



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

REZONE CASE #: 5397

DATE: April 6, 2007

REVISED: *October 10, 2008*

STAFF REPORT BY: Brad S. Callender, Planner

APPLICANT NAME: Beall & Company

PROPERTY OWNER: Delores N. Lance & Dorothy N. Anglin

LOCATION: North side of Daniells Bridge Road and the south side of SR Loop 10

PARCEL SIZE: ±9.102 Acres

EXISTING ZONING: AR-1 (Agricultural-Residential One Acre Zoning District)

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: Rezone AR-1 to O-B-P (Office-Business Park District)

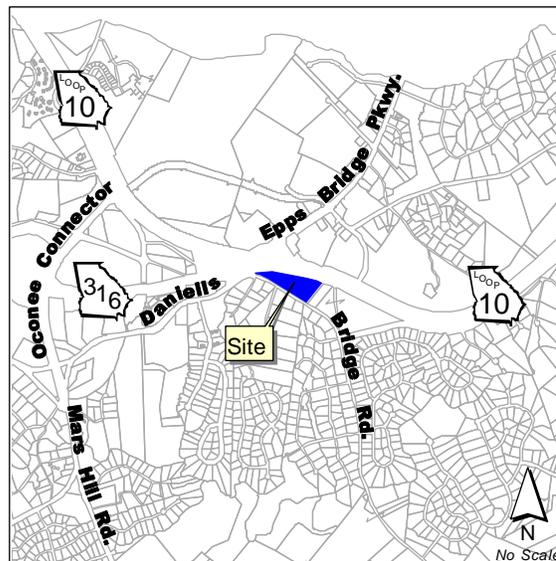
REQUEST SUMMARY: The owners are petitioning for a rezone of this property in order to develop an office building.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: October 20, 2008

BOARD OF COMMISSIONERS: November 4, 2008

- ATTACHMENTS:**
- Consent Order
 - Application
 - Zoning Impact Analysis
 - Narrative
 - Architectural Sketches
 - Site Review
 - Aerial Photo
 - Tax Map
 - Property Survey
 - Concept Plan



NOTE: Information regarding revisions to the proposed development plan is italicized.

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The site has never been developed
- *On 05/01/07, the Board of Commissioners denied this request to rezone the property from AR-1 to O-B-P*

SITE VISIT DESCRIPTION

- Wooded tract on gently sloping terrain

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	shopping center (across SR Loop 10) and undeveloped	B-2 (Highway Business), A-1 (Agricultural), & AR-1 (Agricultural-Residential One Acre)
SOUTH	single-family residences and undeveloped	AR-1 (Agricultural-Residential One Acre)
EAST	office park and undeveloped	O-B-P (Office-Business Park)
WEST	single-family residences, offices, veterinarian hospital and undeveloped	B-2 (Highway Business), AR-1 (Agricultural-Residential One Acre), A-1 (Agricultural), & B-1 (General Business)

PROPOSED PROJECT DESCRIPTION

- Office/business center building with parking areas, buffers, and on-site storm water management
 - 1 – Office Building
 - total building size – 112,070 Sf
 - building height – 2 stories
 - building exteriors – predominantly brick and architectural limestone with glass and architectural detailing
 - building quality – similar to other Class “A” office buildings in the vicinity

TRAFFIC PROJECTIONS

- 1,458 ADT, 206 AM and 206 PM peak hour trips
- Site will have two entrances off of Daniells Bridge Road

PUBLIC FACILITIES

Water:

- Existing County water main is located in R-O-W of Daniells Bridge Road
- Development will connect to existing County water main
- Estimated water usage is approximately 11,207 GPD

Sewer:

- Existing County sewer lines are located near the site in the R-O-W of Daniells Bridge Road
- Development will utilize gravity flow to an on-site lift station and connect via force main to one of the existing sewer lines

ENVIRONMENTAL

- No 100 Year Flood Plain or Jurisdictional Wetland areas are located on the site
- Underground storage and an enhanced swale system will be utilized for control storm water runoff from the site

DEVELOPMENT TRENDS

- This area along Daniells Bridge Road and SR 316 has been established as an ideal location for large scale, Class “A” office development
- There are two existing and one proposed Class “A” office complexes located on Daniells Bridge Road west of the site

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

EMERGENCY MANAGEMENT AGENCY

- Proposed development name should be checked against developments in Athens-Clarke to be sure there is not another development on the Loop 10 perimeter with the same name. This area of development is served by the Athens Post Office and could cause some mail conflicts if another development of the same name already exist.
- The property on Daniells Bridge Road where the proposed development is planned has been assigned the address of 2100 Daniells Bridge Road and needs to be shown on any future plans.

PUBLIC WORKS

- Central left turn lanes are required at both entrances and to Will Usher Road
- The appropriateness of the use of an enhanced swale system for the development site and conditions will have to be determined at construction plan stage

PUBLIC UTILITIES

- Please contact the Utility Department in reference to the water and sewer flows

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE "STANDARDS FOR REZONING CONSIDERATION" AS SET FORTH IN SECTION 1207.01 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE.

- A. How does the current request compare to the existing uses and zoning of nearby properties?** As previously mentioned, this area along Daniells Bridge Road and SR 316 has been established as an ideal location for large scale, high-quality office development. Numerous residential developments are located east of the site along Daniells Bridge Road.
- B. To what extent are property values diminished by the particular zoning restrictions of the current zoning category?** The owner is limited to the permitted uses allowed in the AR-1 (Agricultural-Residential One Acre) zoning district and would not be allowed to construct an office building on the site.
- C. To what extent does the destruction of the property values of the individual property owner promote the health, safety, or general welfare of the public with consideration to:**
- 1. Population density and effect on community facilities such as streets, schools, water and sewer?** The office building could potentially generate as many as 1,458 ADT with 206 AM and PM peak hour trips. Impacts to community facilities will include demand for increased street maintenance and additional demand for water and sewer services. A traffic study required to be submitted with this request concluded upgrades where required at the Oconee Connector / Daniells Bridge Road intersection. The study states impacts to Daniells Bridge Road from the project would "not be great". Public Works has reviewed the traffic study and the proposed development plan and indicated that central left turn lanes are required at both project entrances. Providing central left turn lanes will provide safer movement for traffic by preventing unnecessary stacking from left turn delays entering the site. Staff has included a condition at the end of this report to address this issue. *The applicant proposes to dedicate a strip of property along the frontage of the site to increase the width of the right-of-way on Daniells Bridge Road, as illustrated on the rezone concept plan.*

An overpass is currently proposed to connect Daniells Bridge Road with Jennings Mill Parkway (across SR Loop 10). Initial plans for the overpass includes reconfiguring the existing roadway and the construction of an intersection with Daniells Bridge Road and the proposed overpass roadway. Impacts to the property are only identified as requiring a construction easement across the southeastern corner of the property along Daniells Bridge Road. Please see the illustration in Figure 1 on the following page for the location of the proposed construction easement.
 - 2. Environmental impact?** Storm water management facilities will be installed to control storm water drainage and off-site discharge. No flood plain or wetland areas are located on the site.
 - 3. Effect on adjoining property values?** Provided that a high quality office development is constructed on this site with adequate landscaping and access, the proposed development will enhance nearby office/commercial property values.