

**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) to B-2 (Highway Business District) with modifications to rezone case no. 5780 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 a rezone modification of a ±27.47-acre tract of land located along US Highway 78 in the 240<sup>th</sup> G.M.D., Oconee County, Georgia, (tax parcel no. 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) to B-2 (Highway Business District) with modifications to rezone case no. 5780 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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.

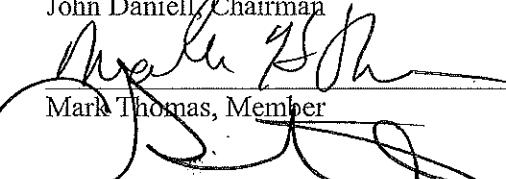
Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on August 16, 2021, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on September 7, 2021.

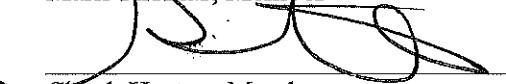
ADOPTED AND APPROVED, this 7<sup>th</sup> day of September, 2021.

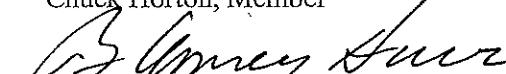
**OCONEE COUNTY BOARD OF COMMISSIONERS**

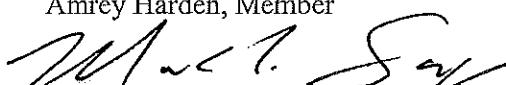
BY:

  
John Daniell, 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 P21-0078

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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.
6. Shared parking as allowed by Unified Development Code Section 605 shall be utilized where possible within the Market at Meadowlands in order to minimize extraneous impervious surface.

### TAX MAP



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**LEGAL DESCRIPTION**

Legal Description for a portion of Tax ID B 01 084B

27.47 Acres

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

Thence N 50°19'40" W a distance of 8.50' to a Point;

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

Thence N 50°19'40" E a distance of 531.41' to the Point of Beginning;

Thence Northeasterly along a curve

said curve having a chord bearing of N 50°19'40" W

a chord length of 71.03'

an arc length of 364.55'

and a radius of 23038.29';

Thence Northeasterly along a curve

said curve having a chord bearing of N 53°29'07" E

a chord length of 65.20'

an arc length of 929.81'

and a radius of 23038.30';

Thence N 36°29'00" W a distance of 991.09' to a Point;

Thence S 39°33'24" W a distance of 503.40' to a Point;

Thence S 39°33'27" W 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 the Point of Beginning;

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### NARRATIVE

REZONE  
REQUEST  
REPORT

21 JUNE 2021

#### THE MARKET at MEADOWLANDS

Oconee County, Georgia

##### INTRODUCTION

Meadowlands is a mixed-use development with a Village Center and Market designed to provide services for those living in the vicinity and in the adjacent Village at Meadowlands, a Continuing Care Retirement Community. The Market at Meadowlands is a commercial center that anchors the site to the surrounding neighborhoods. This section of the development will be publicly accessible offering a grocery store, restaurants, retail, pharmacy/drug store, and other miscellaneous commercial businesses.

This development was originally permitted in 2008, but was never constructed. In an effort to bring life back into the project, several modifications are being requested to update the site to current market demands for both the commercial and CCRC components of Meadowlands. This request would reduce the existing B-2 zoning boundaries from 69.803 acres to 27.47 acres.

##### SITE HISTORY AND CURRENT USE

Meadowlands contains two parcels located on along Monroe Highway, 0 Monroe Hwy, (Parcel No. B 02 012E) and 1011 Pete Dickens Rd, (Parcel No. B 01 084B), 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, with the exception of an existing sanitary sewer line which runs the length of the site.

There are existing commercial uses within the immediate area. Dickens Corner is zoned B-2 and OIP, and is located along the northeastern property line. Within this commercial area are dental groups, a Dollar General store, veterinary office, and a driving school. Located along the rear property boundary is a 175-

ft wide Williams Gas Pipeline easement, which separates the proposed commercial development from the Belfair Subdivision and surrounding AG zoned parcels.

##### 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 zoning 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 Character Areas Map Suburban Neighborhood. No changes to the Character Areas Map are proposed with this request. The property has been zoned B-2 since 2008. Taking into consideration the larger Meadowlands development, the intent is to create a neighborhood with residential units anchored by a commercial center. The development as a whole meets the intention of the Suburban Neighborhood designation.

##### PROPOSED USE

The purpose of the B-2 commercial rezone to create a complete neighborhood by including an anchoring commercial center. The Market at Meadowlands will offer gift shops, coffee shops, restaurants, retail businesses, home furnishings, and other similar types of businesses in addition to a 65,000-sf grocery store. The total square footage for the Market at Meadowlands will not exceed 179,000-sf.

The site has been designed in two elements: the first being the larger grocery store center and the second being the smaller scale commercial buildings along the main access street. The larger grocery center is designed for larger scale retailers while the smaller buildings are designed for restaurants, local business, artisans, coffee shops, and other small-scale business.

The Market is located along the main access street, achieving connectivity and walkability throughout Meadowlands. Outdoor plazas are incorporated to facilitate interactions between residents and businesses through events such as arts and crafts exhibits, outdoor dining, and special events.

Ownership of the Market at Meadowlands will split between condominium ownership and single ownership. The larger grocery store and outbuildings to the east of the traffic circle will be held as single ownership and provide all maintenance of landscaping and open space. The smaller commercial

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buildings to the west of the traffic circle will be a commercial condominium with maintenance provided by the association.

This request is part of the larger Meadowlands development that includes the Village at Meadowlands which also requires a zoning action and special use approval to expand the R-3 zoned portion of the project. 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

Exterior material shall consist of brick, stone, wood, or cementitious siding with trim accents. Buildings will vary in size with the largest being the grocery store at 65,000 sf. All buildings will incorporate architectural elements with a common theme to create cohesion throughout the Market. See representative architecture exhibits for more details.

