

**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 Special Use Approval submitted by Williams & Associates, Land Planners, P.C., on July 20, 2018 requesting Special Use Approval on a ±16.7949 acre tract of land located on the south side of High Shoals Road, in the 222<sup>nd</sup> G.M.D., Oconee County, Georgia, TAX PARCEL NUMBER. A-07-017C, on property owned by Pinelake Campground, LLC, 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 a recreational vehicle park.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 September 17, 2018, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on 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. "Bubber" Wilkes, Member  
\_\_\_\_\_  
Mark Saxon, Member

ATTEST:

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



CONDITIONS

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

1. Central loudspeakers and public address systems shall be prohibited.
2. No dumpster or trash receptacle shall be emptied between 7:00 PM and 8:00 AM. Dumpsters and trash receptacles shall be located where they are not visible from adjacent properties and shall be adequately screened from view from all streets.
3. Lighting shall be established in such a way that no direct light is cast upon adjacent properties and roadways. Footcandles shall be zero (0) at all property lines and along Adams Road right of way.
4. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative photos and other documents submitted with the special use approval application and attached hereto, paying special attention to the materials and design elements shown in the representative photos included in exhibit "A" of the resolution special use approval no. 7104.
5. A one-foot (1') no-access easement shall be platted along the Adams Road frontage.
6. No recreational vehicle (RV) space shall be permitted within 100 feet of any existing residential structure located along Adams Road.
7. Mobile homes shall not be permitted. This restriction does not apply to the existing mobile home which shall be required to conform to Unified Development Code Section 326.11 - Standards for pre-owned manufactured homes.
8. Permanent residency shall not be allowed except for one residence for the park staff.
9. Storage of recreational vehicles, campers, and boats is not allowed.
10. Parking spaces for passenger cars shall be provided for each RV space. No parking shall be permitted along interior drives.
11. The development shall contain no more than 34 RV spaces and no more than 7 cabins (5 new structures plus two existing structures).
12. Occupancy of RV spaces and cabins shall not exceed 90 days.
13. Developer shall install a 60-foot landscaped buffer along Adams Road outside of the 15' prescriptive easement. The buffer shall include a landscaped, earthen berm built to a consistent height of at least six feet along the entirety of the Adam Road right-of-way.
14. The developer shall install a landscaped, earthen berm built to a consistent height of at least six feet along the the entirety of the New High Shoals Road right-of-way. Final design and location of said berm shall be subject to review and approval by the Director of Planning and Code Enforcement.
15. The owner of the development shall comply with the Oconee County Tax on Rooms, Lodgings, and Accommodations (hotel/motel tax) ordinance.



**EXHIBIT "A" TO SPECIAL USE APPROVAL #7554**

**Page 3 of 4**

**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Oconee County, Georgia, G.M.D. 222, containing 16.794 acres, more or less, and being more particularly described as:

Beginning at a PK nail at the intersection of the centerline of Adams Road with the southerly margin of the 100 foot right-of-way of GA Hwy 186 (aka Highshoals Road), being the TRUE POINT OF BEGINNING; thence along the right-of-way of GA Hwy 186, 597.51 feet along an arc of a curve to the right, said curve having a radius of 2624.45 feet, a chord bearing of South 73 degrees 35 minutes 53 seconds West, and a chord distance of 598.81 feet to an iron pin; thence 352.27 feet along an arc of a curve to the right, said curve having a radius of 2568.19 feet, a chord bearing of South 82 degrees 43 minutes 46 seconds West, and a chord distance of 352.54 feet to an iron pin; thence leaving said-right-of way South 00 degrees 02 minutes 04 seconds East, 253.57 feet to an iron pin; thence South 00 degrees 05 minutes 59 seconds East, 212.78 feet to an iron pin; thence North 86 degrees 20 minutes 33 seconds East, 378.78 feet to an iron pin; thence South 07 degrees 24 minutes 55 seconds East, 392.42 feet to an iron pin; thence South 77 degrees 20 minutes 47 seconds East, 496.53 feet to a PK nail at the centerline of Adams Road; thence along said centerline the following courses and distances: 44.55 feet along an arc of a curve to the left, said curve having a radius of 165.00 feet, a chord bearing of North 17 degrees 05 minutes 17 seconds East, and a chord distance of 44.69 feet; North 08 degrees 46 minutes 16 seconds East, 111.12 feet; 220.84 feet along an arc of a curve to the left, said curve having a radius of 775.00 feet, a chord bearing of North 00 degrees 34 minutes 47 seconds East, and a chord distance of 221.60 feet; 155.54 feet along an arc of a curve to the right, said curve having a radius of 1240.00 feet, a chord bearing of North 04 degrees 00 minutes 57 seconds West, and a chord distance of 155.64 feet; North 00 degrees 23 minutes 00 seconds West, 239.19 feet; 241.90 feet along an arc of a curve to the left, said curve having a radius of 4933.67 feet, a chord bearing of North 00 degrees 08 minutes 29 seconds West, and a chord distance of 241.93 feet; 144.28 feet along an arc of a curve to the left, said curve having a radius of 940.00 feet, a chord bearing of North 04 degrees 03 minutes 09 seconds West, and a chord distance of 144.42 feet to the TRUE POINT OF BEGINNING.

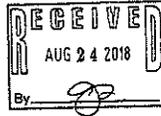
Said parcel shown on an "Administrative Recombination Plat for: Pinelake Campground, LLC.", by Williams & Associates, Land Planners, P.C. dated 06/27/2017 and recorded in Plat Book 2017, Page 127, with the Clerk of Superior Court, Oconee County, Georgia.



