

**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 240<sup>th</sup> 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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.

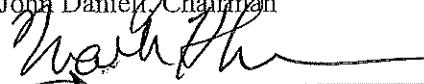
Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on August 16, 2021, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on September 7, 2021.

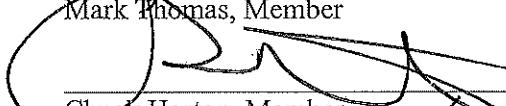
ADOPTED AND APPROVED, this 7<sup>th</sup> day of September, 2021.

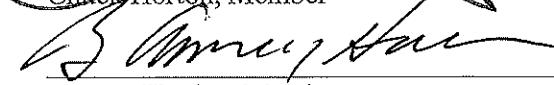
**OCONEE COUNTY BOARD OF COMMISSIONERS**

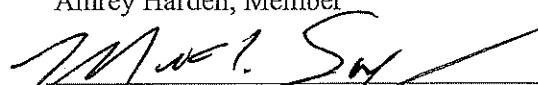
BY:

  
John Daniel, Chairman

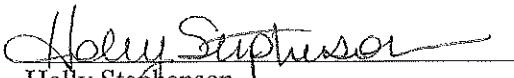
  
Mark Thomas, Member

  
Chuck Horton, Member

  
Amrey Harden, Member

  
Mark Saxon, Member

ATTEST:

  
Holly Stephenson  
Clerk, Board of Commissioners

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

Page 1 of 8

### 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

Page 2 of 8

## 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

Page 3 of 8

## 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 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 of 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 quadplex buildings, 5 mansion flats buildings, and 5 Merriweather 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 quadplex 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 be 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 quadplexes 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 quadplex units are designed to accommodate garages and off-street guest parking.

Merriweather 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
Quadplex	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 grid 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

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

Page 4 of 8

### 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

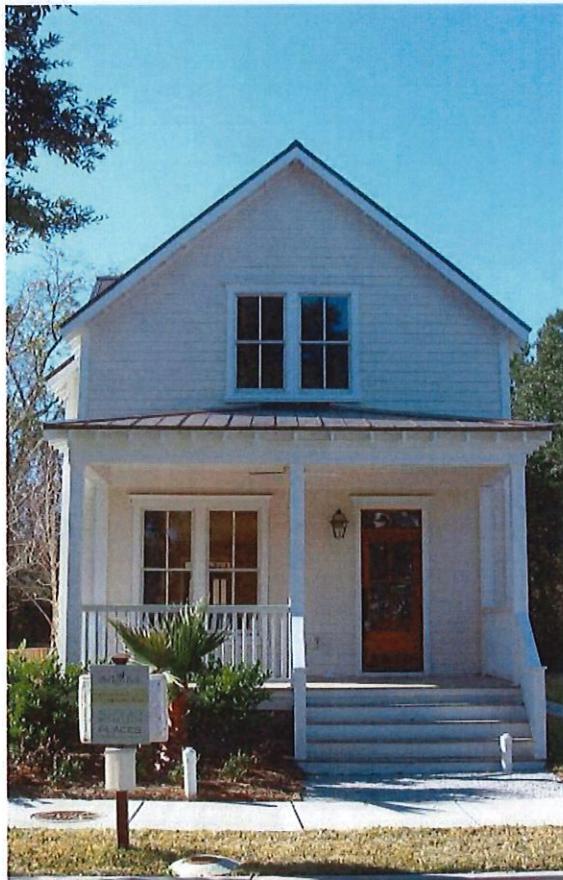
Trash and recyclables will be collected by private contract service.

