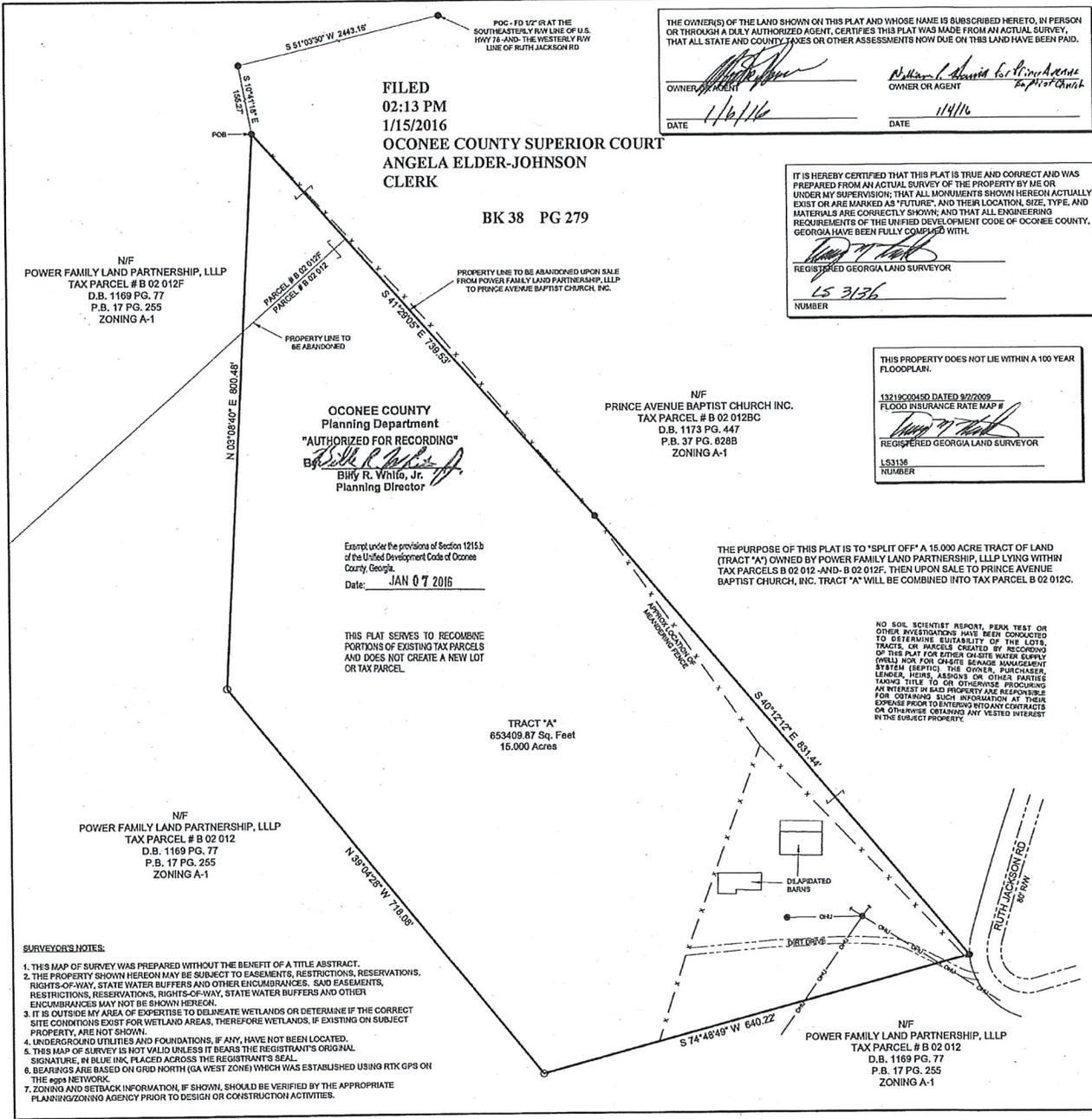
**Oconee County  
Planning Department**

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



1:2,000

# EXHIBIT B



THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

OWNER OR AGENT: *[Signature]*  
 OWNER OR AGENT: *[Signature]*  
 DATE: 1/6/16  
 DATE: 1/4/16

FILED  
 02:13 PM  
 1/15/2016  
 OCONEE COUNTY SUPERIOR COURT  
 ANGELA ELDER-JOHNSON  
 CLERK

BK 38 PG 279

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS 'FUTURE', AND THEIR LOCATION, SIZE, TYPE, AND MATERIALS ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

*[Signature]*  
 REGISTERED GEORGIA LAND SURVEYOR  
 LS 3136  
 NUMBER

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOODPLAIN.