# EXHIBIT "A" TO SPECIAL USE APPROVAL #7554

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## NARRATIVE



### Pinelake Campground Recreational Vehicle Park

The southwest corner of the intersection of GA Hwy 186 and Adams Road  
Bishop, Georgia

A-1 with Special Use Approval – 16.7949 Acres  
Tax Parcels #A07-017C

Change In Conditions of Approval for Case #7104 – August 22, 2018

#### Narrative

Pinelake Campground is a proposed recreational vehicle park to be located on 16.7949 acres and developed by Josh and Jo Anna Evans, Pinelake Campground, LLC. Josh, president of Pinelake Campground, LLC, will act as the primary contact for the project. W&A Engineering has been engaged by the owner to act as their agent in the preparation of the necessary documentation associated with this revised special use request.

#### The Site

The subject parcel of the special use request is located on the southwest corner of the intersection of GA Hwy 186 (High Shoals Rd.) and Adams Road. The 16.7949 acres fronts on GA Hwy 186 for approximately 952 LF. and on Adams Road for approximately 1159 LF. The center of Adams Road is the eastern property boundary. The parcel is predominantly open grassed areas with small wooded areas and individual trees that are a mixture of pines and hardwoods. There are existing structures onsite; one house, one mobile home, and multiple barns. The topography drops gently from the east to the west, to an off-site drainage swale and to an existing pond. Existing zoning and land uses surrounding the parcel are as follows: to the north, across High Shoals Road – A-1 zoned lots with residences; to the east, across Adams Road – A-1 zoned lots with residences; to the south – Angle Creek Nursery; to the west – the existing Pinelake Campground.

The Future Development Map 2030 identifies the site with a Future Character Area designation of *Rural Places*.

#### The Development

The project is currently being developed as a recreational vehicle park. The leasing will utilize the existing office on the adjacent existing parcel. 34 gravel campsites are proposed. Individual campsites are proposed to have water, electrical, and septic connections. A typical RV space layout with dimensions has been provided on the special use plan.

Access to the campsites is proposed via a paved access. Parking for RV's as well as automobiles have been provided on the camp sites.

The existing house is to be used as an owner/manager residence and the existing mobile home and shop apartment located on the property are to be converted into use as cabin rentals.

#### Buildings

The existing house, mobile home, and barns total approximately 8,659 square feet. No additional structures are proposed at this time.

#### Water Supply

No water demand is anticipated for this project. A private well is to be employed for water service.

#### Sewage Disposal

Conventional septic tanks and drain-fields are planned for the project. A soil survey map has been prepared by an approved soil scientist to insure that the campsites will be constructed in an area with appropriate soils per county and state regulations.

#### Surface Water Drainage

Grassed & natural waterways and corrugated pipe will be employed to collect and divert storm water to a proposed stormwater management facility. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The proposed stormwater management facility will be designed to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site development plans. Stormwater management will be in compliance with the Oconee County UDC.

#### Schools

Impact to schools will be positive by generating an increased positive net tax base without generating more students. There will be favorable initial and ongoing ripple economic impact on the county as a result of this development.

#### Access

Access will be via a two one-way driveways off of GA Hwy 186. No turn lane improvements are required for this project based on the listed GDOT approved permit, OC-UDC requirements, and traffic counts. A concrete apron will be provided for the project. Access will be in compliance with the OC-UDC and has been reviewed as part of the site development plans approval process.

#### Traffic

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation*, 9th Edition.

Land Use (ITE Code)	Intensity	Unit	A.M. Peak Hour			P.M. Peak Hour			
			ADT	Enter	Exit	Enter	Exit		
Campground/Recreational Vehicle Park (415)	41	Occupied Camp Sites	110*	3	6	9	7	4	11
Total	41		110	3	6	9	7	4	11

\*ITE Trip Generation Manual does not provide ADT for this Land Use, however, an estimate of the ADT is provided based on the following calculation: ADT=10\*PM PHV.

#### Schedule

The petitioners completed the zoning efforts on the subject property in May 2017. The Preliminary Site Plan and Site Development Plans for the development were approved in February 2018. Construction of the project has commenced. Site construction will require a minimum of 6 months to complete. It is anticipated that the total build-out of the project should be completed between November 2018 and December 2018.

#### Maintenance of Common Areas

Common areas and areas used for recreation will be maintained by the owner.

#### Landscaping and Buffers

Street trees, parking lot buffers, and parking lot tree plantings will be installed in accordance with the Oconee County UDC. Buffers are shown along the adjacent property lines to the east and a portion of the property to the south and west, as required by OC-UDC Section 806. A 10' landscape strip is shown adjacent to GA Hwy 186. The revised special use request is necessary to eliminate the required 6' tall decorative masonry wall in the 10' wide landscape strip along the street right-of-way.

The justification for eliminating the 6' tall decorative masonry wall are as follows:

1. The elimination in the required 6' tall decorative masonry wall will not cause a substantial detriment to the public good because there is no advantage to the public if the wall exists or not. The intent of the wall requirement is to shield and buffer adjoining properties and not the public at large. The same shielding and buffering could be accomplished with a vegetative berm.
2. The elimination in the required 6' tall decorative masonry wall will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity because a portion of Pinelake Campground already exists directly adjacent to this property, along the same road frontage, lacking a 6' tall decorative masonry wall.
3. The elimination in the required 6' tall decorative masonry wall will not diminish nor impair property values within the surrounding neighborhood because a recreational vehicle park already exists in the immediate vicinity. The shielding and buffering of an expansion of an existing facility does not affect property values, especially if the shielding and buffering could be accomplished with a vegetative berm.
4. The elimination in the required 6' tall decorative masonry wall makes sense in light of the surroundings and adjacent property. The elimination in the required 6' tall decorative masonry wall does not impair the purpose and intent of the Unified Development Code.

Buffers and landscape strips have been designed with details provided and approved as part of the site development plans approval process.