#### PEDESTRIAN CIRCULATION

The Market at Meadowlands will be located along a portion of the Monroe Hwy. frontage and extend along both sides of the main access street into the development. The street design and building placements have been arranged so that the development engages with both vehicular and pedestrian traffic. The main access street bends and winds around the commercial units drawing attention to the buildings and tenant spaces. Buildings are placed along the street frontage with parking areas located at the rear. There is also an extensive sidewalk and trail network that aim to engage foot traffic into the Market.

#### COMMON OPEN SPACE

Proposed within the Market are outdoor plazas and green pockets for gathering, event spaces, and exhibits. These areas will also connect to the larger CCRC portion of the site to create a sense of place and walkability throughout the site.

#### VEHICULAR ACCESS AND TRAFFIC GENERATION

The Market at Meadowlands will provide two access points off Monroe Hwy. and three access points within the development. All streets will be private and constructed to Oconee County standards as required by the Oconee County Unified Development Code.

Traffic generation for the overall site will decrease as this portion was intended for more intense commercial uses. As a result of expanding the adjacent CCRC into the currently zoned B-2 parcel (see companion rezone request), overall traffic generation for the Meadowlands development is reduced by 10,513 ADT. The proposed development will contain a maximum of 179,000 sf of leasable floor space, which equates to 7,643 ADT. Below is the traffic projection based on the Institute of Transportation Engineers, *Trip Generation, 9<sup>th</sup> Edition*.

TRIP GENERATION ANALYSIS for MARKET AT MEADOWLANDS PROJECT											
PROPOSED	Description/ITE Code	Units Type	Units	ADT 2-WAY	PEAK AM			PEAK PM			
					AAH Hour	AM In	AM Out	PM Hour	PM In	PM Out	
	Shopping Center B20 Rate	KSF2	179.0	7,643	372	70	43	664	210	218	
				TOTAL TRIPS:	7,643	372	70	43	664	210	218

#### LANDSCAPING AND BUFFERING

Street trees will be planted every 40-ft along all proposed private and public streets. Natural, landscaped, and structural buffers will be provided as required by Oconee County. The proposed buffers will only be disturbed as required for access, utility construction, and stormwater management as noted on the site plan.

#### PARKING

Parking for patrons and staff of the Market at Meadowlands will meet Oconee County Unified Development Code standards. With the exception of the parking facility for the grocery store, parking areas are located behind the commercial buildings that front interior streets to better accommodate the pedestrian.

#### 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 Tafus Street. Water mains will be extended from these existing lines into and throughout the development. The proposed development will be served by a gravity sewer line that will convey wastewater to an existing lift station. Peak water and sewer demand is calculated below.

Water = 47,200 GPD  
Maximum Day Demand = 49.2 GPM  
Peak Hour Demand = 122.9 GPM  
Sewer = 47,200 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

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.

The development will also incorporate pervious parking in selected areas to reduce conventional impervious parking and allow for infiltrations prior to discharge onto vegetated surfaces.

#### ENVIRONMENTAL IMPACTS

The proposed rezone will have no direct impact on the environment. All local and state regulations will be followed in order 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**



