

**AMENDMENT  
TO THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA  
AND THE ZONING MAPS OF OCONEE COUNTY, GEORGIA**

**TITLE**

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classifications B-1 (General Business District) to B-1 (General Business District) with modifications to conditions of approval for rezone case no. 3539 pursuant to an application for rezoning of property owned by Lenru Development, LLC, submitted on May 21, 2018.

**ENACTMENT CLAUSE**

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for zoning change submitted by Lenru Development, LLC, on May 21, 2018 requesting rezoning of a ±7.53-acre tract of land located between Lenru Road and Malcolm Bridge Road in the 240<sup>th</sup> G.M.D., Oconee County, Georgia, (tax parcel no. B-02T-001), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

SECTION 1. An Ordinance known as the "Unified Development Code of Oconee County, Georgia" as enacted and amended by the Board of Commissioners of Oconee County and the Zoning Maps described therein are hereby amended as follows:

The zoning classification for the property described on the attached "Exhibit A" is hereby changed from B-1 (General Business District) to B-1 (General Business District) with modifications to conditions of approval for rezone case no. 3539 for the purpose of as set forth in "Exhibit A" attached hereto.

Said rezone is subject to the following conditions: as set forth in "Exhibit A" attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Ordinance shall take effect this date.

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on August 20, 2018. A Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on September 4, 2018, at which consideration of the Zoning Petition was postponed until October 2, 2018.

ADOPTED AND APPROVED, this 2<sup>nd</sup> day of October, 2018.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY: \_\_\_\_\_  
John Daniell, Chairman  
\_\_\_\_\_  
Mark Thomas, Member  
\_\_\_\_\_  
Chuck Horton, Member  
\_\_\_\_\_  
W. E. "Bubba" Wilkes, Member  
\_\_\_\_\_  
Mark Saxon, Member

ATTEST:

\_\_\_\_\_  
Kathy Hayes  
Clerk, Board of Commissioners



## EXHIBIT "A" TO REZONE #7508

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### CONDITIONS

This Zoning Amendment shall be subject to the following conditions which shall be fulfilled by the developer at his expense:

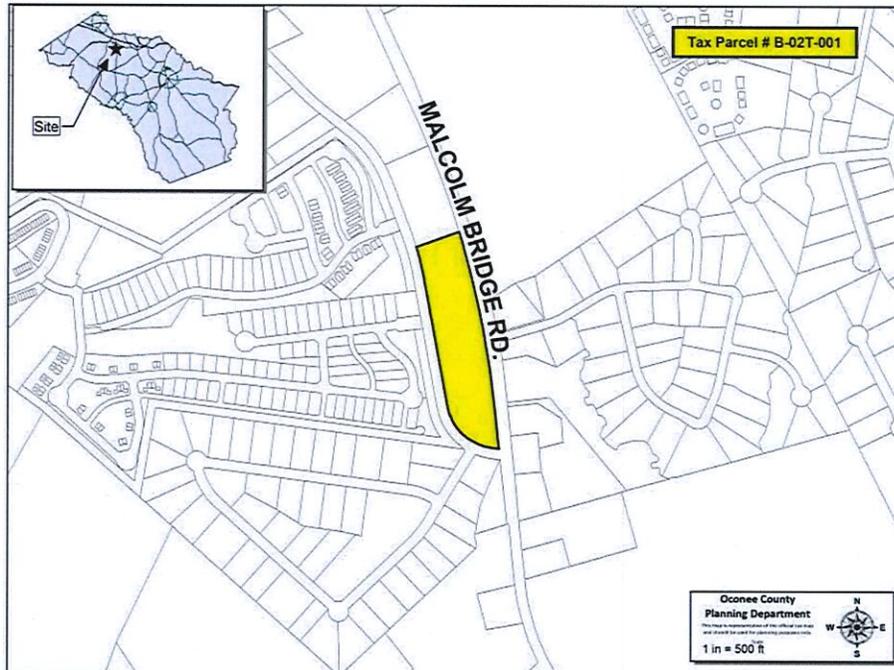
1. The development shall be connected to the Oconee County water and sewer system in a manner approved by the Oconee County Water Resources Department and the Oconee County Public Works Department. Accordingly, no building permits shall be issued without prior approval of the Oconee County Water Resources Department.
2. Development structure exteriors shall consist of cement-board siding, brick, stone, stucco, and/or glass consistent with architectural representations submitted 05/21/2018. Final design shall be subject to review and approval of the Planning and Code Enforcement Director.
3. 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.
4. Collection services for any on-premises dumpsters and/or waste receptacles shall only be permitted between the hours of 7:30 AM and 6:00 PM. No such collection shall be permitted on Saturdays or Sundays. Furthermore, dumpsters shall be screened from view of all streets and neighboring properties.
5. The maximum building density shall be 10,000 square feet per acre.
6. The proposed southernmost entrance along Lenru Road shall be eliminated. Final design and location of entrances shall be subject to review and approval by the Public Works Director.
7. The developer shall construct improvements at *each* project entrance including a deceleration lane with acceleration taper and a center-left turn lane. Final design and location of such improvements shall be subject to review and approval by the Public Works Director.
8. In lieu of the required continuous travel lane for non-residential projects located on a corner lot, the developer shall install a traffic circle/roundabout or equivalent at the intersection of Lenru Road and Malcolm Bridge Road. Final design and location of such improvements shall be subject to review and approval by the Public Works Director.
9. In lieu of the required traffic improvements at the northernmost proposed project entrance adjacent to the Malcolm Bridge Middle School entrance, the developer shall install a traffic circle/roundabout or equivalent to service both parcels owned by Lenru Development LLC and the middle school entrance. Final design and location of such improvements shall be subject to review and approval by the Public Works Director.
10. Sidewalks shall be installed along the entire project property boundary along Lenru Road and extending along Lenru Development LLC property to the intersection of Livingston Trail and Lenru Road.
11. Sidewalks shall be installed along the entire project property boundary along Malcolm Bridge Road.
12. Crosswalks shall be installed connecting the project sidewalks along Lenru Road and Malcolm Bridge Road to the surrounding residential subdivisions of Harperfield, Triple Creek, and Fern Hill. Final design and location of such improvements shall be subject to review and approval by the Public Works Director.
13. Any and all transportation improvements shall be complete prior to the issuance of a Certificate of Occupancy for any building.
14. No construction entrances shall be allowed onto the project site from Lenru Road.
15. All site lighting shall consist solely of full cutoff luminaires as defined by the Illuminating Engineering Society of North America.
16. No single tenant may occupy greater than 15,000 square feet.
17. The landscape strips along Lenru Road and Malcolm Bridge Road shall meet the requirements of UDC Article 8 with the additional requirement that new large trees shall have a caliper of no less than 4 inches as measured at 6 inches off of the ground at the time of planting and all shrubs shall be a minimum of 3 gallon container plants with a minimum height of 24 inches at the time of planting.
18. Service areas and dumpsters shall be visually screened from public view by a 6 foot masonry wall with façade matching the exterior of the principal structure with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.
19. Outdoor electronic sound amplification and any indoor electronic sound amplification that is capable of being heard beyond the subject property shall be prohibited.
20. Parking lot lighting structures shall not exceed 20 feet in height.
21. Pole signs are prohibited. Free-standing signs shall only be allowed as monument signs.

**EXHIBIT "A" TO REZONE #7508**

- 22. Illuminated and LED signage is prohibited.
- 23. Service/delivery use from the Lenru Road is prohibited.
- 24. Deliveries, service vehicles, and collection services shall be prohibited before 8:30 AM.
- 25. The following uses shall be prohibited:

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	Funeral Homes and Funeral Services
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	Beer and Wine Stores
Gasoline Stations, Full Service	Gasoline Stations with Convenience Stores, no repairs
Cigar and Tobacco Stores	Restaurants, Limited-Service, including Fast Food and Take Out, with drive-through windows
Interurban Bus Transportation and Bus Stations	Fraternal Lodges, VFWs, Ethnic Associations and Other Civic and Social Organizations
Family Planning Centers	Kidney Dialysis Centers
Freestanding Ambulatory Surgical and Emergency Centers	Assisted Living Facility
Personal Care Homes, Group	Personal Care Home, Congregate
Employment Services/Temporary Help Services	Bungee Jumping
Neighborhood Recreation Centers (for profit)	Public Swimming Pools
Show Arena for Horses	Softball, Baseball, Football, and Soccer Fields
Department Stores	Dollar Stores
Variety Stores	Used Merchandise Stores (i.e. Goodwill Drop-off)

**TAX MAP**



## LEGAL DESCRIPTION

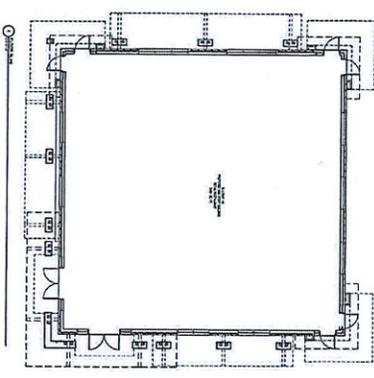
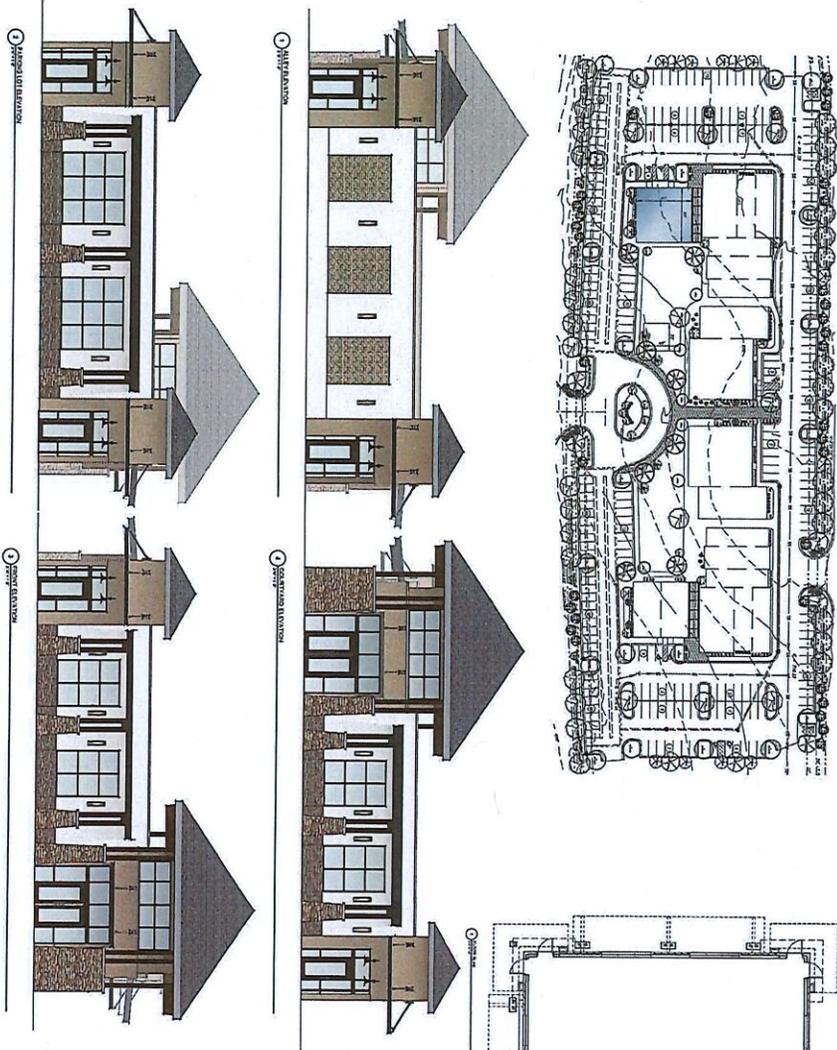
## PROPERTY DESCRIPTION