#### Utilities

The only utility relocation required is the relocation of overhead power per the OC Health Department requirements. All utilities are proposed to be underground. Proposed utilities to serve the facility are power and water.

#### Garbage Collection

Garbage collection will be handled by private contract service.

#### Sidewalks

Concrete sidewalks will be constructed to service the project and provide customer access and circulation.

#### Public & Semi-public Areas

Access and drainage easements will be dedicated to Oconee County as needed. Easements for power, telephone, & internet access will be dedicated as required for specific utility construction.

#### Outdoor Lighting

Minimal outdoor lighting is proposed for the project for safety and security. A lighting plan shall be submitted to the Oconee County Planning Department prior to installation.

#### Development Valuation

Proposed estimated total value of the project at completion: \$600,000.00



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

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**SPECIAL USE CASE #:** 7554

**DATE:** September 10, 2018

**STAFF REPORT BY:** Grace Tuschak, Planner &  
Gabriel Quintas, Assistant Director

**APPLICANT NAME:** Williams and Associates, Land  
Planners, P.C.

**PROPERTY OWNER:** Pinelake Campground, LLC

**LOCATION:** 5630 High Shoals Rd, along the south side of  
Adams Road

**PARCEL SIZE:** ± 16.79 Acres

**EXISTING ZONING:** A-1 (Agricultural District)

**2040 CHARACTER AREAS MAP:** Rural Places

**EXISTING LAND USE:** Single-family residence

**SPECIAL USE REQUESTED:** Modification to conditions of approval for Special Use Approval no. 7104

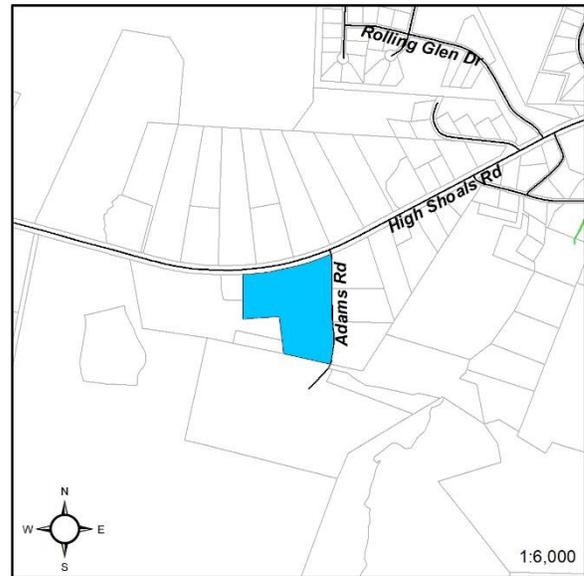
**REQUEST SUMMARY:** The owner is petitioning for a modification of the conditions of approval of special use approval no. 7104 to eliminate the requirement to install a six-foot decorative masonry wall along the GA Highway 186 right-of-way line abutting the subject property to the north.

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** September 17, 2018

**BOARD OF COMMISSIONERS:** October 2, 2018

**ATTACHMENTS:** Application  
Special Use Impact Analysis  
Narrative  
Site Review  
Aerial Photo  
Tax Map  
Plat of Survey  
Concept Plan



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

### **HISTORY**

- The property has been zoned Agricultural (A-1) since the original adoption of zoning in 1968.
- The BOC approved Special Use no. 7104 on 05/02/2017 to allow construction of a recreational vehicle park.
- The preliminary site plan and site development plans for the project were approved concurrently on 02/14/2018.

### **SITE VISIT DESCRIPTION**

- Upon inspection of the subject property on 09/11/2018, staff observed that construction of the project is in progress. An earthen berm varying from about six feet to eight feet in height is being constructed along the northern property line. Staff further notes that a large portion of the site has been cleared of vegetation and grading is taking place.

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

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Single family residences on medium and large sized tracts	A-1 (Agricultural)
<b>SOUTH</b>	Plant nursery	A-1 (Agricultural)
<b>EAST</b>	Single-family residences on medium sized tracts	A-1 (Agricultural)
<b>WEST</b>	Single-family residence on a small sized tract & recreational vehicle park	A-1 (Agricultural)

### **PROPOSED PROJECT DESCRIPTION**

The property owner is requesting a modification to the approved concept plan associated with Special Use Approval no. 7104 to eliminate the need to construct a six-foot decorative masonry wall along the GA Highway 186 right-of-way line abutting the subject property to the north. The owner is in the process of constructing a landscaped, earthen berm which will serve as the perimeter buffer (in lieu of the decorative masonry wall) along the northern property line.

### **ENVIRONMENTAL**

No adverse environmental impacts are anticipated as a result of the present request.

### **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*.

*In an effort to avoid redundancy, staff has limited analysis to the proposed modification alone. Please refer to the staff report for special use approval no. 7104 for an analysis of the initial request to allow the recreational vehicle park.*

- Staff believes that the proposed modification is in conformity with the intent of UDC Section 326.10.b.3.c, which is to provide adequate buffering and screening of the recreational vehicle park from public view. The landscaped six-foot berm that is proposed along the GA Highway 186 right-of-line achieves the same buffering effect that a six-foot decorative masonry wall would provide.
- The present request should not pose any detriment to the surrounding properties.

