

**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 AG (Agricultural District) and OIP (Office Institutional Professional District) to OIP (Office Institutional Professional District) with modifications to rezone case #6560 pursuant to an application for rezoning of property owned by The Fairways at 316, LLC submitted on September 20, 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 Beall & Company, LLC on September 20, 2021, requesting a rezone of a ±30.823-acre tract of land located on Langford Drive/Langford Estates Place in the 1331st G.M.D., Oconee County, Georgia, (tax parcel no. C-01AG-001 and C-01-032), 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 AG (Agricultural District) and OIP (Office Institutional Professional District) to OIP (Office Institutional Professional District) with modifications to rezone case #6560 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 November 15, 2021, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on December 7, 2021.

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

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: John Daniell

John Daniell, Chairman

Mark Thomas

Mark Thomas, Member

Chuck Horton

Chuck Horton, Member

Amrey Harden

Amrey Harden, Member

Mark Saxon

Mark Saxon, Member

ATTEST:

Holly Stephenson

Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P21-0190

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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. Building façade materials for the independent living building and the assisted living and memory care building shall at least 80% brick or stone on all sides.
5. All loading/unloading areas visible from public rights-of-way shall be screened from view.
6. Lighting templates for the project shall show 1.0 foot-candle or less at all property lines adjoining residential use or public right of way. All light poles shall not exceed 20 feet in height.
7. All construction and landscaping shall be performed between 7 am and 7 pm. No construction or landscaping shall be done on Sunday, New Years Day, Christmas, Thanksgiving, the 4th of July, Memorial Day, or Labor Day.
8. The property line adjacent to State Route 316 shall be screened by a 10 foot wide landscape buffer incorporating 1 large shade tree for every 40 linear feet of road frontage and evergreen vegetation to be six feet tall at time of planting and forming an opaque year round screen. An enhanced buffer along the northern property line adjacent to Jennings Mill subdivision shall be constructed as approved by the Planning Director.