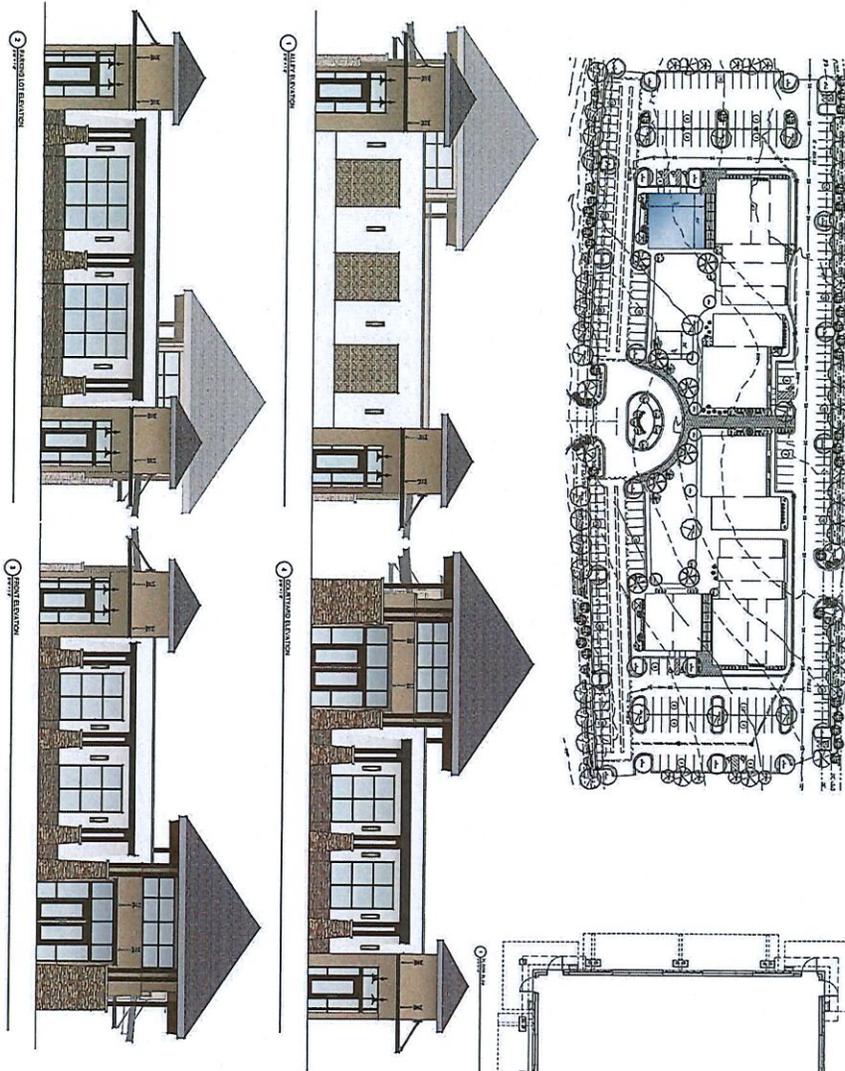
All that tract or parcel of land lying in and being part of the 240th G.M.D., Oconee County, Georgia, containing 7.524 acres, and being more particularly described as follows:

BEGINNING at a ½ inch reinforcing rod (RR) situated at the point of intersection formed by the northeasterly right of way (R/W) line of Lenru Road (60 foot wide R/W) and the westerly R/W line of Malcolm Bridge Road (80 foot wide R/W), run thence along the northeasterly and then easterly R/W lines of Lenru Road the following courses and distances: (i) North 83 degrees 04 minutes 18 seconds West 36.25 feet to a point, (ii) an arc measurement of 386.09 feet around a curve having clockwise rotation and a radius of 302.86 feet, the chord measurement thereof being North 47 degrees 02 minutes 58 seconds West 360.47 feet to a point, (iii) North 10 degrees 26 minutes 08 seconds West 764.72 feet to a point, and (iv) an arc measurement of 177.22 feet around a curve having counterclockwise rotation and a radius of 1577.35 feet, the chord measurement thereof being North 13 degrees 40 minutes 02 seconds West 177.13 feet to a ½ inc RR; leaving said R/W line, run thence North 67 degrees 44 minutes 12 seconds East 264.64 feet along property of Lenru Development, LLC to a ½ inc RR situated on the westerly R/W line of Malcolm Bridge Road; run thence along said R/W line of Malcolm Bridge Road the following courses and distances: (i) an arc measurement of 1058.60 feet around a curve having clockwise rotation and a radius of 5581.80 feet, the chord measurement thereof being South 11 degrees 27 minutes 16 seconds East 1057.01 feet to a point, and (ii) South 06 degrees 04 minutes 22 seconds East 239.83 feet to the POINT OF BEGINNING.

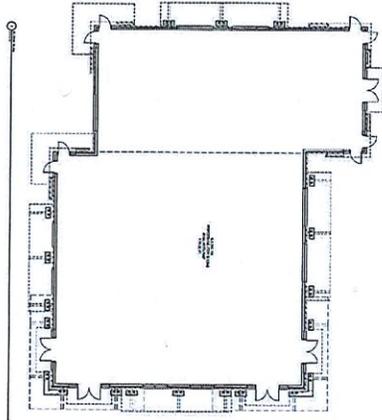
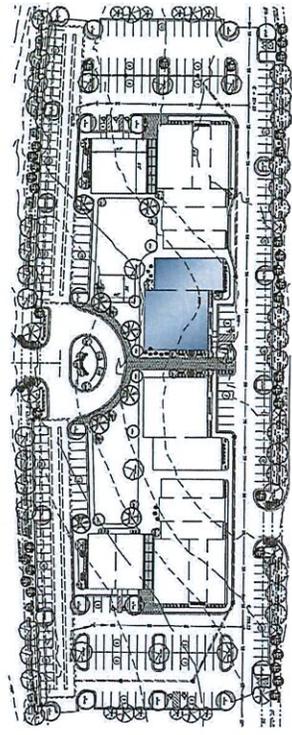
All directions recited herein are referenced to Grid North, Georgia West Zone.

EXHIBIT "A" TO REZONE #7508  
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REPRESENTATIVE PHOTOGRAPHS





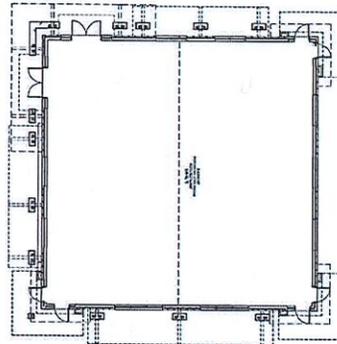
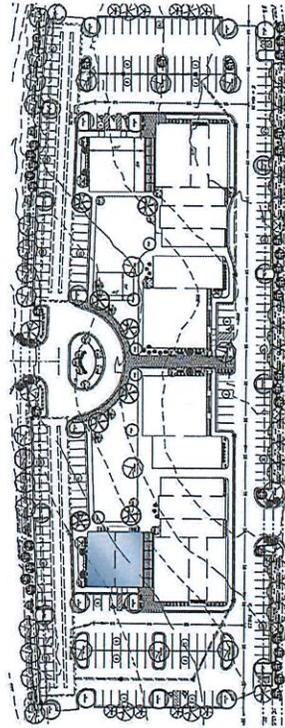
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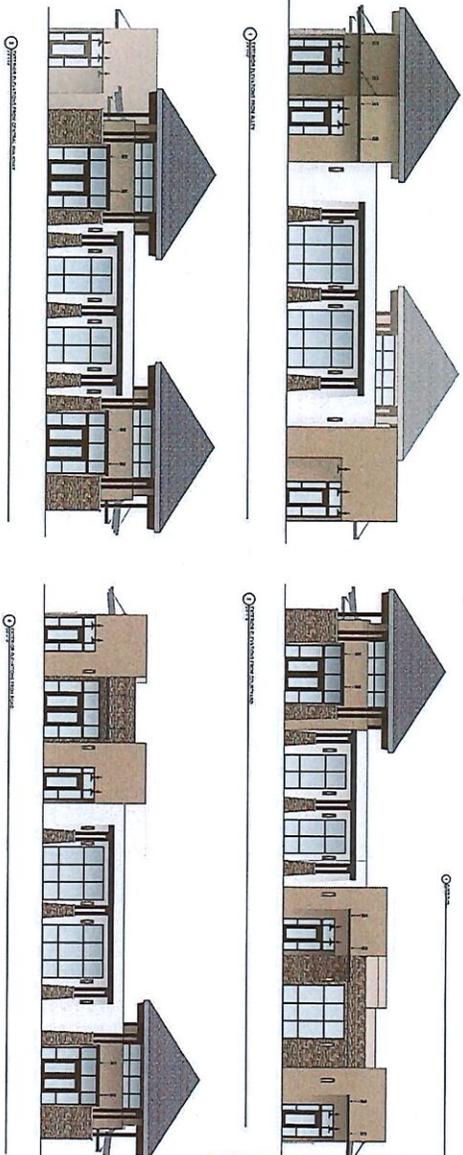
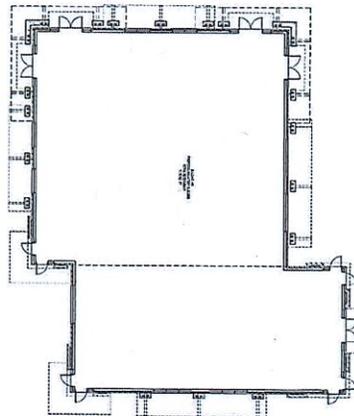
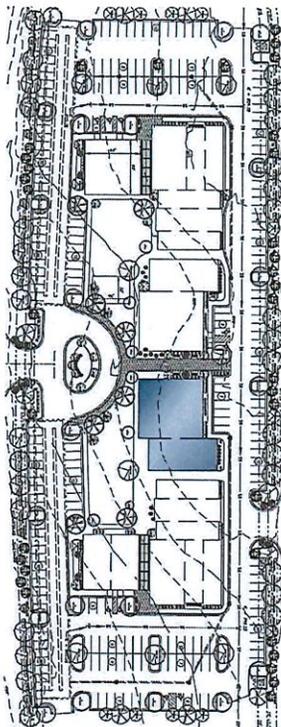


