

Figure 1 – Daniels Bridge Road Extension Project Concept Plan – March 2007



- D. **What is the relative gain to the public in maintaining the current zoning category, as compared to the hardship imposed upon the current property owner?** The subject property has been zoned AR-1 (originally A-2) since the adoption of zoning in Oconee County. Public benefits from maintaining a less intense zoning district are lower density, less traffic and road maintenance and less demand for law enforcement and fire suppression activities, emergency services, and other County services. The hardship on the property owner would be the inability to construct an office building on the site.
- E. **What is the length of time that the property has been vacant as currently zoned, considered in the context of land development in the area in the vicinity of the property?** The property has never been developed. Land use patterns in this vicinity of the county primarily include office development west of the site along Daniels Bridge Road with single-family residential subdivisions east of the site along Daniels Bridge Road.
- F. **Is the proposed use consistent with the stated purpose of the zoning district that is being requested?** The purpose and intent of the O-B-P (Office-Business Park) district is to provide a location for offices, institutions, limited related business and service activities and limited industrial operations and processes in buildings of high character in attractive surroundings. Staff believes this request meets the full intent of the stated purpose of the O-B-P zoning district.
- G. **How does this request conform with or diverge from established land use patterns?** Recent land use patterns in this vicinity of the county primarily include large scale office complex development west of the site along Daniels Bridge Road with single-family residential subdivisions east along Daniels Bridge Road. The request is conforms to the established land use patterns in the vicinity.
- H. **How does this request conform with or diverge from the Future Land Use Map or the goals and objectives of the Comprehensive Plan?** The 2022 Future Land Use Plan designates the property as "Office/Professional" with properties to the east and west also designated as "Office/Professional". Properties to the north across SR Loop 10 are designated as "Retail/General" with properties to the south designated as "Residential". Based on the proposed development plan, staff believes this request meets the intent of the Future Land Use Plan.
- I. **What is the availability of adequate sites for the proposed use in districts that permit such use?** There are a number of sites zoned for office development throughout Oconee County.

- J. **Is the site suitable for the proposed use relative to the requirements set forth in the Unified Development Code (off-street parking, setbacks, buffer zones, open space, etc.)?** As long as the site contains adequate landscaping and screening from adjoining rights-of-way and properties, staff believes the proposed development plan can comply with the Oconee County Unified Development Code.
-

CONDITIONS

The following conditions are to be fulfilled by the developer at his/her expense:

1. The development shall be connected to the Oconee County water and sewer systems at the developer's expense in a manner approved by Oconee County Utility Department and the Oconee County Public Works Department.
2. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative architectural sketches and other documents submitted with the zoning application and attached hereto.
3. Building rooftops and roof-mounted equipment shall be screened from view from all public rights-of-way and adjoining properties with adequate parapet walls and planted landscape buffers. This shall conclusively be shown at building permit stage by the use of sections and elevations from the adjacent public roads and adjacent properties.
4. Developer shall screen all service and loading areas around the building that face public rights-of-way, including SR Loop 10 and the eastbound acceleration lane merging onto SR Loop 10 from SR 316. All required screening shall contain planted materials as provided in Article 8, Division 3 of the Unified Development Code.
5. Site design shall meet the minimum standards of all state and local fire safety codes.
6. Developer shall install central left turn lanes at each entrance on Daniells Bridge Road. The westernmost project entrance shall be aligned with Will Usher Road. The westernmost entrance shall also contain central left turn lanes for the project entrance and Will Usher Road. Developer shall install deceleration lanes and acceleration tapers at both project entrances, in accordance with the requirements in the Unified Development Code.
7. *Developer shall provide temporary construction easements if and to the extent necessary for construction of the Daniells Bridge Road Extension project.*
8. *Owner shall execute and deliver to the County a deed in the form attached hereto, immediately upon approval of the zoning application.*