TAX MAP

Rezone # P21-0190 - The Fairways At 316, LLC

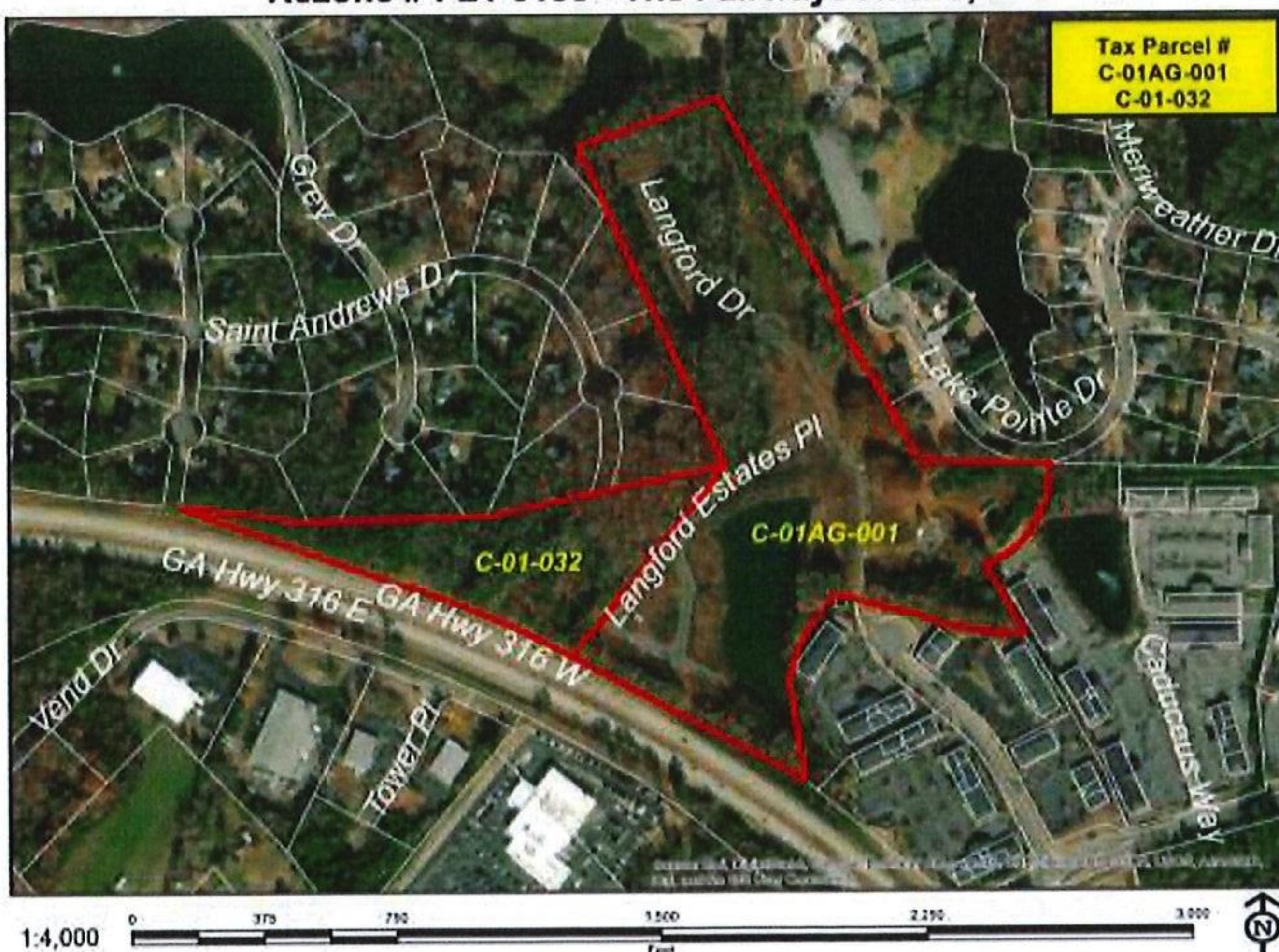


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LEGAL DESCRIPTION

VINEYARD ATHENS

Seniors Community
Oconee Parcel #C01 032

All that tract or parcel of land lying and being in the county of Oconee, State of Georgia, GMD 1331, and described as Tract 1, 6.289 acres on a BOUNDARY SURVEY FOR OCONEE MEDICAL PROPERTIES, LLC, prepared by WOODS LAND SURVEYORS, INC., dated March 4, 2016 more particularly described as follows:

POINT OF BEGINNING (POB) is a concrete right-of-way monument post at the property corner located 1,275.84' as measured in a northwesterly direction from the edge of the right-of-way of VIRGIL LANGFORD ROAD, along the northern right-of-way line of Georgia S.R. 316 Hwy; Said **POB** is the southeastern most property corner of the subject parcel (parcel is also known as tax parcel #C01 032);

Thence N66°21'54"W, an arc distance of 487.00', chord length 486.78', and radius of 4683.66' to a point on the right-of-way line of Georgia S.R. 316 Highway;

Thence N70°45'53"W, a distance of 615.13' to a concrete right-of-way monument post;

Thence S84°31'28"E, a distance of 272.52' to an iron pin at a property corner;

Thence N88°24'51"E, a distance of 500' to an iron pin at a property corner;

Thence N78°29'34"E, a distance of 300.00' to an iron pin;

Thence N78°29'34"E, a distance of 60.71' to an iron pin;

Thence N78°29'34"E, a distance of 332.97' to an iron pin at a property corner;

Thence S38°58'57"W, a distance of 674.12' to a concrete right-of-way monument post denoting the original **POINT OF BEGINNING**;

END OF DESCRIPTION for Parcel #C01 032.

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VINEYARD ATHENS Seniors Community Oconee Parcel #C01A G001

All that tract or parcel of land lying and being in the county of Oconee, State of Georgia, GMD 1331, and described as a 24.534 acre tract on a BOUNDARY SURVEY FOR OCONEE MEDICAL PROPERTIES, LLC, prepared by WOODS LAND SURVEYORS, INC., dated March 19, 2015 more particularly described as follows:

POINT OF BEGINNING (POB) is at an iron pin at the property corner located 548.80' as measured in a northwesterly direction from the edge of the right-of-way of VIRGIL LANGFORD ROAD, along the northern right-of-way line of Georgia S.R. 316 Hwy; Said **POB** is the southeastern most property corner of the subject parcel (parcel is also known as tax parcel #C01A G001);

Thence N61°54'20"W, a distance of 53.46' to an iron pin;
Thence N62°01'58"W, a distance of 675.58' to a concrete right-of-way monument post;
Thence N38°58'57"E, a distance of 674.12' to an iron pin at a property corner;
Thence N24°46'37"W, a distance of 970.97' to an iron pin at a property corner;
Thence N70°56'06"E, a distance of 413.33' to an iron pin at a property corner;
Thence S29°54'15"E, a distance of 674.41' to an iron pin;
Thence S29°52'04"E, a distance of 295.09' to an iron pin;
Thence S29°47'32"E, a distance of 180.95' to an iron pin at a property corner;
Thence S88°07'26"E, a distance of 338.35' to an iron pin;
Thence S02°44'54"W, a distance of 38.31' to an iron pin;
Thence S13°13'26"W, an arc distance of 100.56', chord length of 100.00', and radius of 274.84' to an iron pin;
Thence S36°50'10"W, an arc distance of 126.10', chord length of 125.00', and radius of 275.23' to an iron pin;
Thence S58°59'22"W, an arc distance of 91.46', chord length of 91.04', and radius of 275.56' to an iron pin;
Thence S30°30'45"E, a distance of 215.72' to an iron pin;
Thence N87°43'13"W, a distance of 137.03' to an iron pin;
Thence N74°40'22"W, a distance of 200.12' to an iron pin;
Thence N76°07'18"W, a distance of 200.07' to an iron pin at the
Thence S35°33'04"W, a distance of 156.67' to an iron pin;
Thence S22°05'48"W, a distance of 99.91' to an iron pin;
Thence S08°54'19"E, a distance of 295.44' to an iron pin denoting the original **POINT OF BEGINNING**;

END OF DESCRIPTION for Parcel #C01A G001.