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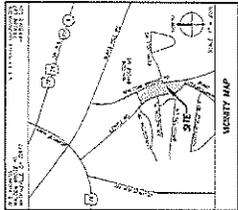
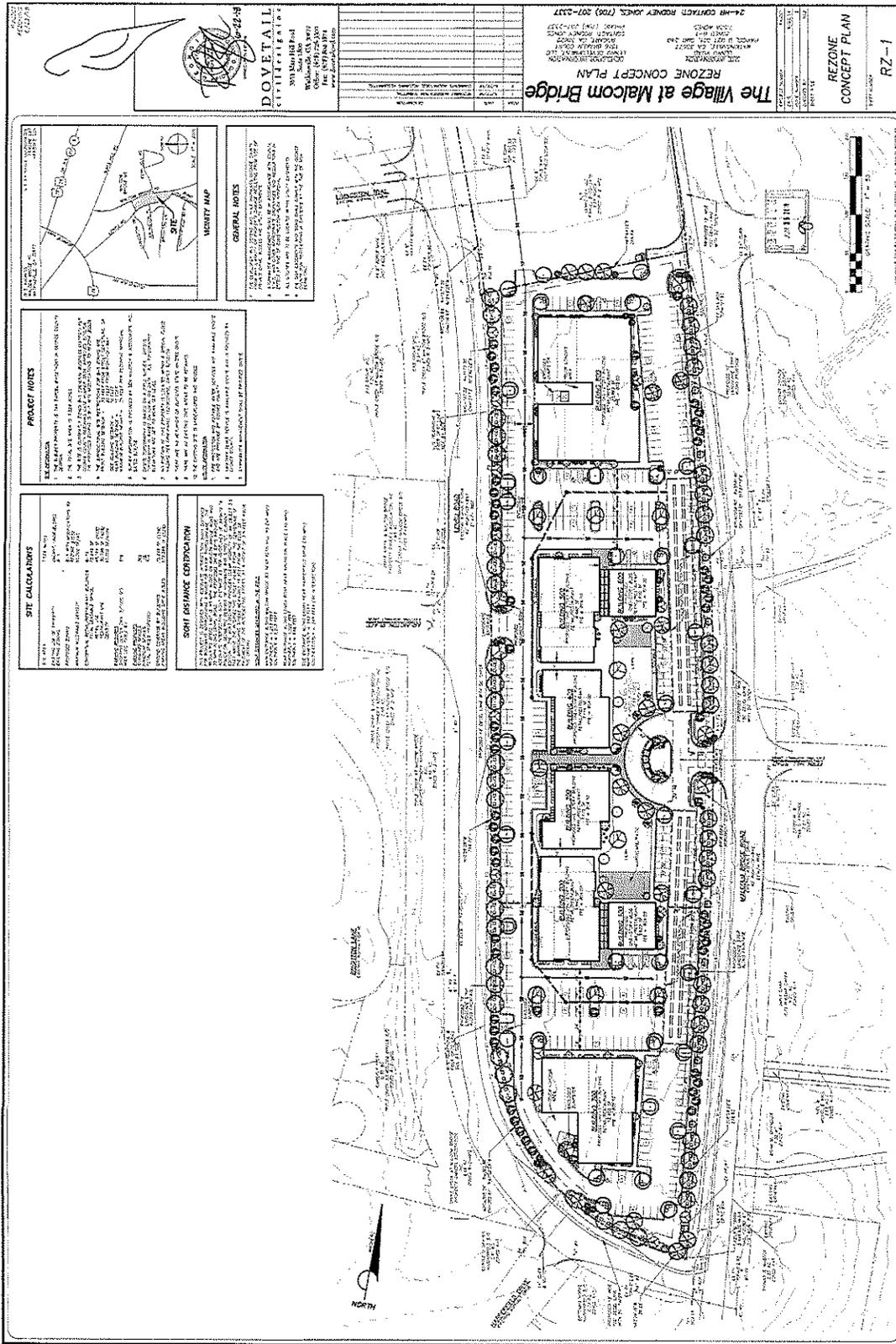
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CONCEPT PLAN



**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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**PROJECT NOTES**

1. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF MOUNTAIN VIEW ZONING ORDINANCE.
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10. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF MOUNTAIN VIEW ZONING ORDINANCE.

**SITE CALCULATIONS**

LOT AREA	100,000
MINIMUM LOT AREA	100,000
MINIMUM LOT WIDTH	100
MINIMUM LOT DEPTH	100
MINIMUM LOT AREA PER UNIT	100
MINIMUM LOT WIDTH PER UNIT	100
MINIMUM LOT DEPTH PER UNIT	100
MINIMUM LOT AREA PER UNIT	100
MINIMUM LOT WIDTH PER UNIT	100
MINIMUM LOT DEPTH PER UNIT	100
MINIMUM LOT AREA PER UNIT	100
MINIMUM LOT WIDTH PER UNIT	100
MINIMUM LOT DEPTH PER UNIT	100

**SOIL CLASSIFICATION**

SOIL CLASSIFICATION: [Detailed description of soil types and their characteristics]

**The Village at Malcom Bridge**  
 REZONE CONCEPT PLAN

24-00 CONTACT: ROCKY JONES, (702) 207-2017  
 PROJECT: REZONE CONCEPT PLAN  
 DATE: 10/1/2017  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

DOVETAIL  
 CIVIL ENGINEERING  
 1000 S. [Address]  
 SUITE 100  
 LAS VEGAS, NV 89102  
 TEL: (702) 207-2017  
 FAX: (702) 207-2018  
 WWW.DOVETAILCIVIL.COM

REZONE CONCEPT PLAN  
 RZ-1



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

**REZONE CASE #:** 7508

**DATE:** August 1, 2018

**STAFF REPORT BY:** Gabriel Quintas, Assistant Director

**APPLICANT NAME:** Lenru Development, LLC

**PROPERTY OWNER:** Lenru Development, LLC

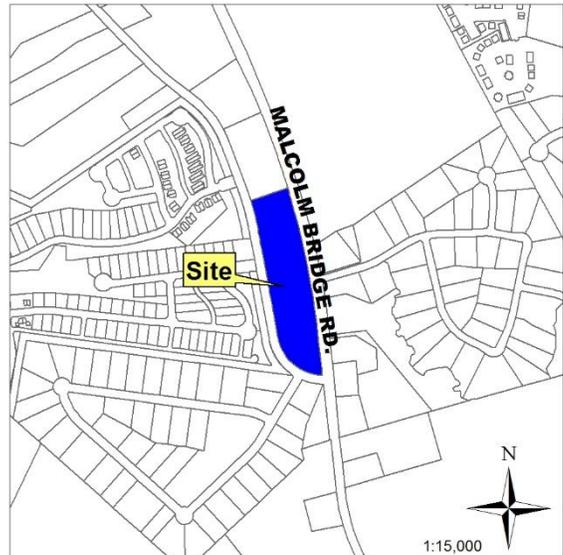
**LOCATION:** West side of Malcom Bridge Road

**PARCEL SIZE:** ± 7.524 Acres

**EXISTING ZONING:** B-1 (General Business District)

**EXISTING LAND USE:** Wooded, undeveloped

**ACTION REQUESTED:** Rezone to B-1 (General Business District) with modifications to rezone no. 3539



**REQUEST SUMMARY:** The applicant is petitioning for a rezone of the subject property to allow development of a commercial shopping center with modifications to the existing approved rezone conditions and associated concept plan.

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

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** August 20, 2018

**BOARD OF COMMISSIONERS:** September 04, 2018

- ATTACHMENTS:**
- Application
  - Zoning Impact Analysis
  - Narrative
  - Site Review
  - Representative Photos
  - Aerial Photo
  - Tax Map
  - Plat of Survey
  - Concept Plan
  - Rezone Resolution # 3539

**BACKGROUND INFORMATION & FINDINGS OF FACT**

**HISTORY**

- The subject site comprises one ± 7.524 tract (tax parcel number B 02T 001).
- The subject property was rezoned from A-1 to B-1 on 02/10/2004 (rezone no. 3539) for the purpose of developing the tract into a shopping center with wide-ranging commercial and professional uses; however, the site remains vacant and undeveloped.
- Preliminary Plat approval was issued on 08/15/2005, and Site Development Plan approval was issued on 06/02/2006. However, development of the project was never begun.

**SITE VISIT DESCRIPTION**

- The subject site contains dense shrubbery and young pine and deciduous trees.