**ARCHITECTURE PRECEDENTS - COMMERCIAL**

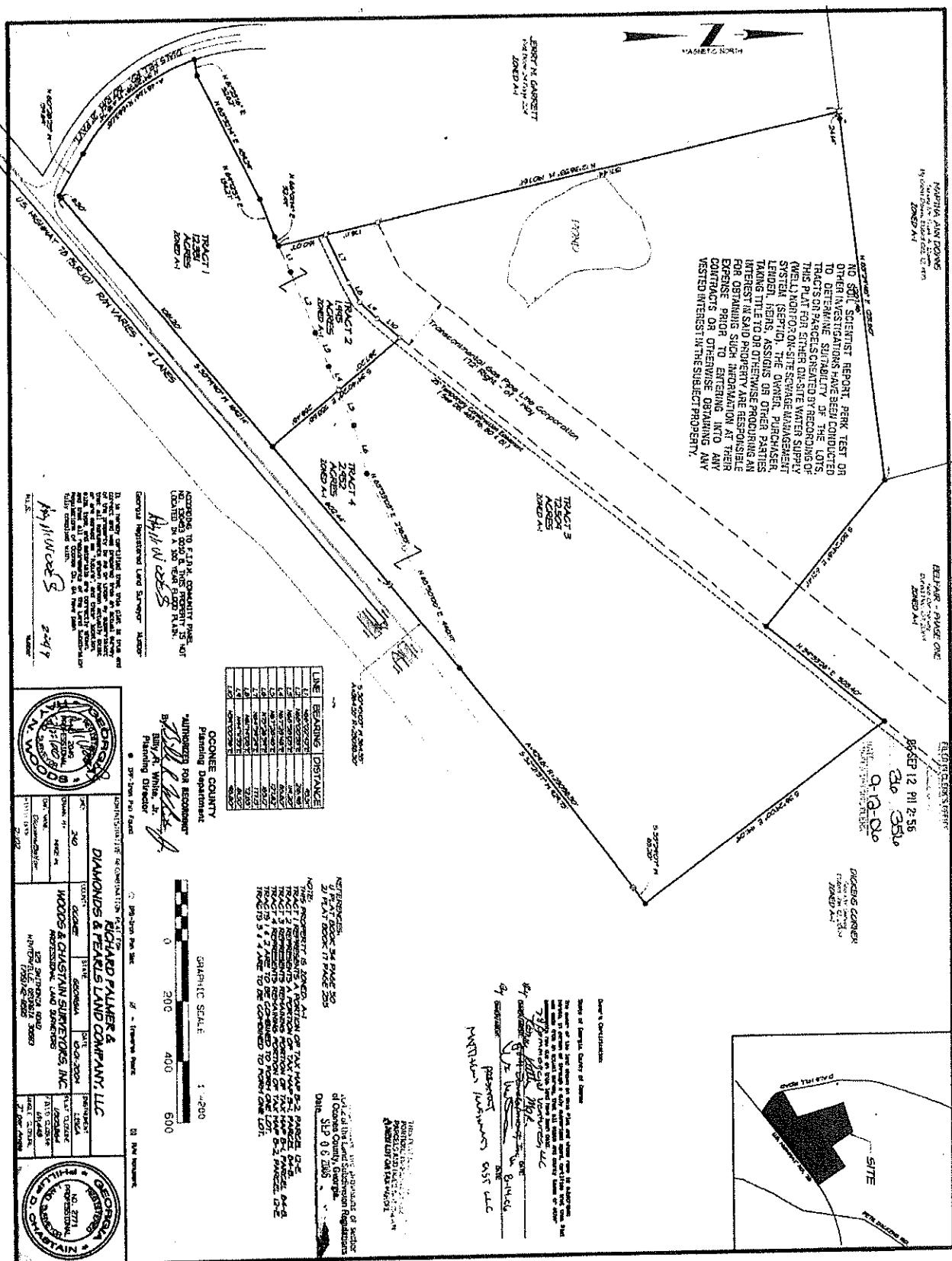
Meadowlands  
Oconee County, Georgia

 **SMITH**  
PLANNING  
GROUP

**EXHIBIT "A" TO REZONE NO P21-0078**

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## PLAT



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## CONCEPT PLAN



# THE MARKET AT MEADOWLANDS

SMITH  
PLANNING  
GROUP

RZ-10





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

**REZONE CASE #:** P21-0078

**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:** 1011 Pete Dickens Road; a portion of  
parcel B-01-084B

**PARCEL SIZE:**  $\pm 27.47$  acres

**EXISTING ZONING:** B-2 (Highway Business District)

**EXISTING LAND USE:** Undeveloped

**FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION:** Suburban Neighborhood

**ACTION REQUESTED:** Modify rezone no. 5780 in order to redesign the Market at Meadowlands, a commercial center associated with the Village at Meadowlands continuing care retirement community (CCRC). This request is accompanied by rezone case # P21-0077 and special use case #P21-0076 to expand the CCRC component.

**STAFF RECOMMENDATION:** Staff recommends conditional approval of this request

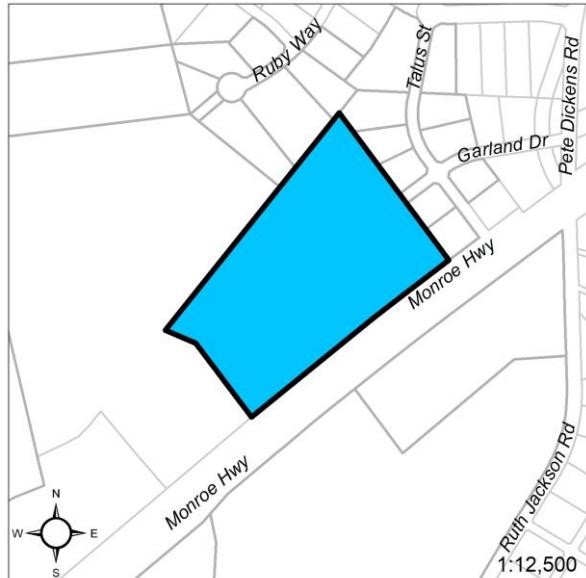
**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** August 16, 2021

**BOARD OF COMMISSIONERS:** September 7, 2021

**ATTACHMENTS:**

- Application
- Narrative
- Zoning 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  $\pm 40.75$  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  $\pm 69.8$  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 DEVELOPMENT**

- The applicant proposes to modify the concept plan of rezone case no. 5780, reducing the B-2 portion of the property from  $\pm 69$  acres to  $\pm 27$  acres. The development would contain mixed commercial uses such as a grocery store, gas station, coffee shops, restaurants, and retail businesses. The total square footage for the Market at Meadowlands would not exceed 179,000 square feet.
- Exterior materials would consist of brick, stone/faux stone, wood, or cementitious siding with trim accents. All buildings will incorporate architectural elements with a common theme to create cohesion throughout the Market. See representative architecture images for more details.
- The estimated value of the entire project (CCRC and Market at Meadowlands) is \$136,325,200

### **PROPOSED TRAFFIC PROJECTIONS**

- At full buildout, the Market at Meadowlands is anticipated to generate an additional 12,392 average daily trips, including 498 AM peak hour and 1,166 PM peak hour trips, according to the submitted traffic impact study dated 7/29/2021 (see table below).
- A total of 14,143 average daily trips, including 545 AM peak hour and 1,292 PM peak hour trips are projected for the entire Meadowlands project at full buildout.
- By decreasing the commercial component of the development, traffic impacts are proportionately reduced from the previously approved rezone

**TABLE 5 – TRIP GENERATION (PROPOSED DEVELOPMENT)**

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

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

## **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 collection is available at the Call Creek facility

### **Roads:**

- The main access point is proposed off Highway 78 and a secondary access point is proposed off Dials Mill Road. Two access points from the CCRC to the commercial portion are proposed as shown on the concept plan.
- Transportation 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 in 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 REZONING CONSIDERATION” AS SET FORTH IN SECTION 1207.01 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

**A. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.**

Nearby properties are a mixture of single-family residential, commercial, or agricultural uses with AG, AR, OIP, and B-2 zoning. Staff holds that the proposed commercial uses are suitable in view of the existing uses, development, and zoning of nearby property.