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ARCHITECTURAL IMAGES

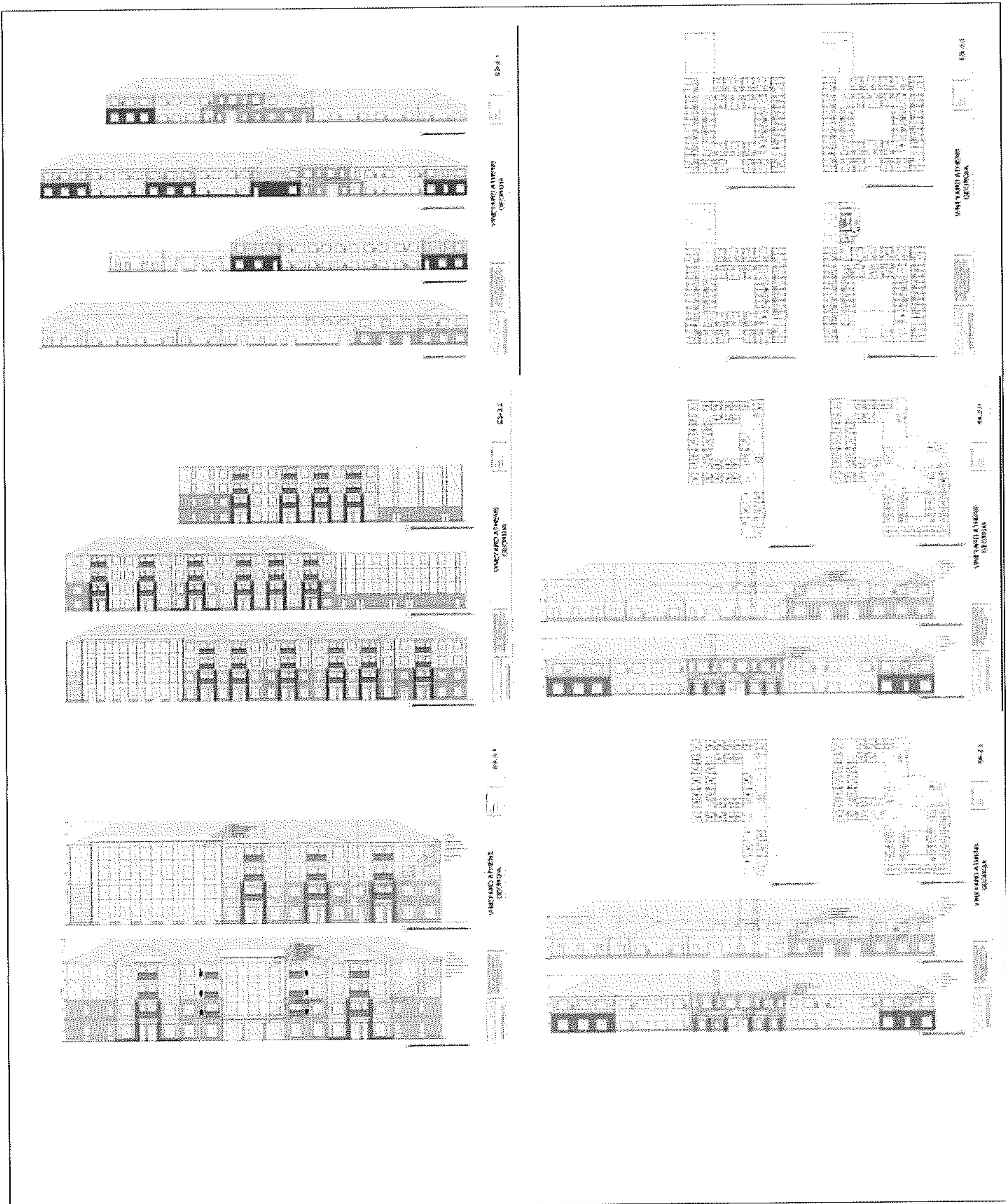