13219C0045D DATED 9/2/2009  
 FLOOD INSURANCE RATE MAP #  
*[Signature]*  
 REGISTERED GEORGIA LAND SURVEYOR  
 LS3136  
 NUMBER

THE PURPOSE OF THIS PLAT IS TO "SPLIT OFF" A 15,000 ACRE TRACT OF LAND (TRACT "A") OWNED BY POWER FAMILY LAND PARTNERSHIP, LLLP LYING WITHIN TAX PARCELS B 02 012 -AND- B 02 012F. THEN UPON SALE TO PRINCE AVENUE BAPTIST CHURCH, INC. TRACT "A" WILL BE COMBINED INTO TAX PARCEL B 02 012C.

NO SOIL SCIENTIST REPORT, PERK TEST OR OTHER INVESTIGATIONS HAVE BEEN CONDUCTED TO DETERMINE SUITABILITY OF THE LOTS, OF THIS PLAT FOR EITHER ON SITE WATER SUPPLY SYSTEM (SEPTIC), THE OWNER, PURCHASER, LEASER, RENTER, AGENTS OR OTHER PARTIES AN INTEREST IN SAID PROPERTY ARE RESPONSIBLE FOR OBTAINING SUCH INFORMATION AT THEIR OR OTHERWISE OBTAINING ANY WRITTEN INTEREST IN THE SUBJECT PROPERTY.

OCONEE COUNTY  
 Planning Department  
 "AUTHORIZED FOR RECORDING"  
*[Signature]*  
 Bby R. White, Jr.  
 Planning Director

Exempt under the provisions of Section 1215b of the Unified Development Code of Oconee County, Georgia.  
 Date: JAN 07 2016

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

TRACT "A"  
 653409.87 Sq. Feet  
 15,000 Acres

N/F  
 POWER FAMILY LAND PARTNERSHIP, LLLP  
 TAX PARCEL # B 02 012  
 D.B. 1169 PG. 77  
 P.B. 17 PG. 255  
 ZONING A-1

N/F  
 POWER FAMILY LAND PARTNERSHIP, LLLP  
 TAX PARCEL # B 02 012  
 D.B. 1169 PG. 77  
 P.B. 17 PG. 255  
 ZONING A-1

- SURVEYOR'S NOTES:**
- THIS MAP OF SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
  - THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES. SAID EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES MAY NOT BE SHOWN HEREON.
  - IT IS OUTSIDE MY AREA OF EXPERTISE TO DELINEATE WETLANDS OR DETERMINE IF THE CORRECT SITE CONDITIONS EXIST FOR WETLAND AREAS, THEREFORE WETLANDS, IF EXISTING ON SUBJECT PROPERTY, ARE NOT SHOWN.
  - UNDERGROUND UTILITIES AND FOUNDATIONS, IF ANY, HAVE NOT BEEN LOCATED.
  - THIS MAP OF SURVEY IS NOT VALID UNLESS IT BEARS THE REGISTRANT'S ORIGINAL SIGNATURE, IN BLUE INK, PLACED ACROSS THE REGISTRANT'S SEAL.
  - BEARINGS ARE BASED ON GRID NORTH (GA WEST ZONE) WHICH WAS ESTABLISHED USING RTK GPS ON THE 8594 NETWORK.
  - ZONING AND SETBACK INFORMATION, IF SHOWN, SHOULD BE VERIFIED BY THE APPROPRIATE PLANNING/ZONING AGENCY PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

Carter Engineering Consultants, Inc.  
 3651 Mars Hill Road  
 Suite 2000  
 Watkinsville, GA 30677  
 P: 770-725-1200  
 F: 770-725-1204  
 www.carterengineering.net