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

Page 5 of 8

**ARCHITECTURAL IMAGES**

Cottages



**ARCHITECTURE PRECEDENTS - SINGLE FAMILY**

Meadowlands

Oconee County, Georgia

 **SMITH**  
PLANNING  
GROUP

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

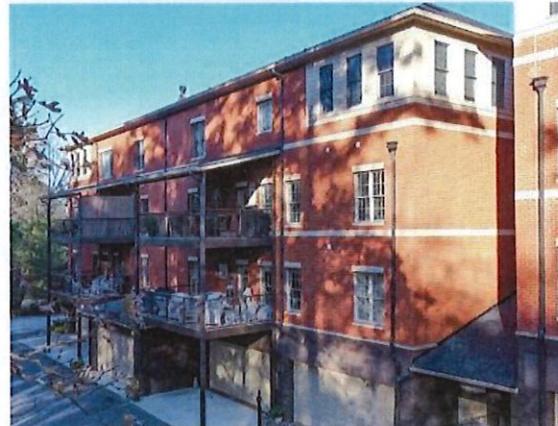
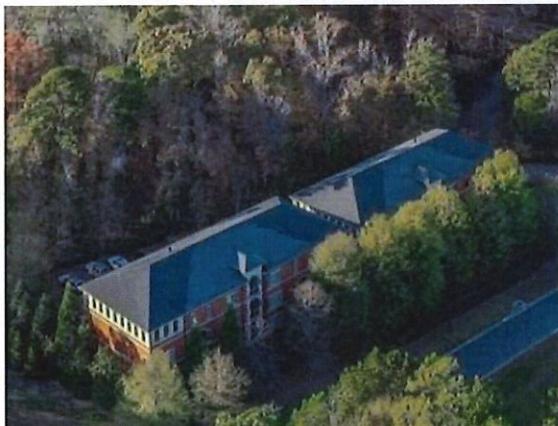
Page 6 of 8