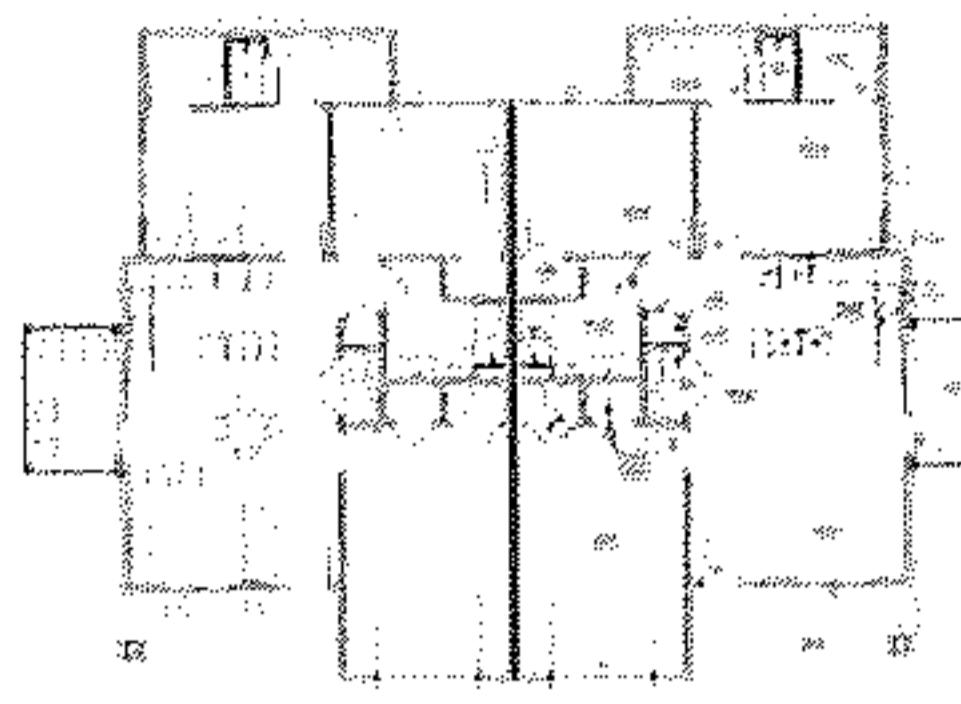
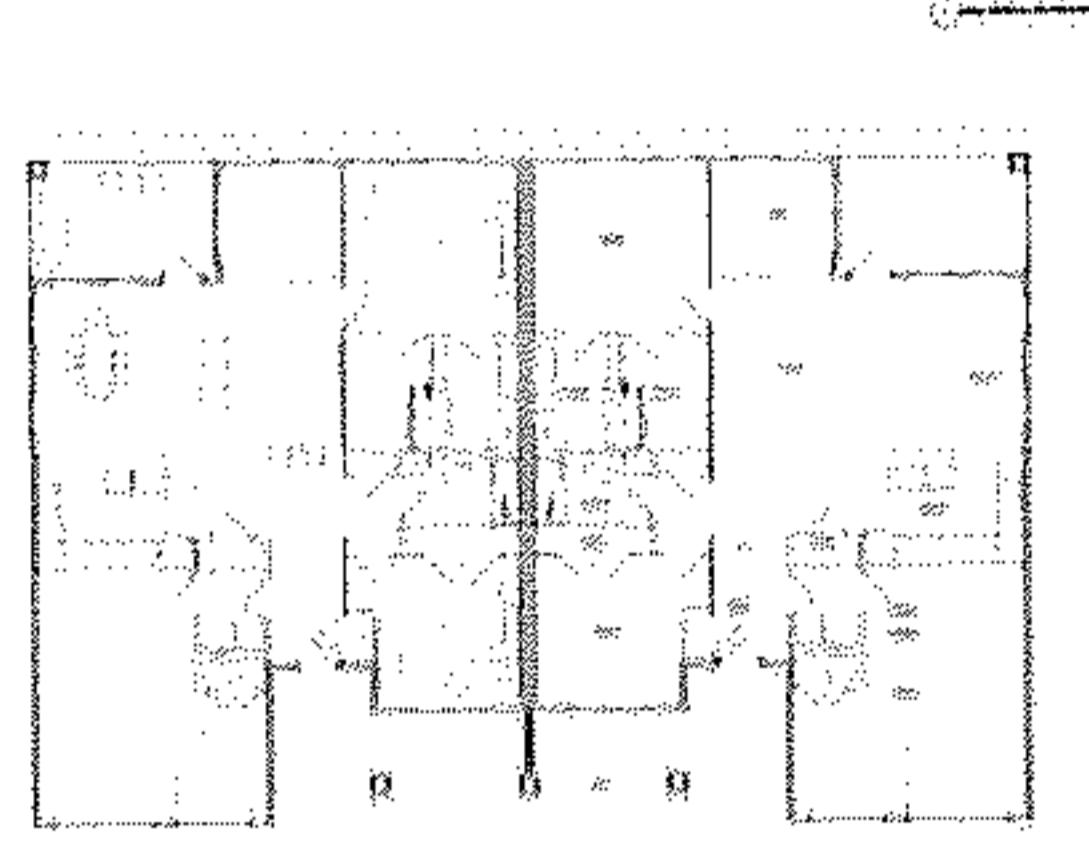
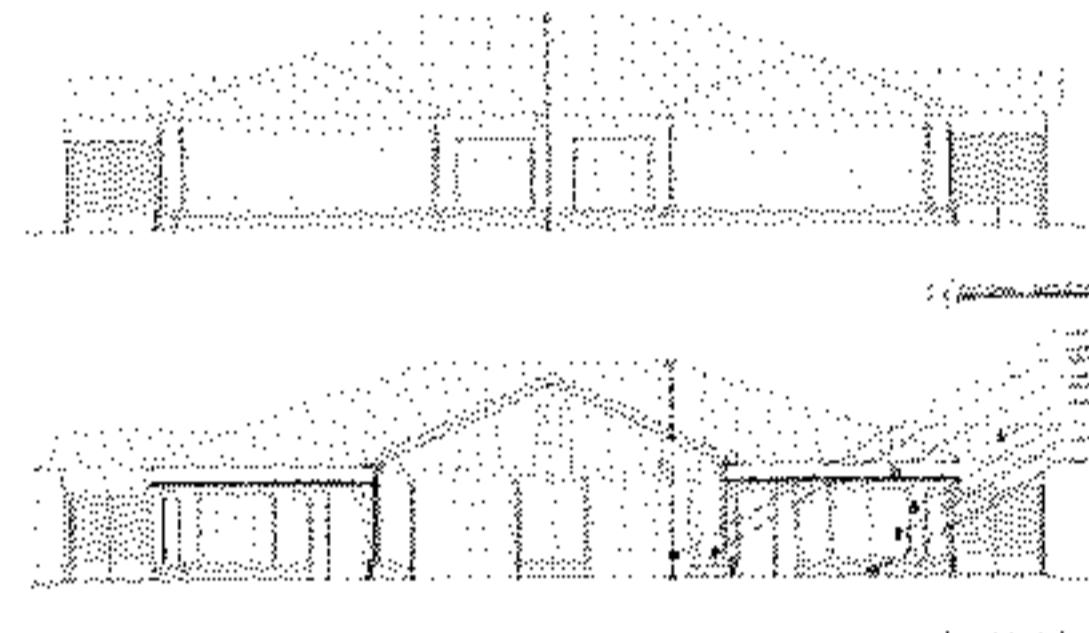