## **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. Central loudspeakers and public address systems shall be prohibited.
2. No dumpster or trash receptacle shall be emptied between 7:00 PM and 8:00 AM. Dumpsters and trash receptacles shall be located where they are not visible from adjacent properties and shall be adequately screened from view from all streets.
3. Lighting shall be established in such a way that no direct light is cast upon adjacent properties and roadways. Footcandles shall be zero (0) at all property lines and along Adams Road right of way.
4. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative photos and other documents submitted with the special use approval application and attached hereto, paying special attention to the materials and design elements shown in the representative photos included in exhibit "A" of the resolution special use approval no. 7104.
5. A one-foot (1') no-access easement shall be platted along the Adams Road frontage.
6. No recreational vehicle (RV) space shall be permitted within 100 feet of any existing residential structure located along Adams Road.
7. Mobile homes shall not be permitted. This restriction does not apply to the existing mobile home which shall be required to conform to Unified Development Code Section 326.11 - Standards for pre-owned manufactured homes.
8. Permanent residency shall not be allowed except for one residence for the park staff.
9. Storage of recreational vehicles, campers, and boats is not allowed.
10. Parking spaces for passenger cars shall be provided for each RV space. No parking shall be permitted along interior drives.
11. The development shall contain no more than 34 RV spaces and no more than 7 cabins (5 new structures plus two existing structures).
12. Occupancy of RV spaces and cabins shall not exceed 90 days.
13. Developer shall install a 60-foot landscaped buffer along Adams Road outside of the 15' prescriptive easement.
14. The developer shall install a landscaped, earthen berm with a consistent height of at least six feet. Final design and location of said berm shall be subject to review and approval by the Director of Planning and Code Enforcement.



# OCONEE COUNTY ZONING CHANGE APPLICATION

**Requested Action:**

- Rezoning from: \_\_\_\_\_ to \_\_\_\_\_
- Change in Conditions of Approval for Case # 7104
- Special Use Approval for: \_\_\_\_\_ in A-1 Zoning District

**Applicant**

Name: Williams & Associates, Land Planners, P.C.

Address: 2470 Daniells Bridge Rd.  
 \_\_\_\_\_  
Ste 161 (No P.O. Boxes)  
 \_\_\_\_\_  
Athens, GA 30606  
 \_\_\_\_\_

Telephone: (706) 310-0400

**Property Owner**

Name: Pinelake Campground, LLC.

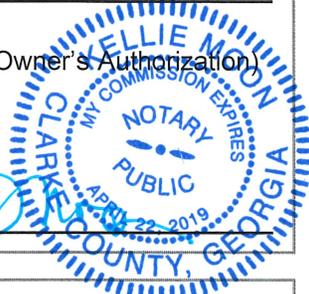
Address: 2370 Elder Mill Rd.  
 \_\_\_\_\_  
Watkinsville, GA 30677 (No P.O. Boxes)  
 \_\_\_\_\_

Telephone: (706) 769-5486

**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] - WILLIAMS & ASSOC. LAND PLANNERS P.C. AGENT FOR OWNER Date: 08/22/18 Notarized: [Signature]

**Property**

Location: The southwest corner of the intersection of  
 \_\_\_\_\_  
 \_\_\_\_\_  
High Shoals Road and Adams Road  
 \_\_\_\_\_

Tax Parcel Number: A07-017C

Size (Acres): 16.7949 Current Zoning: A-1 w/ Special Use

Future Development Map-Character Area Designation: Rural Places

**Use**

Current Use: Vacant Agricultural Property & Residential

Proposed Use: Recreational Vehicle Park

**Attachments** (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed
- Typed Legal Description
- Plat of Survey
- Disclosures (Interests and Campaign Contributions)
- Zoning Impact Analysis
- Narrative (Detailed Description of the Request)
- Concept Plan
- Attachments to the Concept Plan:
  - Pre-approved Sanitary Sewer Extension Submittal
  - Representative Architecture/Photographs
- Proof all property taxes paid in full
- 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** 7554

**Planning Commission** Date: \_\_\_\_\_

Approval  With Conditions  Denial

**Board of Commissioners** Date: \_\_\_\_\_

Approved  With Conditions  Denied



## **Pinelake Campground**

Recreational Vehicle Park

The southwest corner of the intersection of GA Hwy 186 and Adams Road  
Bishop, Georgia

**A-1 with Special Use Approval – 16.7949 Acres**

**Tax Parcels #A07-017C**

Change in Conditions of Approval for Case #7104 – August 22, 2018

### **Narrative**

**Pinelake Campground** is a proposed recreational vehicle park to be located on 16.7949 acres and developed by Josh and Jo Anna Evans, Pinelake Campground, LLC. Josh, president of Pinelake Campground, LLC. will act as the primary contact for the project. W&A Engineering has been engaged by the owner to act as their agent in the preparation of the necessary documentation associated with this revised special use request.

### **The Site**

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The Future Development Map 2030 identifies the site with a Future Character Area designation of *Rural Places*.

### **The Development**

The project is currently being developed as a recreational vehicle park. The leasing will utilize the existing office on the adjacent existing parcel. 34 gravel campsites are proposed. Individual campsites are proposed to have water, electrical, and septic connections. A typical RV space layout with dimensions has been provided on the special use plan.

Access to the campsites is proposed via a paved access. Parking for RV's as well as automobiles have been provided on the camp sites.

The existing house is to be used as an owner/manager residence and the existing mobile home and shop apartment located on the property are to be converted into use as cabin rentals.

### **Buildings**

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The existing house, mobile home, and barns total approximately 8,659 square feet. No additional structures are proposed at this time.

### **Water Supply**

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No water demand is anticipated for this project. A private well is to be employed for water service.

### **Sewage Disposal**

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Conventional septic tanks and drain-fields are planned for the project. A soil survey map has been prepared by an approved soil scientist to insure that the campsites will be constructed in an area with appropriate soils per county and state regulations.

### **Surface Water Drainage**

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Grassed & natural waterways and corrugated pipe will be employed to collect and divert storm water to a proposed stormwater management facility. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The proposed stormwater management facility will be designed to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site development plans. Stormwater management will be in compliance with the Oconee County UDC.

### **Schools**

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Impact to schools will be positive by generating an increased positive net tax base without generating more students. There will be favorable initial and ongoing ripple economic impact on the county as a result of this development.

