

**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 Carter Engineering Consultants, Inc. on September 26, 2016 requesting Special Use Approval on a ±17.18 acre tract of land located on the north side of SR 53 and the west side of Robinhood Road in the 221st G.M.D., Oconee County, Georgia, (TP# B-05-018), on property owned by Briarwood Baptist Church, 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 Community Scale Church.

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.

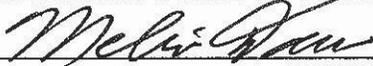
SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

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

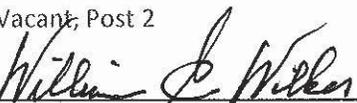
Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on November 14, 2016, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on December 6, 2016.

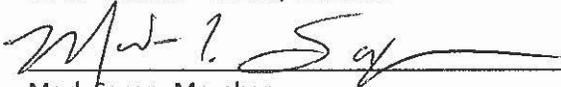
ADOPTED AND APPROVED, this 6th day of December, 2016.

OCONEE COUNTY BOARD OF COMMISSIONERS

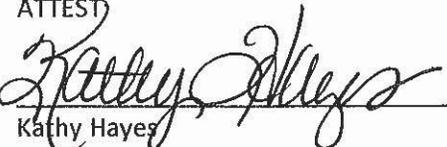
BY: 
G. Melvin Davis, Chairman


Jim Luke, Member

Vacant, Post 2

W. E. "Bubber" Wilkes, Member


Mark Saxon, Member

ATTEST


Kathy Hayes
Clerk, Board of Commissioners

CONDITIONS

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

1. All proposed buildings must be connected to the Oconee County water system at the developer's expense in a manner approved by Oconee County Utility and Public Works Departments.
2. At a minimum, developer shall comply with storm water management regulations in effect at the time of construction plan approval.
3. The total building square footage of the primary church facilities shall not exceed 33,000 Sf.
4. Development structure shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative architectural sketches and other documents submitted with the zoning application and attached hereto.
5. The developer shall install buffers and landscaping to bring parking lot into compliance with UDC 607 and UDC 803.
6. The developer shall install a new septic tank and drain field to accommodate the proposed building.

NARRATIVE

PROJECT NARRATIVE Briarwood Baptist Church

The Site

The subject 17.38 acres parcel is located at the northerly corner of the intersection of Hog Mountain Road (SR 53) and Robin Hood Road. The property currently consists of a church building with associated parking and a modular detached building. The church has been part of the Oconee County community for approximately 40 years. The property has recently been combined with an adjacent parcel and a recombination plat was recorded on August 12, 2011 in Deed Book 37, Page 461.

The site is accessed by an entrance off of Hog Mountain Road and two separate entrances off of Robin Hood Road. The property is Zoned A1 and surrounded by residential property (Zoned A1) to the north and east. The adjoining property to the west is zoned OHP and is part of the undeveloped Parkside Business Park. The site has gentle rolling topography and consists of one natural drainage corridor that begins at the northern portion of the property. The drainage corridor is an unnamed tributary to Barber Creek which requires a State Waters Buffer. The site is heavily forested along the northern portion of the property and open to the south where the current church facilities are located.

The Development

The site currently consists of one multiple story building that is used for the church worship center, church education, and fellowship. There is also an existing modular structure immediately to the north of the main church building which houses the youth members. This modular unit was the subject of a Conditional Use Permit #4364 granted by Oconee County in April of 2005. At that time, it was contemplated that the modular unit would be temporary; however, the church felt that the best use of the unit would be to bring the structure up to current building codes and have it considered as a permanent structure. The previous approved Special Use application #6119 granted in 2012 allowed the modular structure to become a permanent structure. This Special Use request and Change in Conditions of Approval for Case #6119 includes the construction of a 12,000 s.f. multi-level worship center. Condition #5 for the previous approved Special Use #6119 is requested to be changed to state the following: "The total building square footage of the primary church facilities shall not exceed 33,000 s.f." The existing landscaping and parking spaces shown in the right-of-way along Robin Hood Road will be removed at the time of construction. In addition, a 10' landscape strip will be planted between the parking lot and right-of-way per UDC Sec. 803.03.

Schedule

The church plans to demolish the existing modular structure and construct the proposed 12,000 s.f. building and bring the site into compliance with the current landscape code in 2017.

Buffers

State Water Buffers will be preserved in accordance with state law and will not be disturbed in the project.

Buildings

The property includes two existing buildings. The main building consists of 17,300 s.f. of multi-level area used for the worship center, educational space, and office space. The second building includes a modular structure used for youth education and fellowship and includes 3,700 s.f. of one-level space. This proposal includes the construction of a 12,000 s.f. multi-level building used for a worship center and educational space. Curb and gutter is proposed where there is proposed pavement, landscape islands, and in the existing parking lot as shown on the Special Use Concept Plan. The site will also be brought into compliance with the parking lot landscaping code per the Oconee County UDC.

Traffic

There is no change in traffic patterns or traffic counts as a result of this Special Use Application. There will not be a negative impact to current traffic.

Schools

There is no change in impact to the county school system as a result of this Special Use Application.

Water Supply

Water supply for this project is provided by Oconee County Public Utilities. The water supply for the proposed building will utilize the existing water line and meter on site. Water demand for this project will not change from the existing condition.

Sewage Disposal

The site currently consists of conventional septic tanks and septic drain fields and is operating adequately. The proposed building will have a separate septic tank and septic drain field to handle the sewage disposal.

Utilities

The proposed building will require electricity, public water, gas, telephone and data lines.

Stormwater Controls

The proposed facility will include a stormwater management system that meets the county requirements.

Access

The site is accessed by an entrance off of Hog Mountain Road and two separate entrances off of Robin Hood Road.

EXHIBIT "A" TO SPECIAL USE APPROVAL #6983

Page 2 of 4

LEGAL DESCRIPTION

Beginning at the iron pin at the intersection of the western 64 foot right of way of Robin Hood Road and the northern 100 foot right of way of Georgia Highway 53;

Thence proceeding along the northern Georgia Highway 53 right of way N60°05'09"W, a distance of 650.90' to an iron pin;

Thence N60°00'46"W, a distance of 199.81' to an iron pin;

Thence N41°36'29"E, a distance of 1418.07' to an iron pin;

Thence S46°59'02"E, a distance of 224.78' to an iron pin;

Thence S33°13'44"W, a distance of 485.74' to an iron pin;

Thence S57°10'50"E, a distance of 281.52' to an iron pin (280.98' measured between pins);