**ARCHITECTURAL IMAGES**

Mansion Flat



Merriweather Flat



Quadruplex



**ARCHITECTURE PRECEDENTS - MULTIFAMILY**

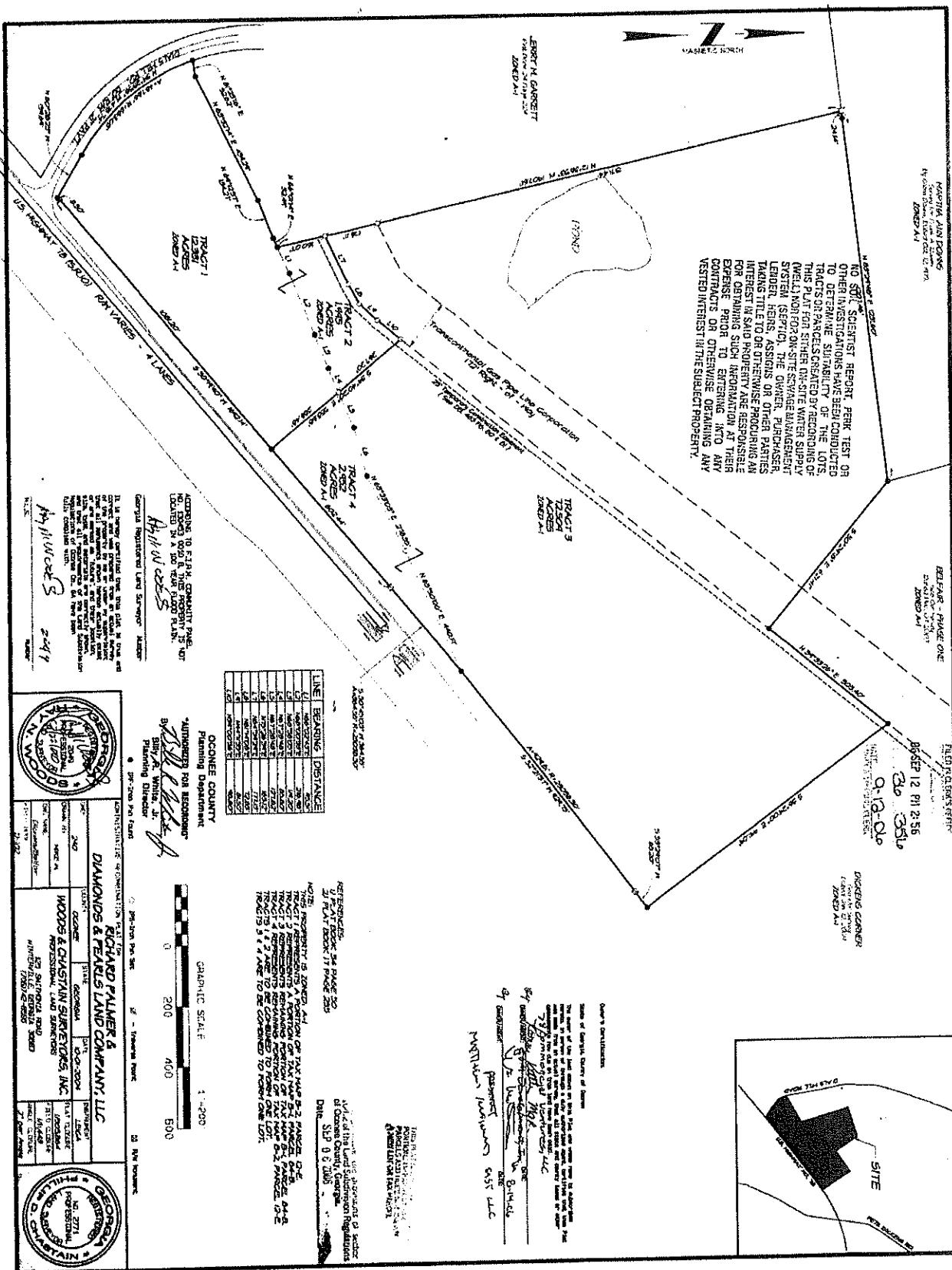
Meadowlands  
Oconee County, Georgia

 **SMITH**  
PLANNING  
GROUP

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

Page 7 of 8

## PLAT



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

Page 8 of 8

## CONCEPT PLAN



2-10

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

Page 9 of 8

## CONCEPT PLAN



RZ-11

**REZONE AND SPECIAL  
USE CONCEPT PLAN  
ENLARGEMENT**

## THE VILLAGE AT MEADOWLANDS

## OCONEE COUNTY

SMITH  
PLANNING  
GROUP



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

**SPECIAL USE CASE #:** P21-0076

**DATE:** August 6, 2021

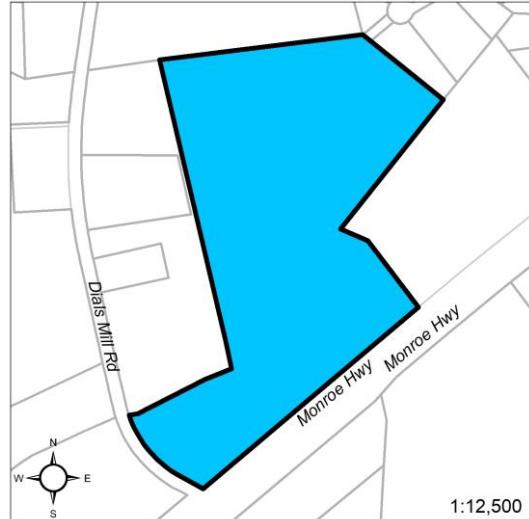
**STAFF REPORT BY:** Grace Tuschak, Senior Planner  
Monica Davis, Planner

**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:**  $\pm 62.32$  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 (CCRC). 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**

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

Land Use		Size	AM Peak Hour			PM Peak Hour			PM School Peak Hour			24-Hr
			Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	2-way
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.

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## **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**  
(No P.O. Boxes)  
**Watkinsville, GA 30677**

Telephone: **(706)769-9515**  
 Email: **bob@smithplanninggroup.com**

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: Charles R. Smith Date: 4/16/21 Notarized: M



## Property

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

M 06/22/2021

Portion of Tax Parcel Number: **B01084B / B02012E**

Size (Acres): **62.32** 75.46 / 14.33 Current Zoning: **R-3 & B-2** M 06/22/2021

Future Development Map—Character Area Designation: **Suburban Neighborhood**

## Use

Current Use: **Vacant**

Proposed Use: **Residential**

## Attachments (check all that apply)

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

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: \_\_\_\_\_

APPLICATION NUMBER \_\_\_\_\_  
 Action 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 quadplex 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 quadplex 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 grid 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 complements 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.

