

**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 JDG Investments, LLC on April 22, 2019, requesting Special Use Approval on a ±72.81 acre tract of land located along U.S. Highway 78 in the 224<sup>th</sup> G.M.D., Oconee County, Georgia, portion of tax parcel no. A-02-017 and portion of tax parcel no. A-02-017A, on property owned by Barbara Gasaway, 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 an event venue.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 July 15, 2019, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on August 6, 2019.

ADOPTED AND APPROVED, this 6<sup>th</sup> day of August, 2019.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

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

ATTEST:

Kathy Hayes  
Kathy Hayes  
Clerk, Board of Commissioners



CONDITIONS

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. No development permit shall be issued until Owner has agreed to such improvements and dedication.
3. All site lighting shall consist solely of full cutoff luminaires as defined in the Unified Development Code.
4. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall and enclosure doors with façade materials matching the exterior of the principal structure. Enclosure doors made of chain link are prohibited.
5. Any allowed freestanding signs shall only be permitted as ground (monument) signs and shall not exceed twenty feet in height. Pole signs are prohibited.
6. Illuminated and LED signage is prohibited.
7. The event venue shall operate only between the hours of 10 a.m. and 11 p.m.

Upon the issuance of a Certificate of Occupancy for a single-family residence on parcel A 02 018, A 02 018E or A 02 018F, the following limitations are placed on the production of amplified sound:

8. Amplified sound outside of the main assembly structure shall be limited to the southern portion of the property, between the event venue structure (existing antebellum-style structure) and the southern boundary line.
9. Amplified sound will be oriented in a southerly direction.
10. Amplified sound shall cease at the following times:
  - Sunday-Thursday: 9 PM
  - Friday and Saturday: 10 PM

TAX MAP



LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR AG SPECIAL-USE ZONING CLASSIFICATION

Property of Barbara W. Gasaway  
Portions of 4800 & 4900 Monroe Hwy.  
Statham, Georgia

All the tracts or parcels of land containing 72.81 acres, more or less, lying and being on the northwesterly side of U.S Highway 78 and Georgia 10, in the 224<sup>th</sup> GMD, Oconee County, Georgia, being more particularly described as follows:

Beginning at the centerline intersection of US Hwy. 78 and GA Hwy. 53 (Hog Mtn. Rd.), thence South 44 degrees 05 minutes 12 seconds West for a distance of 1719.51 feet to an iron pin located on the northwestern right-of-way line of US Hwy. 78, thence South 29 degrees 27 minutes 57 seconds West for a distance of 35.99 feet long a curve with a radius of 3949.72 feet and chord distance 35.99 feet to an iron pin located on the northwestern right-of-way line of US Hwy. 78, thence North 74 degrees 14 minutes 48 seconds West for a distance of 843.34 feet to a point which is the Point of Beginning:

Thence South 28 degrees 36 minutes 07 seconds West 966.56 feet to a point,

Thence South 28 degrees 36 minutes 07 seconds West 604.14 feet to a point,

Thence North 70 degrees 36 minutes 11 seconds West 1614.83 feet to a point,

Thence North 14 degrees 12 minutes 32 seconds West 762.21 feet to an iron pin,

Thence North 07 degrees 32 minutes 59 seconds West 2.02 feet to an iron pin,

Thence North 52 degrees 34 minutes 45 seconds East 1309.53 feet to a point,

Thence North 05 degrees 39 minutes 43 seconds West 6.14 feet to a point,

Thence North 02 degrees 13 minutes 34 seconds West 10.14 feet to a point,

Thence North 25 degrees 21 minutes 27 seconds West 12.34 feet to a point,

Thence North 52 degrees 21 minutes 42 seconds East 196.27 feet to an iron pin,

Thence South 43 degrees 28 minutes 36 seconds East 798.16 feet to an iron pin,

Thence South 73 degrees 14 minutes 55 seconds East 496.62 feet to an iron pin,

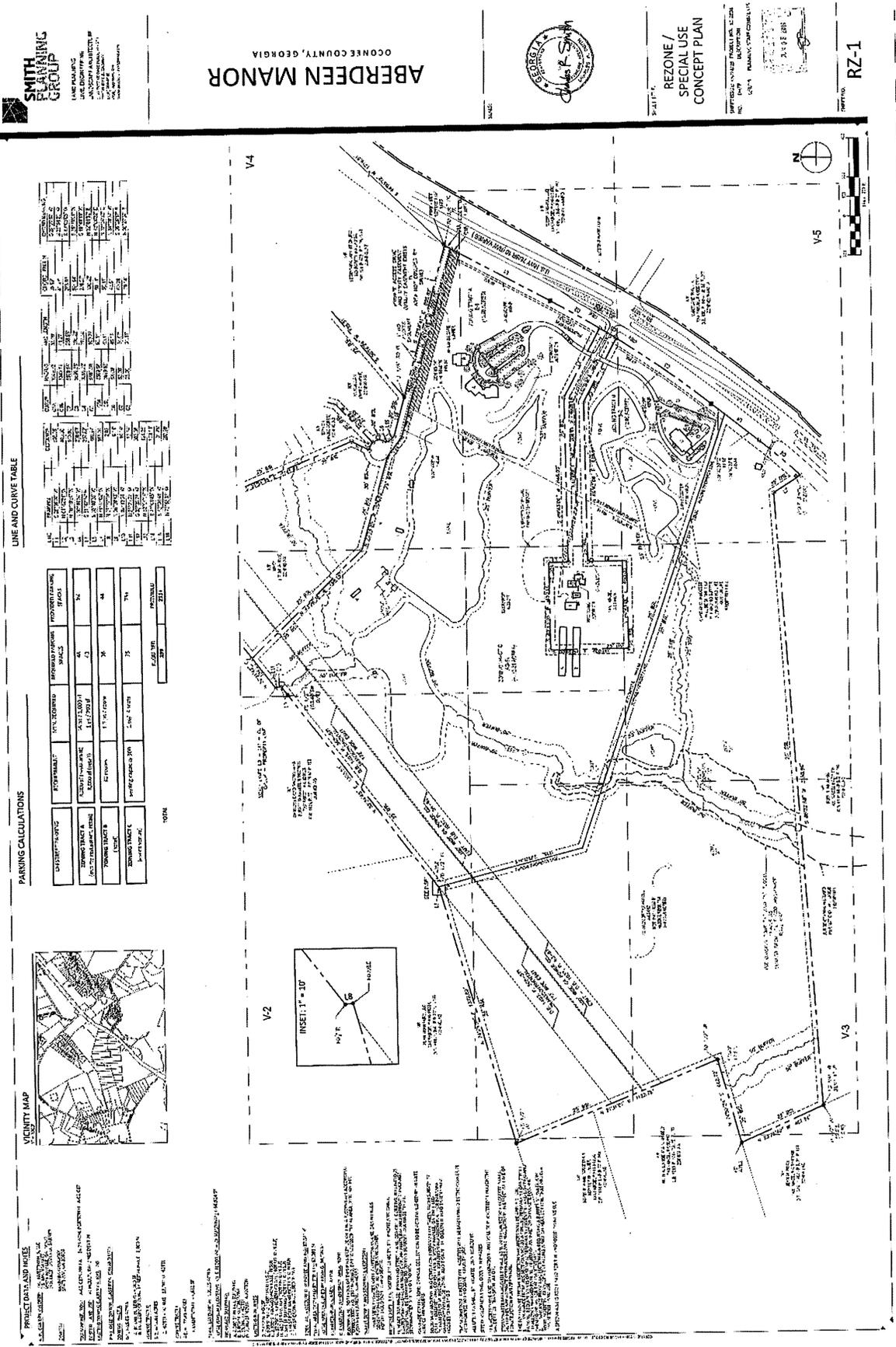
Thence South 52 degrees 04 minutes 14 seconds East 124.25 feet to an iron pin,

Thence South 74 degrees 14 minutes 48 seconds East 156.44 feet to a point which is the Point of Beginning.

RECEIVED



CONCEPT PLAN



**SMITH PLANNING GROUP**  
 LAND PLANNING  
 1000 W. BROADWAY, SUITE 100  
 ATLANTA, GEORGIA 30334  
 (404) 525-1100  
 WWW.SMITHPLANNING.COM

**ABBERDEEN MANOR**  
 OCONEE COUNTY, GEORGIA



**REZONE / SPECIAL USE CONCEPT PLAN**

APPROVED FOR THE BOARD OF ZONING AND PLANNING  
 MAY 15, 2012  
 CITY OF ATLANTA



**RZ-1**

LINE AND CURVE TABLE

LINE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CHORD CURVATURE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CHORD CURVATURE
1	N 0° 00' 00" E	100.00	N 0° 00' 00" E	100.00	0.00	0.00	N 0° 00' 00" E	100.00	0.00	0.00
2	N 45° 00' 00" E	100.00	N 45° 00' 00" E	100.00	0.00	0.00	N 45° 00' 00" E	100.00	0.00	0.00
3	S 45° 00' 00" E	100.00	S 45° 00' 00" E	100.00	0.00	0.00	S 45° 00' 00" E	100.00	0.00	0.00
4	S 0° 00' 00" E	100.00	S 0° 00' 00" E	100.00	0.00	0.00	S 0° 00' 00" E	100.00	0.00	0.00

PARKING CALCULATIONS

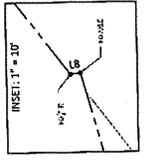
TYPE OF TRAFFIC	PERCENTAGE	VEHICLE TYPE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
DRIVING TRAFFIC	80%	DRIVING TRAFFIC	80%	80%	80%	80%
WALKING TRAFFIC	20%	WALKING TRAFFIC	20%	20%	20%	20%
TOTAL	100%	TOTAL	100%	100%	100%	100%

VICINITY MAP



**PROJECT DATA AND NOTES**  
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 2. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.  
 3. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.  
 4. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.  
 5. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.  
 6. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.  
 7. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.  
 8. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.  
 9. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.  
 10. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.

V2



V5



# EXHIBIT "A" TO SPECIAL USE APPROVAL NO. 7791

## NARRATIVE

**ABERDEEN MANOR**  
4800 MONROE HIGHWAY  
REZONE/SPECIAL-USE APPLICATION NARRATIVE

May 24, 2019  
Revised June 4, 2019, June 20, 2019

**OVERVIEW AND BACKGROUND**

Located on a +-101.15 acre tract of land on the west side of US Hwy. 78/SR 10, south of the intersection of Hwy. 78/SR 10 and GA Hwy. 53 (Hog Mtn. Rd.), the subject property is locally known for the white antebellum style house with the red door. Skillfully located between ponds on either side, the approach to the house is dramatic and provides an emblematic example of the character of the rural past of Oconee County. Various outbuildings are located around the main house and clustered near the pond on the north. These buildings were used during previous agricultural activities, most notably the fish camp that occupied the site for many years, providing catfish cookouts and local fishing opportunities in the six ponds that occupy the site.

Over the past few decades, the character of land along US Hwy. 78/SR 10 has changed to include an R-1 PD Master Planned Development directly across the highway from the subject property and more commercial and institutional uses along the corridor to the north.

The site is no longer being used for agricultural activities and the buildings are falling into disrepair. The house is still currently occupied and used as a single-family residence.

**SUBJECT PARCELS**

Parcel Number A 02 017A (6.925 acres) is included in its entirety, with +-4.92 acres included in the Special-Use request, +-1.00 acre is included in the B-1 Rezone request and +-1.00 acre is included in the B-2 Rezone request.

A +- 94.23 acre portion of Parcel Number A 02 017 is included in the request, with +-67.89 acres included in the Special-Use request, +-14.68 acres included in the B-1 Rezone request and +-11.66 acres included in the B-2 Rezone request.

The portion of Parcel Number A 02 017 that is not included will be subdivided and separated from the parent parcel upon approval of the rezone/special-use request.

**EXISTING ZONING**

Both of the subject parcels are zoned AG.