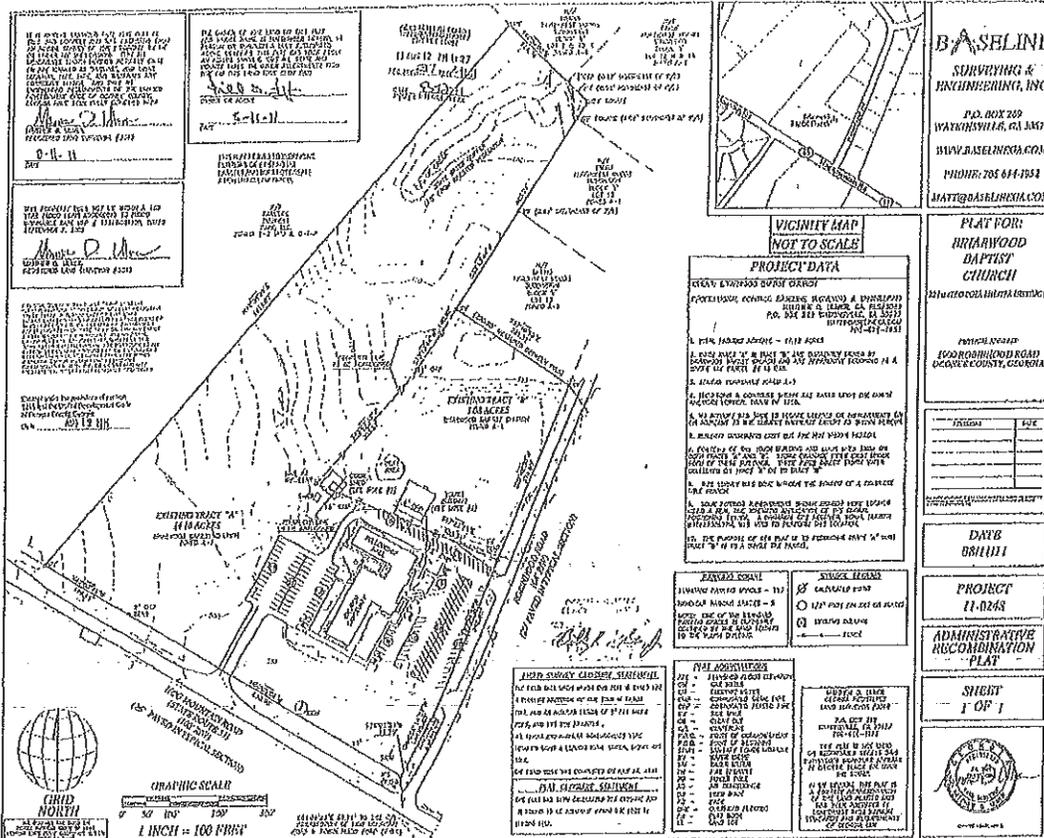
Thence S22°42'50"W, a distance of 374.50' to an iron pin;

Thence S22°38'57"W, a distance of 248.80' to a point;

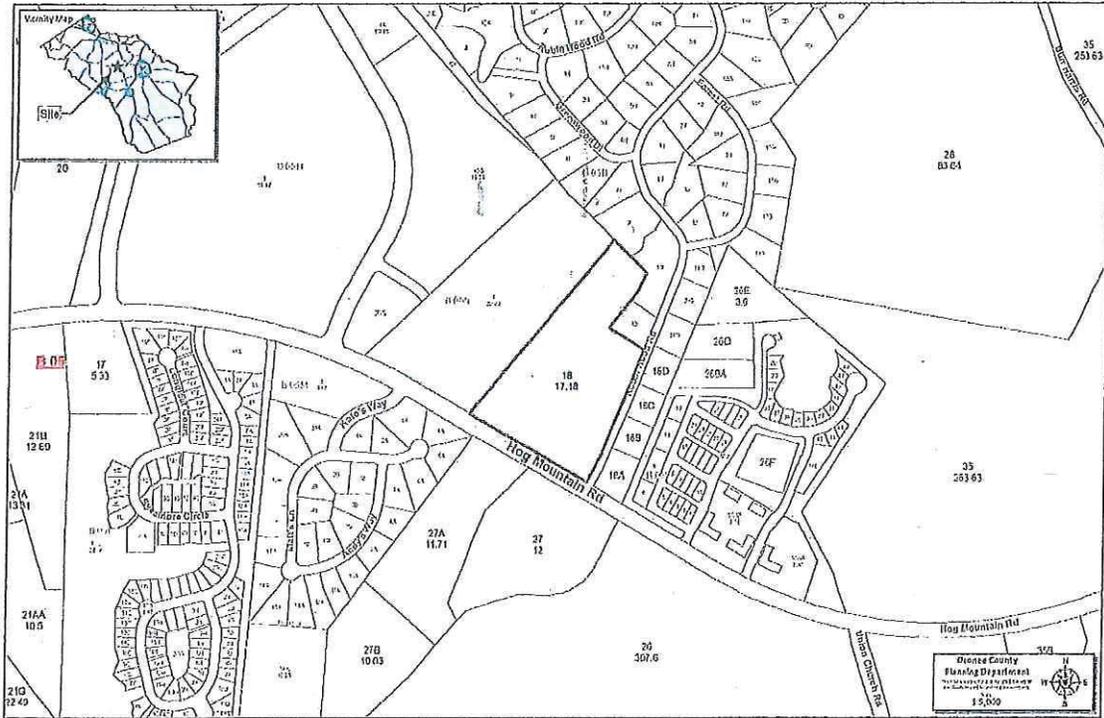
Thence continuing along a curve with a chord bearing of S26°14'57"W and a distance of 195.60' and a radius of 1535.33' to a point;

Thence S29°01'51"W, a distance of 25.20' to an iron pin; said pin being the POINT OF BEGINNING

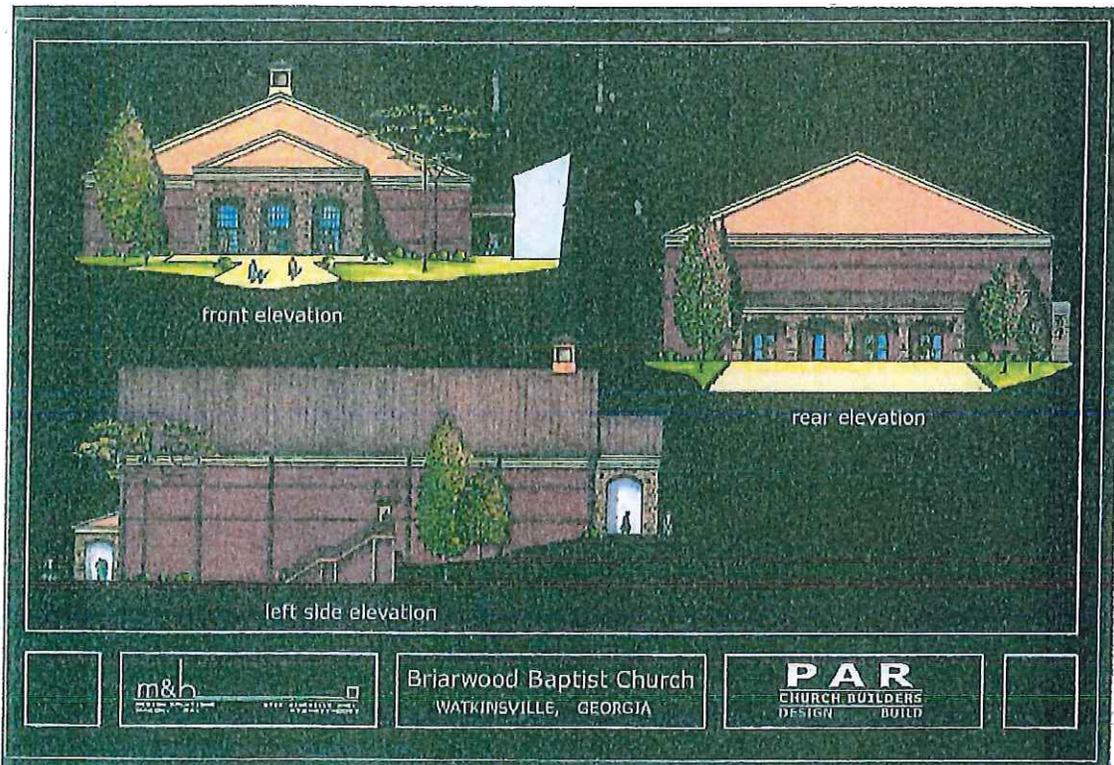
PLAT



TAX MAP



REPRESENTATIVE PHOTOGRAPHS





Planning Department
Oconee County, Georgia

STAFF REPORT

SPECIAL USE CASE #: 6983

DATE: October 11, 2016

STAFF REPORT BY: Andrew C. Stern, Planner

APPLICANT NAME: Carter Engineering Consultants, Inc.