**B. Whether the property to be rezoned has a reasonable economic use as currently zoned.**

The property has a reasonable economic use for retirement community and shopping center uses as currently zoned.

**C. The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:**

**i. Population density and effect on community facilities such as streets, schools, water, and sewer;**

The overall project should positively impact schools by increasing tax revenue without adding additional students to the school system. Highway 78 would be significantly impacted by the projected traffic described above, as 9,300 daily trips would be new vehicle trips (not preexisting pass-by traffic). Water and sewer services would be proportionately impacted, with an estimated 47,200 gallons per day required for the Market at Meadowlands.

**ii. Environmental impact;**

A small section of conservation corridor and state waters are known to exist on the site and all environmental buffers would be protected as shown on the concept plan.

**iii. Effect on the existing use, usability and/or value of adjoining property.**

The proposed reduction in commercial use is in keeping with surrounding properties and is not anticipated to affect the existing use, usability, and/or value of adjoining property.

**D. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.**

The subject property has been vacant since being rezoned to B-2 in 2009. The majority of nearby properties have not experienced new development since 2009, as adjacent properties either remain undeveloped or were developed prior to 2009. Within the adjacent Dickens Corner commercial subdivision, several properties have remain vacant since rezoning in 2002 and several have been developed such as the New Image Dentistry and Dollar General. The adjacent Belfair residential subdivision was constructed prior to 2009.

**E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**

The purpose of the B-2 zoning district is to “serve those business activities generally oriented to the highways” ([Unified Development Code Sec. 205.10](#)). The requested commercial uses would serve the public traveling along Highway 78 and staff holds that the present request is consistent with the stated purpose of the existing zoning district.

**F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

The proposed uses are already permitted by the existing zoning; the present request is to modify the zoning boundaries and the approved concept plans. Staff holds that the present request to decrease the commercial component is more in keeping with the surrounding area and with the 2018 Comprehensive Plan; these conditions give supporting grounds for approval of the zoning proposal.

**G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.**

The subject property lies within the Suburban Neighborhood Character Area as shown on the [2040 Character Areas Map](#). During the 2018 update of the Comprehensive Plan, the subject property was changed from Community Village Character Area to Suburban Neighborhood Character Area despite

existing B-2 zoning. The Suburban Neighborhood Character Area is primarily intended for residential use and commercial uses are not consistent with the [2018 Comprehensive Plan Update](#). However, the present proposal is significantly more aligned with the current Comprehensive Plan than any development that is now allowed by right. The new proposal would substantially decrease the commercial component and create a walkable neighborhood in conjunction with the companion CCRC; 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.

**H. The availability of adequate sites for the proposed use in districts that permit such use.**

This requested use is already permitted on the property and therefore this standard does not apply.

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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 this request subject to the following conditions to be fulfilled at the expense of the owner/developer:**

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. 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.
6. Shared parking as allowed by Unified Development Code Section 605 shall be utilized where possible within the Market at Meadowlands in order to minimize extraneous impervious surface.



## OCONEE COUNTY ZONING CHANGE APPLICATION

**Requested Action:**

Rezoning from: **B-2** to **B-2**

Special Use Approval for: \_\_\_\_\_ in the \_\_\_\_\_ 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](mailto: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: 

Date: 4/16/21 Notarized

## Property

Location: 1011 Pete Dickens Rd / 0 Monroe Hwy

#### *(Physical Description)*

Portion of **B01084B** *M*  
Tax Parcel Number: 07/26/2021

Size (Acres): 27.46 07/26/2021 Current Zoning: **B-2**

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

Use

Current Use: **Vacant**

Proposed Use: **Commercial**

**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: \_\_\_\_\_

<b>APPLICATION NUMBER</b>		<input type="text"/>
<b>Action</b>	<b>Planning Commission</b>	Date: _____
	<input type="checkbox"/> Approval <input type="checkbox"/> With Conditions	<input type="checkbox"/> Denial
	<b>Board of Commissioners</b>	Date: _____
	<input type="checkbox"/> Approved <input type="checkbox"/> With Conditions	<input type="checkbox"/> Denied

**REZONE  
REQUEST  
REPORT**

26 JUNE 2021

**THE MARKET at MEADOWLANDS**  
**Oconee County, Georgia**

**INTRODUCTION**

Meadowlands is a mixed-use development with a Village Center and Market designed to provide services for those living in the vicinity and in the adjacent Village at Meadowlands, a Continuing Care Retirement Community. The Market at Meadowlands is a commercial center that anchors the site to the surrounding neighborhoods. This section of the development will be publicly accessible offering a grocery store, restaurants, retail, pharmacy/drug store, and other miscellaneous commercial businesses.

This development was originally permitted in 2008, but was never constructed. In an effort to bring life back into the project, several modifications are being requested to update the site to current market demands for both the commercial and CCRC components of Meadowlands. This request would reduce the existing B-2 zoning boundaries from 69.803-acres to 27.47-acres.

**SITE HISTORY AND CURRENT USE**

Meadowlands contains two parcels located on along Monroe Highway, 0 Monroe Hwy. (Parcel No. B 02 012E) and 1011 Pete Dickens Rd, (Parcel No. B 01 084B), 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, with the exception of an existing sanitary sewer line which runs the length of the site.

There are existing commercial uses within the immediate area. Dickens Corner is zoned B-2 and OIP, and is located along the northeastern property line. Within this commercial area are dental groups, a Dollar General store, veterinary office, and a driving school. Located along the rear property boundary is a 175-

ft wide Williams Gas Pipeline easement, which separates the proposed commercial development from the Belfair Subdivision and surrounding AG zoned parcels.