**ADJACENT LAND USES AND ZONING**

North: AG  
East: R-1 MPD and B-2  
West: AG

**FUTURE LAND USE**

The site contains four Character Areas:  
Civic Center, Suburban Neighborhood, Parks/Recreation/Conservation and Rural Places

**PROPOSED USES AND ZONING**

In an effort to preserve the Antebellum house and character of the land, JDG Investment, LLC proposes an adaptive re-use of the house and structures for an event venue and supportive small-scale commercial uses between Hwy.78/SR 10 and the house. Commercial uses include specialty shops, a farm-to-table style restaurant and a boutique hotel. These uses will complement the event venue and serve to underwrite the preservation of the site. The proposed buildings are located on either side of the driveway to the house, appropriately located to frame the view of the house from the highway. The commercial buildings on the northern side of the drive will contain small specialty shops and the restaurant, with associated drives and automobile parking. A total of 11,000 square feet is proposed in this building cluster. A B-1 zoning classification is proposed for this 15.68 acre area.

A two-story boutique hotel with associated drives and automobile parking is proposed on the southern side of the drive. Designed primarily to complement the event venue, the hotel will occupy one main building and have a maximum of 30 guest rooms. The total area of the hotel is estimated to be approximately 18,000 square feet. A B-2 zoning classification is proposed for this +-12.66 acre area.

Designed specifically for weddings, corporate events, and special events, the venue will be located in the existing antebellum style house and surrounding grounds. Only the ground floor (+- 1,500 square feet.) will be used for events and administrative functions. A +- 2,000 square foot expansion is proposed for the rear of the structure, which will serve as the primary indoor assembly space for the venue. A small manager and caretaker's suite will remain on the second floor of the house if deemed necessary.

Primary operations at the event venue are anticipated to occur on the weekends, with small events and meetings on weekdays. Hours of operation will be between 10 am and 11 pm, dependent upon the type of event being held. Only the house will be used for events; the various outbuildings and other structures on the property will not be used.

Parking for the venue is proposed to be located in the rear of the structure, with overflow parking in the adjacent pasture area. A Special-Use Permit in the existing AG zoning classification is proposed for this +-72.81 acre area.

See accompanying plan entitled "Aberdeen Manor Rezone and Special Use Concept Plan" for building locations and a detailed list of existing and proposed buildings complete with building sizes and proposed uses.

**ACCESS, PARKING AND TRAFFIC GENERATION**

Access to the site will occur at the same location as the current drive and will be improved according to GDOT standards to include a deceleration lane as required. All drives within the development will remain private, with the owner responsible for maintenance, up-keep and repairs. Asphalt paved drives and parking, complete with curbing and sidewalks, will be proposed in the commercial areas. The number of parking spaces will be in conformance with the UDC.

Since the event venue will not require the full extent off-street parking on a daily basis, a Special Exception Variance has been submitted to waive the paving and lighting requirements of the off-street parking lot. Per Section 607.06, this provision is allowed to occur by a special exception variance. The special exception variance is applicable to the event venue only. The parking will be located in the rear of the structure with overflow parking in the pasture areas. The drive leading to the event venue is proposed to remain gravel. Accessible parking and access to the structure will be in accordance with applicable State and Federal requirements. In lieu of standard parking lot lighting, low intensity, pedestrian scale accent lighting is proposed.

While very difficult to quantify or measure, this development is not expected to substantially increase traffic since it represents a small fraction of the existing traffic already present at this location of Highway 78 (per GDOT 2017 traffic counts database, 20,000 ADT). The development of this site as proposed does not increase traffic conditions beyond what would be typical and expected for uses of this type and scale.

Traffic generated by the proposed development is illustrated in the following table. Note that for the purposes of the rezone submittal, the table represents traffic generated at full build-out of the site which is anticipated to occur incrementally over the course of several years.

**TRIP GENERATION (Based on ITE Trip Generator Manual, 9th Ed.)**

Proposed Use: Hotel  
Land Use Code: 310  
Total Rooms: 30

Proposed Use: Specialty Retail  
Land Use Code: 826  
Total Units of 1,000 sf (KSF2): 8

Proposed Use: Event Venue (ITE Code: Church\*)  
Land Use Code: 560  
Total Units of 1,000 sf (KSF2): 5

\* The ITE Trip General Manual does not contain a use specific to Event Venues. Land Use Code 560 (Church) is the closest description to the proposed use. Land Use Code 560 is described as: "A church is a building in which public worship services are held. A church may also house an assembly hall or sanctuary, meeting rooms, classrooms, and occasionally dining, catering, or party facilities." For the purposes of traffic generation, the entire enclosed area of the house (2652 sq. ft.) with proposed addition (2,000 sq. ft.) has been used.

Proposed Use: Quality Restaurant  
Land Use Code: 931  
Total Units of 1,000 sf (KSF2): 3

**PROJECTED TRIP GENERATION**

Description/ITE Code	Units	ADT 2-WAY	PEAK AM			PEAK PM		
			AM Hour	AM In	AM Out	PM Hour	PM In	PM Out
Hotel 310	30.0	245	16	9	7	18	9	9
Specialty Retail Center 826	8.0	355	55	26	28	22	10	12
Event Venue 560	5.0	46	3	2	1	0	0	0
Quality Restaurant 931	3.0	270	2	NA	NA	22	8	4
<b>TOTAL TRIPS:</b>		<b>916</b>	<b>76</b>	<b>37</b>	<b>36</b>	<b>62</b>	<b>27</b>	<b>25</b>

**IMPACTS TO LOCAL SCHOOL SYSTEM**

This project will have no negative impact to the local school system.

**UTILITY SERVICES**

The commercially zoned property of the proposed development will require domestic water, fire protection, and sanitary sewer services in addition to electricity, natural gas, television and internet service. Dry utility services (electric, cable, internet, etc.) will be coordinated with the individual service providers. All utilities shall be underground.

All uses, except for the event venue, are to be served by OCWR water and sanitary sewer (see Phasing). The event venue will initially be served by a private well and on-site septic system, utilizing OCWR water and sewer as it becomes available. An existing county water line is located along US Hwy. 78/SR 10 and will be used for water service. Future sanitary sewer is proposed to be accessed through the R-1 MPD zoned property to the east.

The proposed uses (retail / hotel) will require domestic water and fire protection. The estimated water demands for the full build-out of the site is shown below:

Water – Event Space / Boutique Hotel / Boutique Retail / Specialty Retail / Restaurant = 5,400 GPD  
Maximum Day Demand – 3.8 GPM x 1.5 = 5.6 GPM  
Peak Hour Demand – 5.6 GPM x 2.5 = 14.1 GPM  
Sewer = 5,400 GPD

Solid Waste will be collected onsite and disposed of by a private licensed contract service provider. Fencing and landscape screening will be installed around trash receptacles to minimize any objectionable visual impact.

**STORMWATER DRAINAGE**

Stormwater management shall comply with all local, state, and federal regulations in effect at time of

construction plan approval. Stormwater shall be collected in swales or in drains and pipes and directed to proposed stormwater detention and water quality treatment basin. The protection of the ponds, creeks and adjacent riparian buffers will occur by the installation of swales and stormwater pipes as necessary leading to water-quality basins and stormwater retention basins.

Post development run-off shall be maintained at or below pre-development rates for the 2, 5, 10, 25 and 100-year storms. The storm drain system and structures will be designed during the engineering phases of the project.

**ARCHITECTURE AND THEME**

The architectural character and theme of the project is already set by the presence of the Antebellum style house that is prominent on the site. All other proposed structures will complement this neoclassical architectural style. Materials include wooden (or cementitious) lap siding with masonry (brick or stone) foundations. Roof material can be metal, asphalt shingles, or shakes.



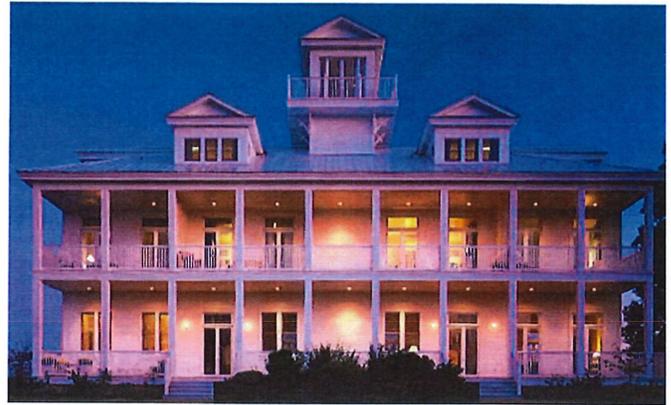
Existing House (Event Venue)



Existing House (Event Venue)



Proposed Specialty Shops/Restaurant Character



Proposed Boutique Hotel Character

The estimated value at completion is estimated to be \$7,500,000.00, excluding the land cost.

**OWNERSHIP**

Ownership of the project will begin as a single entity with the option to sell various components of the project (commercial properties) to interested buyers/operators.

**USE LIMITATIONS**

In an effort to protect the character of the area and enhance the theme of the project, the use allowed in the B-2 zoned area is limited to the boutique hotel. The following uses are to be excluded from the B-1 zoned portion:

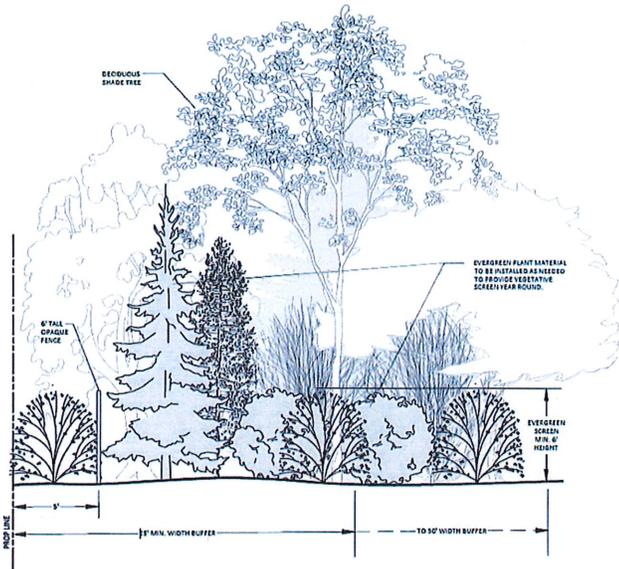
LIST OF DISALLOWED USES	
Group Day Care Home	Bed-and-Breakfast Inns
Day Care Center	General Automotive Repair
Automotive Oil Change and Lubrication Shops	Car Washes
Electronic and Precision Equipment Repair and Maintenance	Automobile Driving Schools
Automobile Commercial Parking Lots and Garages	Adult Entertainment
Taxidermists	Museums
Amusement and Theme Parks, Fairgrounds	Archery or Shooting Ranges
Batting Cages	Outdoor Power Equipment Store
Convenience Food Stores with Fuel Pumps	Gasoline Stations with Convenience Stores, no repairs
Gasoline Stations, Full Service	Restaurants, Fast Food and Take Out, with drive-through windows
Cigar and Tobacco Stores	Fraternal Lodges, VFWs, Ethnic Associations and Other Civic and Social Organizations
Interurban Bus Transportation and Bus Stations	Prescription Shops
Family Planning Centers	Assisted Living Facility
Freestanding Ambulatory Surgical and Emergency Centers	Personal Care Home, Congregate
Personal Care Homes, Group	Bungee Jumping
Employment Services/Temporary Help Services	Softball, Baseball, Football, and Soccer Fields
Neighborhood Recreation Centers (for profit)	Private Schools: Junior Colleges
Show Arena for Horses	Religious Exempt Nonpublic Postsecondary Institutions
Private School: Kindergarten, Elementary, and Secondary	
Private Schools: Colleges and Universities	

**BUFFERS**

Natural and/or landscape buffers per Section 806 of the UDC will be installed between commercial land uses and neighboring property to the north. As much as practical, existing vegetation shall remain

within these buffers. Evergreen plant material and/or fencing with berms will be installed as appropriate within the buffer to provide adequate screening of adjacent properties.

- Phase Two contains the construction of the specialty shops and restaurant. Construction of this phase will require the extension of water and sanitary sewer to the site. Phase Two is anticipated to be complete by the end of 2025.
- Phase Three contains the construction of the boutique hotel. Phase Three is anticipated to be complete by the end of 2027.



**BUFFER SECTION WITH FENCE AND EVERGREEN SCREEN**

**NOTES:**  
1. ALL NEW PLANT MATERIAL WILL MEET THE REQUIREMENTS OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE SECTION 832.01.

A Special Exception Variance has been applied for to provide relief from UDC Section 806 requiring a buffer between the proposed commercial uses, proposed event venue, and along the proposed property line to the south. See Concept Plan.