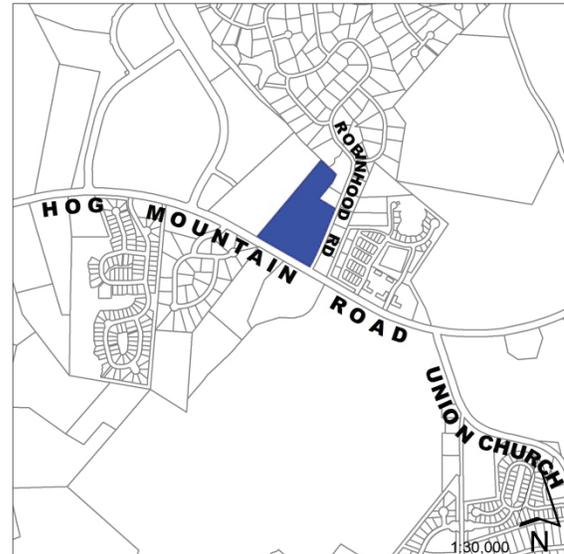
PROPERTY OWNER: Briarwood Baptist Church

LOCATION: North side of SR 53 and the west side of Robinhood Road

PARCEL SIZE: ±17.18 Acres

EXISTING ZONING: A-1 (Agricultural District)

EXISTING LAND USE: Community Scale Church



SPECIAL USE REQUESTED: Unified Development Code: Table 2.1, "Community Scale Church" – Special Use / A-1 (Agricultural District)

REQUEST SUMMARY: The owners are petitioning for a modification of Conditions for Special Use Approval #6119 in order to construct a 12,000 Sf multi-level worship center for an existing community scale church.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: November 14, 2016

BOARD OF COMMISSIONERS: December 6, 2016

ATTACHMENTS:

- Application
- Special Use Impact Analysis
- Narrative
- Architectural Photos
- Site Review
- Aerial Photo
- Tax Map
- Property Survey
- Concept Plan

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The church has been located on the site since 1986
- On 04/05/05, the BOC approved a Conditional Use Permit request to expand the church’s facilities by permitting a temporary modular building on the site for a period of 7 years
- On 02/06/2012, the BOC approved Special Use #6119 to bring a modular structure into code and allow it as a permanent structure.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	single-family residences on small sized tracts	A-1 (Agricultural)
SOUTH	single-family residence on medium sized tract, a single-family residential subdivision, and undeveloped	A-1 (Agricultural), R-1 (Single-Family Residential), & O-I-P (Office-Institutional-Professional)
EAST	single-family residences on small sized tracts	A-1 (Agricultural)
WEST	undeveloped	B-1 (General Business) & O-I-P (Office-Institutional-Professional)

SITE VISIT DESCRIPTION

- Community scale church with off-street parking and accessory buildings located on level terrain

PROPOSED PROJECT DESCRIPTION

- The church is requesting approval to allow construction of a 12,000 Sf multi-level worship center
- Condition (5) from Special Use #6119 limits the total building square footage of the primary church facilities to 21,000 Sf.
 - Existing Facilities:
 - sanctuary/fellowship hall – 17,300 Sf / 400 seats in sanctuary
 - modular classroom/youth building – 3,700 Sf
 - Proposed Facilities:
 - 12,000 Sf multi-level worship center
 - Total Church Facilities:
 - Total – 33,000 Sf

TRAFFIC PROJECTIONS

- Public works estimates 937 ATD based on all proposed and existing gross building square footage (ITE Trip Generation, 9th Edition 2012)

PUBLIC FACILITIES

Water:

- Church facilities are currently served by a County water main located in the SR 53 r-o-w

Roads:

- The development is accessed by one extant entrance off of SR 53 and two entrances off of Robinhood Road
- No new entrances are proposed for this development
- Extant landscaping and parking spaces are built within the right-of-way of Robinhood Road

ENVIRONMENTAL

- No 100 Year Flood Plain or Jurisdictional Wetland areas are located on the site
- Waste water from the church facilities are treated by septic tanks and drain fields
- An additional septic tank and drain field is proposed for the new development
- Conservation Corridor buffers are required along stream in the northern portion of the site

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

- No Comments
-

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE "STANDARDS FOR SPECIAL USE CONSIDERATION" AS SET FORTH IN SECTION 1207.02 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

- A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?** Yes. Churches are considered suitable secondary land uses in the A-1 zoning district.
 - B. Is the proposed special use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?** Yes. The 2030 Future Development Map designates this tract with the character area "Community Village". Churches are considered to be compatible secondary land uses within this character area.
 - C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?** No. If the worship center building is approved, normal and orderly development in this vicinity of the county will not be impeded.
 - D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?** Yes. The church has existed on the subject property for over 25 years.
 - E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?** Yes. SR 53 (Urban Minor Arterial) and Robinhood Road (Minor Collector) provide adequate access to the church site.
 - F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?** Yes. The site has one entrance off SR 53 and two entrances off Robinhood Road.
 - G. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?** Yes. Existing public facilities are adequate to provide service to the site.
 - H. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, and odor?** Yes. No adverse effects to adjoining properties can be identified by allowing the worship center on the site.
 - I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?** Yes. The hours of operation for churches typically have little or no impact to neighboring properties.
 - J. Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?** Yes. The proposed building will be similar to the architectural style and appearance of the existing buildings within the church complex.
-

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Board of Commissioners policies, decision making criteria and standards outlined in the development codes of Oconee County, staff recommends **approval subject to the following conditions to be fulfilled by the developer at his/her expense:**

*(Please note these conditions are from **Special Use #6119**, with modifications (bold and italicized) to accommodate this request to modify the development plan and increase the total building area for the development)*

1. The entire perimeter area between the bottom of the modular building and the ground shall be maintained with thick landscaping and the foundation must meet all code requirements.
2. The proposed classroom building must be connected to the Oconee County water system at the developer's expense in a manner approved by Oconee County Utility and Public Works Departments.
3. ~~No weekday daycare or school facilities are approved as part of this Special Use Approval.~~
4. At a minimum, developer shall comply with storm water management regulations in effect at the time of construction plan approval.
5. The total building square footage of the primary church facilities shall not exceed **33,000 Sf**.
6. ***Development structure shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative architectural sketches and other documents submitted with the zoning application and attached hereto.***
7. ***The developer shall install buffers and landscaping to bring parking lot into compliance with UDC 607 and UDC 803.***
8. ***The developer shall install a new septic tank and drain field to accommodate the proposed building.***



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: _____ to _____ Change in Conditions of Approval for Case #: 6119
- Special Use Approval for: Community Scale Church in the A1 Zoning District

Applicant

Name: Jeff Carter, PE

Address: 3651 Mars Hill Road, Suite 2000
(No P.O. Boxes)
Watkinsville, GA 30677

Telephone: 770-725-1200

Property Owner

Name: Briarwood Baptist Church

Address: 1900 Robinhood Road
(No P.O. Boxes)
Watkinsville, GA 30677

Telephone: 706-769-7660

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: 9/26/2016 Notarized: [Signature]

Property

Location: At the intersection of Robinhood Road and Hog Mountain Road
(Physical Description)

Tax Parcel Number: B 05 018

Size (Acres): 17.18 Current Zoning: A1

Future Development Map—Character Area Designation: Community Village

Use

Current Use: Community Scale Church

Proposed Use: Community Scale Church

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 OCU (N/A)
 - 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