**SURROUNDING LAND USE AND ZONING**

	EXISTING LAND USES	EXISTING ZONING
<b>NORTH</b>	Vacant, undeveloped land (Designated commercial component of the Triple Creek MPD)	R-2 MPD (Two-Family Residential District Master-Planned Development)
<b>SOUTH</b>	Single-family residential subdivision (Harperfield) and single-family residential tracts	R-1 (Single-Family Residential District) & A-1 (Agricultural District)
<b>EAST</b>	Single-family residential subdivision (Harperfield), single-family residential tracts, and Malcom Bridge Middle School campus	R-1 (Single-Family Residential District) & A-1 (Agricultural District)
<b>WEST</b>	Single-family residences and townhouses within Triple Creek MPD	R-2 MPD (Two-Family Residential District Master-Planned Development)

**PROPOSED PROJECT DESCRIPTION**

The present applicant proposes a shopping center with varied professional and retail uses. Pedestrian sidewalks, street lights, on-site stormwater management facilities, and extensive landscaping and hardscaping are proposed for the development.

- Eight to ten single-storey commercial buildings are proposed.
  - Range of building sizes: approximately 3,000 – 21,000 sq. ft. buildings
  - Proposed density: 10,000 sq. ft. per acre
  - Proposed uses: Approximately 40 % restaurant uses and 60 % retail and professional uses
  - Dwelling exteriors will consist of a combination of brick and stone veneers, cement-board siding, stucco, and glass. Roof materials will consist of architectural shingles, tile, slate, wooden shakes, and standing seam metal.
- Individual buildings will be sold or rented, and a condominium association is proposed for the control and maintenance of all common areas.
- Total estimated completed project value: \$13,000,000
- Construction is proposed to commence in January 2019 with a tentative completion date of five years.

**TRAFFIC PROJECTIONS**

According to the traffic impact study conducted by A&R Engineering, Inc., the proposed development is projected to have the following traffic impact:

- 2,840 ADT; 71 A.M., 287 P.M., and 339 Saturday peak hour trips (Source: ITE Trip Generation Manual, 10<sup>th</sup> Edition; ITE Land Use: 820 – Shopping Center)
- With daily pass-by trip reductions factored: 1,874 ADT; 71 A.M., 189 P.M., and 251 Saturday peak hour trips (Source: ITE Trip Generation Manual, 10<sup>th</sup> Edition; ITE Land Use: 820 – Shopping Center)

## **PUBLIC FACILITIES**

### **Water:**

- The Oconee County Water Resources Department has indicated that sufficient water capacity exists to serve the proposed development.
- Connection to the 10-inch water main located within the right-of-way of Malcom Bridge Road is proposed.
- Estimated water demand for full build-out: 7,524 GPD
  - Estimated maximum day water demand: 7.84 GPM
  - Estimated peak hour water demand: 23.53 GPM

### **Sewer:**

- The Oconee County Water Resources Department has indicated that transmission capacity for the proposed development is not currently available.
- Estimated sewer demand for full build-out: 54,172 GPD
  - Estimated peak sewer demand: 216,688 GPD

### **Roads:**

- Interior driveways are proposed to facilitate vehicular access throughout the development.
- Two entrances along Malcom Bridge Road and two entrances along Lenru Road are proposed for access to the development; a 12-foot-wide deceleration lane with acceleration taper is proposed for each entrance.

## **ENVIRONMENTAL**

- No 100-Year Flood Plain or Jurisdictional Wetland areas are located on the site.
- Underground detention areas will be utilized to collect and manage stormwater.

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

### **PUBLIC WORKS**

- Public Works suggests that a condition be formulated to require that the southernmost Lenru Road entrance be aligned directly across from Harperfield Drive.
- Public Works suggests that a condition be formulated to require a center-left turn lane at every entrance.

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## **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*.

- The present modification proposes two substantial changes to the previously approved rezone case (no. 3539) and the accompanying application documents and concept plan:
  - The current request proposes buildings larger than 10,000 square feet.
  - The proposed architectural standards of the current request differ slightly from the approved architectural standards in so far as the proposed standards do not offer minimum percentages of façade materials.
- The subject property has remained undeveloped since the property was rezoned in 2004.
- The immediate area surrounding the site contains multiple school buildings of similar size to and larger than the buildings proposed in the present request; however, the area remains chiefly medium-density to low-density residential in character.

- Staff does not anticipate any adverse environmental effects or any negative effects to the general public welfare should the present request be approved as conditioned.

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## **STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS**

**Staff recommends conditional approval of this rezone request. Staff recommends the following conditions to be fulfilled by the developer at his expense:**

1. The development shall be connected to the Oconee County water and sewer system in a manner approved by the Oconee County Water Resources Department and the Oconee County Public Works Department. Accordingly, no building permits shall be issued without prior approval of the Oconee County Water Resources Department.
2. Development structure exteriors shall consist of cement-board siding, brick, stone, stucco, and/or glass consistent with architectural representations submitted 05/21/2018. Final design shall be subject to review and approval of the Planning and Code Enforcement Director.
3. 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.
4. Collection services for any on-premises dumpsters and/or waste receptacles shall only be permitted between the hours of 7:30 AM and 6:00 PM. No such collection shall be permitted on Saturdays or Sundays. Furthermore, dumpsters shall be screened from view of all streets and neighboring properties.
5. The maximum building density shall be 10,000 square feet per acre.
6. The proposed southernmost entrance along Lenru Road shall be aligned with Harperfield Drive. Final design and location of said entrance shall be subject to review and approval by the Public Works Director.
7. The developer shall construct improvements at *each* project entrance including a deceleration lane with acceleration taper and a center-left turn lane. Final design and location of such improvements shall be subject to review and approval by the Public Works Director.
8. All site lighting shall consist solely of full cutoff luminaires as defined by the Illuminating Engineering Society of North America.
9. The following uses shall be prohibited:

*(See next page)*

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	Funeral Homes and Funeral Services
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	Beer and Wine Stores
Gasoline Stations, Full Service	Gasoline Stations with Convenience Stores, no repairs
Cigar and Tobacco Stores	Restaurants, Limited-Service, including Fast Food and Take Out, with drive-through windows
Interurban Bus Transportation and Bus Stations	Fraternal Lodges, VFWs, Ethnic Associations and Other Civic and Social Organizations
Family Planning Centers	Kidney Dialysis Centers
Freestanding Ambulatory Surgical and Emergency Centers	Assisted Living Facility
Personal Care Homes, Group	Personal Care Home, Congregate



# OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: B-1 to B-1       Change in Conditions of Approval for Case #: 3539
- Special Use Approval for: \_\_\_\_\_ in the \_\_\_\_\_ Zoning District

### Applicant

Name: Lenru Development, LLC  
 Address: 1516 Braken Court  
(No P.O. Boxes)  
Bogart, GA 30622  
 Telephone: (706) 207-2337

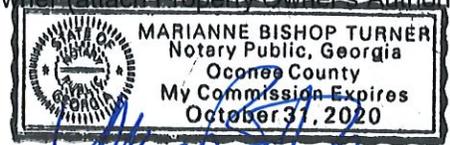
### Property Owner

Name: Lenru Development, LLC  
 Address: 1516 Braken Court  
(No P.O. Boxes)  
Bogart, GA 30622  
 Telephone: (706) 207-2337

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: 6/25/18 Notarized: [Signature]



### Property

Location: Malcom Bridge Rd/Lenru Rd  
(Physical Description)  
(no street address yet)  
 Tax Parcel Number: B 02T 001  
 Size (Acres): 7.528 Current Zoning: B-1  
 Future Development Map—Character Area Designation: Regional Center

### Use

Current Use: vacant land, zoned B-1  
 Proposed Use: restaurant/retail



### Attachments (check all that apply)

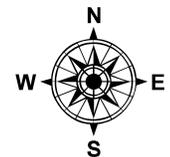
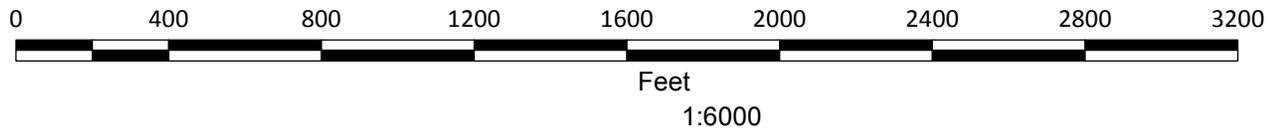
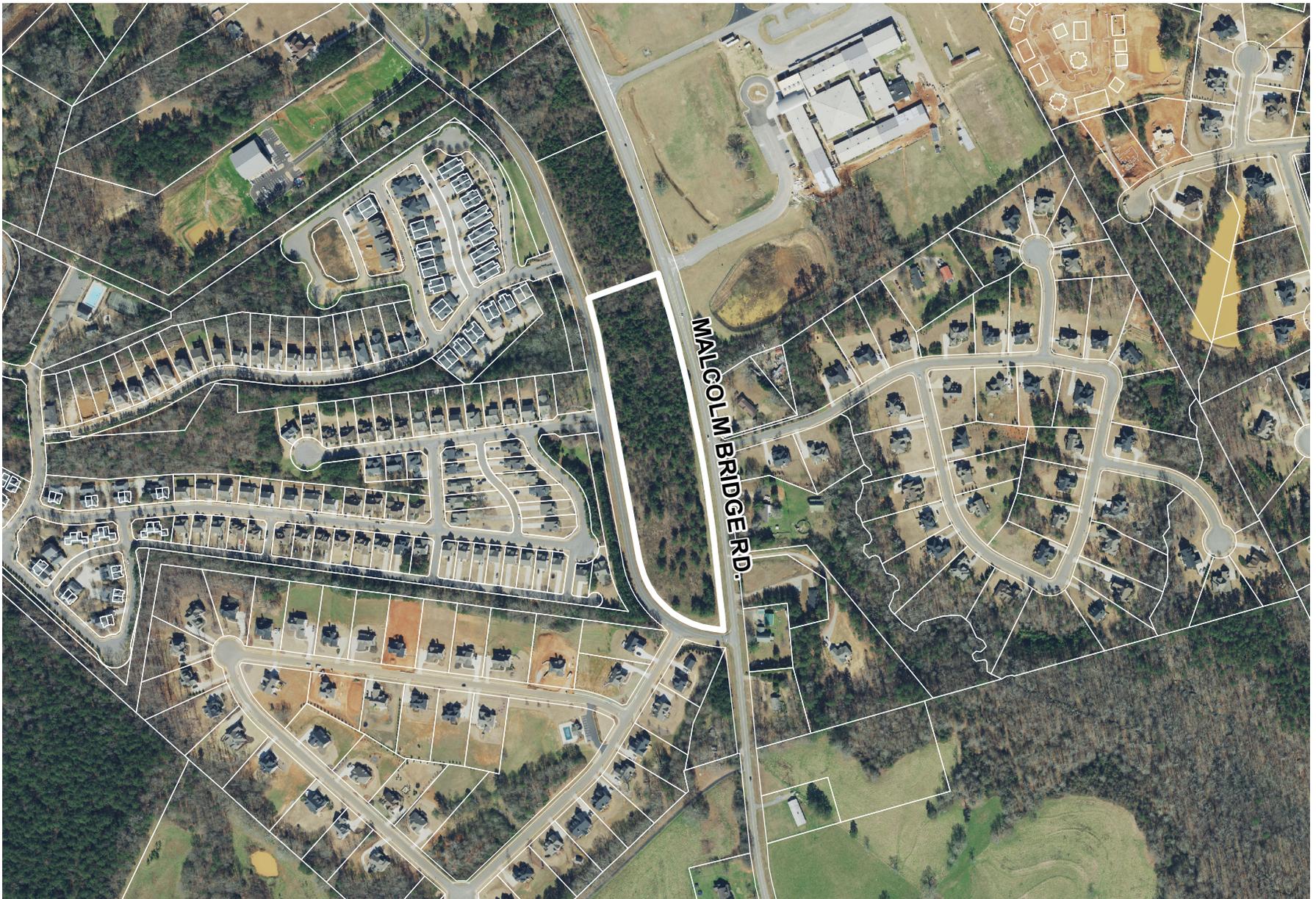
- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed
- Typed Legal Description
- Plat of Survey
- Disclosures (Interest & Campaign Contributions)
- Zoning Impact Analysis
- Narrative (Detailed Description of the Request)
- Concept Plan
- Attachments to the Concept Plan:
  - Water and/or Sewer Capacity Letter from OCUD
  - Representative Architecture/Photographs
- Proof all property taxes paid in full
- Other Attachments: Landscape and Sign Details