ADMINISTRATIVE RECOMBINATION  
 PLAT FOR:  
 POWER FAMILY LAND PARTNERSHIP, LLLP  
 -AND-  
 PRINCE AVENUE BAPTIST CHURCH, INC.  
 OCONEE COUNTY  
 240 G.M.D.  
 BEING A PORTION OF THAT PARCEL OF  
 LAND DESCRIBED IN D.B. 1169 PG. 77 & P.B. 17 PG. 255  
 TOTAL PROJECT AREA: 15,000 ACRES  
 BEING A PORTION OF TAX PARCEL # B 02 012  
 -AND- TAX PARCEL # B 02 012F  
 EXISTING ZONING: A-1

REPRODUCTIONS, MODIFICATIONS OR ASSIGNMENTS OF THIS DOCUMENT WITHOUT THE WRITTEN APPROVAL OF CARTER ENGINEERING CONSULTANTS, INC. ARE PROHIBITED AND MAY INVALIDATE THE SEAL AND ANY LIABILITY THAT CARTER ENGINEERING CONSULTANTS, INC. MAY HAVE IN THIS DOCUMENT.

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

A	ARC LENGTH	⊕	BACKFLOW PREVENTER
AC	AIR CONDITIONER	⊙	BENCH MARK/CONTROL
AE	ACCESS EASEMENT	⊖	BOLLARD
BLDG	BUILDING	⊗	BURIED CABLE POST
BSE	BUILDING SETBACK LINE	⊘	CABLE TV pedestal
CONC	CONCRETE	⊙	CATCH BASIN (SINGLE WING)
COV	COVERED	⊙	CATCH BASIN (DOUBLE WING)
DB	DEED BOOK	-X-	CHAIN LINK FENCE
DE	DRAINAGE EASEMENT	⊙	ELECTRIC BOX
ENCL	ENCLOSED	⊙	ELECTRIC MANHOLE
ENCR	ENCROACHMENT	DW	ELECTRIC METER
EP	EDGE OF PAVEMENT	⊙	ELECTRIC PEDESTAL
ESMT	EASEMENT	⊕	FIRE HYDRANT
ET	ELECTRIC TRANSFORMER	-C-	GAS LINE (BURIED)
FOUND	FOUND	⊕	GAS METER
FF	FINISHED FLOOR	⊖	GAS VALVE
IP	IRON PIPE	H	GATEWATER VALVE
IPC	IRON PIPE WITH CAP	⊕	GUYANCHOR
IRC	IRON REBAR	⊖	GRATE INLET
IR	IRON REBAR WITH CAP	⊖	IRRIGATION CONTROL VALVE
M	MEASURED	⊖	MALIBOX
NF	NOT FORMERLY	-DU-	OVER-HEAD UTILITIES
NTS	NOT TO SCALE	-P-	POWER (BURIED)
P	PLAT	⊕	SANITARY SEWER CLEAN-OUT
PC	POINT OF CURVATURE	-S-	SS LINE (BURIED)
POB	POINT OF BEGINNING	⊕	SANITARY SEWER MANHOLE
POC	POINT OF COMMENCEMENT	⊕	SEWER
R	RADIALLADIUS	⊕	STORM SEWER MANHOLE
ROW	RIGHT-OF-WAY	-S-	STORM SEWER LINE (BURIED)
SWB	STATE WATERS BUFFER	⊕	STREET PAVING LIGHT
SS	SANITARY SEWER	⊕	STREET LIGHT (NON-ROAD)
TYP	TYPICAL	⊕	TELEPHONE PEDESTAL
UE	UTILITY EASEMENT	-W-	WATER LINE (BURIED)
⊕	FOUND 1/2" IR	⊕	WATER METER
⊙	POINT ONLY	⊕	WELL
⊖	SET 1/2" IRC LSF 1135 (FUTURE)	⊕	WOOD POLE

REGISTERED LAND SURVEYOR: CRAIG M. RICH  
 GEORGIA L.S. #3136

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

DATE PREPARED: 12-14-15  
 PROJECT #: 15004PAB  
 12-14-15

REVISIONS (WEST):  
 DATE:

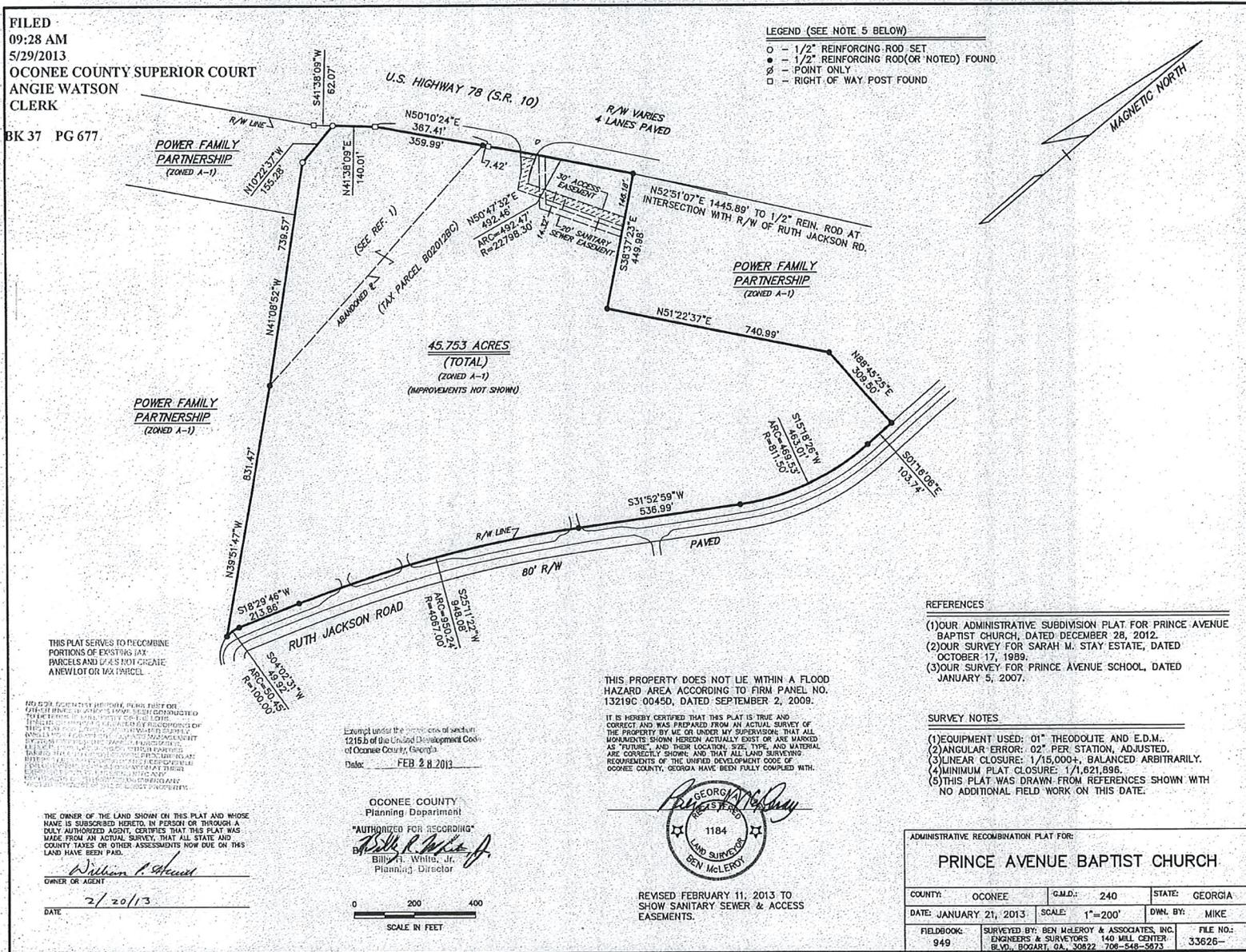
GRAPHIC SCALE  
 0' 50' 100' 200' 300'  
 SCALE: 1"=100'

SHEET #  
 1/1

# EXHIBIT A

FILED  
09:28 AM  
5/29/2013  
OCONEE COUNTY SUPERIOR COURT  
ANGIE WATSON  
CLERK

BK 37 PG 677



**LEGEND (SEE NOTE 5 BELOW)**

- - 1/2" REINFORCING ROD SET
- - 1/2" REINFORCING ROD (OR NOTED) FOUND
- ⊘ - POINT ONLY
- - RIGHT OF WAY POST FOUND

**45.753 ACRES**  
(TOTAL)  
(ZONED A-1)  
(IMPROVEMENTS NOT SHOWN)

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

NO REPRESENTATION IS MADE BY THIS SURVEYOR AS TO THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE FIELD WORK AND THE PREPARATION OF THIS PLAT. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE FIELD WORK AND THE PREPARATION OF THIS PLAT. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

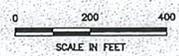
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

*William A. Howard*  
OWNER OR AGENT

DATE 2/20/13

Exempt under the provisions of section 1216.b of the Unified Development Code of Oconee County, Georgia.  
Date: **FEB 28 2013**

OCONEE COUNTY  
Planning Department  
"AUTHORIZED FOR RECORDING"  
By *Billy H. White, Jr.*  
Billy H. White, Jr.  
Planning Director



THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO FIRM PANEL NO. 13219C 0045D, DATED: SEPTEMBER 2, 2009.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS 'FUTURE', AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL LAND SURVEYING REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.