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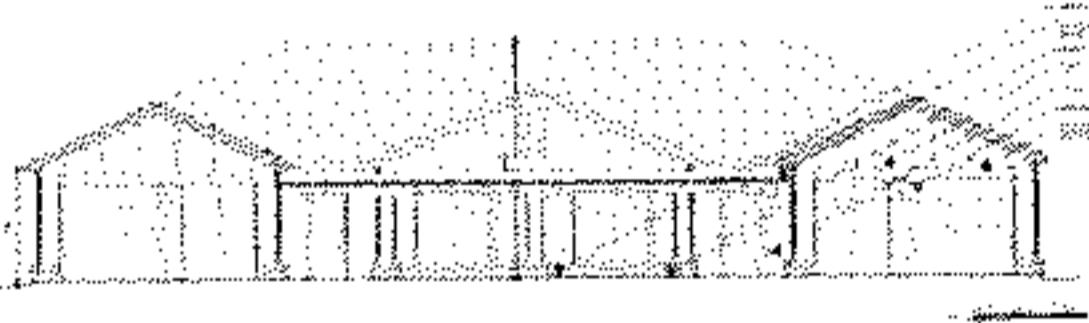
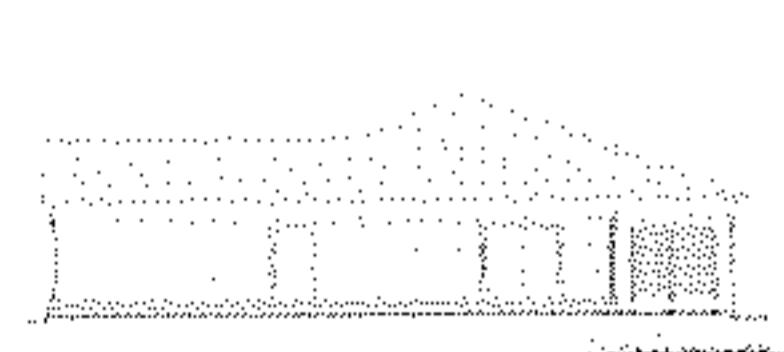
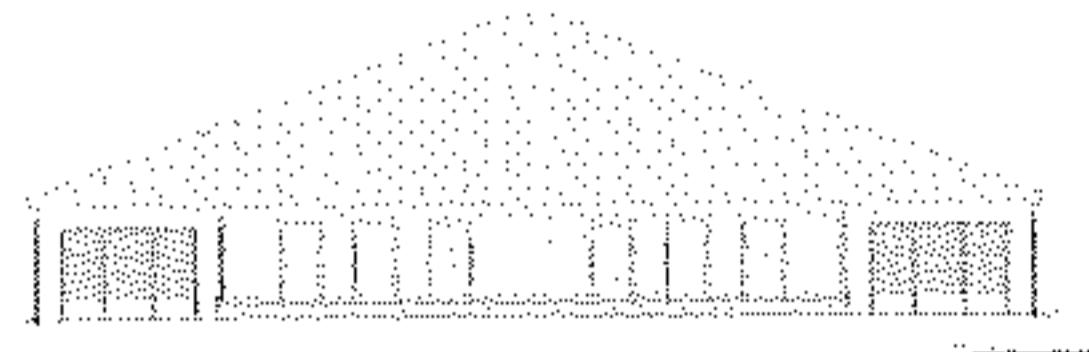
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VINEYARD ATENS
GEORGIA