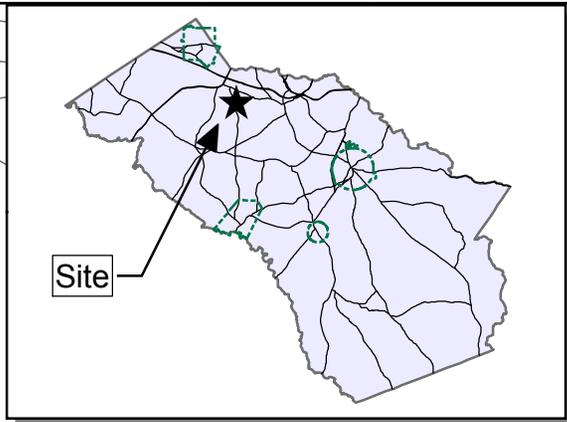
For Oconee County Staff Use Only

**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

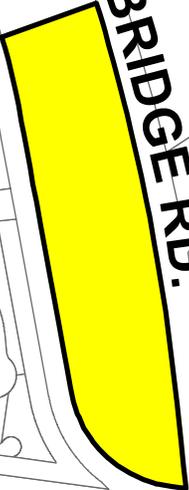
# Lenru Development, LLC Rezone





**Tax Parcel # B-02T-001**

**MALCOLM BRIDGE RD.**

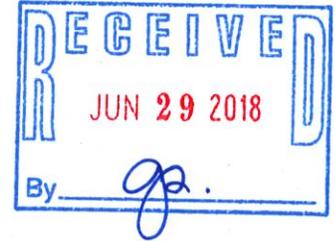


**Oconee County  
Planning Department**

This map is representative of the official tax map and should be used for planning purposes only.

Scale  
1 in = 500 ft

**The Village at Malcom Bridge**  
A Neighborhood Retail and Restaurant Development  
Malcom Bridge Road and Lenru Road  
Oconee County, Georgia  
Tax Parcel B 02T 001  
7.524 Acres



**Request to Rezone B-1 to B-1 with Modified Conditions**  
Previous Case #3539

**Narrative**

The purpose of this application is to request a zoning modification for The Village at Malcom Bridge, a proposed 7.524-acre commercial development located at the intersection of Lenru Road and Malcom Bridge Road. The existing zoning is B-1 and was approved in 2003 under Rezoning Case #3539. The previous rezoning exhibit included 21 small buildings averaging 3,585 sf. The proposed site development now includes 8 +/- larger buildings ranging in size from less than 4,000 sf to over 17,000 sf.

The proposed development will primarily include restaurant and retail tenants, but may also include professional offices, physician offices, dry cleaners, hair salons, banks, art galleries, performance studios, food markets, bakeries, locksmiths, photographers and other uses deemed appropriate under B-1 zoning.

The development will feature multiple buildings with similar and complementary design features, materials and colors. The buildings will be sold or leased as part of a condominium style ownership and the property will be maintained by the condominium association. All drives and common areas will be privately owned and necessary easements will be provided for access and utilities.

Lenru Development, LLC will be the owner and developer of this project. Dovetail Civil Design, Inc. has been engaged to provide site engineering design and rezoning assistance for this project.

**The Site**

The property is 7.524 acres with overall dimensions of approximately 1300'x250'. The property has an elongated shape that begins at the intersection of Malcom Bridge Road and Lenru Road and runs northward with road frontage along both rights-of-way. The site is wooded and slopes easterly toward Malcom Bridge Road. There are no wetlands or buffered state waters onsite.

The northern property line is shared with an undeveloped parcel zoned R-2-MPD, also owned by Lenru Development, LLC. The remaining property lines are along Oconee County right-of-way. The properties across the adjacent roads are zoned R-2-MPD to the west, A-1 to the south

and A-1 and R-1 to the east. These properties are currently developed and used for public schools and single-family residences.

### **The Development**

The proposed development will be designed in accordance with the Oconee County Unified Development Code for B-1 zoning. It is specifically intended that the landscaping, buildings, signage, uses and hours of operation are regulated in a manner to cooperate harmoniously and minimize adverse impacts to the surrounding areas. The maximum proposed building square footage is 10,000 sf per acre, or 75,240 sf.

The conceptual site layout used as the accompanying rezoning exhibit with this application shows 8 single-story commercial buildings totaling 75,240 sf, which range in size from less than 4,000 sf to over 17,000 sf. The estimated restaurant use is 20% to 40% with most of the remainder to be used for retail and office space. 375 parking spaces are proposed which gives a ratio of more than 5 spaces per 1,000 sf. There is a continuous drive around the perimeter of the buildings for staff, customer, vendor and emergency access. The site is designed to discourage through-traffic by eliminating sight lines and direct paths between each public road.

Vehicular parking, truck loading areas and 5' pedestrian sidewalks shall be provided throughout the development with ADA ramps and crosswalks as necessary. The site will be extensively landscaped around the perimeter with a mix of landscaping and hardscaping around central common areas and focal points. The primary drive and parking areas will be paved asphalt with 24" concrete curb and gutter.

The development is expected to break ground in January of 2019 with a tentative completion date of 5 years. The total development cost is approximately \$13,000,000. This results in a weighted average of roughly \$175 per square foot of leasable space.

### **Buildings and Structures**

All buildings, monuments, and other vertical structures shall have complimentary design features, colors and materials. Exterior wall surfaces shall be either brick veneer, stone veneer, cement based siding, stucco or glass. Roof materials shall include architectural tab shingles, tile, slate, wooden shakes or standing seam metal. The minimum roof pitch is 6:12 for gables or hipped roofs. The maximum building height is 35 feet. Chimneys and cupolas are allowed. Roof-mounted equipment such as solar panels and HVAC units are prohibited as well as outside neon lighting and signs higher than the eaves line of the roof.

### **Utilities**

All utilities shall be underground. Proposed utilities include power, water, sanitary sewer, telephone, gas, cable TV and internet access. All utilities shall be underground and within utility easements as appropriate unless otherwise directed by the appropriate utility company.

Water and sanitary sewer are available onsite and are provided by Oconee County. Domestic and fire protection water service may be tapped from existing mains running along Malcom Bridge Road and Lenru Road. Sanitary sewer will gravity flow into an existing main across Lenru Road and will drain to the Triple Creek Pump Station. The developers and engineers have met with the Oconee County Water Resources Department to confirm this information.

Assuming full build-out of 10,000 sf/acre, the probable water demand is:  
 $(7.524 \text{ ac}) (10,000 \text{ sf/ac}) (100 \text{ gpd}/1000 \text{ sf}) = 7,524 \text{ gpd}$

The peak water demand is:  
 $(7,524 \text{ gpd}) / (16 \text{ hr/day usage}) = 471 \text{ gal/hr} = 7.84 \text{ gpm}$   
 $(\text{peaking factor of } 3) (7.84 \text{ gpm}) = 23.53 \text{ gpm peak}$

Assuming full build-out of 10,000 sf/acre, the probable waste water loading is:

Shopping Center	45,144 sf (100 gpd/1000 sf) = 4,514 gpd
Restaurant	30,096 sf (1650 gpd/1000 sf) = 49,658 gpd
	Total average demand = 54,172 gpd

The peak sewer demand is:  
 $54,172 \text{ gpd (peaking factor of } 4) = 216,688 \text{ gpd}$

### **Solid Waste**

Garbage collection will be handled by private sanitation services. Enclosed dumpsters and/or compactors will be provided throughout the development as necessary. It is intended that the dumpsters are located conveniently for tenants, but with minimal adverse effects to the aesthetics and comfort of customers, pedestrians and outdoor seating areas.

### **Stormwater Drainage**

The existing topography slopes gently towards Malcom Bridge Road. The proposed development will utilize underground ponds to provide water quality, channel protection and peak flow detention per the local and state requirements and discharge in a similar pattern to the predeveloped conditions.

### **Traffic Impact**

It is anticipated that traffic from this proposed development may require a traffic study and signal warrant analysis. It is understood that traffic signal, center turn lanes, deceleration lanes and other road improvements may be deemed necessary and required by Oconee County upon, or prior to, full development.