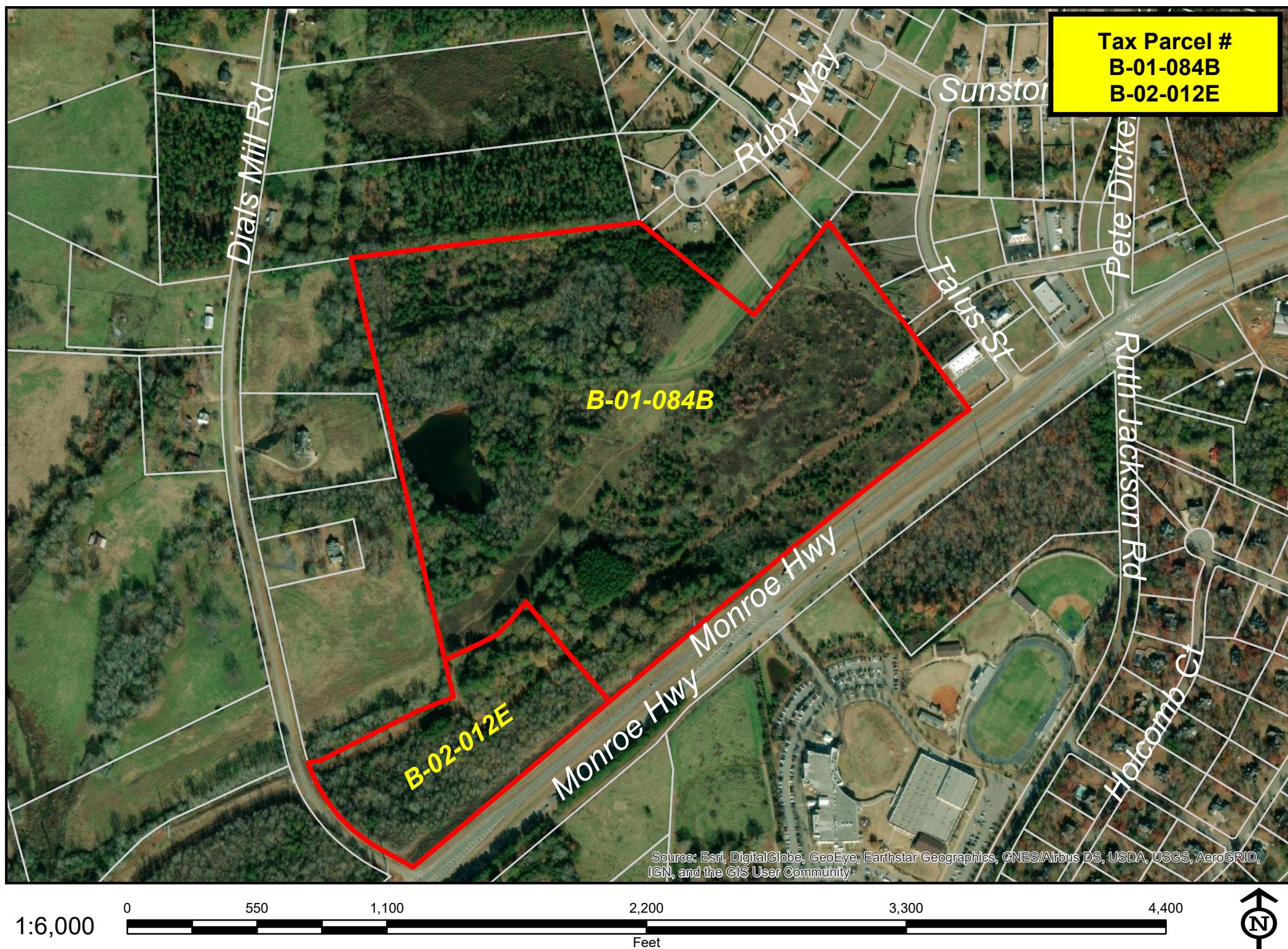
**I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?**