Planning Commission Date: _____

Approval With Conditions Denial

Board of Commissioners Date: _____

Approved With Conditions Denied



IMPACT ANALYSIS
STANDARDS FOR SPECIAL USE CONSIDERATION
Briarwood Baptist Church

- A. **Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?** *The subject parcel is currently zoned A1, consisting of a church multi-use building, a detached modular structure, and an associated parking lot. The nature of this request does not conflict with the purpose or intent of the stated zoning.*
- B. **Is the proposed special use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?** *Yes, the proposal is compatible with the Comprehensive Plan.*
- C. **Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?** *Since the property already consists of an established use, there is no reason to believe the surrounding property development will be impeded.*
- D. **Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?** *The proposed Special Use approval is consistent with the pattern of development of the surrounding property since the property has been utilized as a church for approximately 30 years.*
- E. **Is or will the type of street providing access to the use be adequate to serve the proposed special use?** *Traffic patterns and traffic counts will not change as a result of this Special Use. There are no traffic related problems currently on either road (Hog Mountain Road & Robin Hood Road).*
- F. **Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?** *Access to the property will not change as a result of this Special Use. There are no traffic related problems currently on either road (Hog Mountain Road & Robin Hood Road).*
- G. **Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?** *There will be no change in the utilities required for this property; therefore, public facility demand will not change. Water supply for the proposed building will utilize the existing water line and meter on site. Water demand for this project will not change from the existing condition.*
- H. **Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?** *The special use does include bringing the site into compliance with the current parking lot landscaping code. The additional plantings will significantly reduce the effects from noise, light, glare, and odor.*

- I. **Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?** *There will be no change in hours or manner of operation on this property as a result of this Special Use.*

- J. **Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?** *The height, size, and location of the proposed building will be similar to the height, size, and location of the existing buildings or structures currently on site.*



PROJECT NARRATIVE

Briarwood Baptist Church



The Site

The subject 17.18 acres parcel is located at the northerly corner of the intersection of Hog Mountain Road (SR 53) and Robin Hood Road. The property currently consists of a church building with associated parking and a modular detached building. The church has been part of the Oconee County community for approximately 40 years. The property has recently been combined with an adjacent parcel and a recombination plat was recorded on August 12, 2011 in Deed Book 37, Page 461.

The site is accessed by an entrance off of Hog Mountain Road and two separate entrances off of Robin Hood Road. The property is Zoned A1 and surrounded by residential property (Zoned A1) to the north and east. The adjoining property to the west is zoned OIP and is part of the undeveloped Parkside Business Park. The site has gentle rolling topography and consists of one natural drainage corridor that begins at the northern portion of the property. The drainage corridor is an unnamed tributary to Barber Creek which requires a State Waters Buffer. The site is heavily forested along the northern portion of the property and open to the south where the current church facilities are located.

The Development

The site currently consists of one multiple story building that is used for the church worship center, church education, and fellowship. There is also an existing modular structure immediately to the north of the main church building which houses the youth members. This modular unit was the subject of a Conditional Use Permit #4364 granted by Oconee County in April of 2005. At that time, it was contemplated that the modular unit would be temporary; however, the church felt that the best use of the unit would be to bring the structure up to current building codes and have it considered as a permanent structure. The previous approved Special Use application #6119 granted in 2012 allowed the modular structure to become a permanent structure. This Special Use request and Change in Conditions of Approval for Case #6119 includes the construction of a 12,000 s.f. multi-level worship center. Condition #5 for the previous approved Special Use #6119 is requested to be changed to state the following: "The total building square footage of the primary church facilities shall not exceed 33,000 s.f." The existing landscaping and parking spaces shown in the right-of-way along Robin Hood Road will be removed at the time of construction. In addition, a 10' landscape strip will be planted between the parking lot and right-of-way per UDC Sec. 803.03.



Buildings

The property includes two existing buildings. The main building consists of 17,300 s.f. of multi-level area used for the worship center, educational space, and office space. The second building includes a modular structure used for youth education and fellowship and includes 3,700 s.f. of one-level space. This proposal includes the construction of a 12,000 s.f. multi-level building used for a worship center and educational space. Curb and gutter is proposed where there is proposed pavement, landscape islands, and in the existing parking lot as shown on the Special Use Concept Plan. The site will also be brought into compliance with the parking lot landscaping code per the Oconee County UDC.

Traffic

There is no change in traffic patterns or traffic counts as a result of this Special Use Application. There will not be a negative impact to current traffic.

Schools

There is no change in impact to the county school system as a result of this Special Use Application.



Water Supply

Water supply for this project is provided by Oconee County Public Utilities. The water supply for the proposed building will utilize the existing water line and meter on site. Water demand for this project will not change from the existing condition.

Sewage Disposal

The site currently consists of conventional septic tanks and septic drain fields and is operating adequately. The proposed building will have a separate septic tank and septic drain field to handle the sewage disposal.

Utilities

The proposed building will require electricity, public water, gas, telephone and data lines.

Stormwater Controls

The proposed facility will include a stormwater management system that meets the county requirements.

Access

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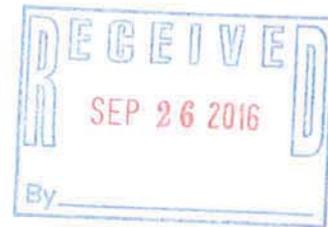


Schedule

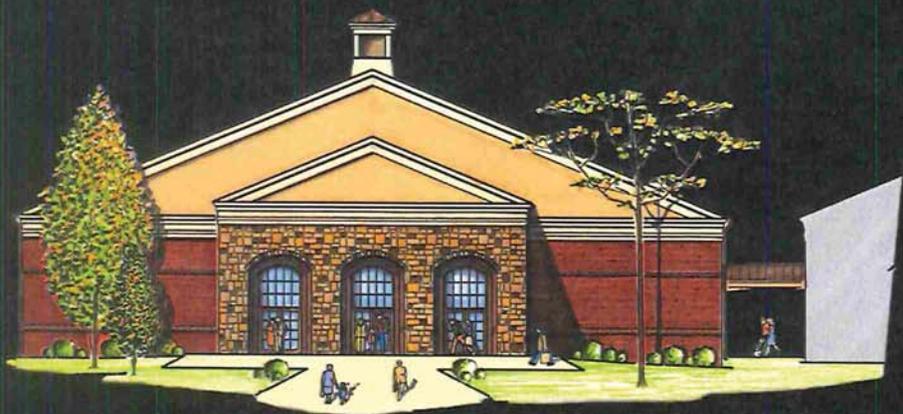
The church plans to demolish the existing modular structure and construct the proposed 12,000 s.f. building and bring the site into compliance with the current landscape code in 2017.

Buffers

State Water Buffers will be preserved in accordance with state law and will not be disturbed in the project.



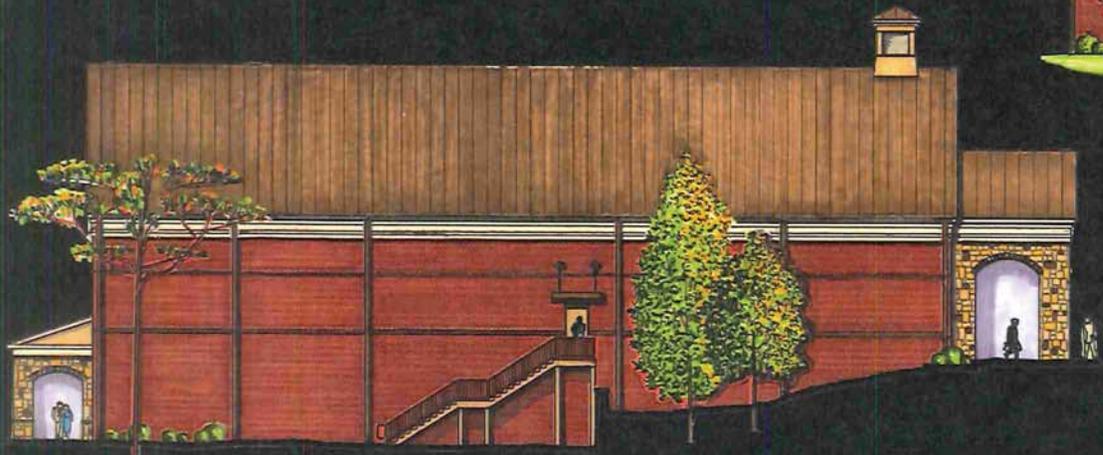
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SEP 26 2016