According to the *Trip Generation, 8<sup>th</sup> Edition* manual published by the Institute of Transportation Engineers, for shopping centers (ITE Land Use #820) the average trip generation

rate is 42.94 trips per 1,000 sf leasable space per weekday. The morning and evening hourly rates are 1.00 and 3.73 trips per peak hour of adjacent street traffic, respectively.

Assuming full build-out of 75,240 sf, the proposed traffic impact will be:

(75,240 sf) (42.94 daily trips/1000 sf) = 3,231 trips per day

(75,240 sf) (1.00 AM trips/1000 sf) = 75 trips per morning peak hour

(75,240 sf) (3.73 PM trips/1000 sf) = 281 trips per evening peak hour

The proposed development will have a full access drive at the main entrance on Malcom Bridge Road which aligns with Fern Hill Road, a full access drive at the rear entrance on Lenru Road which aligns with Arlington Place and a full access drive near the southern portion along Lenru Road. Interparcel access will be provided throughout the development and will be available to the adjacent parcel at the northern property line if desired for future development.

A traffic study has been conducted by A&R Engineering, Inc. for full buildout of 75,240 sf of development and is included with this rezoning application. According to the study, *Traffic Impact Study for Malcom Bridge Road Development*, dated June 21, 2018, no traffic signal or left-turn lanes are required. Deceleration lanes are recommended and will be installed at each entrance.

The temporary construction exit may be located on Lenru Road and/or Malcom Bridge Road, depending on the phase of construction and to minimize impacts on local traffic.

#### **Impact to Schools**

The proposed development is not expected to significantly affect the local school population. However the new restaurants, stores and other facilities will directly benefit local school commuters – especially those at Malcom Bridge Elementary School and Malcom Bridge Middle School, located immediately east of the site. Adversely there will be some additional traffic added to the morning and afternoon peak hour school traffic.

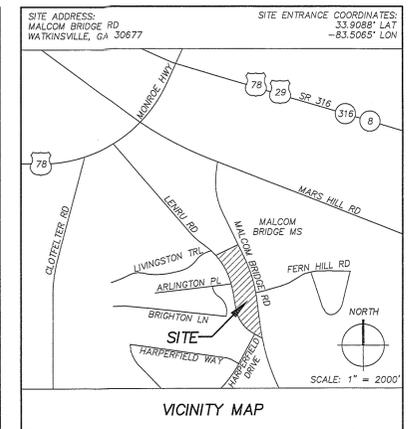
#### **Prohibited Uses**

The following uses are prohibited from this development: adult entertainment, bait sales, bowling alleys, builder equipment or material storage, cesspool or septic tank companies, electric power substations, funeral homes or mortuaries, auto garages or repair, lumber yards, static electricity transformer substations, truck repair, and telephone substations.

### SITE CALCULATIONS

SITE AREA:	7.524 ACRES
EXISTING USE OF PROPERTY:	VACANT, UNDEVELOPED
EXISTING ZONING:	B-1
PROPOSED ZONING:	B-1 WITH MODIFICATIONS TO REZONE #3539
MAXIMUM ALLOWABLE DENSITY:	10,000 SF/AC
CONCEPTUAL RETAIL/RESTAURANT BUILDINGS:	8-10
TOTAL LEASABLE SPACE:	75,240 SF
RETAIL USE:	45,144 SF (60%)
RESTAURANT USE:	30,096 SF (40%)
DENSITY:	10,000 SF/ACRE
PARKING REQUIRED:	
SHOPPING CENTER (MIN. 5/1000 SF):	376
*PER UDC TABLE 6.1	
PARKING PROPOSED:	
STANDARD SPACES:	362
HANDICAP SPACES:	16
TOTAL SPACES PROPOSED:	378
GROUND COVERAGE BY BUILDINGS:	75,240 SF (23%)
PARKING AREAS INCLUDING DRIVE AISLES:	170,280 SF (52%)

- ### PROJECT NOTES
- SITE INFORMATION**
- THE SUBJECT PROPERTY IS TAX PARCEL B-02T-001 IN OCOOEE COUNTY, GEORGIA.
  - THE TOTAL SITE AREA IS 7.524 ACRES.
  - THE SITE IS CURRENTLY ZONED B-1 (GENERAL BUSINESS DISTRICT) PER OCOOEE COUNTY REZONING CASE NUMBER 3539, APPROVED 2/10/04. THE PROPOSED ZONING IS B-1 WITH MODIFICATIONS TO REZONE #3539.
  - THE JURISDICTIONAL SITE RESTRICTIONS FOR B-1 ZONING ARE:  
FRONT BUILDING SETBACK - 50 FEET FROM STREET CENTERLINE, OR 10 FEET FROM RIGHT-OF-WAY  
SIDE BUILDING SETBACK - 10 FEET  
REAR BUILDING SETBACK - 10 FEET  
MAXIMUM BUILDING HEIGHT - 35 FEET PER REZONING APPROVAL
  - SURVEY INFORMATION IS PROVIDED BY BEN MCLEROY & ASSOCIATES, INC., DATED 6/4/18.
  - ONSITE TOPOGRAPHY IS BASED ON A FIELD SURVEY. OFFSITE TOPOGRAPHY IS BASED ON LOCAL GIS DATA. ALL TOPOGRAPHY ELEVATIONS ARE SET TO MEAN SEA LEVEL.
  - NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD PER FIRM PANEL 132190040G, DATED 9/02/08.
  - THERE ARE NO WETLANDS OR BUFFERED STATE WATERS ONSITE.
  - THERE ARE NO EXISTING TREE AREAS TO BE RETAINED.
  - THE EXISTING SITE IS UNDEVELOPED AND WOODED.
- UTILITY INFORMATION**
- FIRE PROTECTION AND POTABLE WATER SERVICES ARE AVAILABLE ONSITE AND ARE PROVIDED BY OCOOEE COUNTY.
  - SANITARY SEWER SERVICE IS AVAILABLE ONSITE AND IS PROVIDED BY OCOOEE COUNTY.
  - STORMWATER MANAGEMENT SHALL BE PROVIDED ONSITE.



- ### GENERAL NOTES
- THE DEVELOPER WILL DEFEND AND HOLD HARMLESS OCOOEE COUNTY FROM ANY LIABILITY OR PROPERTY DAMAGE RESULTING FROM USE OF PRIVATE DRIVE, ACCESS AND UTILITY EASEMENTS.
  - STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.
  - ALL UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.
  - THE SIGN EASEMENTS AND SIGNS SHALL COMPLY WITH THE OCOOEE COUNTY SIGN REGULATIONS IN EXISTENCE AT THE TIME OF SIGN PERMITTING.

### SIGHT DISTANCE CERTIFICATION

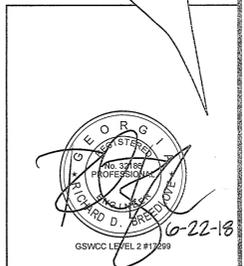
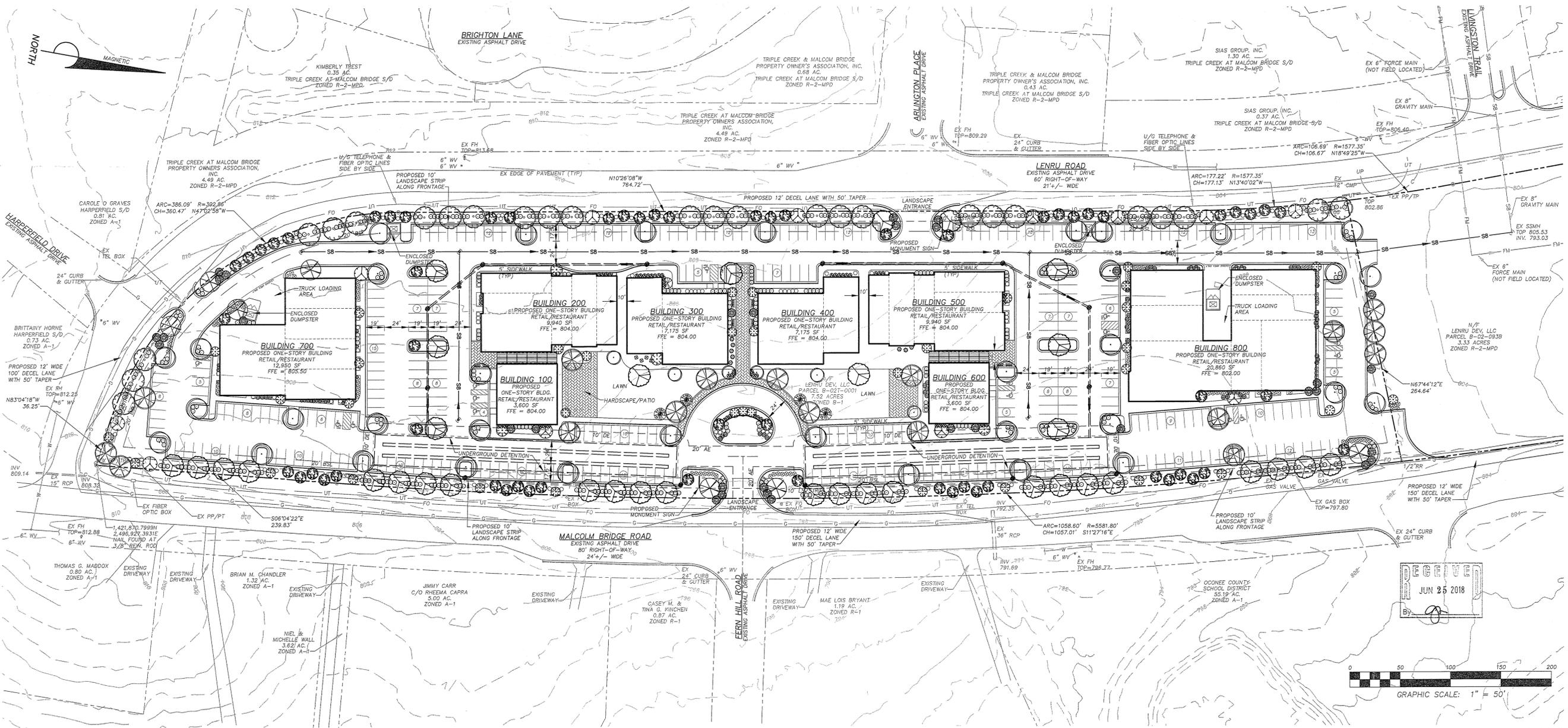
THIS PROJECT IS DESIGNED WITH ADEQUATE INTERSECTION SIGHT DISTANCE FOR ROADWAYS APPROACHING A MINOR OR MAJOR THOROUGHFARE. THE REGULATED SPEED LIMIT IS 45 MPH ALONG MALCOM BRIDGE ROAD AND 30 MPH ALONG LENRU ROAD. THE PROPOSED DRIVE EXITS PROVIDE ADEQUATE INTERSECTION SIGHT DISTANCE AS PER GUIDELINES OF AASHTO "A POLICY ON GEOMETRIC DESIGNS OF HIGHWAYS AND STREETS", CURRENT EDITION. THE SIGHT DISTANCE PROVIDES CLEAR VISIBILITY OF AN OBJECT 3.5 FEET ABOVE THE INTERSECTING STREET VIEWED FROM THE CENTERLINE OF THE APPROACHING STREET MEASURED 15 FEET FROM THE EDGE OF THE PAVEMENT OF THE INTERSECTING STREET, AT A HEIGHT OF 3.5 FEET ABOVE THE GROUND.