State waters exist on-site around the existing ponds and streams. All environmental buffers will be protected.

**LAND DEDICATED FOR PUBLIC USE**

Easements will be granted for various utilities as needed.

**OPEN SPACE**

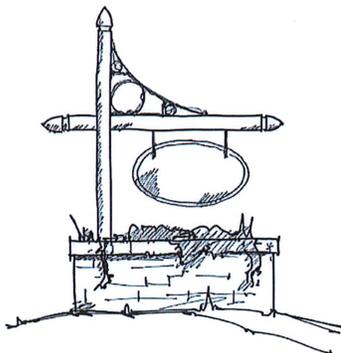
There are no provisions for publicly owned open space. Maintenance of the open space will be the responsibility of the owner.

**OUTDOOR LIGHTING**

For security reasons, lighting will be provided in the parking areas. All fixtures shall be full cutoff and fully shielded to minimize the impact to surrounding properties. Additional lighting will be provided to illuminate buildings, passageways, and paths.

**SIGNS**

Project identification signage will be in compliance with the Oconee County Sign Ordinance.



Conceptual Signage Intent

**PHASING**

Development of the project will begin upon the approval of all required permits and occur in three phases:

- Phase One contains the improvement and addition to the Antebellum style house which will contain the event venue. Since water and sanitary sewer are not currently in the immediate vicinity, water is proposed to be provided by the existing wells on the property and septic tanks with drain fields will be utilized. A septic permit from the Oconee County Health Officer will be required prior to the issuance of any building permit. During the development of Phases Two and Three, the event venue can utilize domestic water and sanitary sewer as may be necessary. Phase One is anticipated to be complete by the end of 2020.



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

**SPECIAL USE CASE NO. 7791**

**DATE:** July 2, 2019

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

**APPLICANT NAME:** JDG Investments, LLC

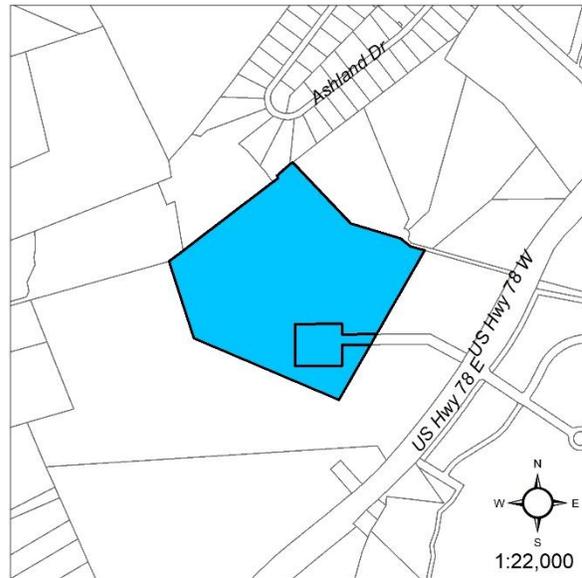
**PROPERTY OWNER:** Barbara Gasaway

**LOCATION:** 4800 Monroe Highway

**PARCEL SIZE:** ± 72.81 acres

**EXISTING ZONING:** AG (Agricultural)

**2040 CHARACTER AREAS MAP:** Rural Places,  
Suburban Neighborhood, Civic Center,  
Parks/Recreation/Conservation



**EXISTING LAND USE:** Single family residential, agricultural

**SPECIAL USE REQUESTED:** Event Venue

**REQUEST SUMMARY:** The applicant is requesting special use approval for a portion of the property and the existing antebellum home to be used as an event venue

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

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** July 15, 2019

**BOARD OF COMMISSIONERS:** August 6, 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**

- Both subject parcels have been zoned agricultural since the original adoption of the zoning map in 1969.
- The property has been used historically for agricultural activities, including a fish camp located on the site for many years.

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

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Agricultural Single-family Residential (Ashland subdivision)	AG (Agricultural) AR (Agricultural Residential)
<b>SOUTH</b>	Undeveloped/wooded Single-family residential (Westland subdivision) Institutional (Word of Truth Worship Center)	AG (Agricultural) R-1 MPD (Single-Family Residential/Master Planned Development) B-2 (Highway Business)
<b>EAST</b>	Institutional (Bethabara Baptist Church) Single-Family Residential (Westland subdivision)	AG (Agricultural) R-1 MPD (Single-family Residential/Master Planned Development)
<b>WEST</b>	Single-Family Residential Agricultural	AG (Agricultural)

### **PROPOSED PROJECT DESCRIPTION**

- The applicant is proposing to restore and expand the existing antebellum home for use as an event venue; a ±72.81-acre portion of the property is included in the special use request
- No additional structures are proposed, and no existing structures other than the residence are proposed for use as part of the event venue
- Complementary retail and hotel uses have been requested on the front portion of the property as part of rezone no. 7735
- If approved, the project phasing would be as follows:
  - Phase I: improvement and expansion of the existing home to serve as an event venue, to be completed by the end of 2020.
  - Phase II: construction of the specialty shops and restaurants, to be completed by the end of 2025.
  - Phase III: construction of the boutique hotel, to be completed by the end of 2027.
- Phases II and III would require the extension of water and sanitary sewer to the site.
- The total value of the project at completion is projected to be \$7,500,000.
- The remainder of the ±101.15 acre property not included in the rezone or the special use application is proposed to be subdivided from the property.

### **PUBLIC FACILITIES**

#### **Water:**

- The retail space, restaurant, and boutique hotel will require County water service prior to permitting
- An existing county water line is located along US Hwy 78 and is proposed for connection prior to Phase II of the project
- The event venue to be developed during Phase I is proposed to be served initially by a private well and to transition to County water service when it becomes available.

#### **Sewer:**

- The retail space, restaurant, and boutique hotel will require sanitary sewer connection prior to permitting
- Sanitary sewer connection is not currently available; future sanitary sewer connection is proposed to be accessed through the R-1 MPD property to the East (Westland subdivision)
- The event venue to be developed during Phase I is proposed to be served initially by a septic system, transitioning to County sewer service when it becomes available.

**Roads:**

- The existing entrance is proposed to be improved in compliance with GDOT standards
- Paved asphalt drives and parking, curbing, and sidewalks in compliance with UDC Article 6 are proposed for interior access to commercial areas

**TRAFFIC PROJECTIONS**

The proposed development is projected to have the following traffic impacts at full build out:

	Average Daily Trips	Peak AM	Peak PM
Hotel	245	16	18
Specialty Retail	355	55	22
Event Venue	46	3	0
Restaurant	270	2	22
Total	916	76	62

**ENVIRONMENTAL**

- Several ponds and streams containing state protected waters exist on the site and will be subject to restrictions of UDC Sec. 904
- A conservation corridor exists along the majority of the streams on site and will be subject to buffering requirements of UDC Sec. 905
- No 100-Year Flood Plain is located on the site.
- No Jurisdictional Wetlands 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

**Georgia Department of Transportation**

- The developer will need to coordinate with Georgia Department of Transportation

## **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 would provide an economic use for the property that preserves the majority of the property’s open space, matches the existing rural character of the area, and requires minimal county services. Few adjacent residences exist and they would be buffered by a significant distance from the proposed event venue. 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 site with character areas of Rural Places, Suburban Neighborhood, Civic Center, and Parks/Recreation/Conservation. The Rural Places character area is described in the 2018 Comprehensive Plan as “a residential-agricultural community, which benefits from its scenic rural landscape, with much of its identity based on its agrarian past...” This character area also allows “home-based and farm-based businesses...provided they are compatible with existing nearby residential uses.” Compatible secondary land uses for this character area include semi-public and institutional uses and cottage industries. Development strategies for this character area including providing “visual landscapes that are traditionally found in rural areas and communities; and avoiding “the inappropriate conversion of undeveloped land into sprawling, residential developments.” Staff holds that the proposed special use constitutes a compatible commercial use that would maintain a traditional rural landscape and avoid large scale residential development, which is considered undesirable in the Rural Places character area.

While the Suburban Neighborhood character area is predominantly intended to be residential, the 2018 Comprehensive Plan also supports “innovative and mixed-use development in appropriate locations, such as MPDs in the unincorporated area” and “appropriate reuse, redevelopment, or refurbishment of areas where activity and aesthetics have declined.” The subject property is adjacent to Westland MPD, fronts along a principal arterial/state highway, and is no longer being maintained for agricultural activities. The proposed adaptive reuse of the subject property would protect many acres of open space, which is considered desirable in the Suburban Neighborhood character area.

The Civic Center character area is described in the Comprehensive Plan as a “relatively high intensity mix of commercial and institutional uses,” including businesses, retail shopping, and offices. Primary land uses for this character area include “consumer based commercial establishments that offer goods and services to the residents of central Oconee” while “an established residential component adds people to the area.” The proposed special use is considered a low intensity commercial use which should be compatible with the Civic Center character area.

The Parks/Recreation/Conservation character area corresponds with state protected waters and corresponding requirements of UDC Article 9 will apply. No construction is proposed within the Parks/Recreation/Conservation character area.

Staff holds that given the convergence on the property of several character areas, which support varying intensities of commercial use, the proposed mixed use project (the proposed event venue in conjunction with the boutique hotel, specialty retail, and restaurant described in companion rezone no. 7735) is consistent 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. Given the intermittent use of the proposed event venue at off-peak hours and the property’s location along a principal arterial road, the proposed special use should not significantly impact traffic in the vicinity. The

proposed special use should match the rural and residential character of the vicinity and staff holds that it should not impede the normal and orderly development of surrounding property uses predominate in the area.

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

The proposed special use should be consistent with the rural aesthetic of the area, match the existing neoclassical architecture, and preserve existing open space on the property. The proposed event venue is located far from any adjacent residential uses, and would provide an economic use for the property that is compatible with agricultural, residential, and low intensity commercial uses, all of which are supported by the Comprehensive Plan as desirable development patterns for this area of the county. Staff holds that the location and character of the proposed special use should not interfere with a desirable pattern of development for the locality in general.

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

Staff holds that US Hwy 78 (a principal arterial road) should be adequate to serve the proposed special use.

**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?**

The existing driveway is proposed to be improved according to GDOT standards, including a deceleration lane if necessary. Given these considerations, existing access points to the proposed special use 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 proposed special use requires minimal additional County water services, and impact to police and fire protection services should be minimal. Impact to local schools should be positive, by adding to the tax base without contributing any additional students. Connection to Oconee County Sewer is not proposed as part of the special use application. 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?**

Companion variance no. 7792 has been submitted in order to waive the requirement for lighting in off-street parking areas and to allow for low intensity accent lighting in parking areas. The majority of parking areas are proposed to be screened from view and located to the rear of the structure, with overflow parking in pasture areas. Trash receptacles are proposed to be screened with fencing and landscaping to minimize any adverse visual impacts. Staff holds that refuse, service, parking and loading areas on the property should be located and screened to protect other properties in the area from such adverse effects as noise, light, glare, and odor.

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

Primary use of the event venue is projected to occur on weekends, with smaller events and meetings anticipated to occur on weekdays. Hours of operation will be between 10am and 11pm. Staff notes that sufficient distance exists between the proposed special use and adjacent residential properties to adequately buffer residences from noise. Staff holds due to the large size of the property, limited residential development adjacent to the subject property, and the limited hours of operation, the hours and manner of operation of the special use should have no adverse effects on other properties in the area.

**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?**

The proposed expansion of the existing residence will maintain a scale compatible with predominately residential structures on neighboring properties.

---

## **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 Owner at its expense:**

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. No development permit shall be issued until Owner has agreed to such improvements and dedication.
3. All site lighting shall consist solely of full cutoff luminaires as defined in the Unified Development Code.
4. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall and enclosure doors with façade materials matching the exterior of the principal structure. Enclosure doors made of chain link are prohibited.
5. Any allowed freestanding signs shall only be permitted as ground (monument) signs and shall not exceed twenty feet in height. Pole signs are prohibited.
6. Illuminated and LED signage is prohibited.
7. The event venue shall operate only between the hours of 10 a.m. and 11 p.m.



# OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: ~~AG~~ to ~~AG-SU~~     Change in Conditions of Approval for Case #: \_\_\_\_\_
- Special Use Approval for: Event Venue in the AG Zoning District

**Applicant** JDG Investments, LLC  
 Name: (James D. Garner)  
 Address: 7 S. Main Street  
(No P.O. Boxes)  
Watkinsville, GA 30677  
 Telephone: 678 699 7742

**Property Owner**  
 Name: Barbara Gasaway  
 Address: 4800 Monroe Highway  
(No P.O. Boxes)  
Satham, GA 30666  
 Telephone: 770 307 6059

**Applicant is** (check one):     the Property Owner     Not the Property Owner (attach Property Owner's Authorization)

**Applicant's Certification:** I hereby certify that the information contained in and attached to this application is true and correct.

Signature: [Signature]    Date: 4/22/19    Notarized: \_\_\_\_\_



**Property**  
 Location: 4800 Monroe Highway  
(Physical Description)  
Satham, GA 30666  
 Tax Parcel Number: Portion of A-02-017A and a portion of A-02-017  
 Size (Acres): 71.81    Current Zoning: AG  
 Future Development Map—Character Area Designation: Civic Center, Suburban Neighborhood, Parks/Rec./Conserv.

**Use**  
 Current Use: Agricultural  
 Proposed Use: Event Venue By \_\_\_\_\_

### Attachments (check all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Property Owner's Authorization (if applicable)  | <input type="checkbox"/> Narrative (Detailed Description of the Request) |
| <input type="checkbox"/> Application Fee                                 | <input type="checkbox"/> Concept Plan                                    |
| <input type="checkbox"/> Warranty Deed                                   | <input type="checkbox"/> Attachments to the Concept Plan:                |
| <input type="checkbox"/> Typed Legal Description                         | <input type="checkbox"/> Water and/or Sewer Capacity Letter from OCUD    |
| <input type="checkbox"/> Plat of Survey                                  | <input type="checkbox"/> Representative Architecture/Photographs         |
| <input 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

**Application**  
 Date Received: \_\_\_\_\_ Date Accepted: \_\_\_\_\_  
 DRI Transmitted to RDC  Date: \_\_\_\_\_  N/A  
 Date Submitted: \_\_\_\_\_  Findings Complete  
 Posted: \_\_\_\_\_ Ad: \_\_\_\_\_ Ad: \_\_\_\_\_  
 Application Withdrawn  Date: \_\_\_\_\_

**Action**  
**APPLICATION NUMBER**   
**Planning Commission** Date: \_\_\_\_\_  
 Approval     With Conditions     Denial  
**Board of Commissioners** Date: \_\_\_\_\_  
 Approved     With Conditions     Denied

**ABERDEEN MANOR**  
4800 MONROE HIGHWAY  
REZONE/SPECIAL-USE APPLICATION NARRATIVE

May 24, 2019  
Revised June 4, 2019, June 20, 2019

**OVERVIEW AND BACKGROUND**

Located on a +-101.15 acre tract of land on the west side of US Hwy. 78/SR 10, south of the interaction of Hwy. 78/SR 10 and GA Hwy. 53 (Hog Mtn. Rd.), the subject property is locally known for the white antebellum style house with the red door. Skillfully located between ponds on either side, the approach to the house is dramatic and provides an emblematic example of the character of the rural past of Oconee County. Various outbuildings are located around the main house and clustered near the pond on the north. These buildings were used during previous agricultural activities, most notably the fish camp that occupied the site for many years, providing catfish cookouts and local fishing opportunities in the six ponds that occupy the site.

Over the past few decades, the character of land along US Hwy. 78/SR 10 has changed to include an R-1 PD Master Planned Development directly across the highway from the subject property and more commercial and institutional uses along the corridor to the north.

The site is no longer being used for agricultural activities and the buildings are falling into disrepair. The house is still currently occupied and used as a single-family residence.

**SUBJECT PARCELS**

Parcel Number A 02 017A (6.925 acres) is included in its entirety, with +-4.92 acres included in the Special-Use request, +-1.00 acre is included in the B-1 Rezone request and +-1.00 acre is included in the B-2 Rezone request.

A +- 94.23 acre portion of Parcel Number A 02 017 is included in the request, with +-67.89 acres included in the Special-Use request, +-14.68 acres included in the B-1 Rezone request and +-11.66 acres included in the B-2 Rezone request.

The portion of Parcel Number A 02 017 that is not included will be subdivided and separated from the parent parcel upon approval of the rezone/special-use request.

**EXISTING ZONING**

Both of the subject parcels are zoned AG.

**ADJACENT LAND USES AND ZONING**

North: AG

South: AG



East: R-1 MPD and B-2

West: AG

#### **FUTURE LAND USE**

The site contains four Character Areas:

Civic Center, Suburban Neighborhood, Parks/Recreation/Conservation and Rural Places

#### **PROPOSED USES AND ZONING**

In an effort to preserve the Antebellum house and character of the land, JDG Investment, LLC proposes an adaptive re-use of the house and structures for an event venue and supportive small-scale commercial uses between Hwy.78/SR 10 and the house. Commercial uses include specialty shops, a farm-to-table style restaurant and a boutique hotel. These uses will complement the event venue and serve to underwrite the preservation of the site. The proposed buildings are located on either side of the driveway to the house, appropriately located to frame the view of the house from the highway. The commercial buildings on the northern side of the drive will contain small specialty shops and the restaurant, with associated drives and automobile parking. A total of 11,000 square feet is proposed in this building cluster. A B-1 zoning classification is proposed for this 15.68 acre area.

A two-story boutique hotel with associated drives and automobile parking is proposed on the southern side of the drive. Designed primarily to complement the event venue, the hotel will occupy one main building and have a maximum of 30 guest rooms. The total area of the hotel is estimated to be approximately 18,000 square feet. A B-2 zoning classification is proposed for this +-12.66 acre area.

Designed specifically for weddings, corporate events, and special events, the venue will be located in the existing antebellum style house and surrounding grounds. Only the ground floor (+- 1,500 square feet.) will be used for events and administrative functions. A +- 2,000 square foot expansion is proposed for the rear of the structure, which will serve as the primary indoor assembly space for the venue. A small manager and caretaker's suite will remain on the second floor of the house if deemed necessary.

Primary operations at the event venue are anticipated to occur on the weekends, with small events and meetings on weekdays. Hours of operation will be between 10 am and 11 pm, dependent upon the type of event being held. Only the house will be used for events; the various outbuildings and other structures on the property will not be used.

Parking for the venue is proposed to be located in the rear of the structure, with overflow parking in the adjacent pasture area. A Special-Use Permit in the existing AG zoning classification is proposed for this +-72.81 acre area.

See accompanying plan entitled "Aberdeen Manor Rezone and Special Use Concept Plan" for building locations and a detailed list of existing and proposed buildings complete with building sizes and proposed uses.

## ACCESS, PARKING AND TRAFFIC GENERATION

Access to the site will occur at the same location as the current drive and will be improved according to GDOT standards to include a deceleration lane as required. All drives within the development will remain private, with the owner responsible for maintenance, up-keep and repairs. Asphalt paved drives and parking, complete with curbing and sidewalks, will be proposed in the commercial areas. The number of parking spaces will be in conformance with the UDC.

Since the event venue will not require the full extent off-street parking on a daily basis, a Special Exception Variance has been submitted to waive the paving and lighting requirements of the off-street parking lot. Per Section 607.06, this provision is allowed to occur by a special exception variance. The special exception variance is applicable to the event venue only. The parking will be located in the rear of the structure with overflow parking in the pasture areas. The drive leading to the event venue is proposed to remain gravel. Accessible parking and access to the structure will be in accordance with applicable State and Federal requirements. In lieu of standard parking lot lighting, low intensity, pedestrian scale accent lighting is proposed.

While very difficult to quantify or measure, this development is not expected to substantially increase traffic since it represents a small fraction of the existing traffic already present at this location of Highway 78 (per GDOT 2017 traffic counts database, 20,000 ADT). The development of this site as proposed does not increase traffic conditions beyond what would be typical and expected for uses of this type and scale.

Traffic generated by the proposed development is illustrated in the following table. Note that for the purposes of the rezone submittal, the table represents traffic generated at full build-out of the site which is anticipated to occur incrementally over the course of several years.

### TRIP GENERATION (Based on ITE Trip Generator Manual, 9th Ed.)

Proposed Use: Hotel

Land Use Code: 310

Total Rooms: 30

Proposed Use: Specialty Retail

Land Use Code: 826

Total Units of 1,000 sf (KSF2): 8

Proposed Use: Event Venue (ITE Code: Church\*)

Land Use Code: 560

Total Units of 1,000 sf (KSF2): 5

\* The ITE Trip General Manual does not contain a use specific to Event Venues. Land Use Code 560 (Church) is the closest description to the proposed use. Land Use Code 560 is described as: "A church is a building in which public worship services are held. A church may also house an assembly hall or sanctuary, meeting rooms, classrooms; and occasionally dining, catering, or party facilities." For the purposes of traffic generation, the entire enclosed area of the house (2652 sq. ft.) with proposed addition (2,000 sq. ft.) has been used.

Proposed Use: Quality Restaurant

Land Use Code: 931

Total Units of 1,000 sf (KSF2): 3

#### PROJECTED TRIP GENERATION

Description/ITE Code	Units	ADT 2-WAY	PEAK AM			PEAK PM		
			AM Hour	AM In	AM Out	PM Hour	PM In	PM Out
Hotel 310	30.0	245	16	9	7	18	9	9
Specialty Retail Center 826	8.0	355	55	26	28	22	10	12
Event Venue 560	5.0	46	3	2	1	0	0	0
Quality Restaurant 931	3.0	270	2	NA	NA	22	8	4
<b>TOTAL TRIPS:</b>		916	76	37	36	62	27	25

#### IMPACTS TO LOCAL SCHOOL SYSTEM

This project will have no negative impact to the local school system.

#### UTILITY SERVICES

The commercially zoned property of the proposed development will require domestic water, fire protection, and sanitary sewer services in addition to electricity, natural gas, television and internet service. Dry utility services (electric, cable, internet, etc.) will be coordinated with the individual service providers. All utilities shall be underground.

All uses, except for the event venue, are to be served by OCWR water and sanitary sewer (see Phasing). The event venue will initially be served by a private well and on-site septic system, utilizing OCWR water and sewer as it becomes available. An existing county water line is located along US Hwy. 78/SR 10 and will be used for water service. Future sanitary sewer is proposed to be accessed through the R-1 MPD zoned property to the east.

The proposed uses (retail / hotel) will require domestic water and fire protection. The estimated water demands for the full build-out of the site is shown below:

Water – Event Space / Boutique Hotel / Boutique Retail / Specialty Retail / Restaurant = 5,400 GPD

Maximum Day Demand – 3.8 GPM x 1.5 = 5.6 GPM

Peak Hour Demand – 5.6 GPM x 2.5 = 14.1 GPM

Sewer = 5,400 GPD

Solid Waste will be collected onsite and disposed of by a private licensed contract service provider. Fencing and landscape screening will be installed around trash receptacles to minimize any objectionable visual impact.

#### STORMWATER DRAINAGE

Stormwater management shall comply with all local, state, and federal regulations in effect at time of

construction plan approval. Stormwater shall be collected in swales or in drains and pipes and directed to proposed stormwater detention and water quality treatment basin. The protection of the ponds, creeks and adjacent riparian buffers will occur by the installation of swales and stormwater pipes as necessary leading to water-quality basins and stormwater retention basins.

Post development run-off shall be maintained at or below pre-development rates for the 2, 5, 10, 25 and 100-year storms. The storm drain system and structures will be designed during the engineering phases of the project.

**ARCHITECTIURE AND THEME**

The architectural character and theme of the project is already set by the presence of the Antebellum style house that is prominent on the site. All other proposed structures will complement this neoclassical architectural style. Materials include wooden (or cementitious) lap siding with masonry (brick or stone) foundations. Roof material can be metal, asphalt shingles, or shakes.



Existing House (Event Venue)



Existing House (Event Venue)



Proposed Specialty Shops/Restaurant Character



Proposed Boutique Hotel Character

The estimated value at completion is estimated to be \$7,500,000.00, excluding the land cost.

**OWNERSHIP**

Ownership of the project will begin as a single entity with the option to sell various components of the project (commercial properties) to interested buyers/operators.

