

**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 a continuing care retirement community, submitted by Smith Planning Group, on April 19, 2021 requesting Special Use Approval on a ±62.32-acre tract of land located along US Highway 78 the 240th G.M.D., Oconee County, Georgia, tax parcel no. B-02-012E and portion of B-01-084B, on property owned by the Ellington Farms Development Partners, 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 continuing care retirement community.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 August 16, 2021, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on September 7, 2021.

ADOPTED AND APPROVED, this 7th day of September, 2021.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniel
John Daniel, Chairman

Mark Thomas
Mark Thomas, Member

Chuck Horton
Chuck Horton, Member

Amrey Harden
Amrey Harden, Member

Mark Saxon
Mark Saxon, Member

ATTEST:

Holly Stephenson
Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO SPECIAL USE APPROVAL #P21-0076

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CONDITIONS

1. 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.
2. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.
4. The project entrance on Talus Street shall be limited to bike/pedestrian/cart access via a 10 foot wide multiuse path. At its expense, Owner shall design, permit and construct said multiuse path within County right of way, to be maintained by Oconee County.
5. At its expense, Owner shall design, permit and construct a traffic signal at the project entrance on US 78, including the provision of a letter of credit if the installation of the traffic signal is not immediately warranted. Such security shall be for a period of five years, renewable for an additional five years if the County through its Public Works Director determines that it is likely such traffic signal would be warranted during that period. Said improvements shall be shown on the preliminary plat, preliminary site plan and site development plans.

TAX MAP



EXHIBIT "A" TO SPECIAL USE APPROVAL #P21-0076

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LEGAL DESCRIPTION

Legal Description for Tax ID B 02 012E and a portion of B 01 084B

62.32 Acres

Beginning at a Point at the Northeastern RW/RW intersection of Dials Mill Road and US Hwy 78

Thence N 60°28'25" W a distance of 159.58' to a Point;

Thence Northwesterly along a curve

said curve having a chord bearing of N 39°24'14" W

a chord length of 476.85'

an arc length of 487.77'

and a radius of 663.05';

Thence N 81°23'16" E a distance of 52.62' to a Point;

Thence N 63°32'14" E a distance of 459.29' to a Point;

Thence N 69°12'57" E a distance of 134.27' to a Point;

Thence N 66°01'14" E a distance of 32.49' to a Point;

Thence N 12°36'02" W a distance of 160.07' to a Point;

Thence N 12°37'01" W a distance of 176.10' to a Point;

Thence N 12°36'33" W a distance of 1571.44' to a Point;

Thence N 83°29'48" E a distance of 24.14' to a Point;

Thence N 83°29'48" E a distance of 1207.46' to a Point;

Thence S 50°29'18" E a distance of 621.41' to a Point;

Thence S 39°33'27" E a distance of 1076.72' to a Point;

Thence S 65°07'56" E a distance of 176.54' to a Point;

Thence S 38°40'53" E a distance of 495.69' to a Point;

Thence S 50°19'40" E a distance of 531.41' to a Point;

Thence S 50°19'40" E a distance of 1081.20' to a Point;

Thence S 50°19'40" E a distance of 8.50' to a Point; to the Point of Beginning.

EXHIBIT "A" TO SPECIAL USE APPROVAL #P21-0076

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NARRATIVE

REZONE & SPECIAL USE REQUEST REPORT

26 JUNE 2021

THE VILLAGE AT MEADOWLANDS

Oconee County, Georgia

INTRODUCTION

The Village at Meadowlands is a Continuing Care Retirement Community (CCRC) that seeks to serve the aging population of Oconee County. The development aims to assist the growing demand for independent living units while offering the amenities and options of an assisted living facility as the residents age. The request would expand the existing CCRC and existing R-3 zoning to allow for additional independent living units.

SITE HISTORY AND CURRENT USE

Meadowlands contains two parcels located on along Monroe Highway, 0 Monroe Hwy and 1011 Pete Dickens Rd, and contains a total of 89.79 acres. The northern portion of the site is partially wooded with a mixture of hardwoods and pines with a small spring-fed pond in the northwestern corner of the property. Along the Monroe Hwy. frontage, the property has a gentle slope from the northeast towards the southwest and is partially wooded with open pasture lands. These parcels have had several zoning actions to permit the original Meadowlands development (Rezoning Case Nos. 5780 & 5781); however, the site is currently vacant of any structures or improvements. Adjacent to the subject properties are a mixture of AG, B-2, O-I-P, and R-2 zoned properties.

EXISTING ZONING

The site is currently zoned B-2 and R-3 which was the result of several zoning actions approved in 2008. The intent of the development was to have commercial uses along the entire frontage of Monroe Hwy and included a 20.75-acre parcel to the west of Dials Mill Road. It is important to note that this parcel (Parcel No. B 02 012D) is not being modified as part of this rezoning request. All conditions of Rezoning No. 5780 remain in effect for this parcel. The remaining parcels (Parcel Nos. B 02 012E and B 01 084B) are zoned B-2 and R-3. Parcel B 02 012E contains 14.33 acres and is zoned B-2 in its entirety. Parcel No. B 01 084B is split zoned, with approximately 26.485 acres zoned B-2 and 40.749 acres zoned R-3 for the purposes of constructing a CCRC. The CCRC also required a Special Use Permit approval (SU-5782). There are also two accompanying variance approvals that reduced the incompatible use buffers between the residential and commercial uses and to allow the use of private streets within the R-3 zoned property (V-5785A and V-5785B).

FUTURE DEVELOPMENT MAP

The Future Development Map designates the site as Suburban Neighborhood. No changes to the Character Areas Map are proposed with this request.

PROPOSED USE

The rezoning request is to allow for the development of a CCRC on 61.75-acres. The Village at Meadowlands will offer both assisted and independent living. This model offers the opportunity for residents to maintain their independence while having the options for service as the need or want arises. These intended uses will meet the definitions of a continuing care community as defined in Sect. 111-2-2-.33 of the Georgia Administrative Code. This expansion of the R-3 zone speaks to the growing demand for independent living units within Oconee County.

The development would include several types of living units. Along the Monroe Hwy. frontage is a dedicated independent living community that is comprised of 28 cottages, 7 quadruplex buildings, 5 mansion flats buildings, and 5 Meriweather flat buildings which equates to 101 independent living units in this area of the Village. On the north side of the gas pipeline easement, the CCRC will contain two multi-story buildings for both assisted and independent living as well as four quadruplex buildings for independent living. Within the multi-story buildings there will be a main kitchen, dining hall, billiard room, clinic, exercise room, postal facility, computer center and hair salon. The total number of units for the entire CCRC is 517-units. All residential units will be owned by company that manages the CCRC.

It is anticipated that the average cottage resident will be 72-75 years old, potentially couples, and at least one person still able to drive. Independent living apartment residents will be an average of 80 years old, fewer couples with less than half of the residents no longer driving. Assisted living residents will generally be 82-85 years old and need help with 2 or more activities of daily living.

The Village at Meadowlands will include several amenities for residents. These amenities include pool, whirlpool, pavilion, lake, walking and nature trail network, and open green space. Additionally, the community will provide daily meals, housekeeping, laundry services, 24-hour security, activities staff, maintenance services, and transportation services. The Market at Meadowlands will lie adjacent to the Village, providing walkable access to the residents of the Village. There will be a maximum of 35 employees during the largest shift of the assisted living facility. The overall facility will likely employ 60-70 people upon completion.

This request is part of the larger Meadowlands development that includes the Market at Meadowlands which also requires a zoning action to reduce the boundary of the B-2 zoned portion. The entire Meadowlands development will positively impact the school system by adding to the tax base without

increasing the demand on the school system as it designed for retirees and commercial businesses. The estimated value of the entire development at completion will be \$136,325,200.00 which is estimated to add \$1,090,601.60 to annual local tax revenue.

ARCHITECTURE

Architecture styles between the various building types will complement one another to create one cohesive, architecturally compatible community. Exterior material shall consist of brick, stone (including faux stone), wood or cementitious siding with trim accents.

The multi-story buildings for both independent and assisted living will contain 400 units between the two buildings. The three-story assisted living building will have 250 one-bedroom units that will be between 600-ft and 915-sf in size. The two-story independent living building will have 150 one-bedroom units and range in the same unit size as the other multi-story building.

The quadruplexes are designed for independent living residents with each of the 11 buildings containing 4 two-bedroom units. This equates to a total of 44 units for this building type. Each unit will be approximately 1,400-sf. The quadruplex units are designed to accommodate garages and off-street guest parking.

Meriweather flats will contain 5-units per building with each unit containing two-bedrooms. This building type will be three-stories with parking on the first floor. The second and third floors of these building types will have 5 two-bedroom units that are 2,500-sf. The total number of units for this building type will be 25-units.

Similar to the building type above, the mansion flats will be 5 two-story buildings with 4-units per building. The units will be two-bedrooms and have surface parking lots for both guests and residents. The square footage of the mansion flats units will be 1,750-sf per unit.

The independent living cottages will be the only detached units in the CCRC development. Each cottage will have 2-bedrooms per unit and detached garages for parking and storage. The size the cottages will 1,400-sf.

Below is the building typology chart to illustrate total building and unit counts:

Building Type	Number of Buildings	Units
Multi-Story Buildings	2	400
Mansion Flats	5	20
Quadruplex	11	44

PEDESTRIAN CIRCULATION

The Village at Meadowlands will be a complete walkable community with nearby access to retail and service centers. Streets within the development have been designed with 5-foot-wide sidewalk on each side to create an active interconnected framework. All living units will front common community green spaces and garages are accessed by a rear alley. The development has been designed as a grided street system with the central blocks allocated for lush parks and landscaping. This encourages foot traffic from the living units into the community spaces. Within the Village at Meadowlands, there is an extensive natural trail network that connects units to greenways and the Market at Meadowlands.