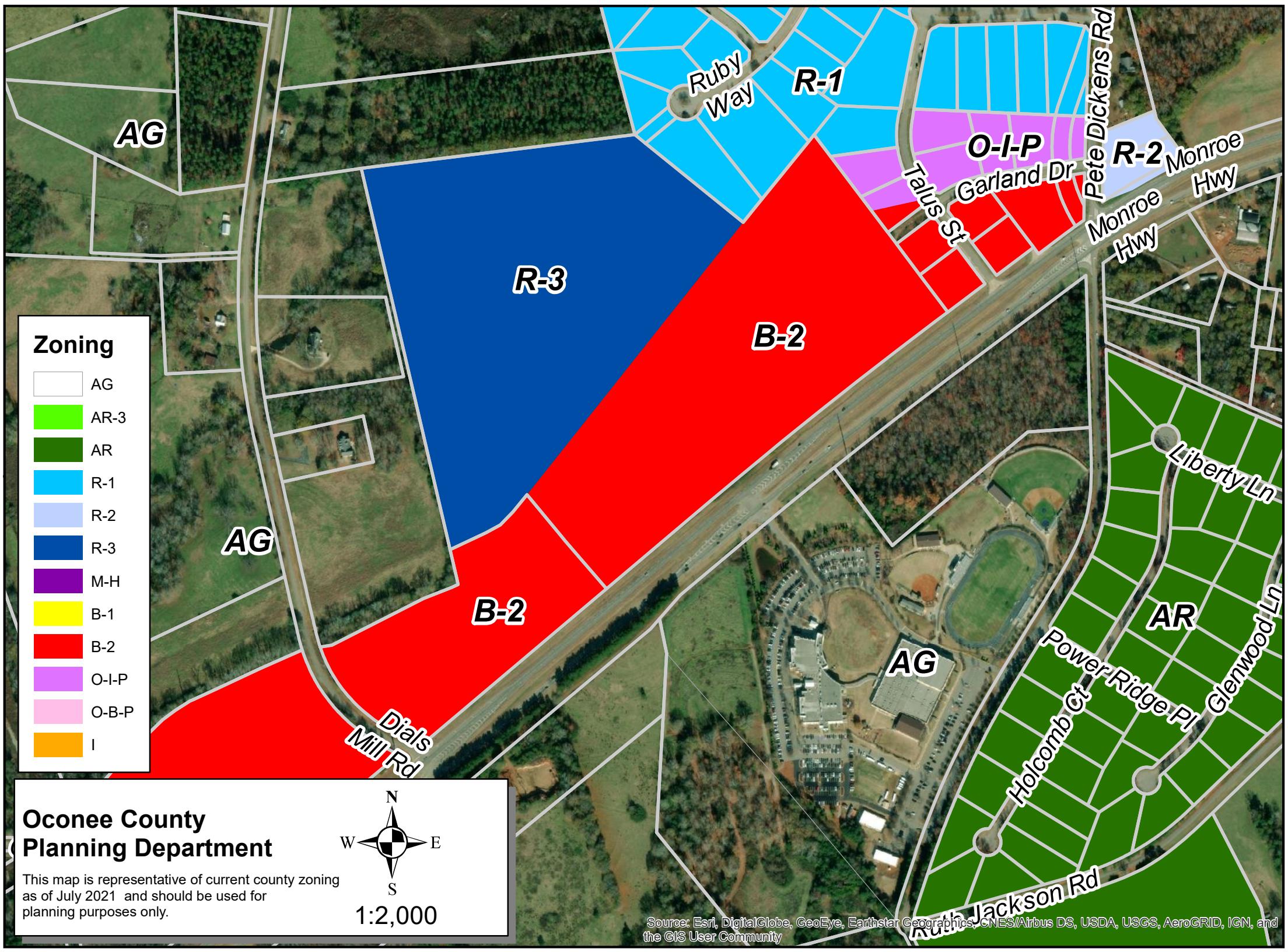
The operations of the CCRC will not adversely affect the surrounding properties.