front elevation



rear elevation



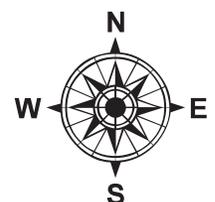
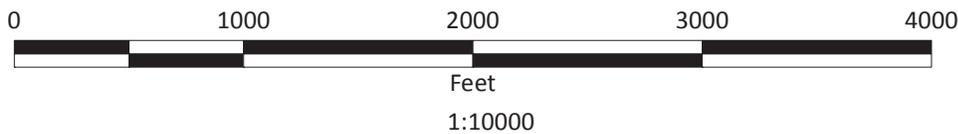
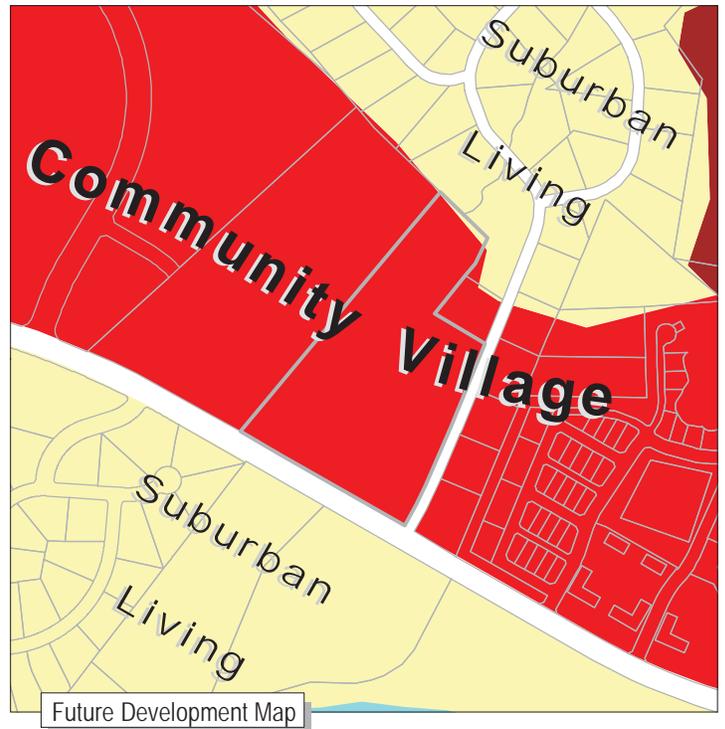
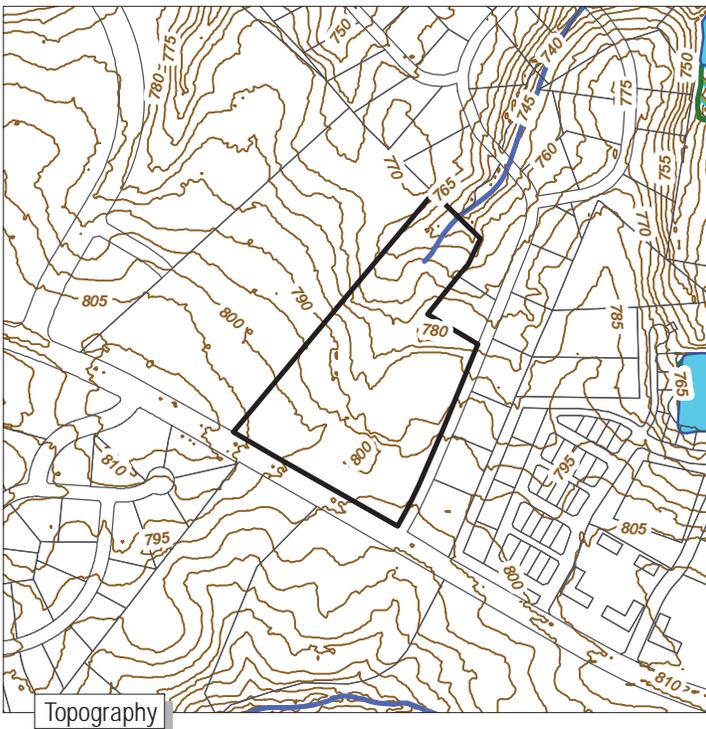
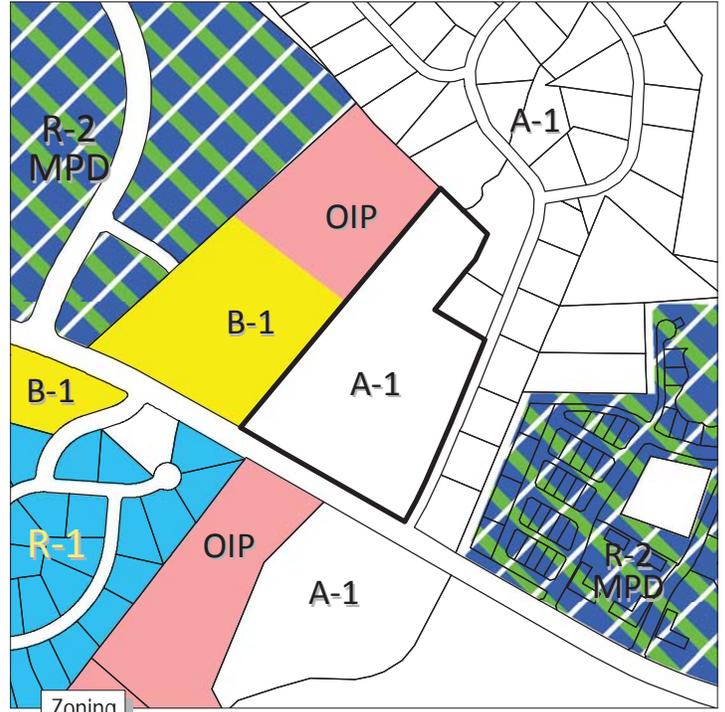
left side elevation