COMMON OPEN SPACE

The Village at Meadowlands will have open spaces which includes parks, walking trails, and community greenspace. The walking trail network in The Village at Meadowlands connects the entire CCRC to the commercial spaces located within the Market at Meadowlands. All common open space and landscaped areas will be maintained by the owners of the CCRC.

Passive recreation sites are included in the open spaces. This will include access to preserved areas via a walking trail network. Within the amenities area, there will be recreational activities offered such as swimming, bar-b-que and picnic areas, and outdoor social activity areas.

VEHICULAR ACCESS AND TRAFFIC GENERATION

The primary point of access to The Village at Meadowlands will be from Monroe Hwy. Secondary points of access will be from The Market at Meadowlands and a single access drive from Dials Mill Road. All the access drives into the CCRC are proposed to be private and will be gated.

Traffic generation for the overall Meadowlands development (The Village at Meadowlands and The Market at Meadowlands) will decrease as the subject area is currently zoned B-2 and approved for more intensive commercial uses. The proposed expansion of the CCRC, The Village at Meadowlands, will result in a total of 1,267 ADT. Refer to the full traffic impact analysis prepared by A&R Engineering for total traffic and intersection analysis.

LANDSCAPING AND BUFFERING

Street trees will be planted an average of every 40-ft along all proposed streets. Natural, landscaped, and structural buffers will be provided as required by Oconee County.

A 15-ft landscape buffer is illustrated along the north, east and western property line will remain and be expanded to include the proposed R-3 district expansion along the property lines that abut the neighboring AG zoned parcel.

PARKING

Parking for visitors, staff, and residents will be constructed in accordance with Oconee County design standards and development regulations. Parking areas in the proposed independent living area will vary between unit types. All units are designed to be alley fed to promote an active sidewalk network. With

NARRATIVE

the exception of the mansion flats, all units will be equipped with a garage. The mansion flat will utilize a surface parking lot at the rear of the structure. Cottages will be alley fed with detached garage parking.

UTILITIES AND SERVICES

Water supply will be delivered by an existing 12-in diameter water line within the R/W of Monroe Hwy. and connected to an 8-in waterline along Talus Street. Water mains will be extended from these existing lines into and throughout the development. The proposed development will be served by an existing gravity sewer line that runs along the length of the development, conveying wastewater to an existing lift station. As is true in the existing zoning of the tract, a private sanitary sewer lift station will be required to serve the Independent and Assisted Living Centers located on the north side of the pipeline easement. Peak water and sewer demand is calculated below.

Water = 147,160 GPD
Maximum Day Demand = 153.3 GPM
Peak Hour Demand = 383.2 GPM
Sewer = 147,160 GPD

A water and sewer availability request letter has been submitted to Oconee County Public Utilities for evaluation.

LIGHTING

Full cut-off streetlights will be placed at the appropriate intervals and at intersections in such a manner that no light trespass will occur beyond the property boundaries.

STORMWATER MANAGEMENT AND WATER QUALITY

In order to protect downstream properties from flooding, stormwater will be collected in drainage structures and directed into stormwater management basins. These basins will be constructed on site where necessary to prevent an increase in runoff onto adjacent properties and water courses. All local and state regulations shall be followed in the construction and maintenance of stormwater detention areas and stormwater quality basins.

Concrete curb and gutter, county approved pipe, grasses and natural waterways will be employed to collect and divert stormwater to proposed detention/retention areas, infiltration, and water quality basins. Post development run-off will be maintained at predevelopment rates for 2-, 5-, 10-, 25-, and 50-year events. Proposed stormwater management structures will be designed to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site improvement construction plans.

ENVIRONMENTAL IMPACTS

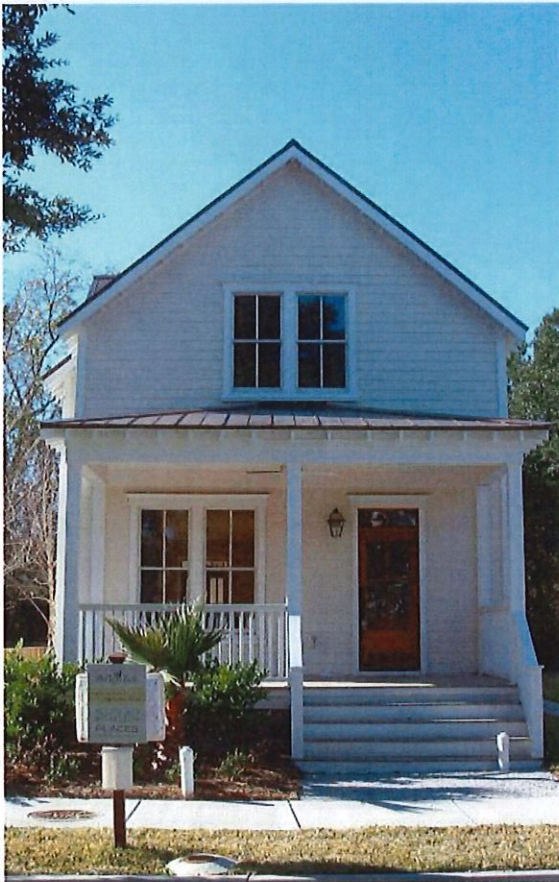
The proposed expansion of the CCRC will have no adverse impact on the environment. Existing on the site is an existing pond with 25-ft state water buffers surrounding it. Additionally, there is a small portion of a conservation corridor that enters the property at the midpoint of the western property boundary and terminates at the pond. No work is proposed within either environmental area. These environmental areas have been strategically conserved in the development as passive recreation spaces for natural walking trails. All local and state regulations will be followed to protect adjacent lands and water courses from the effects of erosion and sedimentation during construction. No negative effects on air quality are anticipated to result from this development.

TRASH DISPOSAL AND RECYCLING

Trash and recyclables will be collected by private contract service.

ARCHITECTURAL IMAGES

Cottages



ARCHITECTURE PRECEDENTS - SINGLE FAMILY

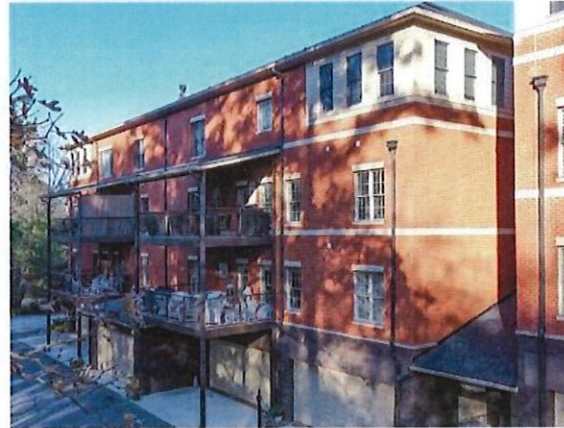
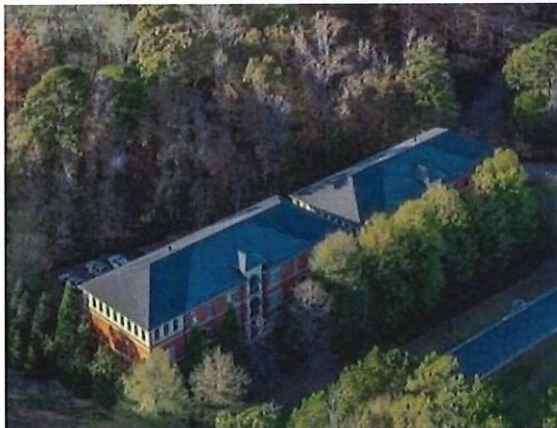
Meadowlands
Oconee County, Georgia