### **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 Character Areas Map Suburban Neighborhood. No changes to the Character Areas Map are proposed with this request. The property has been zoned B-2 since 2008. Taking into consideration the larger Meadowlands development, the intent is to create a neighborhood with residential units anchored by a commercial center. The development as a whole meets the intention of the Suburban Neighborhood designation.

### **PROPOSED USE**

The purpose of the B-2 commercial rezone to create a complete neighborhood by including an anchoring commercial center. The Market at Meadowlands will offer gift shops, coffee shops, restaurants, retail businesses, home furnishing, and other similar types of businesses in addition to a 65,000-sf grocery store. The total square footage for the Market at Meadowlands will not exceed 179,000-sf.

The site has been designed in two elements: the first being the larger grocery store center and the second being the smaller scale commercial buildings along the main access street. The larger grocery center is designed for larger scale retailers while the smaller buildings are designed for restaurants, local business, artisans, coffee shops, and other small-scale business.

The Market is located along the main access street, achieving connectivity and walkability throughout Meadowlands. Outdoor plazas are incorporated to facilitate interactions between residents and businesses through events such as arts and crafts exhibits, outdoor dining, and special events.

Ownership of the Market at Meadowlands will split between condominium ownership and single ownership. The larger grocery store and outbuildings to the east of the traffic circle will be held as single ownership and provide all maintenance of landscaping and open space. The smaller commercial

buildings to the west of the traffic circle will be a commercial condominium with maintenance provided by the association.

This request is part of the larger Meadowlands development that includes the Village at Meadowlands which also requires a zoning action and special use approval to expand the R-3 zoned portion of the project. 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**

Exterior material shall consist of brick, stone, wood, or cementitious siding with trim accents. Buildings will vary in size with the largest being the grocery store at 65,000-sf. All buildings will incorporate architectural elements with a common theme to create cohesion throughout the Market. See representative architecture exhibits for more details.

## **PEDESTRIAN CIRCULATION**

The Market at Meadowlands will be located along a portion of the Monroe Hwy. frontage and extend along both sides of the main access street into the development. The street design and building placements have been arranged so that the development engages with both vehicular and pedestrian traffic. The main access street bends and winds around the commercial units drawing attention to the buildings and tenant spaces. Buildings are placed along the street frontage with parking areas located at the rear. There is also an extensive sidewalk and trail network that aim to engage foot traffic into the Market.

## **COMMON OPEN SPACE**

Proposed within the Market are outdoor plazas and green pockets for gathering, event spaces, and exhibits. These areas will also connect to the larger CCRC portion of the site to create a sense of place and walkability throughout the site.

## **VEHICULAR ACCESS AND TRAFFIC GENERATION**

The Market at Meadowlands will provide two access points off Monroe Hwy. and three access points within the development. All streets will be private and constructed to Oconee County standards as required by the Oconee County Unified Development Code.

Traffic generation for the overall site will decrease as this portion was intended for more intense commercial uses. As a result of expanding the adjacent CCRC into the currently zoned B-2 parcel (see companion rezone request), overall traffic generation the Meadowlands development is reduced. The proposed development will contain a maximum of 179,000-sf of leasable floor space, which equates to 8,034 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 every 40-ft along all proposed private and public streets. Natural, landscaped, and structural buffers will be provided as required by Oconee County. The proposed buffers will only be disturbed as required for access, utility construction, and stormwater management as noted on the site plan.

### **PARKING**

Parking for patrons and staff of the Market at Meadowlands will meet Oconee County Unified Development Code standards. With the exception of the parking facility for the grocery store, parking areas are located behind the commercial buildings that front interior streets to better accommodate the pedestrian.

### **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 a gravity sewer line that will convey wastewater to an existing lift station. Peak water and sewer demand is calculated below.

Water = 47,200 GPD

Maximum Day Demand = 49.2 GPM

Peak Hour Demand = 122.9 GPM

Sewer = 47,200 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**

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.

The development will also incorporate pervious parking in selected areas to reduce conventional impervious parking and allow for infiltrations prior to discharge onto vegetated surfaces.

## **ENVIRONMENTAL IMPACTS**

The proposed rezone will have no direct impact on the environment. All local and state regulations will be followed in order 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: THE MARKET AT MEADOWLANDS**

### **A. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.**

The requested rezone is to reduce the Market at Meadowlands development from 69.803-acres to 27-acres. The uses and zoning conditions are already permitted on the subject property and within the immediate area. The request is in harmony with the development patterns and uses in area.

### **B. Whether the property to be rezoned has a reasonable economic use as currently zoned.**

The Market at Meadowlands was intended to be an upscale office park with a market that offered 425,212-sf of office and commercial space. Given the current context of the surrounding areas and global pandemic, the demand for office spaces has drastically decreased, leaving the permitted office park obsolete. The proposed rezone aims to reduce the number of commercial spaces to what is economically viable for the area. The key elements of the Market at Meadowlands will remain, which include a grocery store, restaurants, and shops. The proposed total square footage for the Market at Meadowlands will be 179,000-sf.

### **C. The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:**

1. Population density and effect on community facilities such as streets, schools, water and sewer; Meadowlands was originally approved in 2008 and was never constructed. The proposed reduction of the commercial/office space and expansion of the CCRC speaks to the general welfare and needs of the public as Oconee County is experiencing a high demand for senior living facilities and not office spaces. There is adequate water and sanitary sewer infrastructure both on the site and adjacent to site for the proposed independent living neighborhood expansion. As this will be a retirement community, there will not be an effect on the schools.

2. Environmental impact;

There are no environmental areas located on the subject property. Stormwater will be contained onsite through traditional detention pond systems.