VINEYARD ATENS
GEORGIA



VINEYARD ATENS
GEORGIA

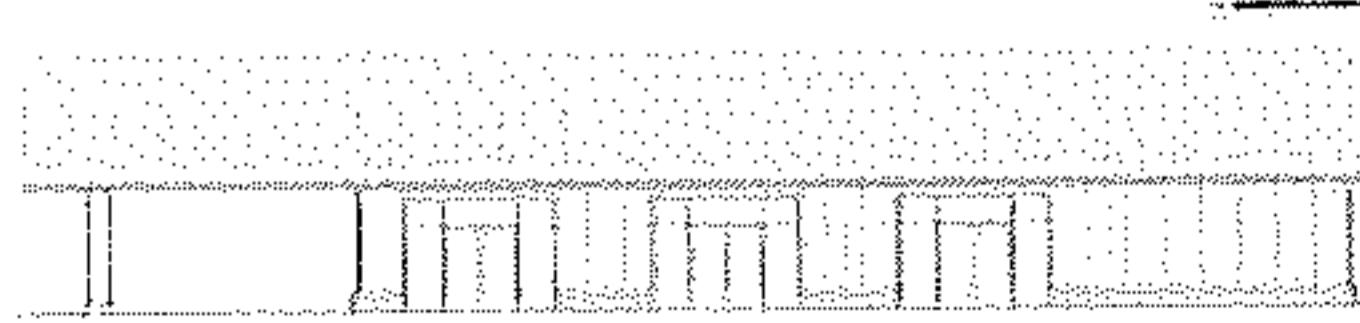


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PLAT