ARCHITECTURAL IMAGES

Mansion Flat



Meriweather Flat



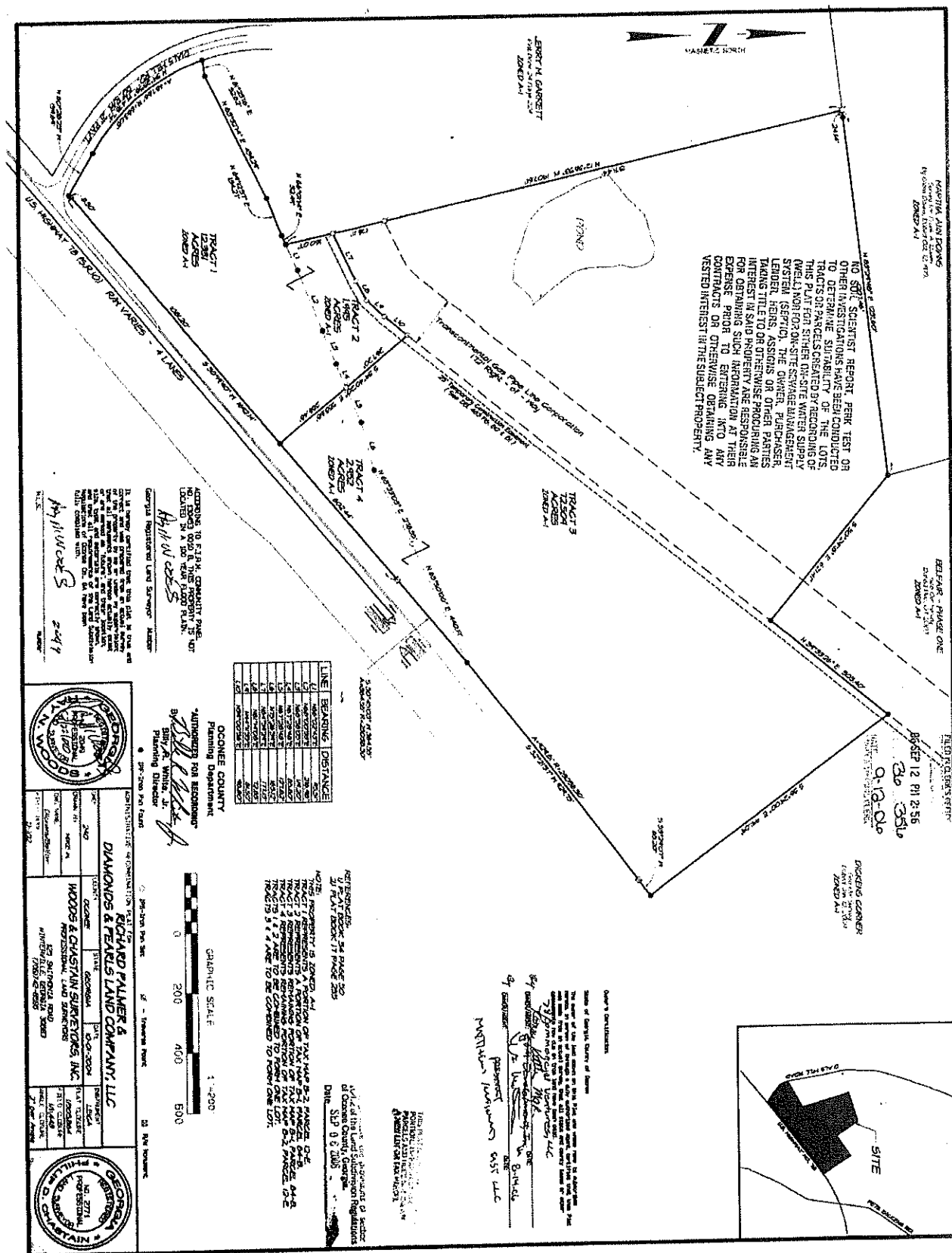
Quadruplex



ARCHITECTURE PRECEDENTS - MULTIFAMILY

Meadowlands
Oconee County, Georgia





CONCEPT PLAN



CONCEPT PLAN





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

SPECIAL USE CASE #: P21-0076

DATE: August 6, 2021

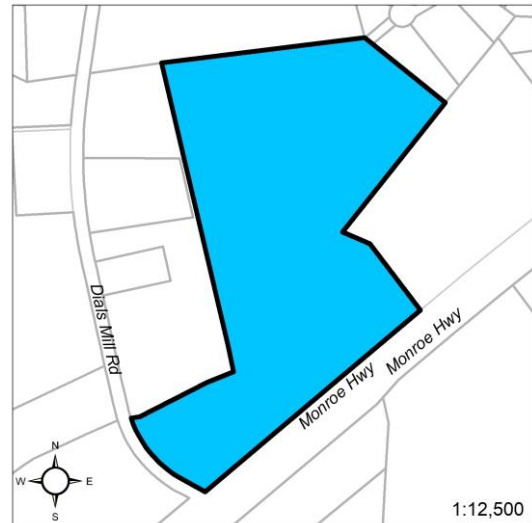
STAFF REPORT BY: Grace Tuschak, Senior Planner
Monica Davis, Planner

APPLICANT NAME: Smith Planning Group

PROPERTY OWNER: Ellington Farms Development Partners,
LLC

LOCATION: Along US Highway 78; tax parcel B-02-012E and
a portion of tax parcel B-01-084B

PARCEL SIZE: ±62.32 acres



EXISTING ZONING: B-2 (Highway Business District) and R-3 (Multi-Family Residential District)

EXISTING LAND USE: Undeveloped

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Suburban Neighborhood

ACTION REQUESTED: Modify the concept plan and expand the acreage of conditional use permit #5782, approved in 2009 for the Village at Meadowlands continuing care retirement community (CCR). This request is accompanied by rezone # P21-0077 and rezone #P21-0078 to modify the CCRC and the adjacent Market at Meadowlands.

STAFF RECOMMENDATION: Staff recommends conditional approval of the request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: August 16, 2021

BOARD OF COMMISSIONERS: September 7, 2021

ATTACHMENTS: Application
Narrative
Special Use Impact Analysis
Aerial Imagery
Zoning Map
Future Development Map
Architectural Images
Plat of Survey
Concept Plan

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- A rezone from AG to R-3 and a conditional use permit were approved on a portion of parcel B-01-084B on 1/6/2009 for the Village at Meadowlands continuing care retirement community (a total of ±40.75 acres).
- Parcel B-02-012E and a portion of B-01-084E were rezoned from AG to B-2 on 1/6/2009 for the Market at Meadowlands commercial development (a total of ±69.8 acres).

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Vacant/Undeveloped Single-Family Residential	AG (Agricultural District)
SOUTH	Church Pasture/Undeveloped	AG (Agricultural District)
EAST	Commercial Single-Family Residential	R-1 (Single-Family Residential District) OIP (Office Institutional Professional District)
WEST	Pasture/Single-Family Residential	AG (Agricultural District)

PROPOSED SPECIAL USE

- The applicant is requesting modifications to conditional use permit #5782, expanding the previously approved CCRC and reducing the B-2-zoned commercial component. The CCRC would consist of 517 residential units and various amenities as follows:
 - Independent Living (front of property along Highway 78, 101 units):

Building type	Number of buildings	Total number of units	Square footage per unit
Detached cottages	28	28	1,400
Quadraplex	7	28	1,400
Mansion flat (2 story)	5	20	1,750
Merriweather flat (3 story)	5	25	2,500

- Assisted and Independent Living (rear of the property, 416 units):

Building type	Number of buildings	Number of units	Square footage per unit
Multi-story assisted living & independent living	1	150	600-915
Multi-story assisted living	1	250	600-915
Quadraplex	4	16	1,400

- Amenities: pool, whirlpool, pavilion, lake, walking trail, and open green space are proposed.
- Architecture: exterior material shall be brick, stone or faux stone, wood or cementitious siding with trim accents. See architectural images.
- The estimated value of the project (both R-3 and B-2 requests) is \$136,325,200.

PROPOSED TRAFFIC PROJECTIONS

- An additional 1,755 average daily trips including 88 AM peak hour and 126 PM peak hour trips are

TABLE 5 – TRIP GENERATION (PROPOSED DEVELOPMENT)											
Land Use	Size	AM Peak Hour			PM Peak Hour			PM School Peak Hour			24-Hr 2-way
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	
ITE 255 – Continuing Care Retirement Community	517 Units	58	30	88	51	75	126	54	54	108	1,755
Mixed-Use Reduction		-18	-16	-34	-16	-40	-56	-20	-18	-38	-488
ITE 820 – Shopping Center	114,000 sf	129	80	209	287	312	599	279	296	575	6,572
Mixed-Use Reduction		-8	-10	-18	-21	-8	-29	-10	-11	-21	-259
Pass-by Trips (0%) 34% [26%]		0	0	0	-90	-103	-193	-70	-74	-144	-1,930
ITE 850 – Supermarket	65,000 sf	149	99	248	289	278	567	271	201	472	5,820
Mixed-Use Reduction		-8	-8	-16	-19	-8	-27	-8	-9	-17	-229
Pass-by Trips (0%) 36% [36%]		0	0	0	-97	-97	-194	-95	-69	-164	-1,940
Total Trips (without Reductions)		336	209	545	627	665	1,292	604	551	1,155	14,147
New External Trips (with Reductions)		302	175	477	384	409	793	401	370	771	9,301

*pass-by trips (AM) PM; 24 Hour pass-by trips estimated by considering PM pass-by as 10% of daily volume

projected for the CCRC, according to the submitted traffic impact study dated 7/29/2021 (see table below).

- A total of 14,147 including 545 AM peak hour and 1,292 PM peak hour trips are projected for the entire Meadowlands project at full buildout.

PUBLIC FACILITIES

Water:

- The property is proposed to utilize County water services.
- The Water Resources Department has indicated in a letter dated 07/27/2021 that potable water is available at this location.

Sewer:

- The property is proposed to utilize County sewer services.
- The Water Resources Department has indicated in a letter dated 07/27/2021 that sewer capacity is available at the Calls Creek facility.

Roads:

- The main entrance to The Village at Meadowlands is proposed off of Highway 78 via the Market at Meadowlands. A secondary point of access is proposed off Dials Mill Road.
- All entrances into the CCRC are proposed to be gated.
- Improvements such as deceleration lanes on Dials Mill Road and Highway 78, and a traffic signal at the main entrance on Highway 78 are recommended in the traffic impact study and proposed on the concept plan.

ENVIRONMENTAL

- A conservation corridor and state waters exist on the western part of parcel B-01-084B. No development is proposed in the conservation corridor and all environmental buffers would be maintained.
- No 100-year flood plain is known to exist on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Site driveway 1/full access driveway on US 78: Applicant should provide a signal warrant analysis as we are concerned that the development may not meet either the 4-hour or 8-hour signal warrants required by GDOT.