m&h
DESIGN SOLUTIONS
MACON, GA.
2755 WINDVILLE AVE.
478-477-0057

Briarwood Baptist Church
WATKINSVILLE, GEORGIA

PAR
CHURCH BUILDERS
DESIGN BUILD

Briarwood Baptist Church Site Review

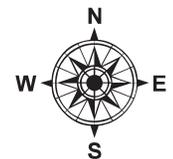


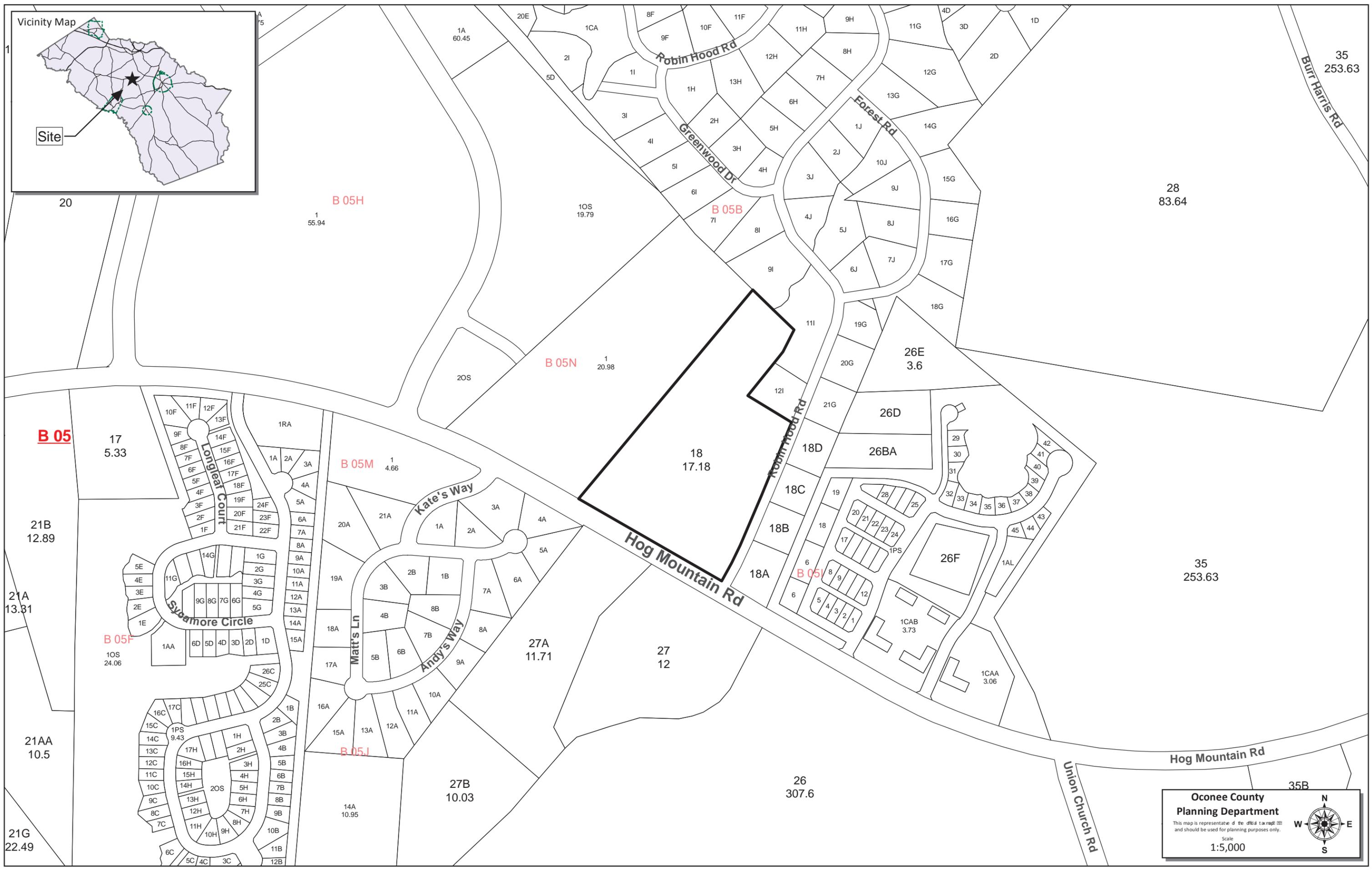
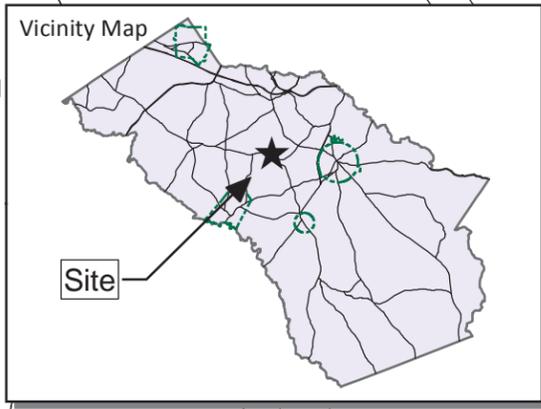
2016 Aerial Photograph



Feet

1:4000





Oconee County
Planning Department
This map is representative of the official tax map and should be used for planning purposes only.
Scale
1:5,000

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIALS ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

Matthew D. Ulmer
 MATTHEW D. ULMER,
 REGISTERED LAND SURVEYOR #3069

0-11-11
 DATE

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP # 13219C0130D, DATED SEPTEMBER 2, 2009

Matthew D. Ulmer
 MATTHEW D. ULMER,
 REGISTERED LAND SURVEYOR #3069

NO SOIL SCIENCE REPORT, BENT TEST OR OTHER INVESTIGATIONS HAVE BEEN CONDUCTED TO DETERMINE SUITABILITY OF THE LOTS. TRACTS OR PARCELS CREATED BY RELOCATING OF THIS PLAT FOR EITHER PAST OR FUTURE SUPPLY (WELL) FOR OR ON-SITE SEWAGE MANAGEMENT SYSTEM (SEPTIC), THE OWNED, PURCHASER, LEASER, LESSOR, AS "OTHER PARTIES" TAKING TITLE TO OR OTHERWISE PROCURING AN INTEREST IN SAID PROPERTY ARE RESPONSIBLE FOR OBTAINING SUCH INFORMATION AT THEIR EXPENSE PRIOR TO ENTERING INTO ANY CONTRACTS OR OTHERWISE OBTAINING ANY VESTED INTEREST IN THE SUBJECT PROPERTY.

Exempt under the provisions of section 1215.b of the Unified Development Code of Oconee County, Georgia.
 Date: AUG 12 2011

THE OWNER OF THE LAND ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

Matthew D. Ulmer
 OWNER OR AGENT
 DATE 8-11-11

THIS PLAT SERVES TO RECOMBINE PORTIONS OF EXISTING TAX PARCELS AND DOES NOT CREATE A NEW LOT OR TAX PARCEL.

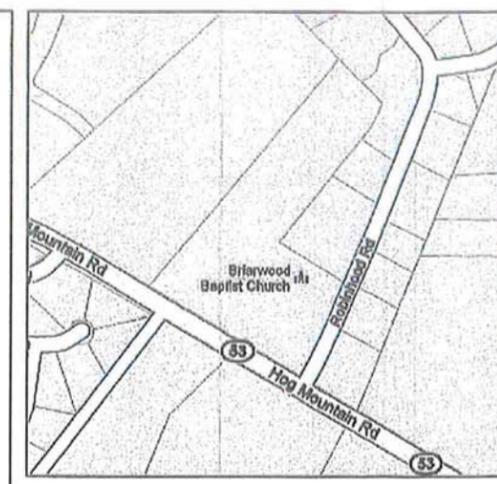
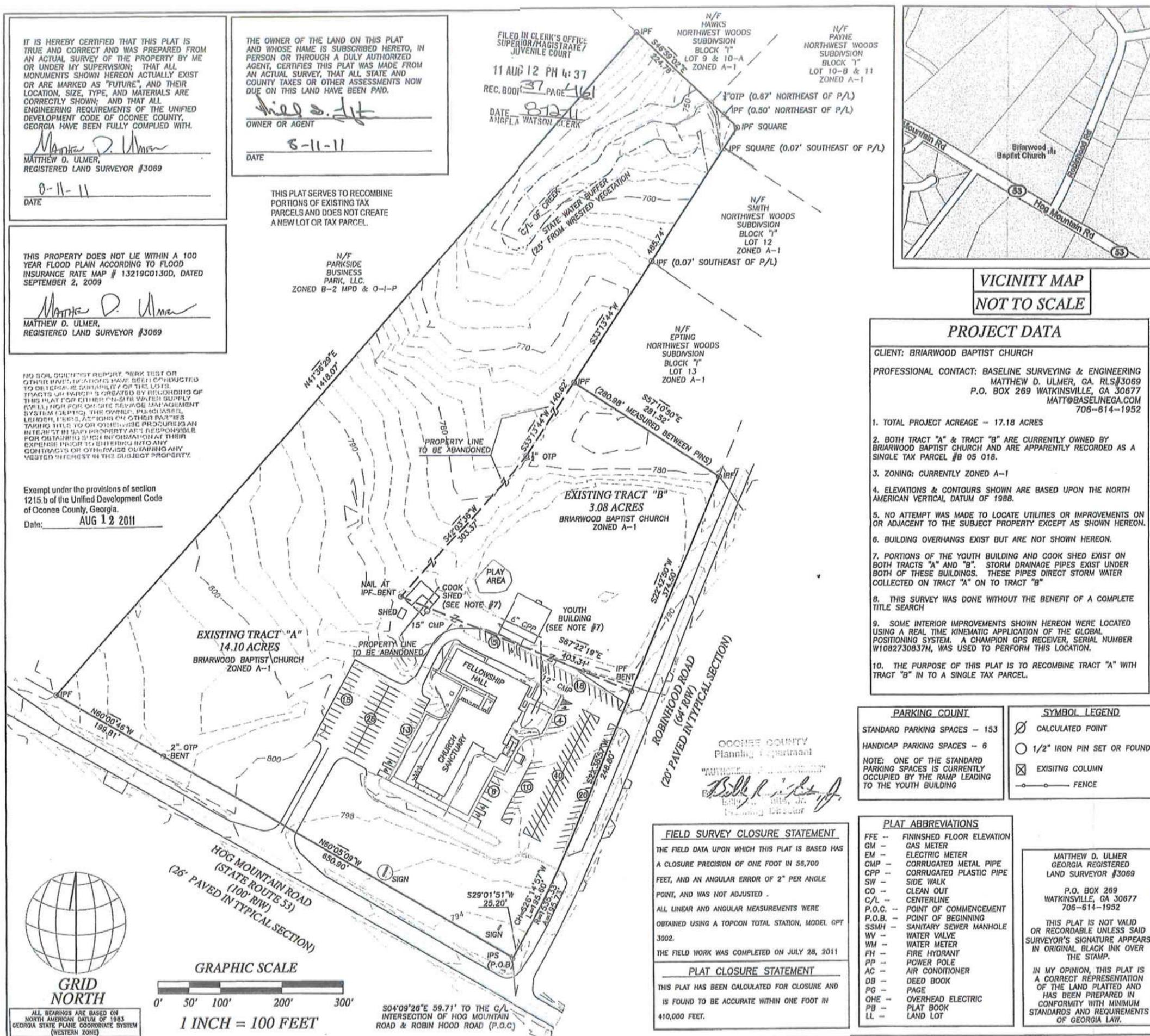
N/F PARKSIDE BUSINESS PARK, LLC.
 ZONED B-2 MPD & O-1-P