REVISED FEBRUARY 11, 2013 TO SHOW SANITARY SEWER & ACCESS EASEMENTS.

**REFERENCES**

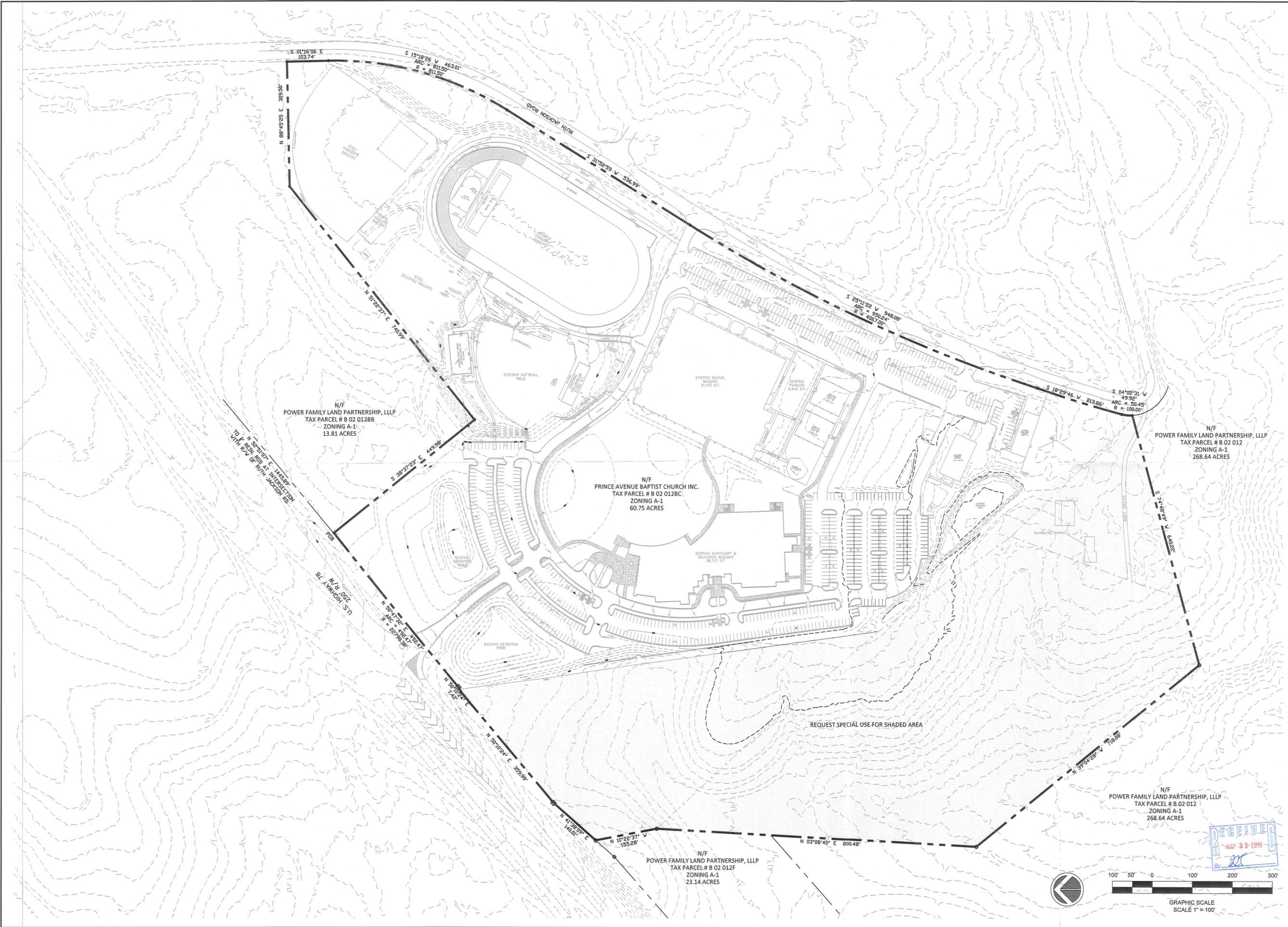
- (1) OUR ADMINISTRATIVE SUBDIVISION PLAT FOR PRINCE AVENUE BAPTIST CHURCH, DATED DECEMBER 28, 2012.
- (2) OUR SURVEY FOR SARAH M. STAY ESTATE, DATED OCTOBER 17, 1989.
- (3) OUR SURVEY FOR PRINCE AVENUE SCHOOL, DATED JANUARY 5, 2007.