**SIGHT DISTANCES MEASURED IN THE FIELD**

MAIN ENTRANCE ALONG MALCOM BRIDGE RD NEAR FERN HILL RD (45 MPH):  
NORTHERLY = 1,263 FEET  
SOUTHERLY = 1,012 FEET

REAR ENTRANCE ALONG LENRU ROAD NEAR ARLINGTON PLACE (30 MPH):  
NORTHERLY = 1,020 FEET  
SOUTHERLY = 648 FEET

SIDE ENTRANCE ALONG LENRU ROAD NEAR HARPERFIELD DRIVE (30 MPH):  
NORTHWESTERLY = 543 FEET  
SOUTHEASTERLY = 245 FEET (TO INTERSECTION)



**DOVETAIL**  
civil design inc

3651 Mars Hill Road  
Suite 1800  
Watkinsville, GA 30677  
Office: (678) 726-3300  
Fax: (678) 804-1874  
www.dovetailcivil.com

DATE	DESCRIPTION
5/17/18	REZONING MODIFICATION SUBMITTAL
6/22/18	COMMENTS ADDRESSED, REZONING RESUBMITTAL

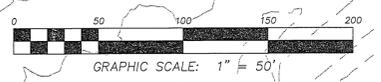
## The Village at Malcom Bridge

REZONE CONCEPT PLAN

DEVELOPER INFORMATION:  
LENRU DEVELOPMENT, LLC  
1516 BRAKEN COURT  
BOCART, GA 30622  
CONTACT: RODNEY JONES  
PHONE: (706) 207-2357

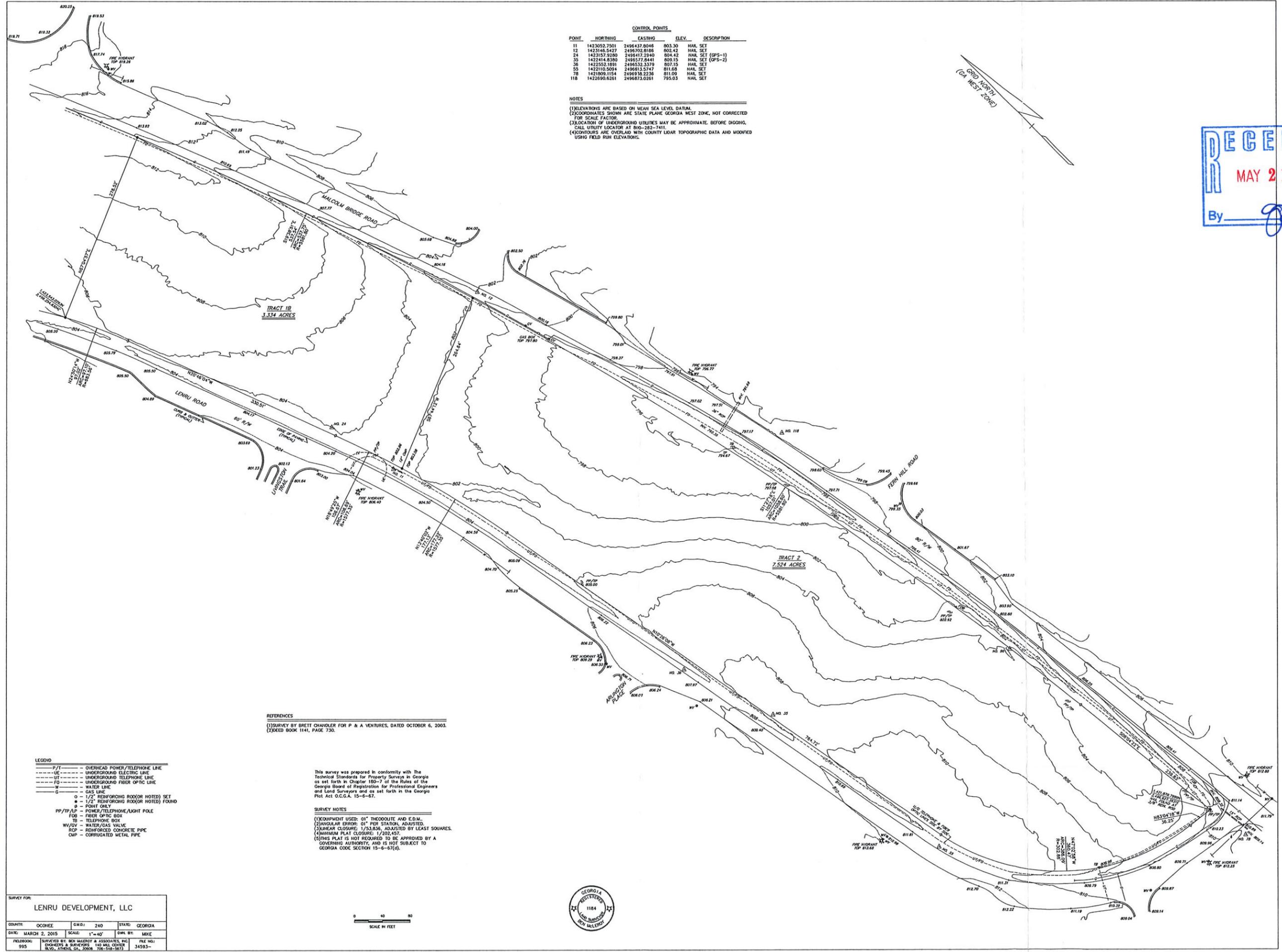
24-HR CONTACT: RODNEY JONES, (706) 207-2357

PROJECT NUMBER:	RWJ001
DATE:	6/22/18
ISSUE NUMBER:	2
CHECKED BY:	ROJ
SHEET TITLE:	
<b>REZONE CONCEPT PLAN</b>	
SHEET NUMBER:	RZ-1



POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
11	1423052.7501	2498437.8046	803.30	NAIL SET
12	1423146.5427	2498952.8166	802.42	NAIL SET
24	1423157.9280	2498417.2940	804.42	NAIL SET (GPS-1)
35	1422414.8300	2498577.8441	809.15	NAIL SET (GPS-2)
36	1422502.1891	2498532.3379	807.15	NAIL SET
55	1422110.5694	2498613.5747	811.68	NAIL SET
78	1421809.1154	2498918.2236	811.09	NAIL SET
118	1422690.6261	2498673.0261	795.03	NAIL SET

NOTES  
 (1) ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM.  
 (2) COORDINATES SHOWN ARE STATE PLANE GEORGIA WEST ZONE, NOT CORRECTED FOR SCALE FACTOR.  
 (3) LOCATION OF UNDERGROUND UTILITIES MAY BE APPROXIMATE. BEFORE DIGGING, CALL UTILITY LOCATOR AT 800-282-7411.  
 (4) BOUNDARIES ARE OVERLAIN WITH COUNTY LDMR TOPOGRAPHIC DATA AND MODIFIED USING FIELD RUN ELEVATIONS.



REFERENCES  
 (1) SURVEY BY BRETT CHANDLER FOR P & A VENTURES, DATED OCTOBER 6, 2003.  
 (2) DEED BOOK 1141, PAGE 730.

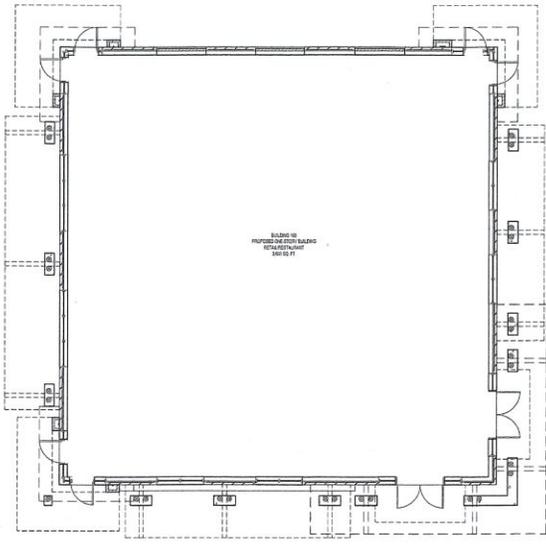
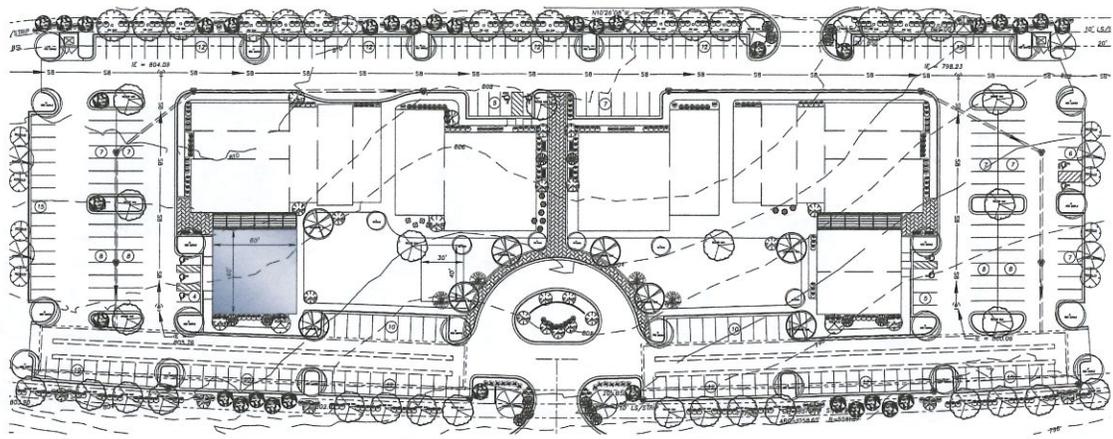
- LEGEND
- P/T --- OVERHEAD POWER/TELEPHONE LINE
  - UE --- UNDERGROUND ELECTRIC LINE
  - UT --- UNDERGROUND TELEPHONE LINE
  - FO --- UNDERGROUND FIBER OPTIC LINE
  - W --- WATER LINE
  - G --- GAS LINE
  - --- 1/2" REINFORCING ROD (OR NOTED) SET
  - --- 1/2" REINFORCING ROD (OR NOTED) FOUND
  - --- POINT ONLY
  - PP/TP/LP --- POWER/TELEPHONE/LIGHT POLE
  - FOB --- FIBER OPTIC BOX
  - TB --- TELEPHONE BOX
  - W/V --- WATER/GAS VALVE
  - RCF --- REINFORCED CONCRETE PIPE
  - CMP --- CORRUGATED METAL PIPE