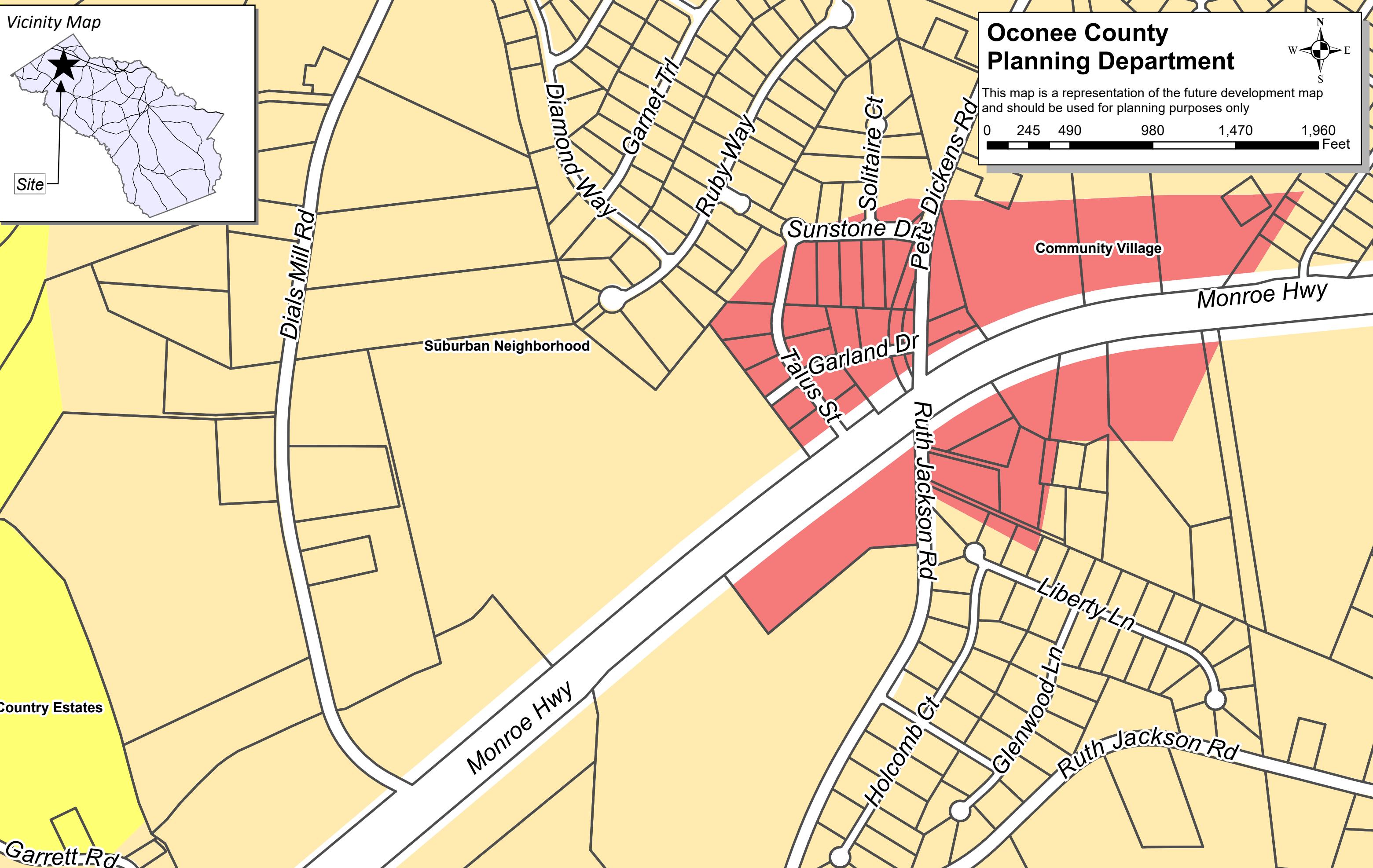
**J. Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?**