### **Access**

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Access will be via a two one-way driveways off of GA Hwy 186. No turn lane improvements are required for this project based on the listed GDOT approved permit, OC-UDC requirements, and traffic counts. A concrete apron will be provided for the project. Access will be in compliance with the OC-UDC and has been reviewed as part of the site development plans approval process.

### **Traffic**

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Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation, 9<sup>th</sup> Edition*.

Trip Generation									
Land Use (ITE Code)	Intensity	Unit	ADT	A.M. Peak Hour			P.M. Peak Hour		
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The justification for eliminating the 6' tall decorative masonry wall are as follows:

1. The elimination in the required 6' tall decorative masonry wall will not cause a substantial detriment to the public good because there is no advantage to the public if the wall exists or not. The intent of the wall requirement is to shield and buffer adjoining properties and not the public at large. The same shielding and buffering could be accomplished with a vegetative berm.
2. The elimination in the required 6' tall decorative masonry wall will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity because a portion of Pinelake Campground already exists directly adjacent to this property, along the same road frontage, lacking a 6' tall decorative masonry wall.
3. The elimination in the required 6' tall decorative masonry wall will not diminish nor impair property values within the surrounding neighborhood because a recreational vehicle park already exists in the immediate vicinity. The shielding and buffering of an expansion of an existing facility does not affect property

values, especially if the shielding and buffering could be accomplished with a vegetative berm.

4. The elimination in the required 6' tall decorative masonry wall makes sense in light of the surroundings and adjacent property. The elimination in the required 6' tall decorative masonry wall does not impair the purpose and intent of the Unified Development Code.

Buffers and landscape strips have been designed with details provided and approved as part of the site development plans approval process.

### **Utilities**

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The only utility relocation required is the relocation of overhead power per the OC Health Department requirements. All utilities are proposed to be underground. Proposed utilities to serve the facility are power and water.

### **Garbage Collection**

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Garbage collection will be handled by private contract service.

### **Sidewalks**

---

Concrete sidewalks will be constructed to service the project and provide customer access and circulation.

### **Public & Semi-public Areas**

---

Access and drainage easements will be dedicated to Oconee County as needed. Easements for power, telephone, & internet access will be dedicated as required for specific utility construction.

### **Outdoor Lighting**

---

Minimal outdoor lighting is proposed for the project for safety and security. A lighting plan shall be submitted to the Oconee County Planning Department prior to installation.