- Site driveway 2/full access on Talus Street: the traffic study recommends providing stop sign control on only the eastbound and westbound approaches, however, since eastbound and westbound volumes are significantly higher than the northbound and southbound approach volumes, we recommend installing an all-way stop or roundabout to provide safe and efficient traffic operation at this intersection

OCONEE COUNTY FIRE DEPARTMENT

- No comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Recommended condition: The owner, all at owner's expense, shall construct the improvements required by the County for public water and public waste water services for subject property and shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.

GEORGIA DEPARTMENT OF TRANSPORTATION

- 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?

The purpose of the R-3 zoning district is “to protect and promote a suitable environment for family life, to meet the needs and demands for the development of medium density residential areas and to protect the future development of land in accordance with comprehensive development plans for the county” ([Unified Development Code Sec. 205.06](#)). Staff holds that the present expansion of residential use is consistent with the stated purpose of the R-3 zoning district.

B. Is the proposed special use compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan?

The subject property lies within the Suburban Neighborhood Character Area as shown on the [2040 Character Areas Map](#). The 2018 Comprehensive Plan describes this Character Area as consisting “principally of single-family detached houses with some higher density housing included in a planned development or near an established nonresidential area” ([2018 Comprehensive Plan p. 36](#)). Development strategies for the Character Area include “promote new residential development that fosters a sense of community and provides essential mobility, recreation, and open space, while assuring suitability with surrounding neighborhoods” ([2018 Comprehensive Plan p. 37](#)). The current proposal is consistent with the overall intent and development strategies of the Character Area. Staff notes that during the 2018 Comprehensive Plan update, R-3 zoning and multi-family development was removed from the recommendations for Suburban Neighborhood, though the previous 2008 Comprehensive Plan supported R-3 zoning in this Character Area. The present proposal is significantly more aligned with the current Comprehensive Plan than the development that is now allowed by right. The new proposal would add detached residences, substantially decrease commercial development, and increase overall walkability and greenspace; staff holds that the current proposal is in conformity with the Future Development Map and the goals and objectives of the Oconee County Comprehensive Plan. Staff also notes that a Developments of Regional Impact review was conducted by the North Georgia Regional Commission with findings that the proposal is consistent with the Comprehensive Plan and the Regional Plan.

C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?

The proposed CCRC should not impede the normal and orderly development of surrounding property for residential, agricultural, or commercial purposes.

D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?

The location and character of the special use is consistent with a desirable pattern of development, as it provides residential units within the Suburban Neighborhood Character Area, and creates a high quality walkable neighborhood environment.

E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?
Highway 78 is a major arterial road and should be adequate to serve the proposed special use.

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?

The anticipated flow of traffic and emergency vehicle access should be accommodated by the signalized entrance on Highway 78 and the additional entrance on Dials Mill 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?

A positive impact on schools is anticipated, as the project would create tax revenue without adding additional students to the school system. The Water Resource Department has indicated that adequate capacity is available for the required 147,160 gallons per day of water and sewer service. Police and fire protection should be adequate to serve the proposed special use.

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?

A 25-foot landscape buffer is required along all boundaries between the CCRC and adjacent properties, providing screening and protection from all service, parking, and refuse areas. Additionally, the project would be required to meet Unified Development Code requirements for enclosures and vegetative screening around dumpsters and UDC lighting restrictions that prevent light pollution at the property line. Staff holds that nearby properties should be adequately protected from any adverse effects.

I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?

The hours and manner of operation of the CCRC are not anticipated to have any adverse effects on other properties in the area.

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 location of the buildings should be compatible with neighboring properties. Larger multi-story buildings are proposed at the rear of the property with significant separation from any adjacent single family residences. Although one three-story building is proposed, no building may exceed the 40-foot maximum height for the R-3 zoning district. Staff holds that the buildings and other structures should be compatible with structures on neighboring properties.

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 conditional approval of the present special use request due to its incompatibility with the long-term land use goals and objectives of the Oconee County 2018 Comprehensive Plan. Should the present request be approved, staff recommends the following conditions to be fulfilled at the owner/developer's expense:

1. 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.
2. The owner, all at owner's expense, shall construct the improvements required by the County for public water and public waste water services for subject property and shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site

development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.

4. At its expense, Owner shall design, permit and construct a roundabout at the intersection of Talus Street, Garland Drive and the project entrance. Said improvements shall be shown on the preliminary plat, preliminary site plan and site development plans.
5. At its expense, Owner shall design, permit and construct a traffic signal at the project entrance on US 78, including the provision of a letter of credit if the installation of the traffic signal is not immediately warranted. Such security shall be for a period of five years, renewable for an additional five years if the County through its Public Works Director determines that it is likely such traffic signal would be warranted during that period. Said improvements shall be shown on the preliminary plat, preliminary site plan and site development plans.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- ☐ Rezoning from: _____ to _____ ☒ Change in Conditions of Approval for Case #: 5782
- ☒ Special Use Approval for: CCRC in the R-3 Zoning District

Applicant

Name: Smith Planning Group

Address: 1022 Twelve Oaks Place #201
Watkinsville, GA 30677 (No P.O. Boxes)

Telephone: (706)769-9515

Email: bob@smithplanninggroup.com

Applicant is (check one): ☐ the Property Owner ☒ Not the Property Owner (attach Property Owner's Authority)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: Charles R. Smith Date: 4/16/21 Notarized: [Signature]



Property

Location: 1011 Pete Dickens Rd / 0 Monroe Hwy
(Physical Description)

Tax Parcel Number: Portion of B01084B / B02012E
62.32 (06/22/2021)

Size (Acres): 75.46 / 14.33 Current Zoning: R-3 & B-2 (06/22/2021)

Future Development Map—Character Area Designation: Suburban Neighborhood (06/22/2021)

Use

Current Use: Vacant

Proposed Use: Residential

Attachments (check all that apply)

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

REZONE & SPECIAL USE REQUEST REPORT

26 JUNE 2021

THE VILLAGE AT MEADOWLANDS

Oconee County, Georgia

INTRODUCTION

The Village at Meadowlands is a Continuing Care Retirement Community (CCRC) that seeks to serve the aging population of Oconee County. The development aims to assist the growing demand for independent living units while offering the amenities and options of an assisted living facility as the residents age. The request would expand the existing CRCC and existing R-3 zoning to allow for additional independent living units.

SITE HISTORY AND CURRENT USE

Meadowlands contains two parcels located on along Monroe Highway, 0 Monroe Hwy and 1011 Pete Dickens Rd, and contains a total of 89.79 acres. The northern portion of the site is partially wooded with a mixture of hardwoods and pines with a small spring-fed pond in the northwestern corner of the property. Along the Monroe Hwy. frontage, the property has a gentle slope from the northeast towards the southwest and is partially wooded with open pasture lands. These parcels have had several zoning actions to permit the original Meadowlands development (Rezone Case Nos. 5780 & 5781); however, the site is currently vacant of any structures or improvements. Adjacent to the subject properties are a mixture of AG, B-2, O-I-P, and R-2 zoned properties.

EXISTING ZONING

The site is currently zoned B-2 and R-3 which was the result of several zoning actions approved in 2008. The intent of the development was to have commercial uses along the entire frontage of Monroe Hwy and included a 20.75-acre parcel to the west of Dials Mill Road. It is important to note that this parcel (Parcel No. B 02 012D) is not being modified as part of this rezone request. All conditions of Rezone No. 5780 remain in effect for this parcel. The remaining parcels (Parcel Nos. B 02 012E and B 01 084B) are zoned B-2 and R-3. Parcel B 02 012E contains 14.33 acres and is zoned B-2 in its entirety. Parcel No. B 01 084B is split zoned, with approximately 26.485 acres zoned B-2 and 40.749 acres zoned R-3 for the

purposes of constructing a CCRC. The CCRC also required a Special Use Permit approval (SU-5782). There are also two accompanying variance approvals that reduced the incompatible use buffers between the residential and commercial uses and to allow the use of private streets within the R-3 zoned property (V-5785A and V-5785B).

FUTURE DEVELOPMENT MAP

The Future Development Map designates the site as Suburban Neighborhood. No changes to the Character Areas Map are proposed with this request.

PROPOSED USE

The rezone request is to allow for the development of a CCRC on 61.75-acres. The Village at Meadowlands will offer both assisted and independent living. This model offers the opportunity for residents to maintain their independence while having the options for service as the need or want arises. These intended uses will meet the definitions of a continuing care community as defined in Sect. 111-2-2-.33 of the Georgia Administrative Code. This expansion of the R-3 zone speaks to the growing demand for independent living units within Oconee County.

The development would include several types of living units. Along the Monroe Hwy. frontage is a dedicated independent living community that is comprised of 28 cottages, 7 quadraplex buildings, 5 mansion flats buildings, and 5 Meriweather flat buildings which equates to 101 independent living units in this area of the Village. On the north side of the gas pipeline easement, the CCRC will contain two-multi-story buildings for both assisted and independent living as well as four quadraplex buildings for independent living. Within the multi-story buildings there will be a main kitchen, dining hall, billiard room, clinic, exercise room, postal facility, computer center and hair salon. The total number of units for the entire CCRC is 517-units. All residential units will be owned by company that manages the CCRC.

It is anticipated that the average cottage resident will be 72-75 years old, potentially couples, and at least one person still able to drive. Independent living apartment residents will be an average of 80 years old, fewer couples with less than half of the residents no longer driving. Assisted living residents will generally be 82-85 years old and need help with 2 or more activities of daily living.