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



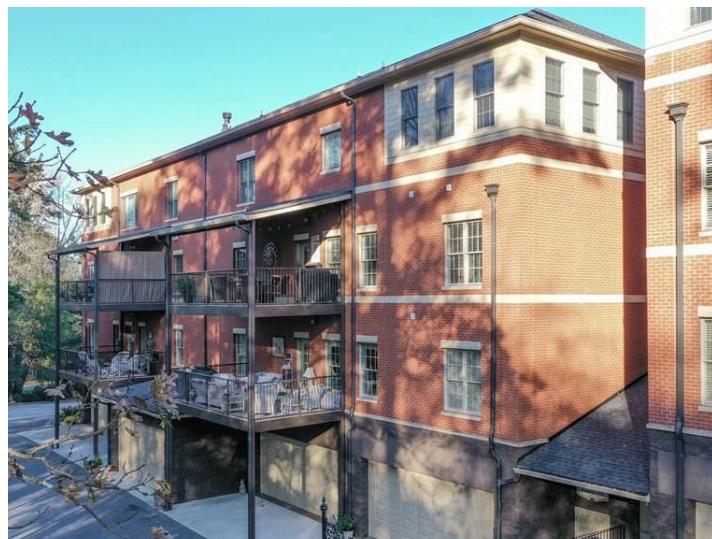




Mansion Flat



Meriweather Flat



Quadruplex



## ARCHITECTURE PRECEDENTS - MULTIFAMILY

Meadowlands  
Oconee County, Georgia

Cottages



**ARCHITECTURE PRECEDENTS - SINGLE FAMILY**  
Meadowlands  
Oconee County, Georgia

 **SMITH**  
PLANNING  
GROUP

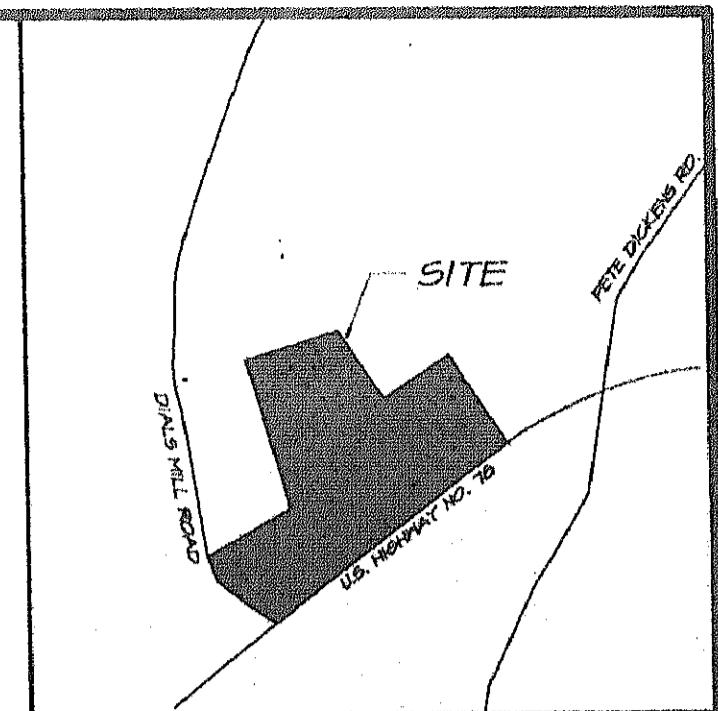
MARTHA ANN DOWNS  
Survey for Frank A. Downs  
By Glenn Downs, Dated Oct. 12, 1975  
ZONED A-1

BELFAIR - PHASE ONE  
D&B Our Survey  
Dated Dec. 07, 2003  
ZONED A-1

FILED IN CLERK'S OFFICE  
OCONEE COUNTY, GEORGIA  
10-01-2004

06 SEP 12 PM 2:56  
36-3520  
9-12-06  
DATE FILED & INDEXED, CLERK

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



MAGNETIC NORTH

JERRY M. GARRETT  
Plot Book 24 Page 224  
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.