FILED IN CLERK'S OFFICE
 SUPERIOR/MAGISTRATE/
 JUVENILE COURT

11 AUG 12 PM 4:37

REC. BOOK 37 PAGE 161

DATE 8-12-11
 ANITA A. WATSON, CLERK



VICINITY MAP
 NOT TO SCALE

PROJECT DATA

- CLIENT: BRIARWOOD BAPTIST CHURCH
 PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
 MATTHEW D. ULMER, GA. RLS#3069
 P.O. BOX 269 WATKINSVILLE, GA 30677
 MATT@BASELINEGA.COM
 706-614-1952
- TOTAL PROJECT ACREAGE - 17.18 ACRES
 - BOTH TRACT "A" & TRACT "B" ARE CURRENTLY OWNED BY BRIARWOOD BAPTIST CHURCH AND ARE APPARENTLY RECORDED AS A SINGLE TAX PARCEL #B 05 01B.
 - ZONING: CURRENTLY ZONED A-1
 - ELEVATIONS & CONTOURS SHOWN ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
 - BUILDING OVERHANGS EXIST BUT ARE NOT SHOWN HEREON.
 - PORTIONS OF THE YOUTH BUILDING AND COOK SHED EXIST ON BOTH TRACTS "A" AND "B". STORM DRAINAGE PIPES EXIST UNDER BOTH OF THESE BUILDINGS. THESE PIPES DIRECT STORM WATER COLLECTED ON TRACT "A" ON TO TRACT "B"
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH
 - SOME INTERIOR IMPROVEMENTS SHOWN HEREON WERE LOCATED USING A REAL TIME KINEMATIC APPLICATION OF THE GLOBAL POSITIONING SYSTEM. A CHAMPION GPS RECEIVER, SERIAL NUMBER W1082730837M, WAS USED TO PERFORM THIS LOCATION.
 - THE PURPOSE OF THIS PLAT IS TO RECOMBINE TRACT "A" WITH TRACT "B" INTO A SINGLE TAX PARCEL.

PARKING COUNT		SYMBOL LEGEND	
STANDARD PARKING SPACES - 153	HANDICAP PARKING SPACES - 6	○ CALCULATED POINT	○ 1/2" IRON PIN SET OR FOUND
NOTE: ONE OF THE STANDARD PARKING SPACES IS CURRENTLY OCCUPIED BY THE RAMP LEADING TO THE YOUTH BUILDING		⊗ EXISTING COLUMN	— FENCE

PLAT ABBREVIATIONS

FFE - FINISHED FLOOR ELEVATION
 GM - GAS METER
 EM - ELECTRIC METER
 CMP - CORRUGATED METAL PIPE
 CPP - CORRUGATED PLASTIC PIPE
 SW - SIDE WALK
 CO - CLEAN OUT
 C/L - CENTERLINE
 P.O.C. - POINT OF COMMENCEMENT
 P.O.B. - POINT OF BEGINNING
 SSMH - SANITARY SEWER MANHOLE
 WV - WATER VALVE
 WM - WATER METER
 FH - FIRE HYDRANT
 PP - POWER POLE
 AC - AIR CONDITIONER
 DB - DEED BOOK
 PG - PAGE
 OHE - OVERHEAD ELECTRIC
 PB - PLAT BOOK
 LL - LAND LOT

MATTHEW D. ULMER
 GEORGIA REGISTERED
 LAND SURVEYOR #3069

P.O. BOX 269
 WATKINSVILLE, GA 30677
 706-614-1952

THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLACK INK OVER THE STAMP.

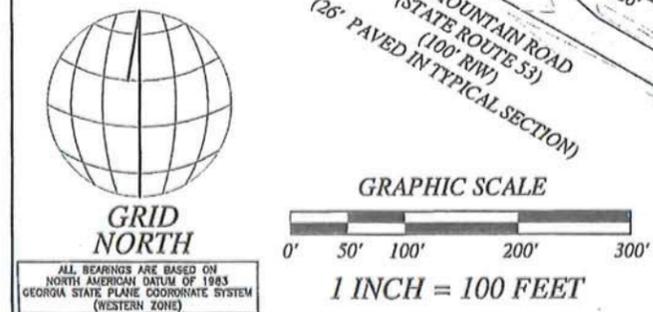
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

FIELD SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 55,700 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL GPT 3002. THE FIELD WORK WAS COMPLETED ON JULY 28, 2011.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 410,000 FEET.



BASELINE
 SURVEYING &
 ENGINEERING, INC.