The Village at Meadowlands will include several amenities for residents. These amenities include pool, whirlpool, pavilion, lake, walking and nature trail network, and open green space. Additionally, the community will provide daily meals, housekeeping, laundry services, 24-hour security, activities staff, maintenance services, and transportation services. The Market at Meadowlands will lie adjacent to the Village, providing walkable access to the residents of the Village. There will be a maximum of 35 employees during the largest shift of the assisted living facility. The overall facility will likely employ 60-70 people upon completion.

This request is part of the larger Meadowlands development that includes the Market at Meadowlands which also requires a zoning action to reduce the boundary of the B-2 zoned portion. The entire Meadowlands development will positively impact the school system by adding to the tax base without

increasing the demand on the school system as it designed for retirees and commercial businesses. The estimated value of the entire development at completion will be \$136,325,200.00 which is estimated to add \$1,090,601.60 to annual local tax revenue.

ARCHITECTURE

Architecture styles between the various building types will complement one another to create one cohesive, architecturally compatible community. Exterior material shall consist of brick, stone (including faux stone), wood or cementitious siding with trim accents.

The multi-story buildings for both independent and assisted living will contain 400 units between the two buildings. The three-story assisted living building will have 250 one-bedroom units that will be between 600-ft and 915-sf in size. The two-story independent living building will have 150 one-bedroom units and range in the same unit size as the other multi-story building.

The quadraplexes are designed for independent living residents with each of the 11 buildings containing 4 two-bedroom units. This equates to a total of 44 units for this building type. Each unit will be approximately 1,400-sf. The quadraplex units are designed to accommodate garages and off-street guest parking.

Meriweather flats will contain 5-units per building with each unit containing two-bedrooms. This building type will be three-stories with parking on the first floor. The second and third floors of these building types will have 5 two-bedroom units that are 2,500-sf. The total number of units for this building type will be 25-units.

Similar to the building type above, the mansion flats will be 5 two-story buildings with 4-units per building. The units will be two-bedrooms and have surface parking lots for both guests and residents. The square footage of the mansion flats units will be 1,750-sf per unit.

The independent living cottages will be the only detached units in the CCRC development. Each cottage will have 2-bedrooms per unit and detached garages for parking and storage. The size the cottages will 1,400-sf.

Below is the building typology chart to illustrate total building and unit counts:

Building Type	Number of Buildings	Units
Multi-Story Buildings	2	400
Mansion Flats	5	20
Quadraplex	11	44
Meriweather Flats	5	25
Cottages	28	28

PEDESTRIAN CIRCULATION

The Village at Meadowlands will be a complete walkable community with nearby access to retail and service centers. Streets within the development have been designed with 5-foot-wide sidewalk on each side to create an active interconnected framework. All living units will front common community green spaces and garages are accessed by a rear alley. The development has been designed as a grided street system with the central blocks allocated for lush parks and landscaping. This encourages foot traffic from the living units into the community spaces. Within the Village at Meadowlands, there is an extensive natural trail network that connects units to greenways and the Market at Meadowlands.

COMMON OPEN SPACE

The Village at Meadowlands will have open spaces which includes parks, walking trails, and community greenspace. The walking trail network in The Village at Meadowlands connects the entire CCRC to the commercial spaces located within the Market at Meadowlands. All common open space and landscaped areas will be maintained by the owners of the CCRC.

Passive recreation sites are included in the open spaces. This will include access to preserved areas via a walking trail network. Within the amenities area, there will be recreational activities offered such as swimming, bar-b-que and picnic areas, and outdoor social activity areas.

VEHICULAR ACCESS AND TRAFFIC GENERATION

The primary point of access to The Village at Meadowlands will be from Monroe Hwy. Secondary points of access will be from The Market at Meadowlands and a single access drive from Dials Mill Road. All the access drives into the CCRC are proposed to be private and will be gated.

Traffic generation for the overall Meadowlands development (The Village at Meadowlands and The Market at Meadowlands) will decrease as the subject area is currently zoned B-2 and approved for more intensive commercial uses. The proposed expansion of the CCRC, The Village at Meadowlands, will result in a total of 1,267 ADT. Refer to the full traffic impact analysis prepared by A&R Engineering for total traffic and intersection analysis.

LANDSCAPING AND BUFFERING

Street trees will be planted an average of every 40-ft along all proposed streets. Natural, landscaped, and structural buffers will be provided as required by Oconee County.

A 15-ft landscape buffer is illustrated along the north, east and western property line will remain and be expanded to include the proposed R-3 district expansion along the property lines that abut the neighboring AG zoned parcel.

PARKING

Parking for visitors, staff, and residents will be constructed in accordance with Oconee County design standards and development regulations. Parking areas in the proposed independent living area will vary between unit types. All units are designed to be alley fed to promote an active sidewalk network. With

the exception of the mansion flats, all units will be equipped with a garage. The mansion flat will utilize a surface parking lot at the rear of the structure. Cottages will be alley fed with detached garage parking.

UTILITIES AND SERVICES

Water supply will be delivered by an existing 12-in diameter water line within the R/W of Monroe Hwy. and connected to an 8-in waterline along Talus Street. Water mains will be extended from these existing lines into and throughout the development. The proposed development will be served by an existing gravity sewer line that runs along the length of the development, conveying wastewater to an existing lift station. As is true in the existing zoning of the tract, a private sanitary sewer lift station will be required to serve the Independent and Assisted Living Centers located on the north side of the pipeline easement. Peak water and sewer demand is calculated below.

Water = 147,160 GPD

Maximum Day Demand = 153.3 GPM

Peak Hour Demand = 383.2 GPM

Sewer = 147,160 GPD

A water and sewer availability request letter has been submitted to Oconee County Public Utilities for evaluation.

LIGHTING

Full cut-off streetlights will be placed at the appropriate intervals and at intersections in such a manner that no light trespass will occur beyond the property boundaries.

STORMWATER MANAGEMENT AND WATER QUALITY

In order to protect downstream properties from flooding, stormwater will be collected in drainage structures and directed into stormwater management basins. These basins will be constructed on site where necessary to prevent an increase in runoff onto adjacent properties and water courses. All local and state regulations shall be followed in the construction and maintenance of stormwater detention areas and stormwater quality basins.

Concrete curb and gutter, county approved pipe, grasses and natural waterways will be employed to collect and divert stormwater to proposed detention/retention areas, infiltration, and water quality basins. Post development run-off will be maintained at predevelopment rates for 2-, 5-, 10-, 25-, and 50-year events. Proposed stormwater management structures will be designed to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site improvement construction plans.

ENVIRONMENTAL IMPACTS

The proposed expansion of the CCRC will have no adverse impact on the environment. Existing on the site is an existing pond with 25-ft state water buffers surrounding it. Additionally, there is a small portion

of a conservation corridor that enters the property at the midpoint of the western property boundary and terminates at the pond. No work is proposed within either environmental area. These environmental areas have been strategically conserved in the development as passive recreation spaces for natural walking trails. All local and state regulations will be followed to protect adjacent lands and water courses from the effects of erosion and sedimentation during construction. No negative effects on air quality are anticipated to result from this development.

TRASH DISPOSAL AND RECYCLING

Trash and recyclables will be collected by private contract service.

**ZONING IMPACT ANALYSIS: SPECIAL USE
THE VILLAGE AT MEADOWLANDS**

A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?

The special use request is consistent with the R-3 zoning classification as the proposed development is designed for medium density residential.

B. Is the proposed special use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?

The character area for the subject property is Suburban Living. Under this category, the goal is to create pedestrian-friendly residential neighborhoods with connective common greenspaces. Neighborhoods should consist of detached single-family units with some higher density housing. The Village at Meadowlands mirrors these housing types by offering cottages, flats, and apartment style units while providing a completely walkable neighborhood. The comprehensive plan also lists semi-public and institutional uses as Compatible Secondary Land Uses. The proposed CCRC use is within this category.

C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?

The Village at Meadowlands will not affect the normal and orderly development of the surrounding area.

D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?

The Village at Meadowlands is conveniently located off Monroe Hwy., adjacent to a commercial center approved in 2008. The proposed use compliments the existing development patterns in the area.

E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?

The development will be accessed from four access points: Dials Mill Rd, Ruby Way, and two accesses off Monroe Hwy., four-lane arterial roadway. Within the Meadowlands, a grid style street network has been designed to provide access throughout the development.

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?

Meadowlands will utilize the traffic improvements along this stretch of Monroe Hwy. to provide the main access into and out of the development. Additionally, alternative access points are proposed along Dials Mill Rd. and Ruby Way, which is located in the Belfair Subdivision.

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?

The special use request is for a CCRC use which will not have an impact on the school system. Water and sewer are already extended to the property. There are two fire stations within a 2-mile radius of 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 or odor?

All screening and buffering requirements will be met. The lighting throughout Meadowlands will be fully shielded to prevent light trespass to adjoining properties.

I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?

The operations of the CCRC will not adversely affect the surrounding 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?

The structures near the property boundaries adjacent to single-family residences, are one and two-story structures. The maximum allowable height for the district is 40-ft. No building is proposed over the permitted height. The taller buildings are located towards the center of the property, creating no adverse effects on neighboring properties.