3. Effect on the existing use, usability and/or value of adjoining property.

The surrounding area of Meadowlands is a mixture of AG, B-2, O-I-P, and R-2 zoned properties. Directly across Monroe Hwy is Prince Avenue Baptist Church and School. There is also a dentist office, Dollar General, and other retail uses adjacent to the subject property. The proposed reduction of the Market at Meadowlands will not have negative effects on the existing uses, usability, nor value of adjoining properties.

### **D. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.**

In 2008 there were several zoning actions that approved the Meadowlands development; however, the development was never constructed. Adjacent to the site is the Dickens Corner office and retail park. Within this development, there are seven vacant lots that illustrate the shift away from office spaces demands.

### **E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**

The request is to reduce the B-2 boundary of an approved development that include an intense commercial office park. The remaining uses are in harmony with the zoning district and include a grocery store, restaurants, coffee shop, and other retail uses.

**F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

Since the approval in 2008, Oconee County area has earned the reputation of being an ideal place to retire. This has significantly increased the market demand for CCRC developments and particularly independent living units. Many of the surrounding retirement communities offer assisted living with a limited number of independent living units. This proposed expansion of the Village at Meadowlands seeks to fill this gap and offer more independent living units which the character of traditional housing types while still having the access to assistance and continuing care as needs arise. In order to facilitate this expansion, the B-2 zoned portion of Meadowlands development will need to be reduced. This reduction speaks to the lessening demand for office spaces and increased demand for independent living units.

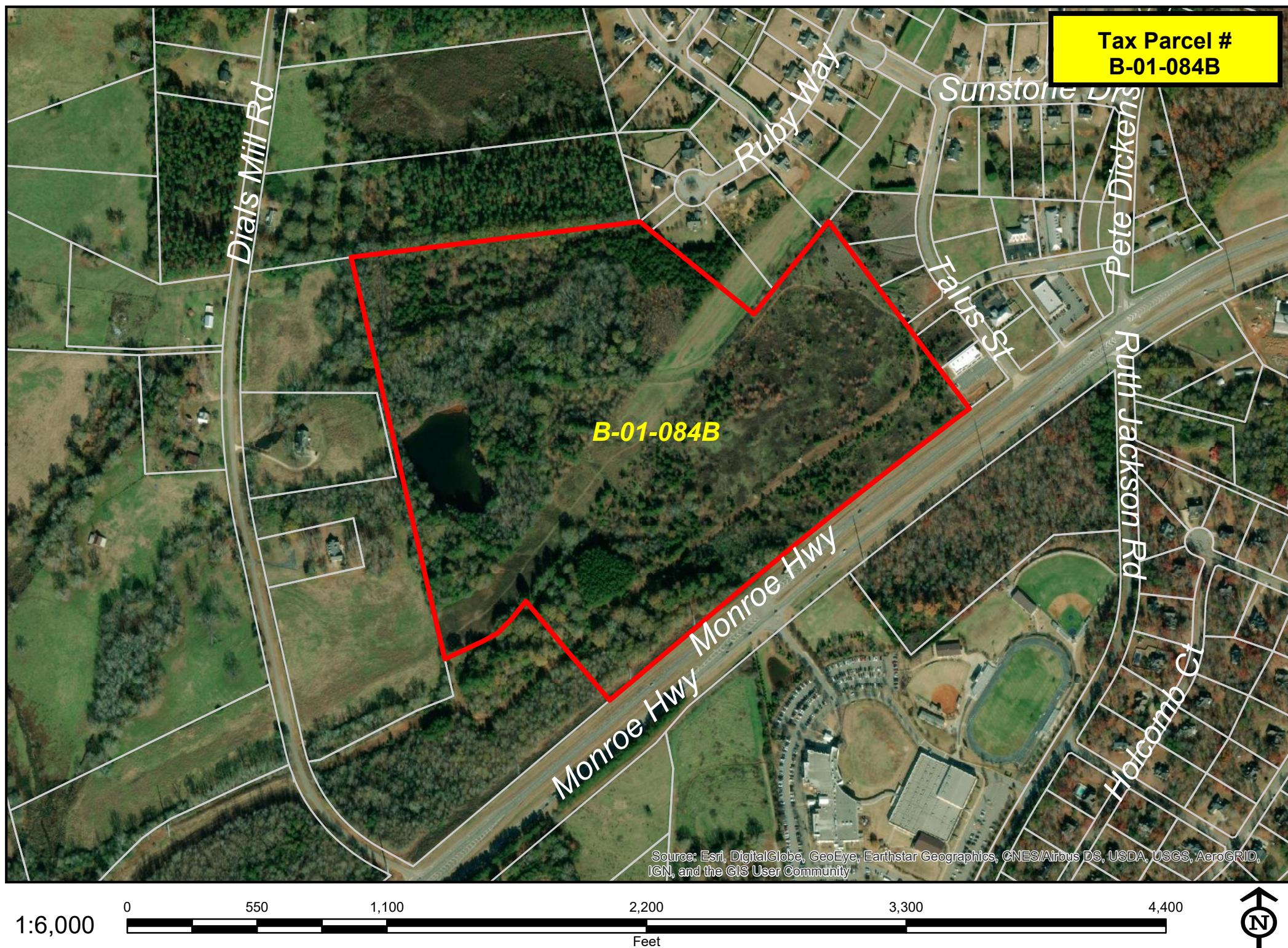
**G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.**

