

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

TITLE

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classification B-2 (Highway Business District) and R-3 (Multi-Family Residential District) to R-3 (Multi-Family Residential District) pursuant to an application for rezoning of property owned by Ellington Farms Development Partners, LLC submitted on April 19, 2021.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for zoning change submitted by Smith Planning Group on April 19, 2021, requesting rezoning of a ±62.32-acre tract of land located along US Highway 78 in the 240th G.M.D., Oconee County, Georgia, tax parcel no. B-02-012E and portion of B-01-084B, the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

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

The zoning classification for the property described on the attached "Exhibit A" is hereby changed from classification B-2 (Highway Business District) and R-3 (Multi-Family Residential District) to R-3 (Multi-Family Residential District) for the purpose as set forth in "Exhibit A" attached hereto.

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

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

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

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

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

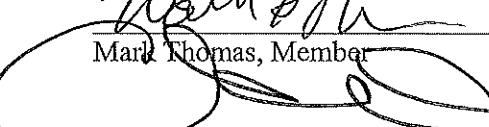
ADOPTED AND APPROVED, this 7th day of September, 2021.

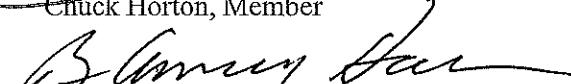
OCONEE COUNTY BOARD OF COMMISSIONERS

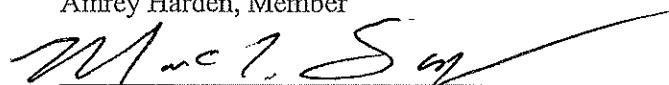
BY:


John Daniel, Chairman

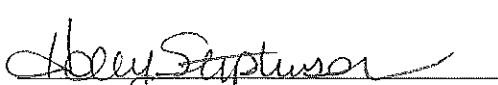

Mark Thomas, Member


Chuck Horton, Member


Amrey Harden, Member


Mark Saxon, Member

ATTEST:


Holly Stephenson

Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P21-0077

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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



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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.

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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 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 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 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
Quadruplex	11	44
Merriweather 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 gridded 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

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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

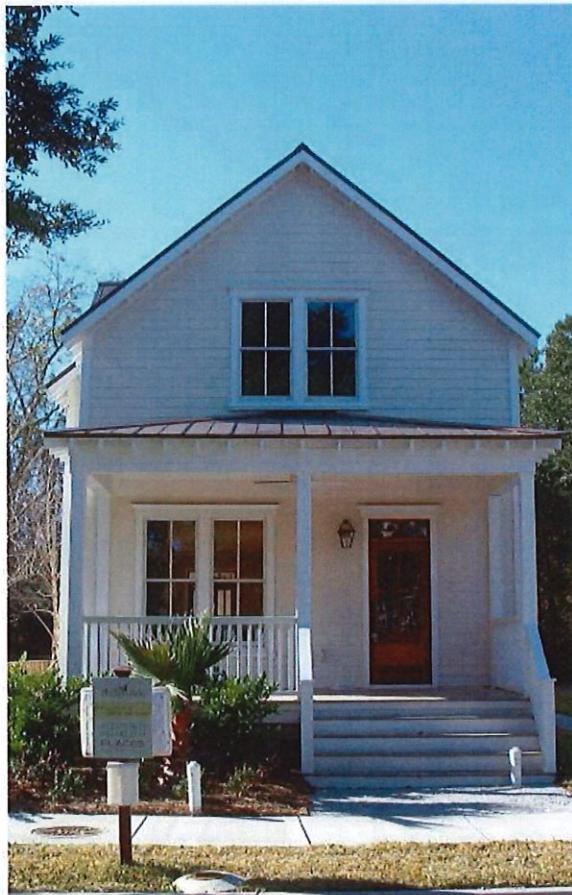
Trash and recyclables will be collected by private contract service.

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ARCHITECTURAL IMAGES

Cottages



ARCHITECTURE PRECEDENTS - SINGLE FAMILY
Meadowlands
Oconee County, Georgia

 **SMITH**
PLANNING
GROUP

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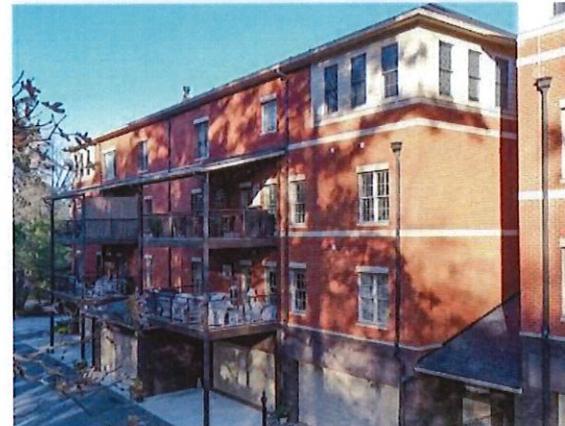
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ARCHITECTURAL IMAGES