### **Development Valuation**

---

Proposed estimated total value of the project at completion: \$600,000.00

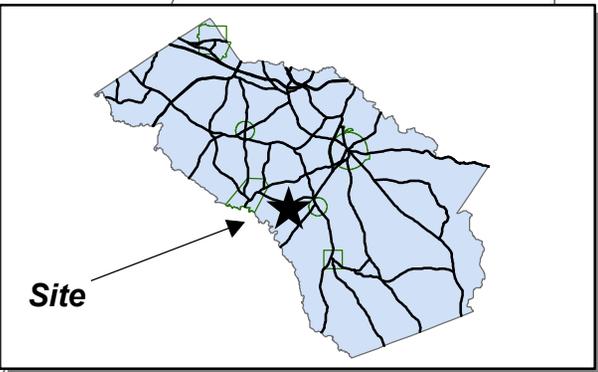
# Pinelake Campground, LLC Aerial View



Feet  
1:6,000



**Tax Parcel # A-07-017C**



Site

**High Shoals Rd**

**Adams Rd**

1:6,000

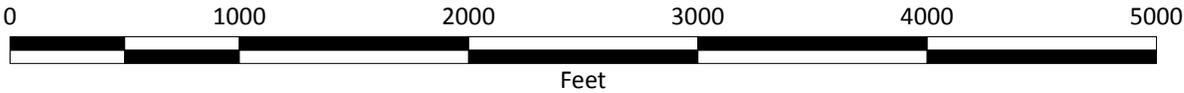
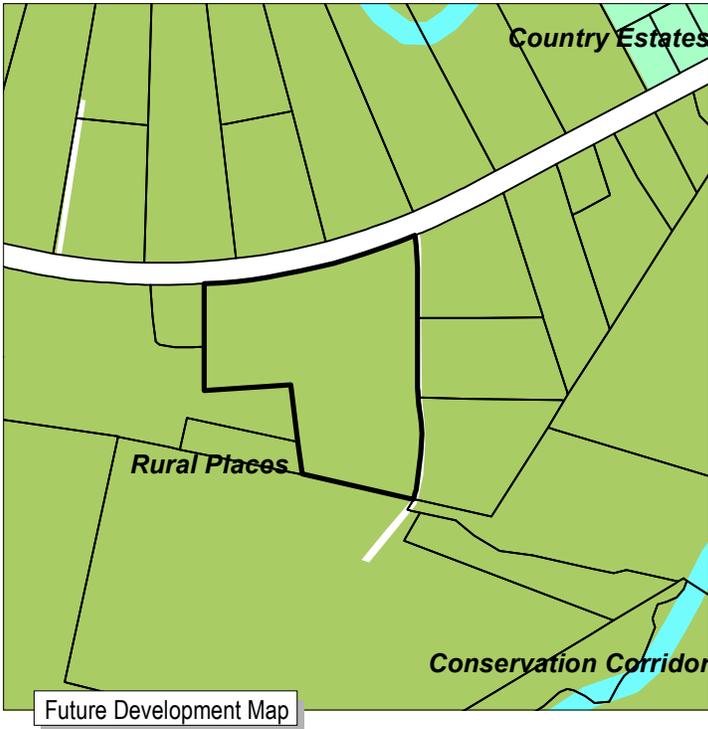
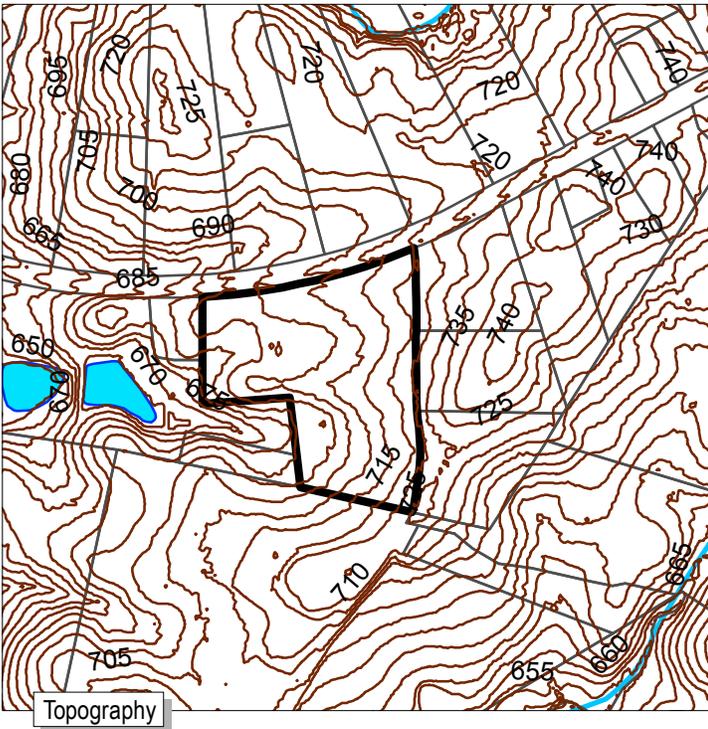
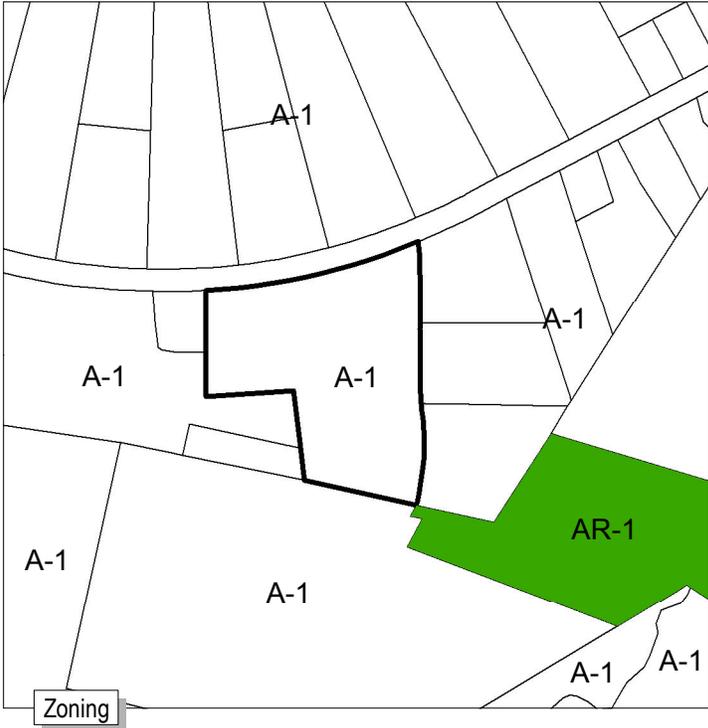
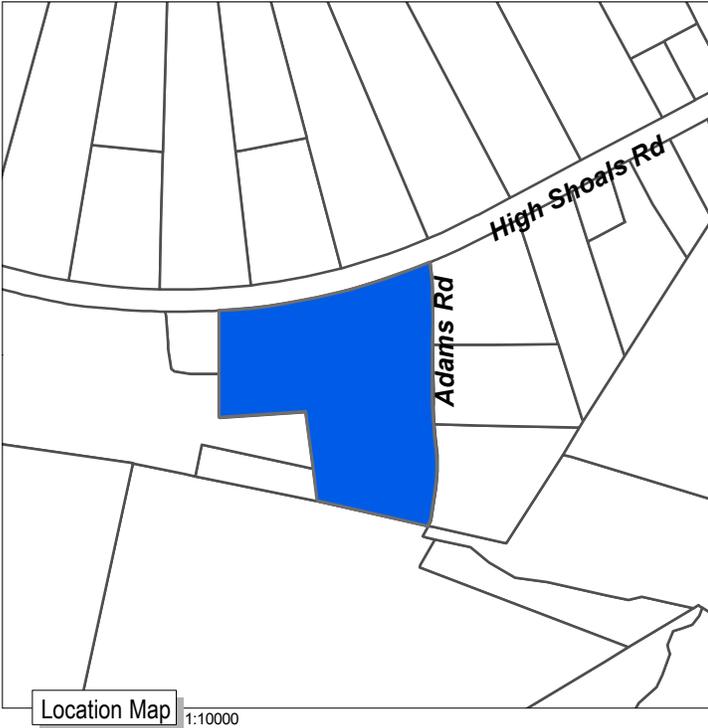


**Oconee County  
Planning Department**

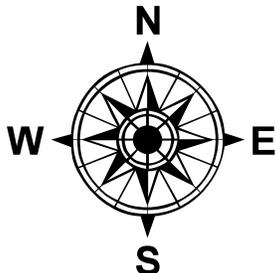
This map is representative of the official tax map and should be used for planning purposes only.