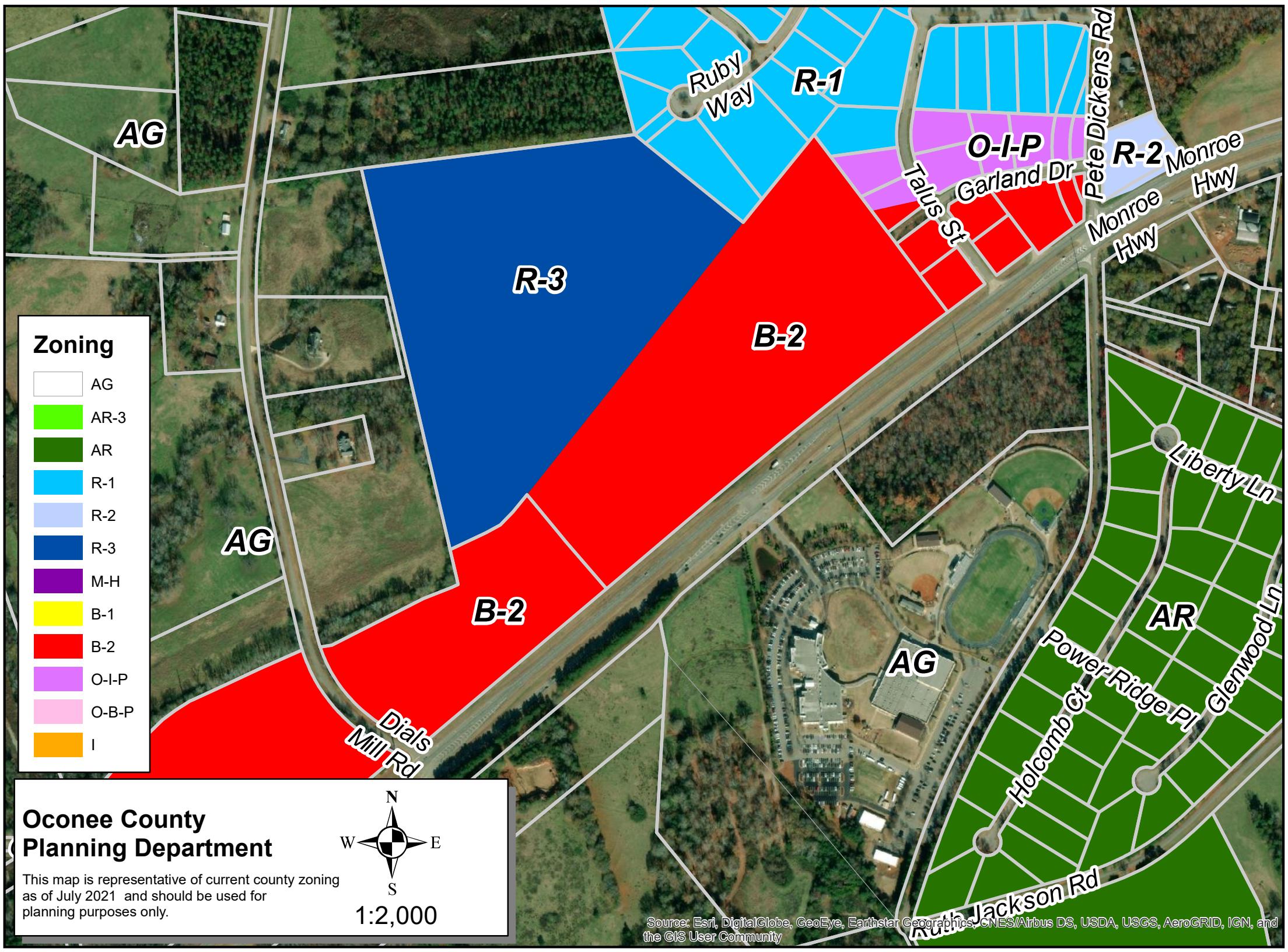
The future land use map character area designation is Suburban Neighborhood. The parcel and the surrounding areas are classified under this same designation. While the B-2 district is not compatible with the character map designation, the intent of the B-2 reduction aims to lessen the impacts of what was originally approved for the overall Meadowland development. This will be done by drastically reducing the commercial uses and increasing the residential component.