P.O. BOX 269
 WATKINSVILLE, GA 30677
 WWW.BASELINEGA.COM
 PHONE: 706-614-1952
 MATT@BASELINEGA.COM

PLAT FOR:
 BRIARWOOD
 BAPTIST
 CHURCH

221st GEORGIA MILITIA DISTRICT
 PHYSICAL ADDRESS:
 1900 ROBINHOOD ROAD
 OCONEE COUNTY, GEORGIA

REVISIONS	DATE

DATE
 08/11/11

PROJECT
 11-024S

ADMINISTRATIVE
 RECOMBINATION
 PLAT

SHEET
 1 OF 1



PROJECT NOTES

OWNER/APPLICANT:
BRIARWOOD BAPTIST CHURCH
1900 ROBINHOOD ROAD
WATKINSVILLE, GEORGIA 30677
TEL. (706) 769-7660

ENGINEER:
CARTER ENGINEERING CONSULTANTS
3651 MARS HILL ROAD, SUITE 2000
WATKINSVILLE, GEORGIA 30677
CONTACT: JEFF CARTER
E-MAIL: JEFF@CARTERENGINEERING.NET
TEL. (770) 725-1200 EXT. 204

EXISTING ZONING: A1
PROPOSED ZONING: A1
PARCEL No. B05 018

PROJECT NOTES

FUTURE LAND USE: COMMUNITY VILLAGE
EXISTING USE: COMMUNITY SCALE CHURCH
PROPOSED USE: COMMUNITY SCALE CHURCH
WATER SUPPLY: PUBLIC WATER
SEWAGE: PRIVATE SEPTIC SYSTEM
TOTAL LAND AREA = 17.18 ACRES
PARKING AREAS & ACCESS DRIVES LAND AREA = 1.69 ACRES (9.78%)
REQUIRED PARKING SPACES = (1 SPACE/4 SEATS)
(400 SEATS/4)
100 PARKING SPACES REQUIRED

EXISTING PARKING SPACES = 162 SPACES (6 HANDICAP)
TOTAL PARKING SPACES TO BE REMOVED = 30 SPACES
TOTAL PARKING SPACES PROVIDED = 132 SPACES (6 HANDICAP)

EXISTING BUILDINGS:
1. EXISTING EDUCATION/FELLOWSHIP/WORSHIP BUILDING
SIZE: 17,300 S.F.
2. EXISTING MODULAR BUILDING (YOUTH BUILDING)
SIZE: 3,700 S.F.

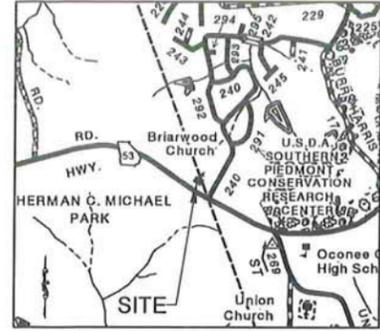
PROPOSED BUILDINGS:
1. PROPOSED WORSHIP BUILDING
SIZE: 12,000 S.F.

ACCORDING TO F.I.R.M. COMMUNITY PANEL No. 13219C01300, DATED SEPTEMBER 2, 2009
THIS PROPERTY DOES NOT LIE IN AN AREA HAVING SPECIAL FLOOD HAZARDS

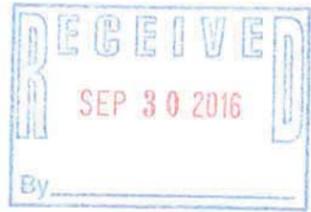
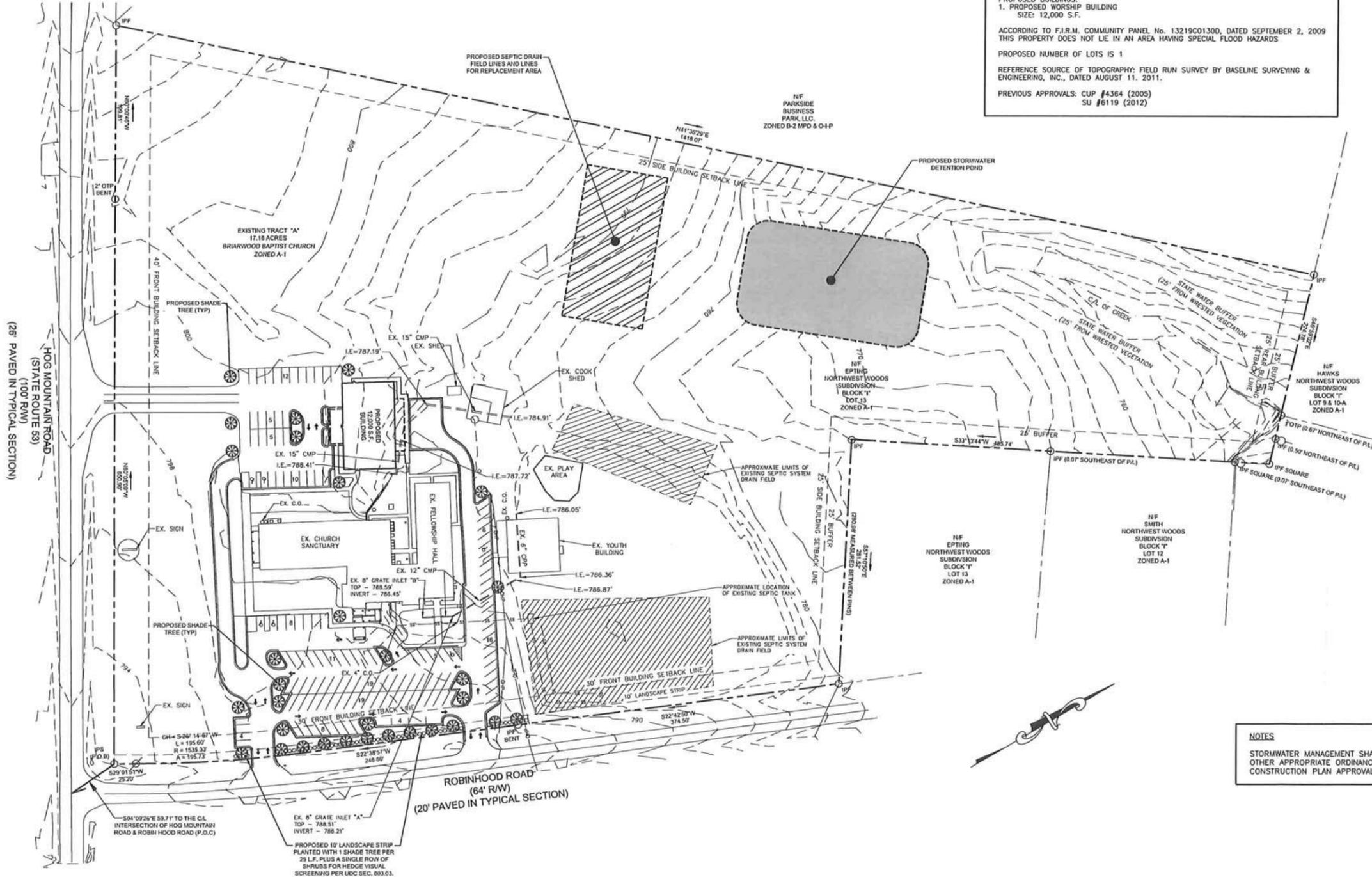
PROPOSED NUMBER OF LOTS IS 1

REFERENCE SOURCE OF TOPOGRAPHY: FIELD RUN SURVEY BY BASELINE SURVEYING & ENGINEERING, INC., DATED AUGUST 11, 2011.

PREVIOUS APPROVALS: CUP #4364 (2005)
SU #6119 (2012)

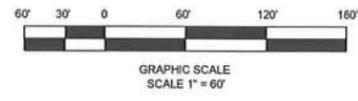


LOCATION MAP
SCALE 1:2000'



NOTES

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



REVISION	DATE	DESCRIPTION
A	09/26/16	SPECIAL USE INITIAL SUBMITTAL
B	09/26/16	ADDRESS COUNTY SPECIAL USE COMMENTS



CARTER ENGINEERING CONSULTANTS

Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677
P: 770.725.1200
F: 770.725.1204
www.carterengineering.net

SITE DEVELOPMENT PLANS
for
BRIARWOOD BAPTIST CHURCH
1900 ROBINHOOD ROAD OCONEE COUNTY, WATKINSVILLE, GEORGIA

PROJECT NAME:
BRIARWOOD BAPTIST CHURCH

SHEET TITLE:
SPECIAL USE CONCEPT PLAN

SHEET NUMBER:
1

PROJECT NUMBER:
16002BBC

DATE:
09/26/16