**USE LIMITATIONS**

In an effort to protect the character of the area and enhance the theme of the project, the use allowed in the B-2 zoned area is limited to the boutique hotel. The following uses are to be excluded from the B-1 zoned portion:

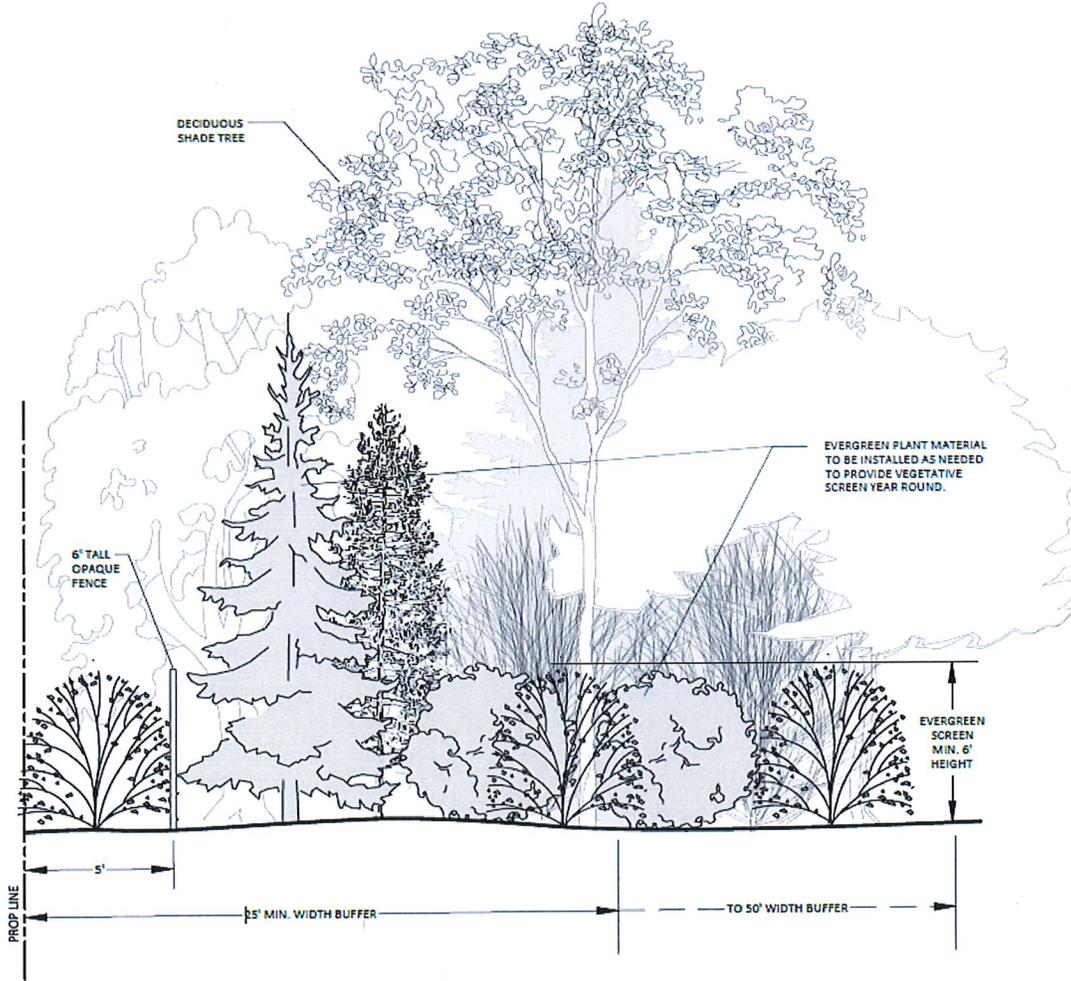
LIST OF DISALLOWED USES	
Group Day Care Home	Bed-and-Breakfast Inns
Day Care Center	General Automotive Repair
Automotive Oil Change and Lubrication Shops	Car Washes
Electronic and Precision Equipment Repair and Maintenance	Automobile Driving Schools

Automobile Commercial Parking Lots and Garages	Adult Entertainment
Taxidermists	Museums
Amusement and Theme Parks, Fairgrounds	Archery or Shooting Ranges
Batting Cages	Outdoor Power Equipment Store
Convenience Food Stores with Fuel Pumps	Gasoline Stations with Convenience Stores, no repairs
Gasoline Stations, Full Service	Restaurants, Fast Food and Take Out, with drive-through windows
Cigar and Tobacco Stores	Fraternal Lodges, VFWs, Ethnic Associations and Other Civic and Social Organizations
Interurban Bus Transportation and Bus Stations	Prescription Shops
Family Planning Centers	Assisted Living Facility
Freestanding Ambulatory Surgical and Emergency Centers	Personal Care Home, Congregate
Personal Care Homes, Group	Bungee Jumping
Employment Services/Temporary Help Services	Softball, Baseball, Football, and Soccer Fields
Neighborhood Recreation Centers (for profit)	Private Schools: Junior Colleges
Show Arena for Horses	Religious Exempt Nonpublic Postsecondary Institutions
Private School: Kindergarten, Elementary, and Secondary	
Private Schools: Colleges and Universities	

**BUFFERS**

Natural and/or landscape buffers per Section 806 of the UDC will be installed between commercial land uses and neighboring property to the north. As much as practical, existing vegetation shall remain

within these buffers. Evergreen plant material and/or fencing with berms will be installed as appropriate within the buffer to provide adequate screening of adjacent properties.



**BUFFER SECTION WITH FENCE AND EVERGREEN SCREEN**

**NOTES:**

1. ALL NEW PLANT MATERIAL WILL MEET THE REQUIREMENTS OF THE OODNEE COUNTY UNIFIED DEVELOPMENT CODE SECTION 812.01.

A Special Exception Variance has been applied for to provide relief from UDC Section 806 requiring a buffer between the proposed commercial uses, proposed event venue, and along the proposed property line to the south. See Concept Plan.

State waters exist on-site around the existing ponds and streams. All environmental buffers will be protected.

**LAND DEDICATED FOR PUBLIC USE**

Easements will be granted for various utilities as needed.



# OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: ~~AG~~ to ~~AG-SU~~     Change in Conditions of Approval for Case #: \_\_\_\_\_
- Special Use Approval for: Event Venue in the AG Zoning District

**Applicant** JDG Investments, LLC  
 Name: (James D. Garner)  
 Address: 7 S. Main Street  
(No P.O. Boxes)  
Watkinsville, GA 30677  
 Telephone: 678 699 7742

**Property Owner**  
 Name: Barbara Gasaway  
 Address: 4800 Monroe Highway  
(No P.O. Boxes)  
Satham, GA 30666  
 Telephone: 770 307 6059

**Applicant is** (check one):     the Property Owner     Not the Property Owner (attach Property Owner's Authorization)

**Applicant's Certification:** I hereby certify that the information contained in and attached to this application is true and correct.

Signature: *Jim D. Garner*    Date: 4/22/19    Notarized: \_\_\_\_\_



**Property**  
 Location: 4800 Monroe Highway  
(Physical Description)  
Satham, GA 30666  
 Tax Parcel Number: Portion of A-02-017A and a portion of A-02-017  
 Size (Acres): 71.81    Current Zoning: AG  
 Future Development Map—Character Area Designation: Civic Center, Suburban Neighborhood, Parks/Rec./Conserv.

**Use**  
 Current Use: Agricultural  
 Proposed Use: Event Venue By \_\_\_\_\_

### Attachments (check all that apply)

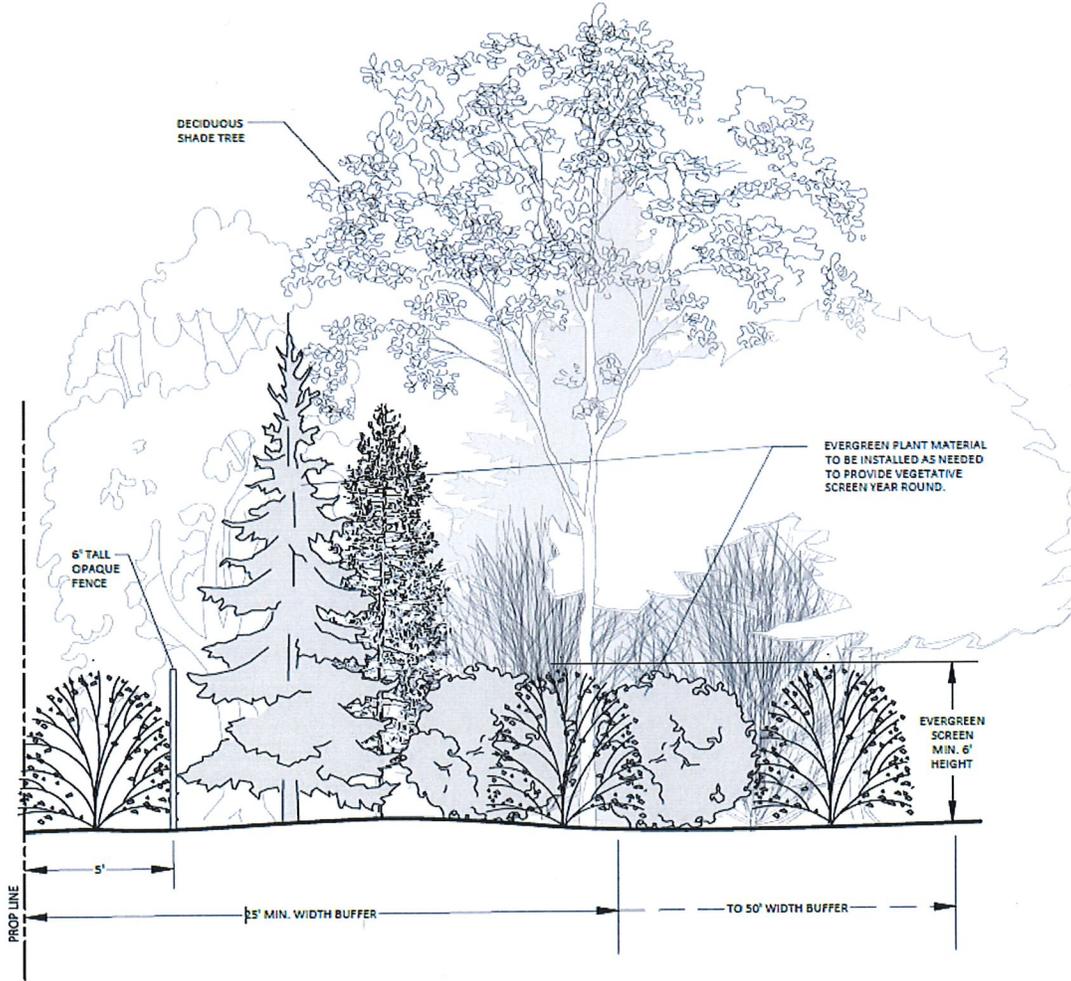
- |  |  |
|--|--|
| <input type="checkbox"/> Property Owner's Authorization (if applicable)  | <input type="checkbox"/> Narrative (Detailed Description of the Request) |
| <input type="checkbox"/> Application Fee                                 | <input type="checkbox"/> Concept Plan                                    |
| <input type="checkbox"/> Warranty Deed                                   | <input type="checkbox"/> Attachments to the Concept Plan:                |
| <input type="checkbox"/> Typed Legal Description                         | <input type="checkbox"/> Water and/or Sewer Capacity Letter from OCUD    |
| <input type="checkbox"/> Plat of Survey                                  | <input type="checkbox"/> Representative Architecture/Photographs         |
| <input 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

**Application**  
 Date Received: \_\_\_\_\_ Date Accepted: \_\_\_\_\_  
 DRI Transmitted to RDC  Date: \_\_\_\_\_  N/A  
 Date Submitted: \_\_\_\_\_  Findings Complete  
 Posted: \_\_\_\_\_ Ad: \_\_\_\_\_ Ad: \_\_\_\_\_  
 Application Withdrawn  Date: \_\_\_\_\_

**Action**  
 APPLICATION NUMBER   
 Planning Commission Date: \_\_\_\_\_  
 Approval     With Conditions     Denial  
 Board of Commissioners Date: \_\_\_\_\_  
 Approved     With Conditions     Denied

within these buffers. Evergreen plant material and/or fencing with berms will be installed as appropriate within the buffer to provide adequate screening of adjacent properties.