Special Use # P21-0076 - Ellington Farms Development Partners, LLC

Tax Parcel #
B-01-084B
B-02-012E

B-01-084B

B-02-012E

Monroe Hwy

Dials Mill Rd

Ruby Way

Sunston

Talus St

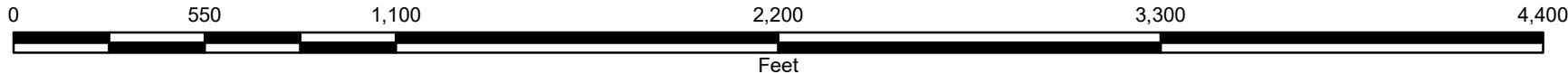
Pete Dicke

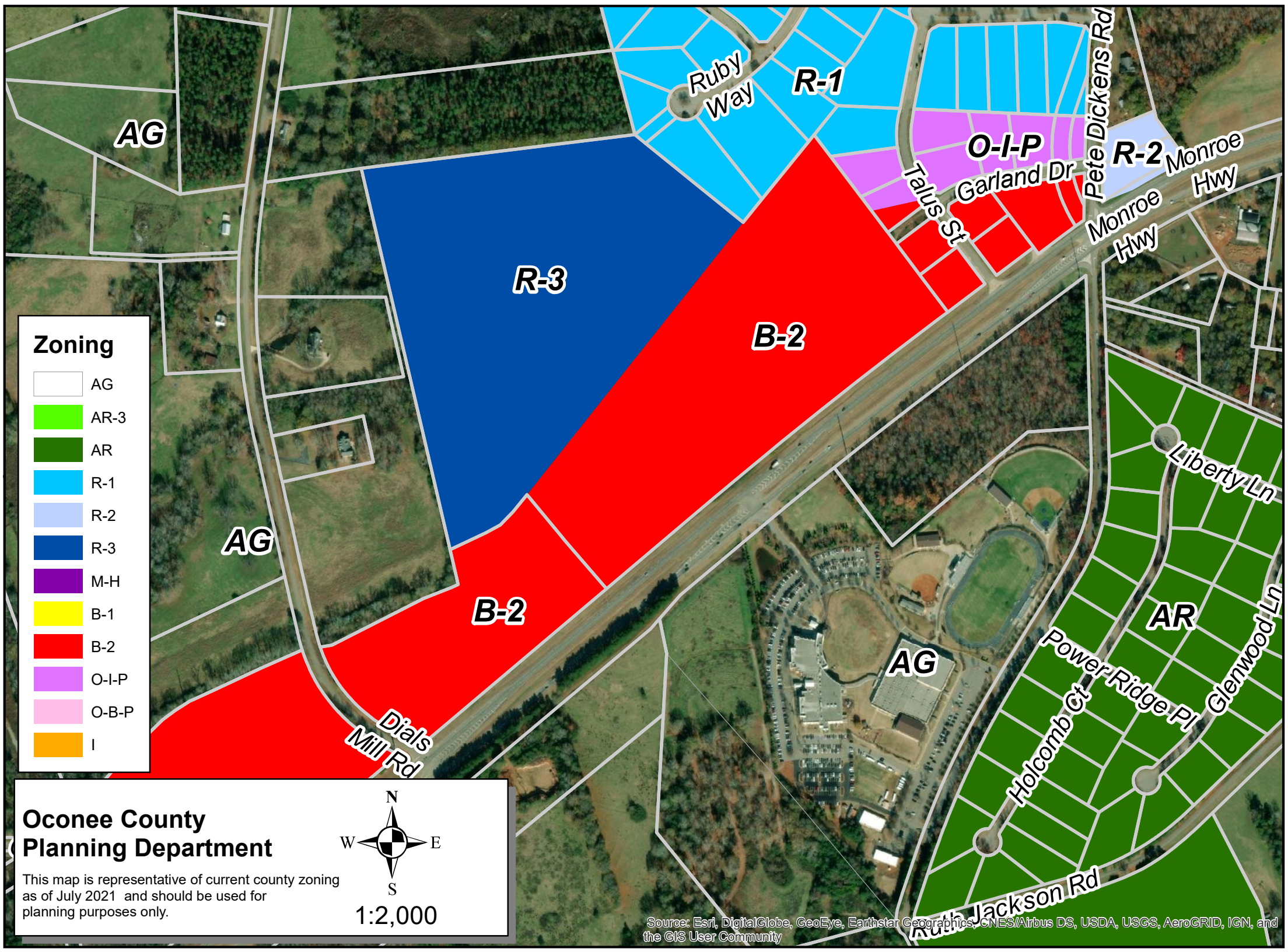
Ruth Jackson Rd

Holcomb Ct

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:6,000



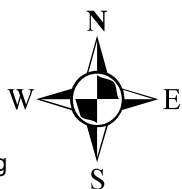


Zoning

- AG
- AR-3
- AR
- R-1
- R-2
- R-3
- M-H
- B-1
- B-2
- O-I-P
- O-B-P
- I

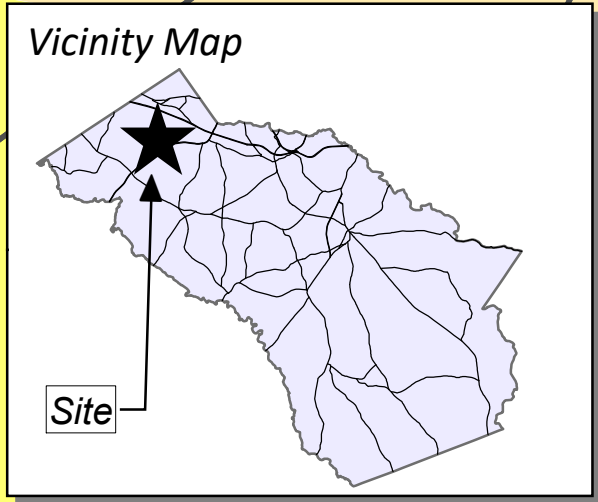
Oconee County Planning Department

This map is representative of current county zoning as of July 2021 and should be used for planning purposes only.



1:2,000

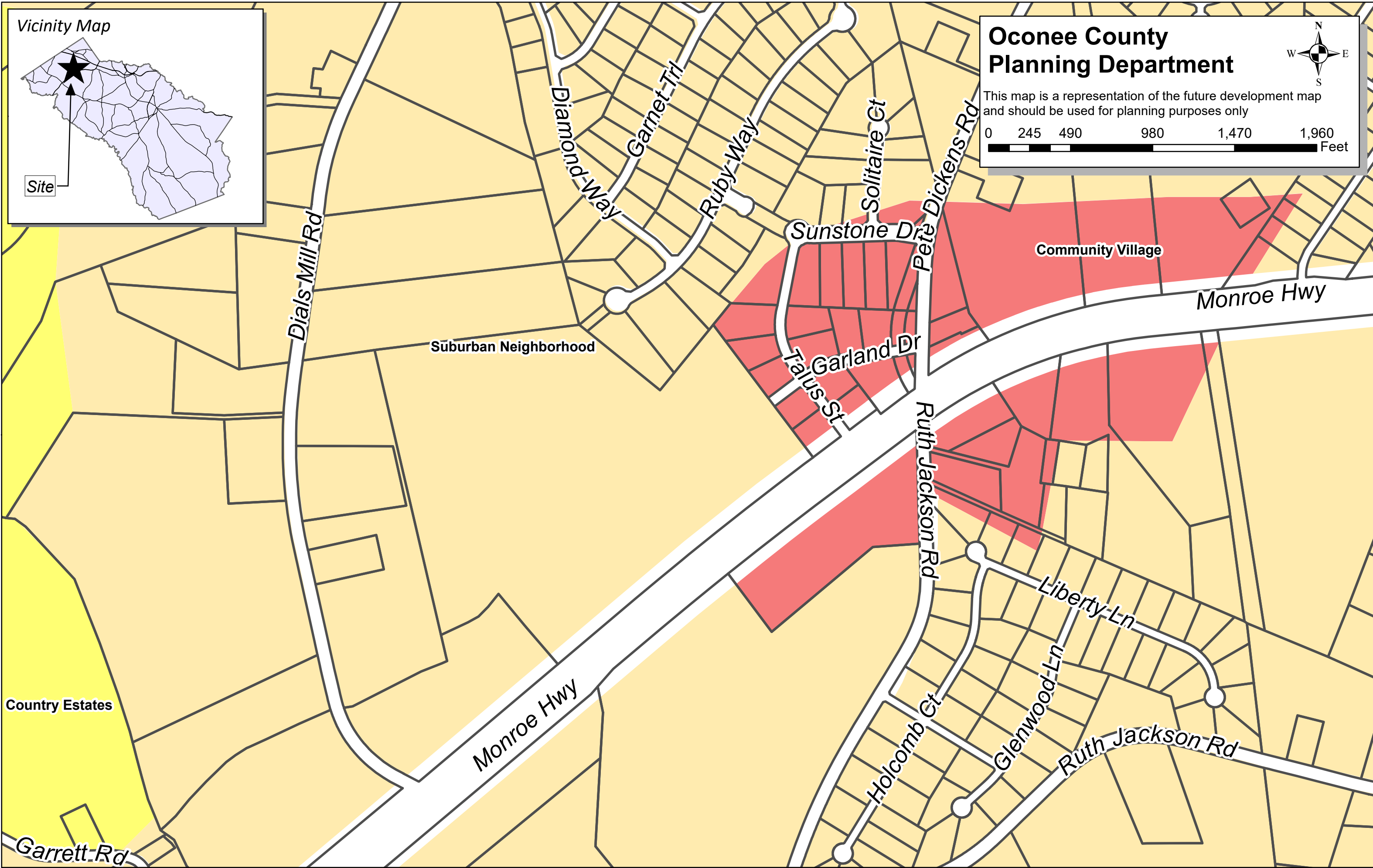
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Oconee County Planning Department

This map is a representation of the future development map and should be used for planning purposes only