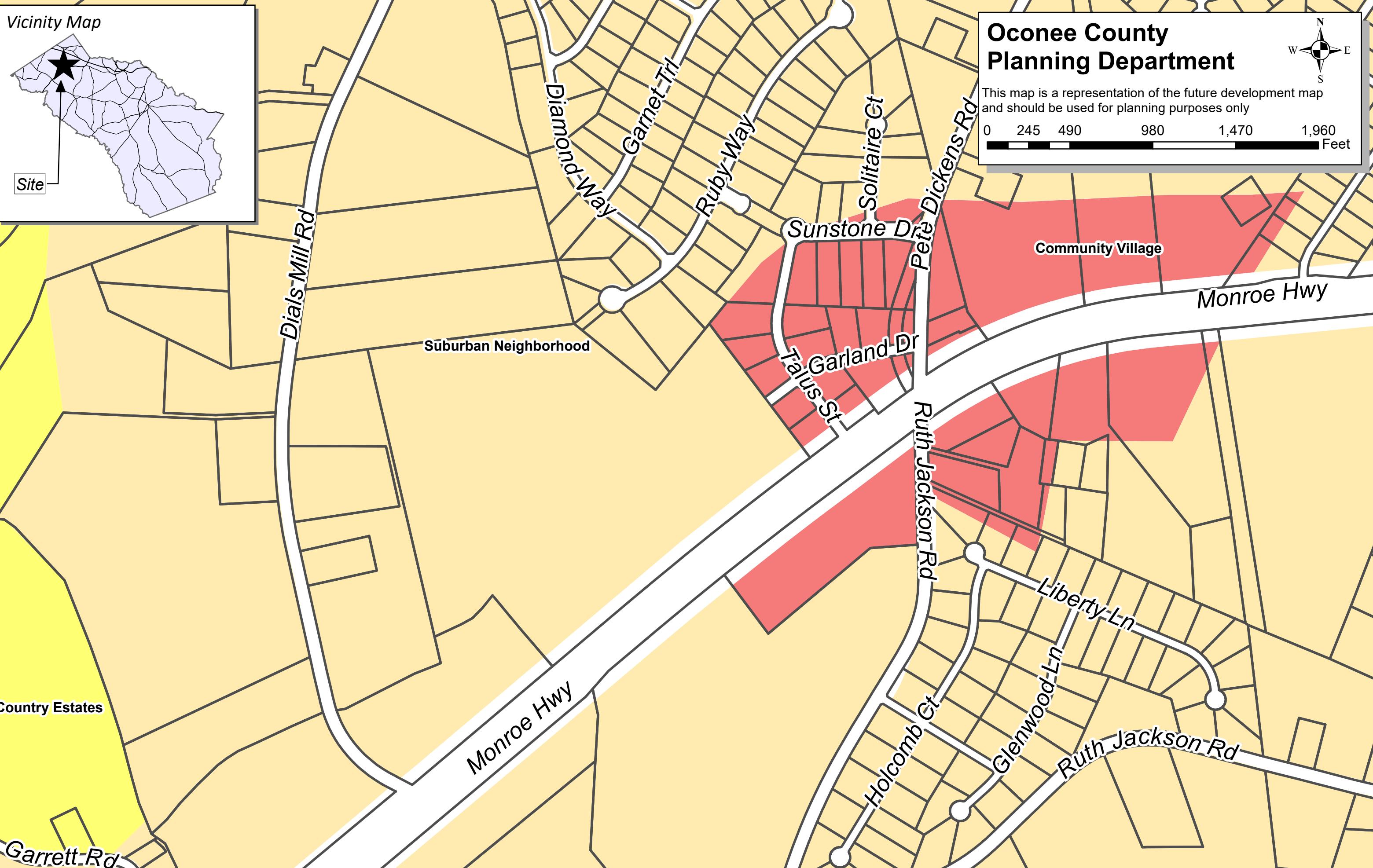
**H. The availability of adequate sites for the proposed use in districts that permit such use.**

The request is a reduction to what is already permitted for the subject property. The intent is to create an economically viable commercial center for the CCRC and surrounding neighborhoods. These changes to the Meadowlands development updates the site to meet current demands and design aesthetics for the Village and Market at Meadowlands.

# Rezone # P21-0078 - Ellington Farms Development Partners, LLC









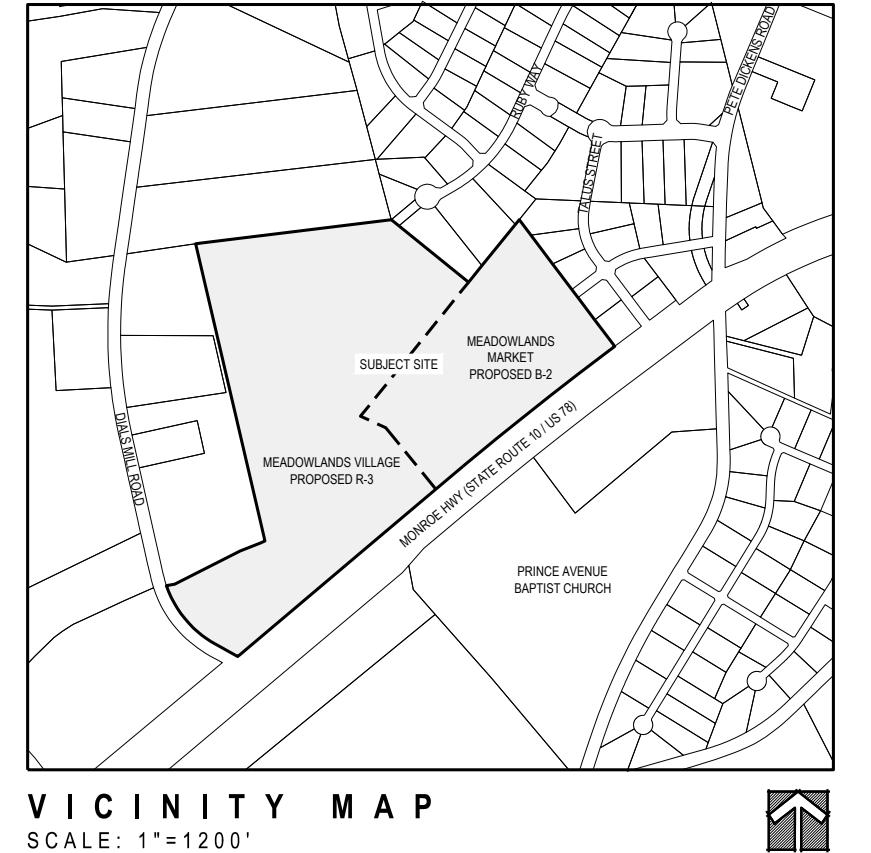
**ARCHITECTURE PRECEDENTS - COMMERCIAL**  
Meadowlands  
Oconee County, Georgia





# THE MARKET AT MEADOWLANDS

OCONEE COUNTY



# THE MARKET AT MEADOWLANDS

## OCONEE COUNTY

A circular stamp with a double-lined border. The word "GEORGIA" is at the top, "REGISTERED" is in the center, and "LANDSCAPE ARCHITECT" is at the bottom. The number "No. 884" is in the center. The name "CHARLES P. SMITH" is at the bottom. A five-pointed star is on the left and a four-pointed star is on the right. The entire stamp is in black ink on a white background.

# ET TITLE: REZONE CONCEPT PLAN ENI ARGMENT

LAST ISSUE: 04/10/24 PROJECT NO. 21-2024

07/21/21 DEP COUNTY COMMENCEMENT

NET NO.

**RZ11**