**BUFFER SECTION WITH FENCE AND EVERGREEN SCREEN**

**NOTES:**

1. ALL NEW PLANT MATERIAL WILL MEET THE REQUIREMENTS OF THE OODNEE COUNTY UNIFIED DEVELOPMENT CODE SECTION 812.01.

A Special Exception Variance has been applied for to provide relief from UDC Section 806 requiring a buffer between the proposed commercial uses, proposed event venue, and along the proposed property line to the south. See Concept Plan.

State waters exist on-site around the existing ponds and streams. All environmental buffers will be protected.

**LAND DEDICATED FOR PUBLIC USE**

Easements will be granted for various utilities as needed.

### **OPEN SPACE**

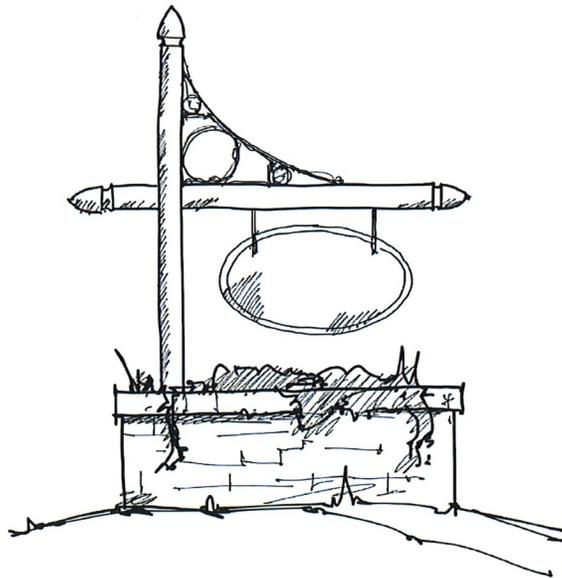
There are no provisions for publicly owned open space. Maintenance of the open space will be the responsibility of the owner.

### **OUTDOOR LIGHTING**

For security reasons, lighting will be provided in the parking areas. All fixtures shall be full cutoff and fully shielded to minimize the impact to surrounding properties. Additional lighting will be provided to illuminate buildings, passageways, and paths.

### **SIGNS**

Project identification signage will be in compliance with the Oconee County Sign Ordinance.



Conceptual Signage Intent

### **PHASING**

Development of the project will begin upon the approval of all required permits and occur in three phases:

- Phase One contains the improvement and addition to the Antebellum style house which will contain the event venue. Since water and sanitary sewer are not currently in the immediate vicinity, water is proposed to be provided by the existing wells on the property and septic tanks with drain fields will be utilized. A septic permit from the Oconee County Health Officer will be required prior to the issuance of any building permit. During the development of Phases Two and Three, the event venue can utilize domestic water and sanitary sewer as may be necessary. Phase One is anticipated to be complete by the end of 2020.

- Phase Two contains the construction of the specialty shops and restaurant. Construction of this phase will require the extension of water and sanitary sewer to the site. Phase Two is anticipated to be complete by the end of 2025.
- Phase Three contains the construction of the boutique hotel. Phase Three is anticipated to be complete by the end of 2027.

### **SPECIAL EXCEPTION VARIANCES**

As mentioned above, special exception variances have been submitted to waive particular requirements of the UDC that are counter to the intent and purpose of Code. The Special Exception Variances include:

1. Special Exception Variance from Sec. 806 to waive the landscape buffer requirement between incompatible land uses. This is necessary to prevent obstruction of views of the property from Hwy. 78, and from the proposed commercial uses. It's also necessary due to the presence of environmental areas and existing ponds.
2. Special Exception Variance from UDC Sections 607.05 & 609.01c to waive the requirement of paving and lighting off-street parking. This is requested for the event venue only due to the occasional use of the parking area.

### **OPEN SPACE**

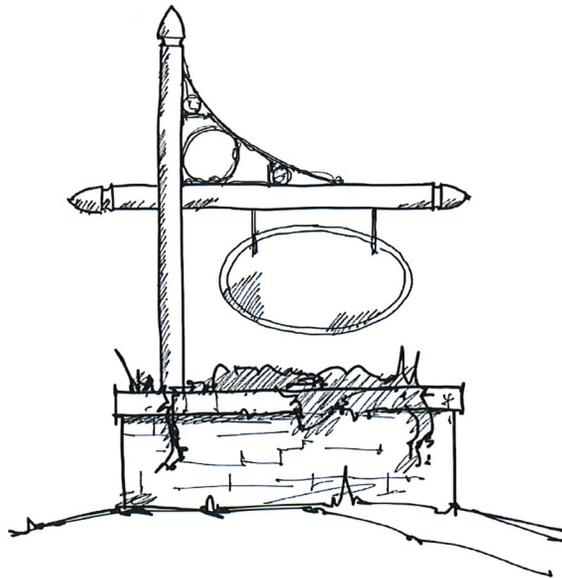
There are no provisions for publicly owned open space. Maintenance of the open space will be the responsibility of the owner.

### **OUTDOOR LIGHTING**

For security reasons, lighting will be provided in the parking areas. All fixtures shall be full cutoff and fully shielded to minimize the impact to surrounding properties. Additional lighting will be provided to illuminate buildings, passageways, and paths.

### **SIGNS**

Project identification signage will be in compliance with the Oconee County Sign Ordinance.



Conceptual Signage Intent

### **PHASING**

Development of the project will begin upon the approval of all required permits and occur in three phases:

- Phase One contains the improvement and addition to the Antebellum style house which will contain the event venue. Since water and sanitary sewer are not currently in the immediate vicinity, water is proposed to be provided by the existing wells on the property and septic tanks with drain fields will be utilized. A septic permit from the Oconee County Health Officer will be required prior to the issuance of any building permit. During the development of Phases Two and Three, the event venue can utilize domestic water and sanitary sewer as may be necessary. Phase One is anticipated to be complete by the end of 2020.

- Phase Two contains the construction of the specialty shops and restaurant. Construction of this phase will require the extension of water and sanitary sewer to the site. Phase Two is anticipated to be complete by the end of 2025.
- Phase Three contains the construction of the boutique hotel. Phase Three is anticipated to be complete by the end of 2027.

### **SPECIAL EXCEPTION VARIANCES**

As mentioned above, special exception variances have been submitted to waive particular requirements of the UDC that are counter to the intent and purpose of Code. The Special Exception Variances include:

1. Special Exception Variance from Sec. 806 to waive the landscape buffer requirement between incompatible land uses. This is necessary to prevent obstruction of views of the property from Hwy. 78, and from the proposed commercial uses. It's also necessary due to the presence of environmental areas and existing ponds.
2. Special Exception Variance from UDC Sections 607.05 & 609.01c to waive the requirement of paving and lighting off-street parking. This is requested for the event venue only due to the occasional use of the parking area.

**ABERDEEN MANOR**  
4800 MONROE HIGHWAY  
SPECIAL-USE IMPACT ANALYSIS



MAY 24, 2019  
Revised June 4-19

STANDARDS FOR REZONE CONSIDERATION

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

The proposed Special-Use of the existing Antebellum-style house as an event venue is consistent with the stated purpose and intent of the A-G district. The adaptive re-use of the structure and immediate surrounding property will serve to preserve the character of the rural landscape.

**B. Is the proposed special use compatible with the goals, objectives, purpose and intent of the community agenda?**

The site is located along the transition between the Character Areas of Community Village, Suburban Neighborhood and Rural Places. This Special-Use request preserves the rural character of the landscape and a valuable viewshed along the Hwy. 78 corridor, accomplishing the rapid transition from urban commercial uses in the Community Village Character Area to the preservation the rural landscape of the Rural Places Character Area.

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

No, the Special-Use will not impede normal and orderly development along the Hwy. 78 corridor.

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

Yes, it serves to promote and protect the heritage and character of the vicinity.

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

The site is accessed from Hwy. 78, a four-lane highway with a divided median. The highway is more than adequate to serve the proposed use.

**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, the access drive is or will be improved to provide for adequate flow of traffic, the safety of pedestrians and the access of 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?**

Yes, the proposed use will have no impact on schools, and water or sewer utilizes are not required. Police and fire protection are available.

**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, refuse areas will be screened and provisions have been made to minimize impacts on neighboring properties. See accompanying Concept Plan.

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

**properties in the area?**

The hours of operation will be comparable to other event venues in the County and will have no adverse effects on other 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?**

The height and location of the buildings will not change. The adaptive re-use of the structure will include a 2,000 sq. ft. addition appropriately styled to compliment the structure.