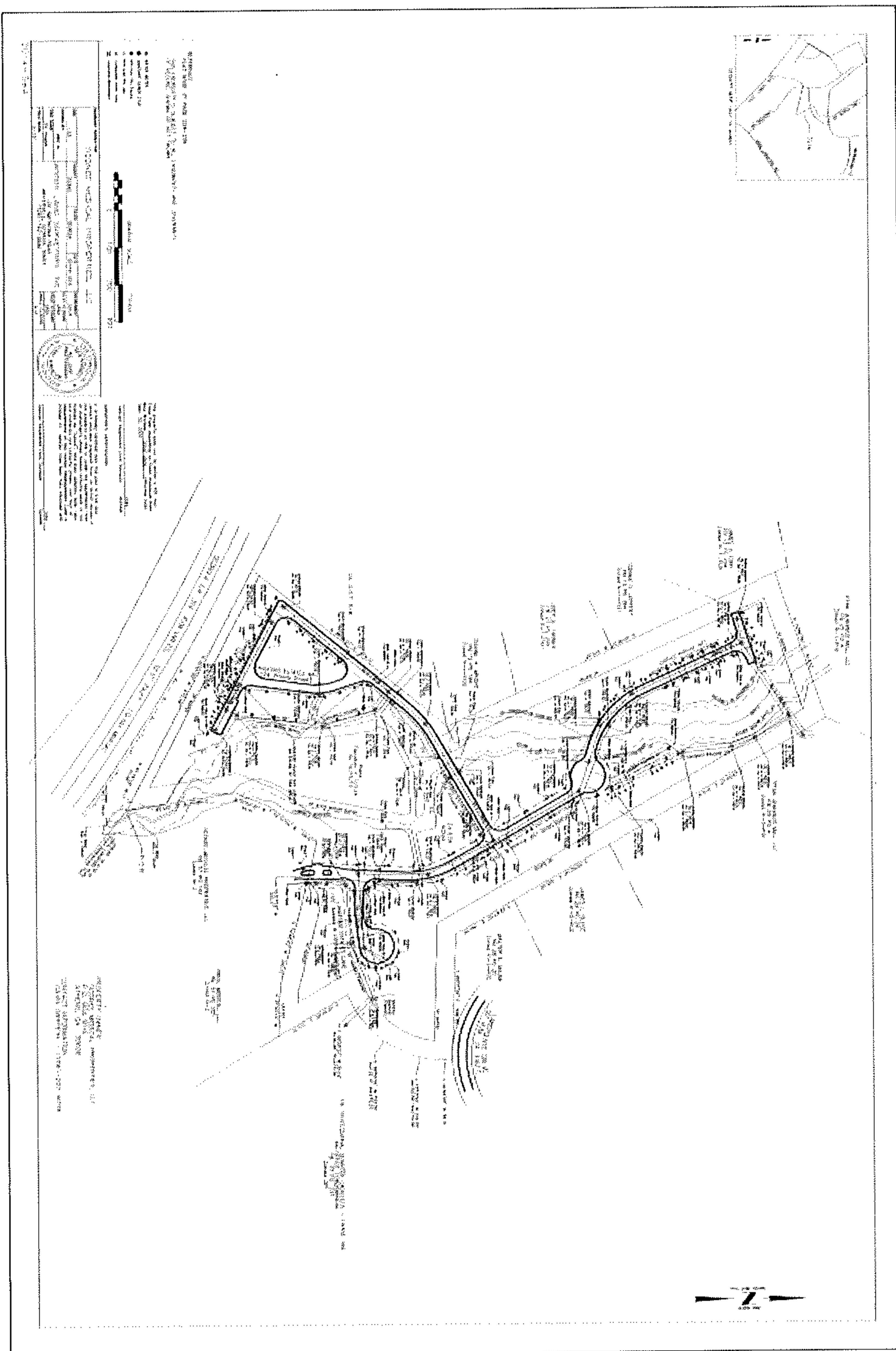


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CONCEPT PLAN