**SURVEY NOTES**

- (1) EQUIPMENT USED: 01" THEODOLITE AND E.D.M.
- (2) ANGULAR ERROR: 02" PER STATION, ADJUSTED.
- (3) LINEAR CLOSURE: 1/15,000, BALANCED ARBITRARILY.
- (4) MINIMUM PLAT CLOSURE: 1/1,621,695.
- (5) THIS PLAT WAS DRAWN FROM REFERENCES SHOWN WITH NO ADDITIONAL FIELD WORK ON THIS DATE.

ADMINISTRATIVE RECOMBINATION PLAT FOR:		
<b>PRINCE AVENUE BAPTIST CHURCH</b>		
COUNTY: OCONEE	C.M.D.: 240	STATE: GEORGIA
DATE: JANUARY 21, 2013	SCALE: 1"=200'	DWN. BY: MIKE
FIELDBOOK: 949	SURVEYED BY: BEN McLEROY & ASSOCIATES, INC. ENGINEERS & SURVEYORS 140 MILL CENTER BLVD, BOGART GA, 30622 706-548-5873	FILE NO.: 33626-





N/F  
POWER FAMILY LAND PARTNERSHIP, LLLP  
TAX PARCEL # B 02 012BB  
ZONING A-1  
13.81 ACRES

N/F  
PRINCE AVENUE BAPTIST CHURCH INC.  
TAX PARCEL # B 02 012BC  
ZONING A-1  
60.75 ACRES

N/F  
POWER FAMILY LAND PARTNERSHIP, LLLP  
TAX PARCEL # B 02 012  
ZONING A-1  
268.64 ACRES

N/F  
POWER FAMILY LAND PARTNERSHIP, LLLP  
TAX PARCEL # B 02 012F  
ZONING A-1  
23.14 ACRES

N/F  
POWER FAMILY LAND PARTNERSHIP, LLLP  
TAX PARCEL # B 02 012  
ZONING A-1  
268.64 ACRES

REVISION BLOCK:	
#	DATE
1	04/22/19
	SPECIAL USE APPROVAL SUBMITTAL



**CARTER**  
ENGINEERING  
CONSULTANTS

Carter Engineering Consultants, Inc.  
3651 Mars Hill Road, Suite 2000  
Watkinsville, GA 30677

P: 770.225.1200  
F: 770.225.1204  
www.carterengineering.net

**SPECIAL USE CONCEPT PLAN**  
for  
**PRINCE AVENUE BAPTIST CHURCH**  
2131 RUTH JACKSON ROAD, BOGART, OCONEE COUNTY, GA

PROJECT NAME:  
**PRINCE AVENUE BAPTIST CHURCH**

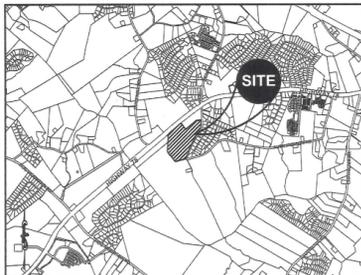
SHEET TITLE:  
**COMPOSITE SURVEY**

SHEET NUMBER:  
**2**

PROJECT NUMBER:  
**19011PAB**

DATE:  
**04/22/19**





LOCATION MAP  
SCALE: N.T.S.