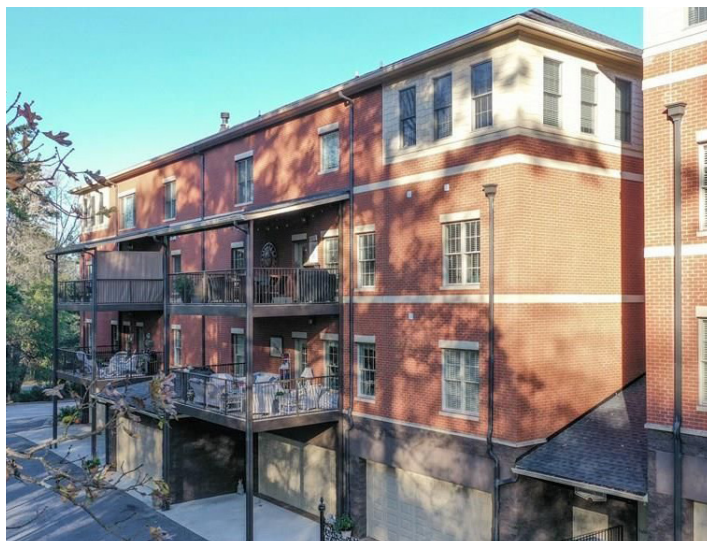
0 245 490 980 1,470 1,960 Feet



Mansion Flat



Meriweather Flat



Quadruplex



ARCHITECTURE PRECEDENTS - MULTIFAMILY

Meadowlands
Oconee County, Georgia



ARCHITECTURE PRECEDENTS - SINGLE FAMILY

Meadowlands
Oconee County, Georgia

MARTHA ANN DOWNS
Survey for Frank A. Downs
By Glenn Downs, Dated Oct. 12, 1975.
ZONED A-1

BEFAIR - PHASE ONE
See Our Survey
Dated Mar. 07, 2003
ZONED A-1

FILED IN CLERK'S OFFICE

06 SEP 12 PM 2:56

36 356
9-12-06
DATE
COUNTY A VARIOUS, CLERK

DICKENS CORNER
See Our Survey
Dated Jan. 12, 2004
ZONED A-1

NO SOIL SCIENTIST REPORT, PERK TEST OR OTHER INVESTIGATIONS HAVE BEEN CONDUCTED TO DETERMINE SUITABILITY OF THE LOTS, TRACTS OR PARCELS CREATED BY RECORDING OF THIS PLAT FOR EITHER ON-SITE WATER SUPPLY (WELL) NOR FOR ON-SITE SEWAGE MANAGEMENT SYSTEM (SEPTIC). THE OWNER, PURCHASER, LENDER, HEIRS, ASSIGNS OR 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.

MAGNETIC NORTH

JERRY M. GARRETT
Plat Book 24 Page 224
ZONED A-1

POND

TRACT 3
72.504
ACRES
ZONED A-1

Transcontinental Gas Pipe Line Corporation
172' Right-of-Way
28' Temporary Construction Easement
(See 08-08578-80 & 81)

TRACT 4
2.952
ACRES
ZONED A-1

TRACT 2
1.995
ACRES
ZONED A-1

TRACT 1
12.331
ACRES
ZONED A-1

LINE	BEARING	DISTANCE
L1	N66°02'43"E	95.51'
L2	N68°00'38"E	216.48'
L3	N68°58'05"E	114.20'
L4	N67°28'48"E	85.80'
L5	N67°28'48"E	127.82'
L6	N75°26'34"E	163.12'
L7	N64°54'24"E	177.13'
L8	N61°14'00"E	72.83'
L9	N44°11'35"E	81.50'
L10	N34°00'36"E	98.80'

OCONEE COUNTY
Planning Department

"AUTHORIZED FOR RECORDING"

By *Billy R. White, Jr.*
Billy R. White, Jr.
Planning Director

ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 130453 0010 B, THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN.

Ray W. Coles
Georgia Registered Land Surveyor Number

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 requirements of the Land Subdivision Regulations of Oconee Co., GA have been fully complied with.

Ray W. Coles 2049
R.L.S. Number

REFERENCES:
1) PLAT BOOK 34 PAGE 50
2) PLAT BOOK 17 PAGE 255

NOTE:
THIS PROPERTY IS ZONED: A-1
TRACT 1 REPRESENTS A PORTION OF TAX MAP B-2, PARCEL 12-E.
TRACT 2 REPRESENTS A PORTION OF TAX MAP B-1, PARCEL 84-B.
TRACT 3 REPRESENTS REMAINING PORTION OF TAX MAP B-1, PARCEL 84-B.
TRACT 4 REPRESENTS REMAINING PORTION OF TAX MAP B-2, PARCEL 12-E.
TRACTS 1 & 2 ARE TO BE COMBINED TO FORM ONE LOT.
TRACTS 3 & 4 ARE TO BE COMBINED TO FORM ONE LOT.

Owner's Certification:

State of Georgia, County of Oconee

The owner of the land shown on this Plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that 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.

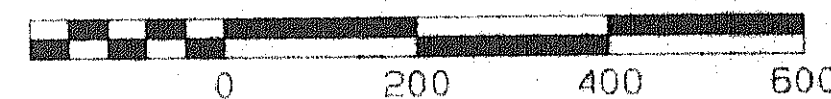
By *Kenny Keith Mgr* DATE: 8-14-06
OWNER/AGENT: *78 Commercial Ventures, LLC*
By *W. S. White* DATE: 8-14-06
OWNER/AGENT: *W. S. White*
Matthews Investments, LLC

THIS PLAT IS NOT TO BE USED FOR PORTIONS OF EXISTING TAX PARCELS AND DOES NOT CREATE A NEW LOT OR TAX PARCEL.

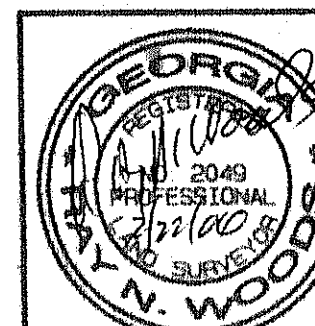
THESE ARE THE PROVISIONS OF SECTION 104.2 of the Land Subdivision Regulations of Oconee County, Georgia.

Date: SEP 06 2006

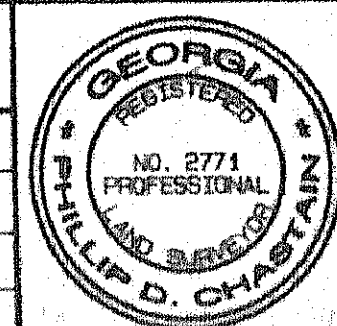
GRAPHIC SCALE 1"=200'



● IPF-Iron Pin Found ○ IPS-Iron Pin Set ✕ - Traverse Point ☒ R/W Monument



ADMINISTRATIVE RECOMBINATION PLAT FOR RICHARD PALMER & DIAMONDS & PEARLS LAND COMPANY, LLC			
ENC: 240	COUNTY: OCONEE	STATE: GEORGIA	DATE: 10-01-2004
DRAWN BY: MIKE W.		INSTRUMENT: LEICA	
ENG. NAME: Dickens/Belfair		PLAT CLOSURE: 1/305,864	
FIELD BOOK: P-102		FIELD CLOSURE: 1/11,443	
		ANGLE CLOSURE: 2' per Angle	
WOODS & CHASTAIN SURVEYORS, INC. PROFESSIONAL LAND SURVEYORS 125 SMITHSONIA ROAD WINTERVILLE, GEORGIA 30683 (706)742-8596			



THE VILLAGE AT MEADOWLANDS

OCONEE COUNTY

SEALS:

SHEET TITLE:

EXISTING
CONDITIONS

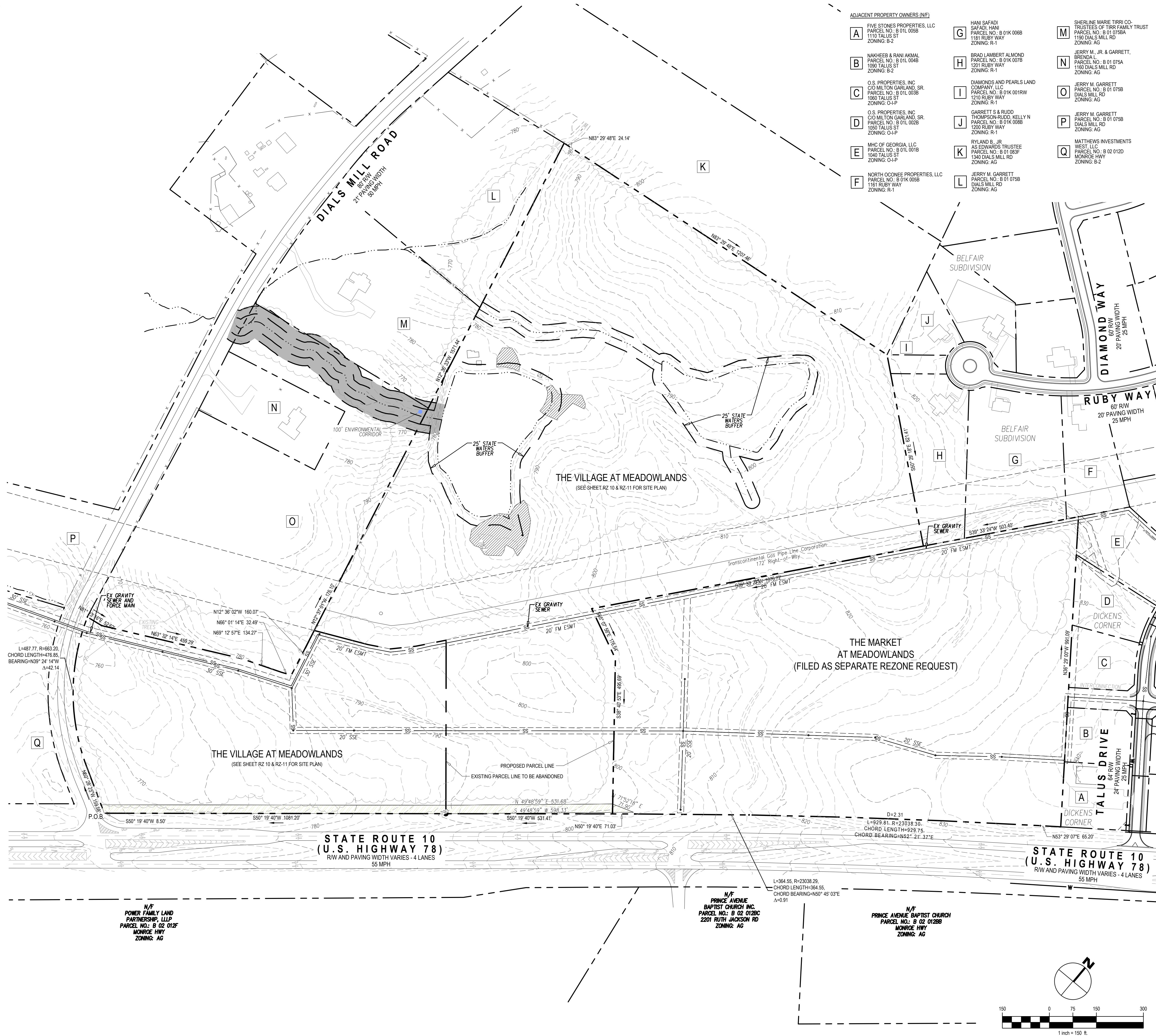
SHEET ISSUE: 04/19/21 PROJECT NO. 21-3037

1 07/23/21 PER COUNTY COMMENTS

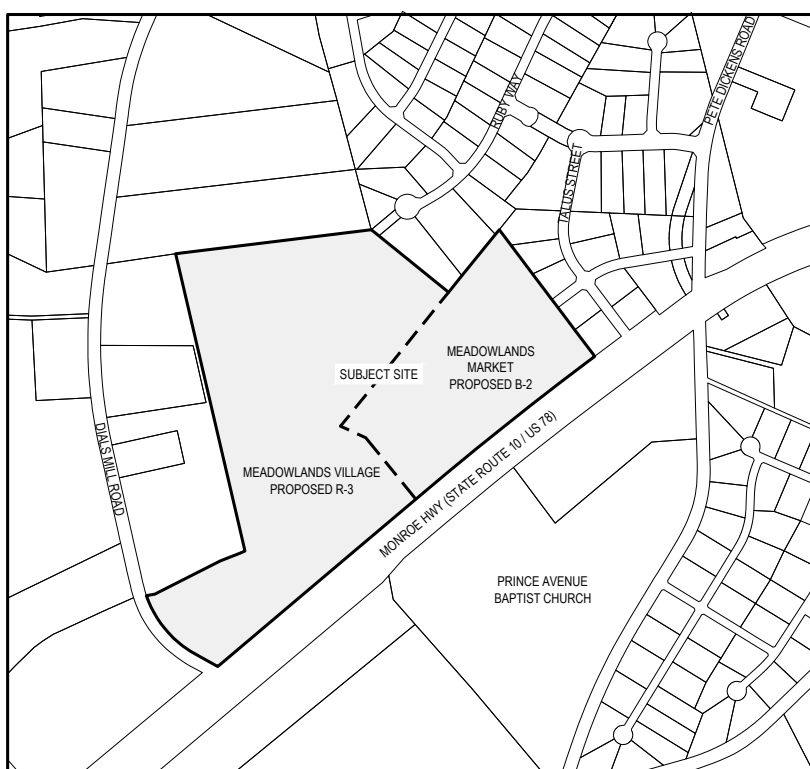
SHEET NO.

RZ-00

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VICINITY MAP
SCALE: 1"=1200'

OWNER
ELLINGTON FARMS DEVELOPMENT PARTNERS LLC
2300 PETE DICKENS ROAD
BOGART, GA 30622
CONTACT: MARK JENNINGS

APPLICANT
SMITH PLANNING GROUP
1022 TWELVE OAKS CIR STE 201
WATKINSVILLE, GA 30677
CONTACT: BOB SMITH, RLA
BOB@SMITHPLANNINGGROUP.COM
706-769-9515

PROJECT INFORMATION	
ADDRESS	US HIGHWAY 78 & 1011 PETE DICKENS ROAD
PARCEL NUMBER	B 02 012E & PORTIONS OF B 01 084B
TOTAL ACREAGE	89.79 AC OF B 02 012E & B 01 084B
ACREAGE TO BE REZONED	62.32 AC
EXISTING ZONING	R-3 & B-2
PROPOSED ZONING	R-3
EXISTING USE	UNDEVELOPED
PROPOSED USE	RESIDENTIAL (CONTINUING CARE RETIREMENT COMMUNITY)
OPEN SPACE OUTSIDE STORMWATER AREA	20.70 AC OR 33%

DEVELOPMENT SUMMARY	
LANDSCAPE AREA	3,197,701 SF
FLOOR AREA (BUILDING OUTLINE)	260,057 SF
PARKING / IMPERVIOUS AREA	453,494 SF
TOTAL	3,911,252 SF

BUILDING TYPE SUMMARY		
	NO. OF BLDGS	UNITS
MANSSION FLATS	5	20
QUADRAPLEX	11	44
MERWEATHER FLATS	5	25
COTTAGES	28	28
ASSISTED LIVING CENTER	1	250
INDEPENDANT LIVING CENTER	1	150
TOTAL	51	517

PARKING		
	REQUIRED	PROVIDED
RETIREMENT COMMUNITY	267 (1 UNIT)	267
NURSING CARE FACILITY	100	125
ADA SPACES	8	8

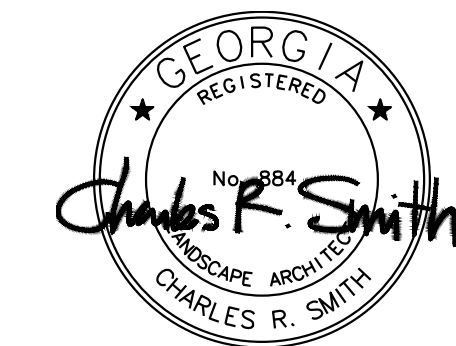
PROJECT INFORMATION	
FEMA FLOOD	NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS 13219C0405D, DATED 09/02/2010. THERE ARE NO ENVIRONMENTAL AREAS ON OR ADJACENT TO THIS SITE.
SIGNAGE	NO SIGNS ARE PROPOSED AT THIS TIME. A SEPARATE PERMIT WILL BE FILED FOR SIGN.
SURVEY INFO	BOUNDARY AND INFORMATION FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY WOODS AND CHASTAIN SURVEYORS LLC, DATED 10/01/2004. EXISTING TOPOGRAPHY PROVIDED BY AERIAL MAPPING CONTROL (WOODS AND CHASTAIN)
LIGHTING	THIS PROJECT SHALL MEET ALL OCONEE COUNTY ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY SHIELDED IN ACCORDANCE WITH OCONEE COUNTY STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.
STORMWATER	STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL
PHASING	THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE, BEGINNING UPON APPROVAL OF ALL REQUIRED PLANS AND AFTER OBTAINING ALL REQUIRED PERMITS.
UTILITIES	THE OWNER, AT ALL OWNERS EXPENSE, SHALL CONSTRUCT THE IMPROVEMENTS REQUIRED BY THE COUNTY FOR PUBLIC WATER AND PUBLIC WASTE WATER SERVICES FOR SUBJECT PROPERTY AND SHALL CONVEY SAME TO THE COUNTY, FREE OF ALL LIENS. SAID IMPROVEMENTS SHALL INCLUDE ALL ON-SITE IMPROVEMENTS AND SUCH OFF-SITE IMPROVEMENTS AS ARE REQUIRED BY THE COUNTY TO PROVIDE SERVICE TO SUBJECT PROPERTY.
WATER SUPPLY	OCONEE COUNTY
SEWERAGE DISPOSAL	OCONEE COUNTY
SOLID WASTE	PRIVATE SERVICE

ALL LANDSCAPE STRIPS & VEHICLE USE SCREENINGS TO BE PLANTED TO OCONEE COUNTY STANDARDS (SECT. 803 & 805).

THE VILLAGE AT MEADOWLANDS

OCONEE COUNTY

SEALS:



SHEET TITLE:

REZONE AND SPECIAL USE CONCEPT PLAN

SHEET ISSUE: 04/19/21 PROJECT NO. 21-337

1 07/21/21 PER COUNTY COMMENTS

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THE VILLAGE AT MEADOWLANDS

OCONEE COUNTY

SEALS:



SHEET TITLE:

REZONE AND SPECIAL
USE CONCEPT PLAN
ENLARGEMENT

SHEET ISSUE: 04/19/21 PROJECT NO. 21-3037

1 07/23/21 PER COUNTY COMMENTS

SHEET NO.

RZ-11