Mansion Flat



Merriweather Flat



Quadruplex



ARCHITECTURE PRECEDENTS - MULTIFAMILY

Meadowlands

Ocnee County, Georgia

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PLAT

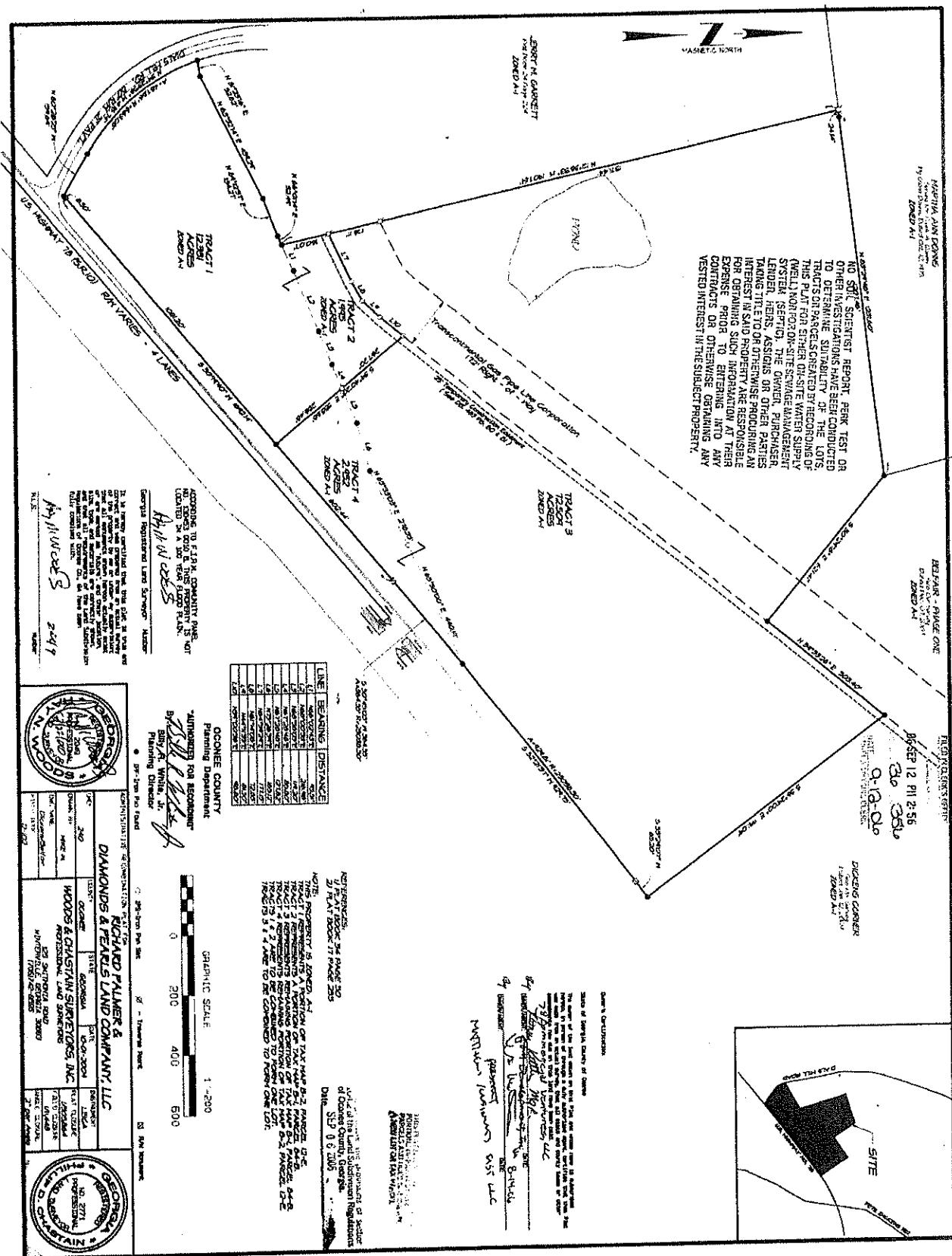


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CONCEPT PLAN



RZ-10

RZ-10

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CONCEPT PLAN



THE VILLAGE AT MEADOWLANDS

OCONEE COUNTY

SMITH
PLANNING
GROUP

LAND PLANNING
LAND DEVELOPMENT
LAND SURVEYING
PROJECT MANAGEMENT
PERMITTING SERVICES



REZONE AND SPECIAL
USE CONCEPT PLAN
ENLARGEMENT
SHEET NO. 1 OF 1
PROJECT NO. 10077

1. OCONEE
2. OCONEE COUNTY COMMISSION

RZ-11