# Special Use #7791 - Gasaway, Barbara

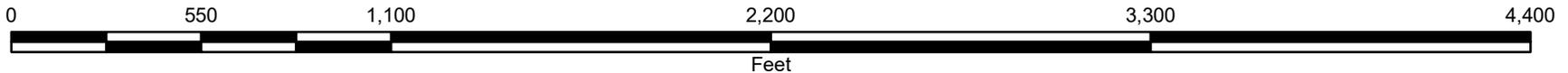
Tax Parcel #'s  
A-02-017  
A-02-017A

A 02 017

A 02 017A

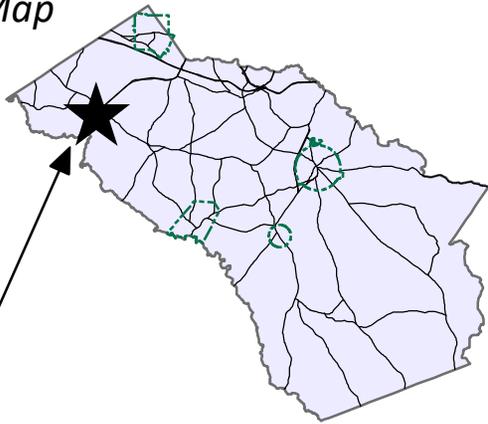
US HWY 78 W  
US HWY 78 E

1:6,000

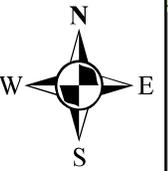


*Vicinity Map*

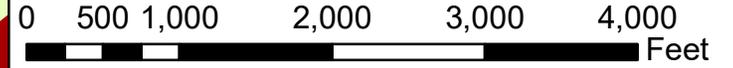
Site



# Oconee County Planning Department

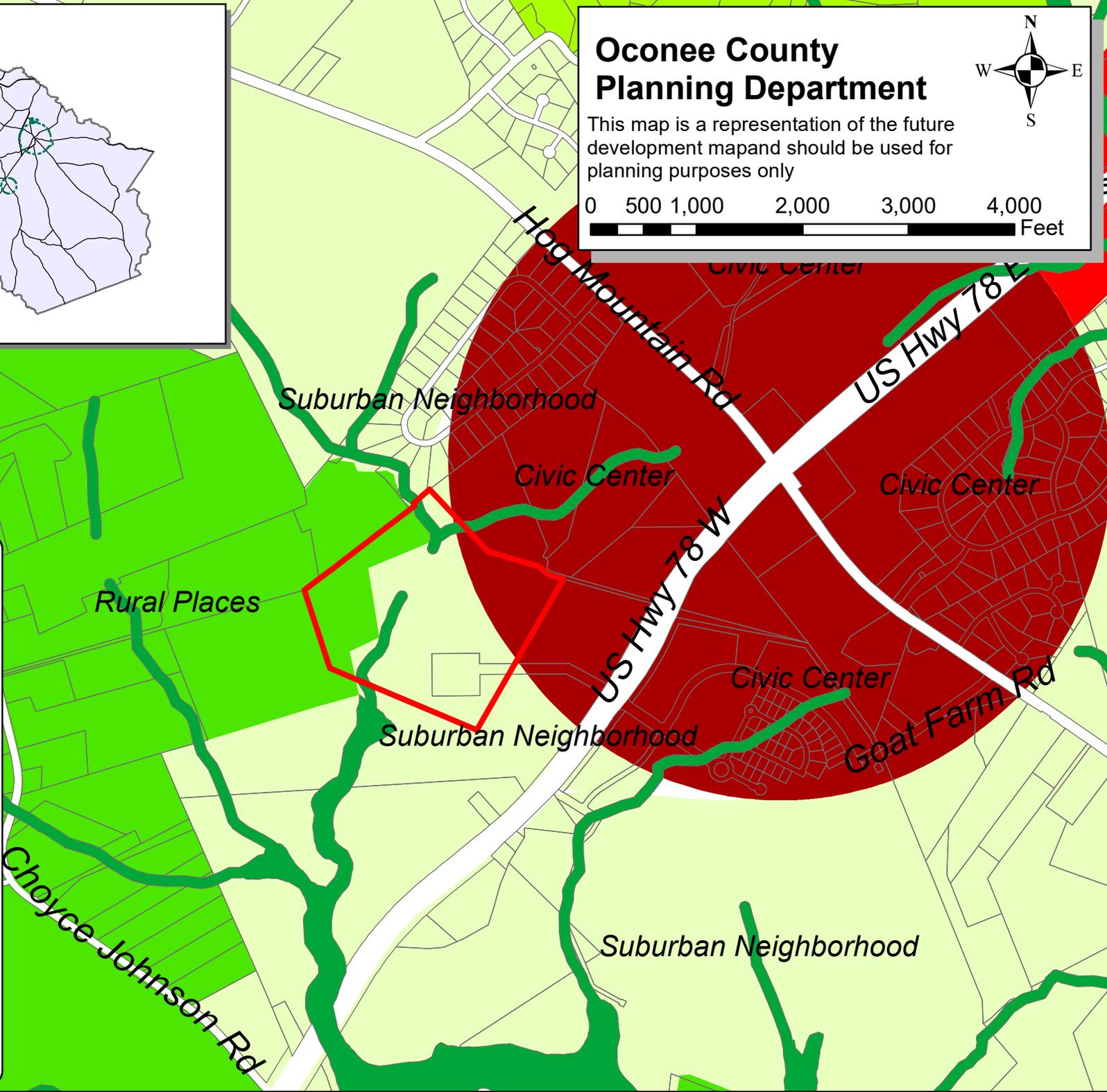


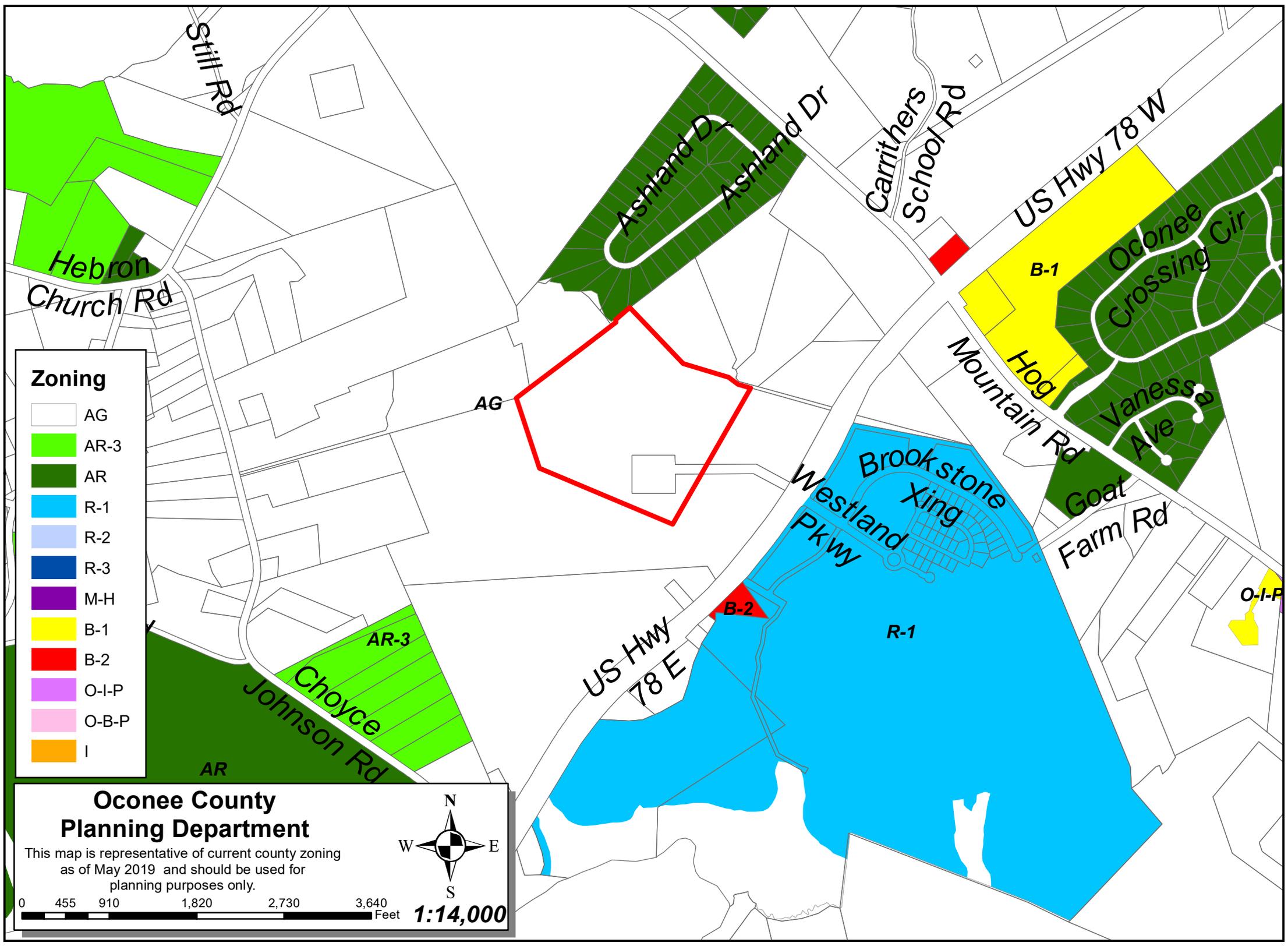
This map is a representation of the future development map and should be used for planning purposes only



**Legend**

- Subject Area
- Conservation Corridor
- Country Crossroads
- Corridor Commercial
- Agricultural Preservation
- Suburban Neighborhood
- Rural Places
- Country Estates
- Traditional Neighborhood
- Neighborhood Village
- Community Village
- Civic Center
- Technology Gateway
- Regional Center





**Zoning**

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

0 455 910 1,820 2,730 3,640 Feet **1:14,000**



**PROJECT DATA AND NOTES**

APPLICANT/DEVELOPER: JDC INVESTMENTS, LLC  
 7 S. MAIN STREET  
 WATKINSVILLE, GA 30657  
 CONTACT: JAMES D. GARNER

OWNER: BARBARA GASAWAY  
 STATHAM, GA 30666

TAX MAP REF. NOS: A-02-017A AND A + 94.23 ACRE PORTION OF A-02-017

EXISTING LAND USE: AGRICULTURAL / RESIDENTIAL

EXISTING ZONING CLASSIFICATION: AG

PROPOSED ZONING CLASSIFICATION AND USE:  
 ZONING TRACT A  
 B-1, +15.68 ACRES  
 A. RETAIL BUILDING - 8,000 SF  
 B. FULL SERVICE QUALITY RESTAURANT - 3,000 SF

ZONING TRACT B  
 B-2, +12.66 ACRES  
 C. HOTEL - 30 RMS - 18,000 SF HOTEL

ZONING TRACT C  
 AG, + 72.81 ACRES  
 D. EVENT VENUE - 4,652 SF

TOTAL LAND AREA: 101.15 ACRES  
 TOTAL GROUND COVERAGE OF & FLOOR AREA OF BUILDINGS: +56,924 SF

PROPOSED BUILDINGS  
 A. 8,000 SF RETAIL BUILDING  
 B. 3,000 SF RESTAURANT  
 C. 18,000 SF HOTEL  
 D. 2,000 SF HOUSE ADDITION

EXISTING BUILDINGS  
 D. 2,652 SF HOUSE  
 E. 903 SF SHED (NOT USED IN SU)  
 F. 2,302 SF GARAGE (NOT USED IN SU)  
 G. 17,789 SF CHICKEN HOUSES (NOT USED IN SU)  
 H. 880 SF PAVILION (NOT USED IN SU)  
 I. 653 SF BUILDING (NOT USED IN SU)  
 J. 574 SF POLE BARN (NOT USED IN SU)  
 K. 180 SF CABIN (NOT USED IN SU)

TOTAL AREA OCCUPIED BY PAVED PARKING: 37,511 SF  
 TOTAL AREA OCCUPIED BY STREETS: 57,099 SF  
 TOTAL AREA OCCUPIED BY PAVING: 94,609 SF  
 COMMON/PUBLIC AREA: NONE  
 RECREATIONAL/OPEN SPACE AREA: NONE

FLOODPLAIN: PORTIONS OF THIS PROPERTY LIE WITHIN A FLOODPLAIN ACCORDING TO FIRM MAP NO. 13219C0065D, DATED 9/2/2009. TOTAL AREA LYING WITHIN FLOODPLAIN APPROX. 5.04 ACRES

WATER SUPPLY AND SEWERAGE DISPOSAL:  
 EVENT VENUE: WATER WELL / SEPTIC TANKS AND DRAIN FIELDS  
 COMMERCIAL USES: OCUD WATER AND SEWER  
 HOTEL: OCUD WATER AND SEWER

PROPOSED UTILITIES: WATER, ELECTRICITY, TELEPHONE AND CABLE.

SURFACE DRAINAGE: PROPOSED STREETS AND CONCRETE CURBING, BITUMINOUS COATED CMP AND ALUMINIZED CMP, AND NATURAL AND IMPROVED DRAINAGE SWALES WILL BE EMPLOYED TO CONVEY SURFACE DRAINAGE TO THE STORMWATER DETENTION PONDS.

GARBAGE COLLECTION: GARBAGE COLLECTION TO BE ACCOMPLISHED BY PRIVATE SERVICE PROVIDERS.

BOUNDARY AND EXISTING CONDITION INFORMATION TAKEN FROM SURVEY BY CARTER ENGINEERING CONSULTANTS, WATKINSVILLE, GA. ENTITLED "ADMINISTRATIVE RECOMBINATION AND SUBDIVISION PLAN FOR BARBARA GASAWAY" DATED 09-17-18. ADDITIONAL TOPOGRAPHIC INFO TAKEN FROM OCONEE COUNTY GIS.

THE STORM WATER RETENTION FACILITIES WILL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH OCONEE COUNTY UDC.

ALL UTILITIES SHALL BE LOCATED UNDERGROUND.

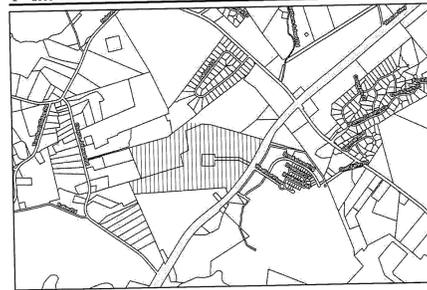
SITE DEVELOPMENT WILL OCCUR IN PHASES.

THE ACCESS DRIVE AND DECLARATION LANE WILL BE PERMITTED THROUGH THE GA. DEPT. OF TRANSPORTATION.

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

THE FOLLOWING SPECIAL EXCEPTION VARIANCES WILL BE APPLIED FOR:  
 1. VARIANCE FROM UDC SECTIONS 607.05 & 609.01C PERMANENT OFF-STREET PARKING REQUIREMENTS OF STRIPED PERMANENT PAVEMENT AND LIGHTING AND TO ALLOW UNPAVED PARKING IN LIEU OF ASPHALT OR CONCRETE FOR THE PARKING AREAS FOR THE EVENT VENUE.  
 2. VARIANCE FROM UDC SECTION 606 REQUIRING A BUFFER BETWEEN ANY NONRESIDENTIAL DEVELOPMENT ALONG A SIDE OR REAR LOT LINE THAT ABUTS A LESS INTENSE LAND USE.  
 A SPECIAL-USE IS REQUESTED FOR THE PROPOSED EVENT VENUE.