# Pinelake Campground, LLC Site Review



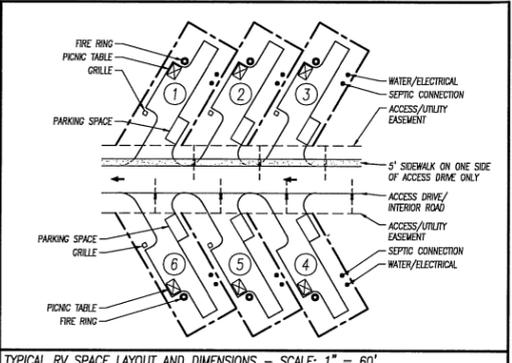
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**811**  
KNOW WHAT'S BELOW  
CALL BEFORE YOU DIG  
THREE WORKING DAYS  
BEFORE YOU DIG

**LEGEND**

DB = DEED BOOK  
PB = PLAT BOOK  
ZL = ZONING DEMARCATION LINE  
TYP = TYPICAL  
EX = EXISTING  
PR = PROPOSED  
TBA = TO BE ABANDONED  
TR = TO BE REMOVED  
TF = TO BE FILLED  
UE = UTILITY EASEMENT  
SSE = SANITARY SEWER EASEMENT  
DE = DRAINAGE EASEMENT  
G = COMPACT PARKING SPACE  
OSSA = OPEN SOIL SURFACE AREA  
BSL = BUILDING SETBACK LINE  
PSL = PARKING SETBACK LINE  
FTE = FINISHED FLOOR ELEVATION  
SSM = SANITARY SEWER MANHOLE  
G = UTILITY POLE  
PC = PROPERTY CORNER  
PCF = PROPERTY CORNER FOUND  
PF = IRON PIN FOUND  
PS = IRON PIN SET - 1/2" REBAR  
CMP = CONCRETE MONUMENT FOUND  
OTP = OPEN TOP PIPE  
CO = CLEAN OUT  
SSM = SANITARY SEWER MANHOLE  
DIP = DUCTILE IRON PIPE  
WH = WATER METER  
WV = WATER VALVE  
TP = TELEPHONE POLE  
PP = POWER POLE  
PTP = POWER TELEPHONE POLE  
LP = LIGHTPOST  
SIG = TRAFFIC SIGNAL  
TPE = UNDERGROUND TELEPHONE PEDESTAL  
FIB = FIBER OPTIC PEDESTAL  
TRANS = TRANSFORMER  
DI = DROP INLET  
CI = CRATE INLET  
HI = HOOD/GRATE INLET  
JB = JUNCTION BOX  
OCS = OUTLET CONTROL STRUCTURE  
RCP = REINFORCED CONCRETE PIPE  
CMP = CORRUGATED METAL PIPE  
SHP = HIGH DENSITY POLYETHYLENE  
E = INVERT ELEVATION  
LWCB = LEFT WING CATCH BASIN  
RWCB = RIGHT WING CATCH BASIN  
PWCB = DOUBLE WING CATCH BASIN  
FES = FLARED END SECTION  
GUY WIRE =  
S = SANITARY SEWER  
W = WATER  
U = UNDERGROUND UTILITY  
G = GAS  
T = UNDERGROUND TELECOM



TYPICAL RV SPACE LAYOUT AND DIMENSIONS - SCALE: 1" = 60'

**SIGHT DISTANCE**

HIGH SHOALS ROAD (55 MPH)

DISTANCE LEFT = EXCEEDS THE MINIMUM 610' REQUIRED  
DISTANCE RIGHT = EXCEEDS THE MINIMUM 610' REQUIRED

**EXISTING UTILITIES NOTE**

THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING, INCLUDING GAS, ELECTRICAL AND TELECOMMUNICATION LINES. EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE. ANY DAMAGES TO SUCH UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. WILLIAMS & ASSOCIATES SHALL BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.

**EROSION CONTROL NOTES**

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND SHALL BE MAINTAINED UNTIL A PERMANENT GRASS COVER IS ESTABLISHED.

**SOIL EROSION PREVENTION METHODS THAT ARE DEEMED NECESSARY ON THIS SITE WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES AND CODES.**

**GENERAL NOTES**

1. ALL UTILITIES ARE APPROXIMATELY LOCATED.
2. ALL PROPOSED UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.
3. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE OCONEE COUNTY UDC AT THE TIME THE PERMITS ARE REQUESTED.
4. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.

**REVISED SPECIAL USE CONCEPT PLAN NOTES**

1. DIMENSIONS ARE SHOWN TO THE EDGE OF PAVEMENT OR FACE OF CURB, IF PRESENT, UNLESS OTHERWISE NOTED. BUILDING MEASUREMENTS ARE TO OUTSIDE FACE.
2. ALL CURB RADI ARE TO BE 4.5' UNLESS OTHERWISE SPECIFIED ON THE PLANS.
3. CURB AND CUTTER WITHIN PROPERTY BOUNDARIES SHALL BE 24" UNLESS OTHERWISE NOTED.
4. ANY SIGNS FOR THE PROJECT WILL REQUIRE SEPARATE PERMIT. DETAILS OF SIGN DESIGN, SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE OCONEE COUNTY CODE ENFORCEMENT AND PLANNING OFFICES FOR REVIEW AND APPROVAL PRIOR TO ERECTION.
5. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE OCONEE COUNTY UDC AT THE TIME THE PERMITS ARE REQUESTED.
6. ALL UTILITIES ARE APPROXIMATELY LOCATED.
7. ALL PROPOSED UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.
8. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.

**SITE COVERAGE DATA**

TOTAL PROJECT ACRES: 16.7949 ACRES (731,586.85 SF)  
FUTURE ROW: 0.00 ACRES (0.00 SF)  
NET SITE ACRES: 16.79 ACRES (731,586.85 SF.)