TRACT 3  
72.509  
ACRES  
ZONED A-1

Transcontinental  
1/2 Right of Way  
25' Inventory Adjustment  
(500 ft. 200 ft. 80 ft. 60 ft.)

TRACT 1  
12.331  
ACRES  
ZONED A-1

N 61°23'16" E  
52.62' R  
N 63°32'14" E 45.29' R  
N 64°12'51" E  
134.21' R

100ft.  
100ft.  
100ft.  
100ft.

U.S. HIGHWAY 70 (SR 10) R/W VARIES - 4 LANES  
A-165°16' R-248.33' R-154.44' R-214.21' R  
N 60°20'25" W  
159.69' R

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

Aug 11 Wcres

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 herein 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.

Aug 11 Wcres  
2049  
R.L.S. Number

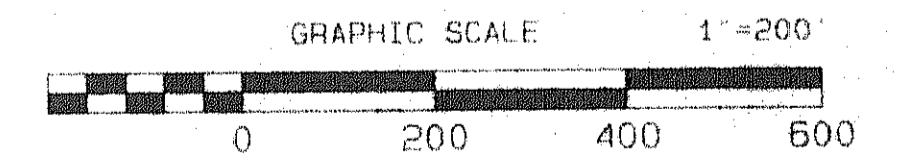
LINE	BEARING	DISTANCE
L1	N 66°01'44" E 52.49'	49.51'
L2	N 68°00'59" E 216.98'	216.98'
L3	N 68°30'05" E 114.20'	114.20'
L4	N 67°20'48" E 85.90'	85.90'
L5	N 67°28'49" E 127.82'	127.82'
L6	N 75°26'54" E 165.12'	165.12'
L7	N 64°59'29" E 171.13'	171.13'
L8	N 61°14'08" E 122.83'	122.83'
L9	N 44°11'55" E 81.50'	81.50'
L10	N 34°00'36" E 99.80'	99.80'

OCONEE COUNTY  
Planning Department

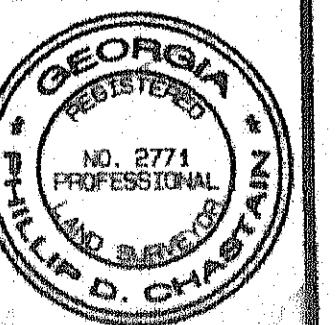
"AUTHORIZED FOR RECORDING"  
By *Billy R. White Jr.*  
Billy R. White, Jr.  
Planning Director

IPF-Iron Pin Found

IPS-Iron Pin Set  - Traverse Point  R/W Monument



ADMINISTRATIVE RECOMBINATION PLAT FOR RICHARD PALMER & DIAMONDS & PEARLS LAND COMPANY, LLC					
GRD	COUNTY	STATE	DATE	INSTRUMENT	
240	OCONEE	GEORGIA	10-01-2004	LEICA	
DRAWN BY	MIKE W.			PLAT CLOSURE	1005364
DRW NAME:				FIELD CLOSURE	111443
FIELD BOOK	4-102			ANGLE CLOSURE	27 per Acre
WOODS & CHASTAIN SURVEYORS, INC. PROFESSIONAL LAND SURVEYORS					
125 SMITHSONIA ROAD WINTERVILLE, GEORGIA 30683 (706)742-8556					







# THE VILLAGE AT MEADOWLANDS

## OCONEE COUNTY

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**HEET TITLE:**

**EZONE AND SPECIAL  
USE CONCEPT PLAN  
ENLARGEMENT**

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

07/21/21 PER COUNTY COMMENTS

**MEET NO.**

RZ-11