**VICINITY MAP**  
 1" = 2000'



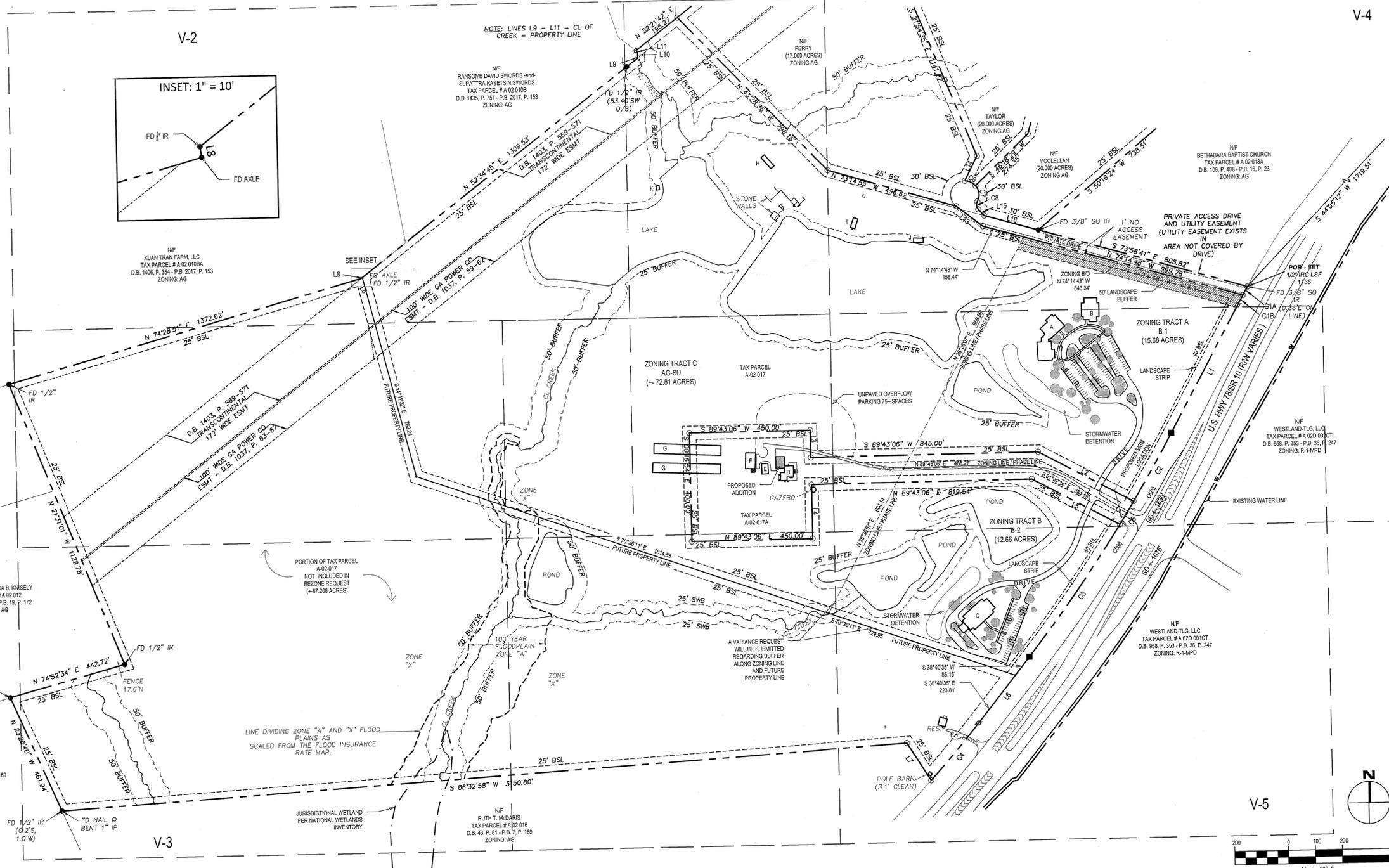
**PARKING CALCULATIONS**

OFFSTREET PARKING	REQUIREMENT	MIN. REQUIRED	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
<b>ZONING TRACT A</b> (quality restaurant, retail)	3,000 sf (restaurant) 8,000 sf (retail)	16 ps / 1,000 sf 1 ps / 200 sf	48 40	92
<b>ZONING TRACT B</b> (hotel)	30 rooms	1.2 ps / room	36	44
<b>ZONING TRACT C</b> (event venue)	seating capacity 300	1 ps / 4 seats	75	75+
<b>TOTAL</b>			<b>199</b>	<b>211+</b>

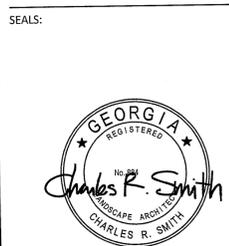
**LINE AND CURVE TABLE**

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
L1	S 28°30'07" W	536.05'	C1A	3949.72'	35.99'	35.99'	S 23°27'57" W
L2	N 61°42'34" W	400.00'	C1B	3949.72'	41.27'	41.27'	S 28°54'20" W
L3	N 00°16'54" W	100.00'	C2	5599.58'	288.96'	288.93'	S 30°05'08" W
L4	N 00°16'54" W	200.00'	C3	5599.58'	585.22'	584.94'	S 30°38'01" W
L5	S 61°42'34" E	367.92'	C4	3889.72'	276.34'	276.27'	N 32°04'32" E
L6	S 38°40'35" W	309.97'	C5	5599.58'	100.22'	100.22'	N 32°04'32" E
L7	N 31°57'02" W	165.05'	C5a	5599.58'	50.11'	50.11'	N 32°04'32" E
L8	N 07°32'59" W	2.02'	C5b	5599.58'	50.11'	50.11'	N 32°04'32" E
L9	N 05°39'43" W	6.14'	C6	53.00'	45.16'	43.81'	N 04°28'37" W
L10	N 02°13'34" W	10.14'	C7	53.00'	64.07'	60.24'	S 05°28'12" E
L11	N 25°21'27" W	12.34'	C8	25.00'	31.11'	29.14'	S 06°27'37" E
L12	S 33°39'28" W	303.36'					
L13	N 52°04'14" W	124.25'					
L14	S 27°01'45" W	103.11'					
L15	N 42°06'48" W	31.88'					
L16	N 73°58'35" W	207.99'					

COPYRIGHT SMITH PLANNING GROUP, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR AGREEMENT AND WRITTEN PERMISSION OF SMITH PLANNING GROUP, LLC.



**ABERDEEN MANOR**  
 OCONEE COUNTY, GEORGIA



**REZONE / SPECIAL USE CONCEPT PLAN**

SHEET TITLE: REZONE / SPECIAL USE CONCEPT PLAN  
 SHEET ISSUE: 05/24/19 PROJECT NO. 19-2804  
 NO. DATE DESCRIPTION  
 6/4/19 PLANNING STAFF COMMENTS



SHEET NO. **RZ-1**



**ABERDEEN MANOR**  
OCONEE COUNTY, GEORGIA



COPYRIGHT SMITH PLANNING GROUP, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR AGREEMENT AND WRITTEN PERMISSION OF SMITH PLANNING GROUP, LLC.

SEALS:



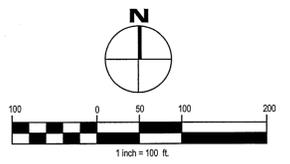
SHEET TITLE:

**REZONE /  
SPECIAL USE  
CONCEPT PLAN**

SHEET ISSUE: 05/24/19 PROJECT NO. 19-2804  
NO. DATE DESCRIPTION  
6/4/19 PLANNING STAFF COMMENTS

SHEET NO.

**RZ-3**



**ABERDEEN MANOR**  
OCONEE COUNTY, GEORGIA



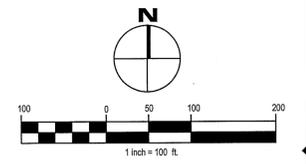
COPYRIGHT SMITH PLANNING GROUP, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR AGREEMENT AND WRITTEN PERMISSION OF SMITH PLANNING GROUP, LLC.

SEALS:



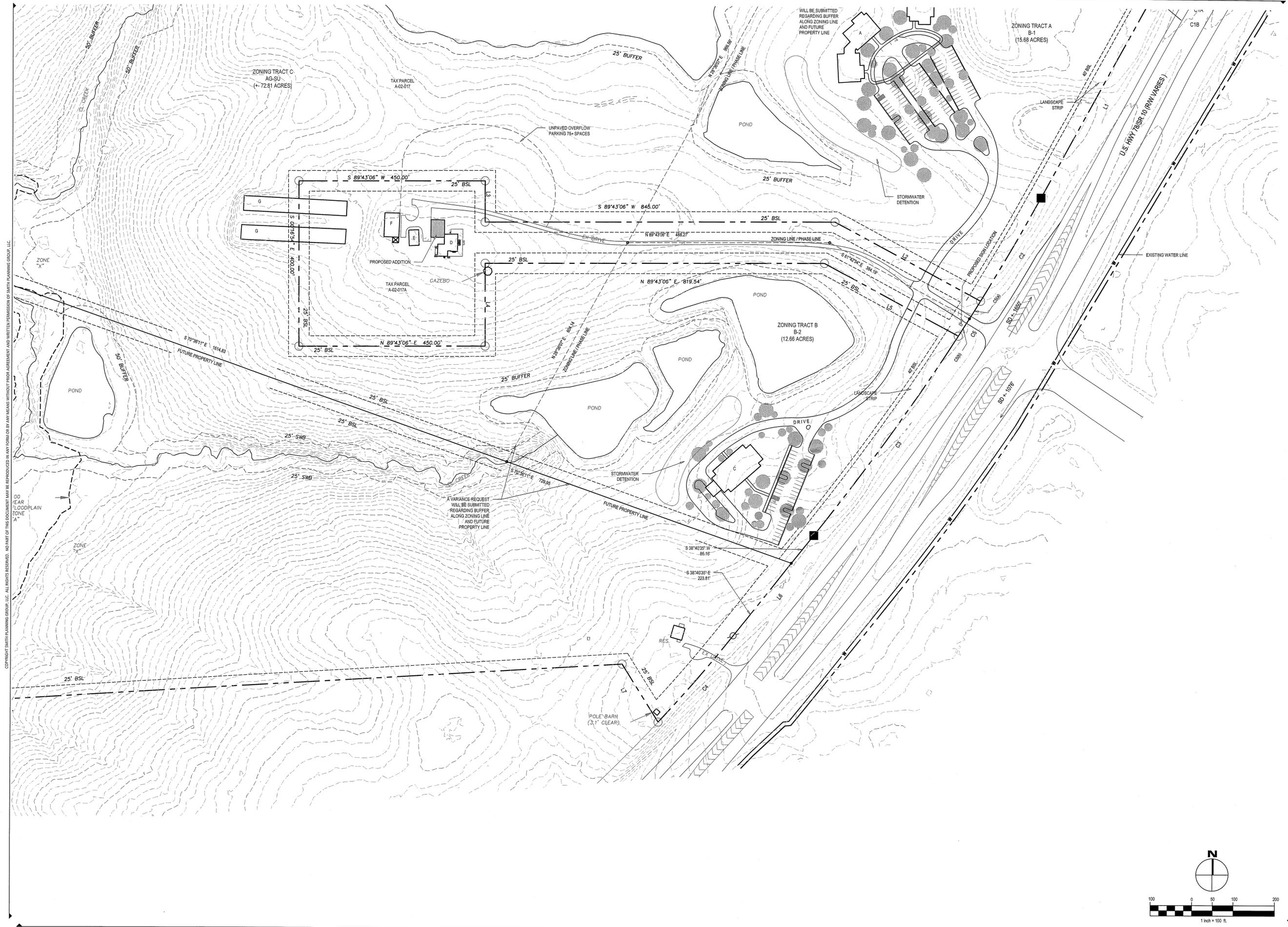
SHEET TITLE:  
**REZONE /  
SPECIAL USE  
CONCEPT PLAN**

SHEET ISSUE: 05/24/19 PROJECT NO. 19-2804  
NO. DATE DESCRIPTION  
6/4/19 PLANNING STAFF COMMENTS



SHEET NO. **RZ-4**

**ABERDEEN MANOR**  
OCONEE COUNTY, GEORGIA



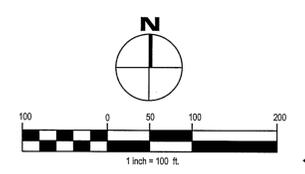
COPYRIGHT SMITH PLANNING GROUP, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR AGREEMENT AND WRITTEN PERMISSION OF SMITH PLANNING GROUP, LLC.

SEALS:



SHEET TITLE:  
**REZONE /  
SPECIAL USE  
CONCEPT PLAN**

SHEET ISSUE: 05/24/19 PROJECT NO. 19-2804  
NO. DATE DESCRIPTION  
6/4/19 PLANNING STAFF COMMENTS



SHEET NO.  
**RZ-5**