**PROJECT NOTES:**

**DEVELOPER:**  
Prince Avenue Baptist Church  
2131 Ruth Jackson Road  
Bogart, GA 30622  
Contact: Lee Robinson  
Phone: (678) 753-3100

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

Property located at 2131 Ruth Jackson Road, Bogart, GA, Oconee County, 30622

Parcel No.: 8 02 0128C  
Current Zoning: A-1 (Agricultural District) with C.U.P.  
Proposed Zoning: A-1 (Agricultural District) with Special Use  
Setbacks: Front: 40-feet Rear: 25-feet Side: 25-feet  
Existing Use: Community-Scale Church  
Proposed Use: Community-Scale Church. Construction and installation of Fellowship Hall and Maintenance Shop and all associated site work.

Future Land Use: Suburban Neighborhood  
Minimum Landscape Area: ---  
Maximum Building Height: 40'

Water Supply: Oconee County Utility Department  
Sewage: Oconee County Utility Department

Project Tract: 60.75 acres  
Disturbed Area: ---

Boundary, Site Survey and Contour Information obtained from Carter Engineering Consultants, Inc. dated 09/10/2018. Phone (770) 725-1200.

Contour interval is 1 Feet

F.E.M.A. Flood Insurance Rate Map No. 13219C 0045D, dated September 02, 2009 indicates that this property is located in "Zone X".

**STORMWATER NOTE:**  
STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.

**ENVIRONMENTAL NOTE:**  
THERE ARE NO KNOWN EXISTING STREAMS, STATE WATER BUFFERS, AND CONSERVATION CORRIDOR BUFFERS ON-SITE.

PARKING DATA			
<b>Parking Required:</b>			
Requirement: The number parking spaces for a church shall be determined by it's seat capacity. There shall be one (1) parking space for every four (4) seats.			
Existing Church	=	1,400 Seats	
Fellowship Hall	=	(1,400 / 4 = 350)	
	=	500 Seats	(500 / 4 = 125)
Required Parking	=	475 Parking Spaces Required	
Provided Parking	=	780 Parking Spaces Provided	
Handicap Parking	=	16 Provided (16 Required)	

SITE DATA			
<b>Site Information:</b>			
Total Tract Area	=	2,646,300 sf	60.75 ac (100.00%)
Existing Impervious Area	=	794,788 sf	18.25 ac (30.03%)
Existing Landscape Area	=	1,851,512 sf	42.50 ac (69.97%)
Existing Buildings	=	176,122 sf	4.04 ac (6.66%)
Sanctuary	=	58,712 sf	1.34 ac (2.20%)
School Building	=	81,410 sf	1.87 ac (3.07%)
Radio Station Bldg.	=	4,260 sf	0.10 ac (0.17%)
Modular Unit 'A'	=	5,550 sf	0.13 ac (0.22%)
Modular Unit 'B'	=	5,550 sf	0.13 ac (0.22%)
Modular Unit 'C'	=	5,550 sf	0.13 ac (0.22%)
Field House	=	3,250 sf	0.07 ac (0.12%)
Field House	=	5,000 sf	0.11 ac (0.18%)
Outdoor Pavilion	=	6,840 sf	0.16 ac (0.26%)
Proposed Buildings	=	24,000 sf	0.55 ac (0.90%)
Fellowship Hall	=	16,000 sf	0.37 ac (0.61%)
Maintenance Bldg.	=	8,000 sf	0.18 ac (0.29%)
Total Impervious Coverage	=	1,081,220 sf	24.83 ac (40.87%)
Structure Coverage	=	200,122 sf	4.60 ac (7.57%)
Existing Impervious	=	794,788 sf	18.25 ac (30.04%)
Proposed Impervious	=	86,310 sf	1.98 ac (3.26%)
Proposed Landscape Area	=	1,565,080 sf	35.92 ac (59.13%)
Total Coverage Area	=	1,081,220 sf	24.83 ac (40.87%)



REVISION BLOCK:	#	DATE	DESCRIPTION
	1	04/22/19	SPECIAL USE APPROVAL SUBMITTAL



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**SPECIAL USE CONCEPT PLAN**  
for  
**PRINCE AVENUE BAPTIST CHURCH**  
2131 RUTH JACKSON ROAD, BOGART, OCONEE COUNTY, GA



PROJECT NAME:  
**PRINCE AVENUE BAPTIST CHURCH**

SHEET TITLE:  
**SPECIAL USE CONCEPT PLAN**

SHEET NUMBER:  
**SUP**

PROJECT NUMBER:  
**19011PAB**

DATE:  
**04/22/19**