EXISTING LOT COVERAGE: 39,663.83 SF (5.42% OF SITE)  
BUILDINGS: 8,566.36 (1.16% OF SITE)  
PAVING: 10,821.72 (1.48% OF SITE)  
CONCRETE & SIDEWALKS: 3,584.87 (0.49% OF SITE)  
GRAVEL: 15,390.88 (2.13% OF SITE)

PROPOSED LOT COVERAGE: 151,209.82 SF, (20.67% OF NET SITE)  
BUILDINGS & CAMPS: 8,859.25 SF, (1.18% OF NET SITE)  
PAVING: 50,131.98 SF, (6.85% OF NET SITE)  
SIDEWALKS & CONCRETE AREAS: 14,707.42 SF, (2.01% OF NET SITE)  
GRAVEL: 77,171.29 (10.62% OF SITE)

TOTAL LANDSCAPE AREA: 580,376.93 SF, (79.33% OF NET SITE)  
1 SHADE TREE REQUIRED / 3600 SF. VEHICLE USE AREA 50,131.98 SF / 3600 SF. = 13.93 REQUIRED  
34 PROPOSED

TOTAL OPEN SPACE AND RECREATION AREA: 398,006.91 SF, (54.40% OF NET SITE)  
ACTIVE RECREATION FACILITIES: 100,224 SF, (25.18% OF TOTAL OPEN SPACE AND RECREATION AREA) DEVOTED TO FISHING AND WALKING TRAILS

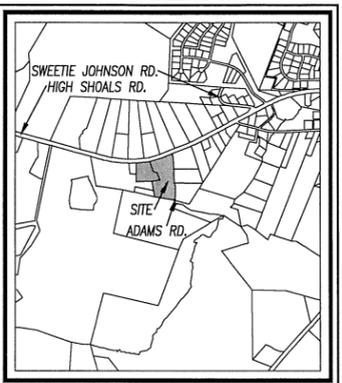
**PARKING DATA**

REQUIRED PARKING:  
RV PARK = 1 PER SPACE + 1 FOR RESIDENT MANAGER OR OWNER  
34 RV SPACES = 34 PARKING SPACES

PROPOSED PARKING: 34 SPACES (9'x18')

**BUILDING DATA**

PROPOSED BUILDING AREA: 8,859.25 SF.  
EXISTING HOUSE: 4,740 SF.  
EXISTING BARN: 9,250 SF.  
EXISTING MOBILE HOME: 1,800 SF.  
PROPOSED BUILDING HEIGHT: <20'



VICINITY MAP  
SCALE: 1" = 2,000'

**PROJECT DATA**

PROPERTY OWNER: PINELAKE CAMPGROUND, LLC, 2370 ELDER MILL ROAD, WATKINSVILLE, GEORGIA 30677, ATTN: JOSH EVANS, 706.785.5486

DEVELOPER: PINELAKE CAMPGROUND, LLC, 5540 HIGH SHOALS ROAD, BISHOP, GEORGIA 30821, ATTN: JOSH EVANS, 706.785.5486

AUTHORIZED AGENT: WILLIAMS & ASSOCIATES, LAND PLANNERS, P.C., 2470 DANIELLS BRIDGE RD., STE 161, ATHENS, GA 30606, 706.310.0400

PHYSICAL ADDRESS: 5630 HIGH SHOALS ROAD

TAX PARCEL: A07-017C

GMD: 222

TOTAL PROJECT ACRES: 16.7949 ACRES (731,586.85 SF.)

CONTOUR INTERVAL: 2' FIELD RUN TOPO BY WILLIAMS & ASSOCIATES, LAND PLANNERS, P.C.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A WILLIAMS & ASSOCIATES, LAND PLANNERS, P.C. ADMINISTRATIVE RECOMMENDATION PLAT FOR: FOR PINELAKE CAMPGROUND, LLC, DATED 06/27/2017.

EXISTING ZONING: A-1 WITH SPECIAL USE APPROVAL

PROPOSED ZONING: A-1 WITH REVISED SPECIAL USE APPROVAL

EXISTING USE: RESIDENTIAL PROPERTY AND VACANT AGRICULTURAL PROPERTY

PROPOSED USE: RECREATIONAL VEHICLE PARK

FLOOD PLAIN: NO PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAN ACCORDING TO TRM COMMUNITY PANEL NUMBER 13219601300 DATED 09/02/2009.

THERE ARE STATE WATERS ONSITE AND WITHIN 200' OF THE SITE.

THERE ARE NO WETLANDS DELINEATED ON SITE.

WATER SUPPLY: INDIVIDUAL PRIVATE WELL

SEWAGE DISPOSAL: SEPTIC TANK AND DRAINFIELD

SOLID WASTE: BY PRIVATE CONTRACT

UTILITIES: POWER, TELEPHONE, CABLE TV

SITE DRAINAGE: DRAINAGE CHIMES AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITIES.

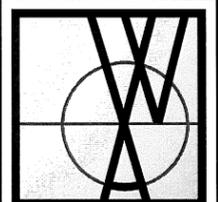
**A-1 ZONING REGULATIONS**

MIN. FRONT YARD: 40'  
MIN. SIDE YARD: 25'  
MIN. REAR YARD: 25'  
MAX. BLDG HEIGHT: 40'

**REVISIONS**

DATE	COMMENT
08/22/18	PER OCPD COMMENTS.

**RECEIVED**  
AUG 24 2018  
By [Signature]



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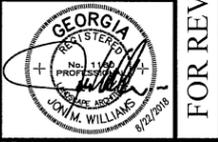
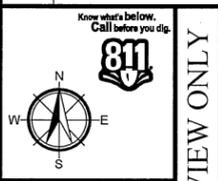
16.7949 ACRES - 5630 HIGH SHOALS ROAD  
OCONEE COUNTY, GEORGIA

**PINELAKE CAMPGROUND**

DATE: 07/18/2018

**REVISIONS**

DATE	COMMENT
08/22/18	PER OCPD COMMENTS.



17013  
REVISED SPECIAL USE CONCEPT PLAN  
01

FOR REVIEW ONLY