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 150-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

SURVEY NOTES  
 (1) EQUIPMENT USED: 01" THEODOLITE AND E.D.M.  
 (2) ANGULAR ERROR: 01" PER STATION, ADJUSTED.  
 (3) LINEAR CLOSURE: 1/53,858, ADJUSTED BY LEAST SQUARES.  
 (4) MINIMUM PLAT CLOSURE: 1/202,457.  
 (5) THIS PLAT IS NOT REQUIRED TO BE APPROVED BY A GOVERNING AUTHORITY, AND IS NOT SUBJECT TO GEORGIA CODE SECTION 15-6-67(G).

SURVEY FOR: <b>LENRU DEVELOPMENT, LLC</b>			
COUNTY: OCOBEE	CMD: 240	STATE: GEORGIA	
DATE: MARCH 2, 2015	SCALE: 1"=40'	DRAWN BY: MIKE	
FILEBOOK: 995	SURVEYED BY: BOB HALEKOTY & ASSOCIATES, INC. ENGINEERS & SURVEYORS 140 WALL CENTER N.W. ATLANTA, GA, 30309 770-534-5873	FILE NO.: 34593-	





1 FLOOR PLAN



1 ALLEY ELEVATION  
3/8" = 1'-0"



4 COURTYARD ELEVATION  
3/8" = 1'-0"



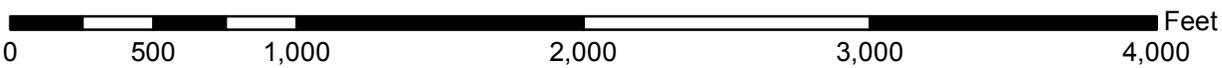
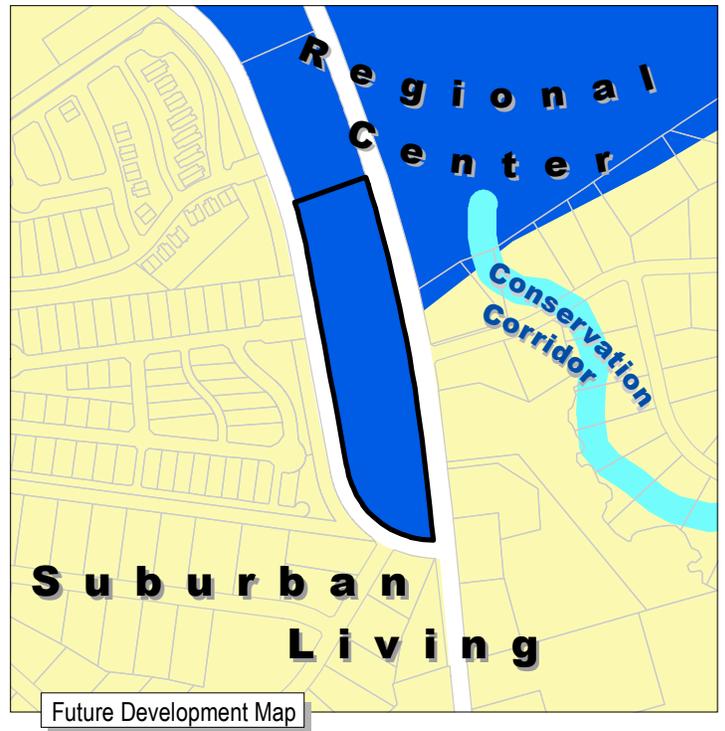
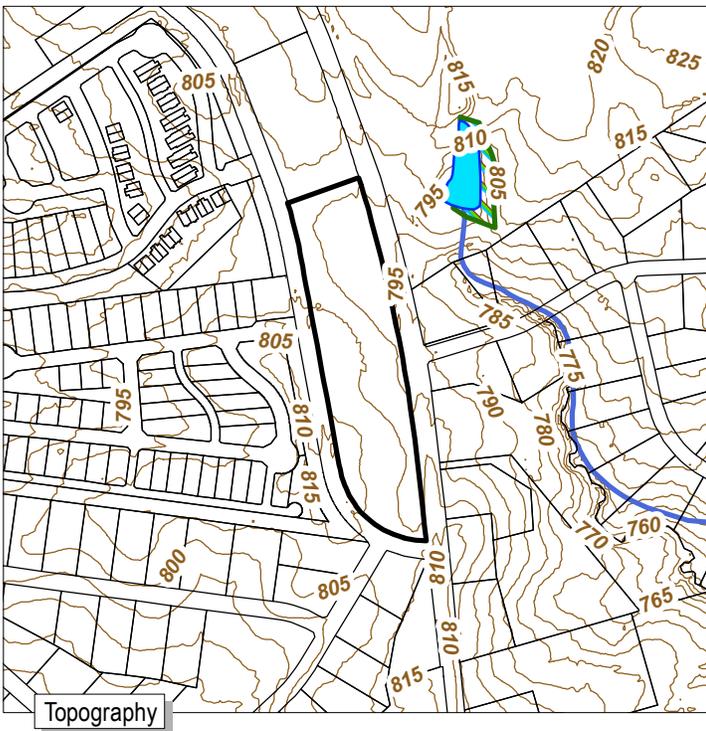
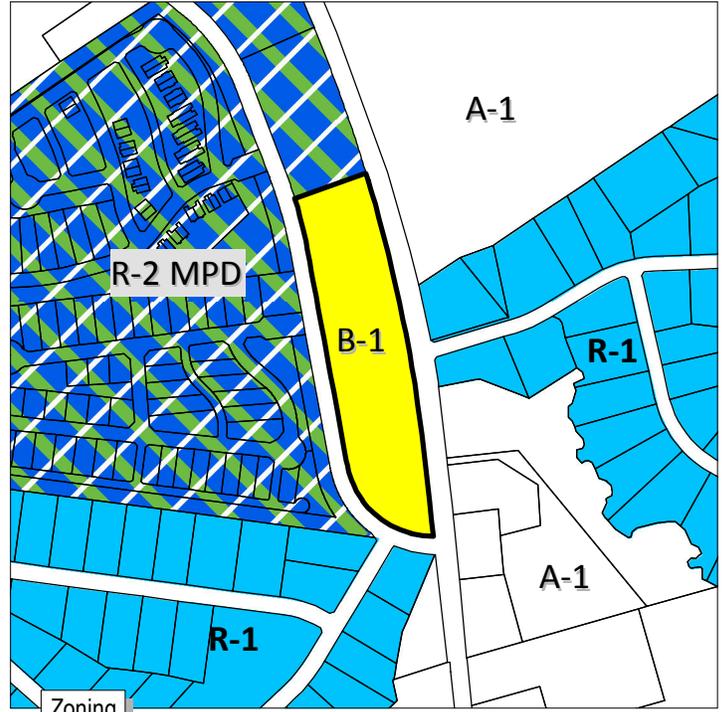
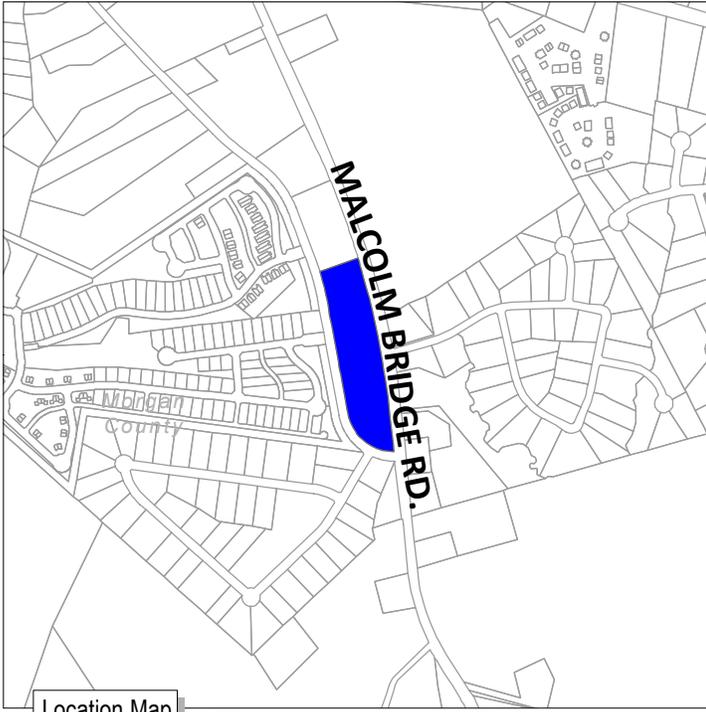
2 PARKING LOT ELEVATION  
3/8" = 1'-0"



3 FRONT ELEVATION  
3/8" = 1'-0"



# Lenru Development, LLC. Rezone Site Review



1:8000