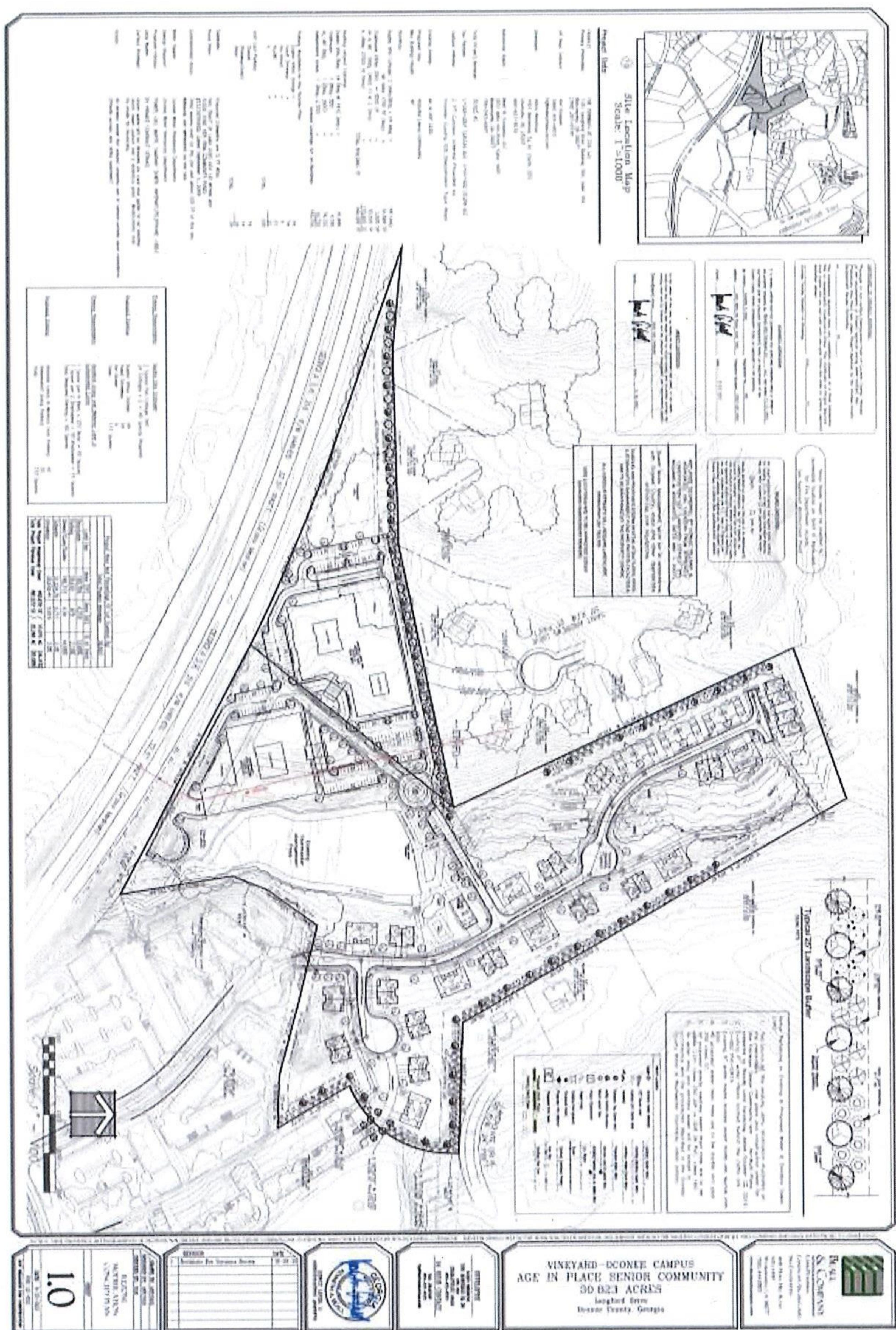


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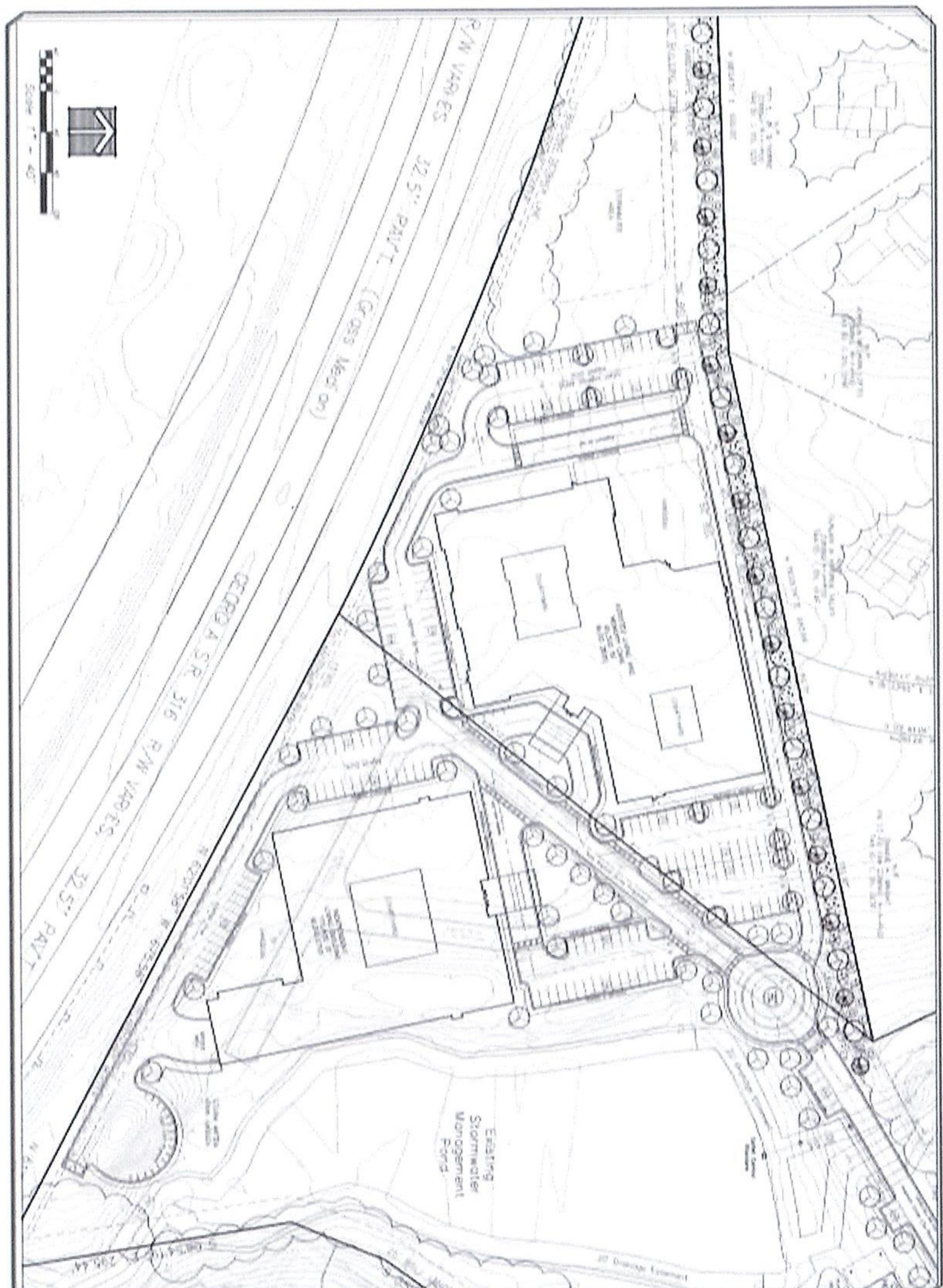
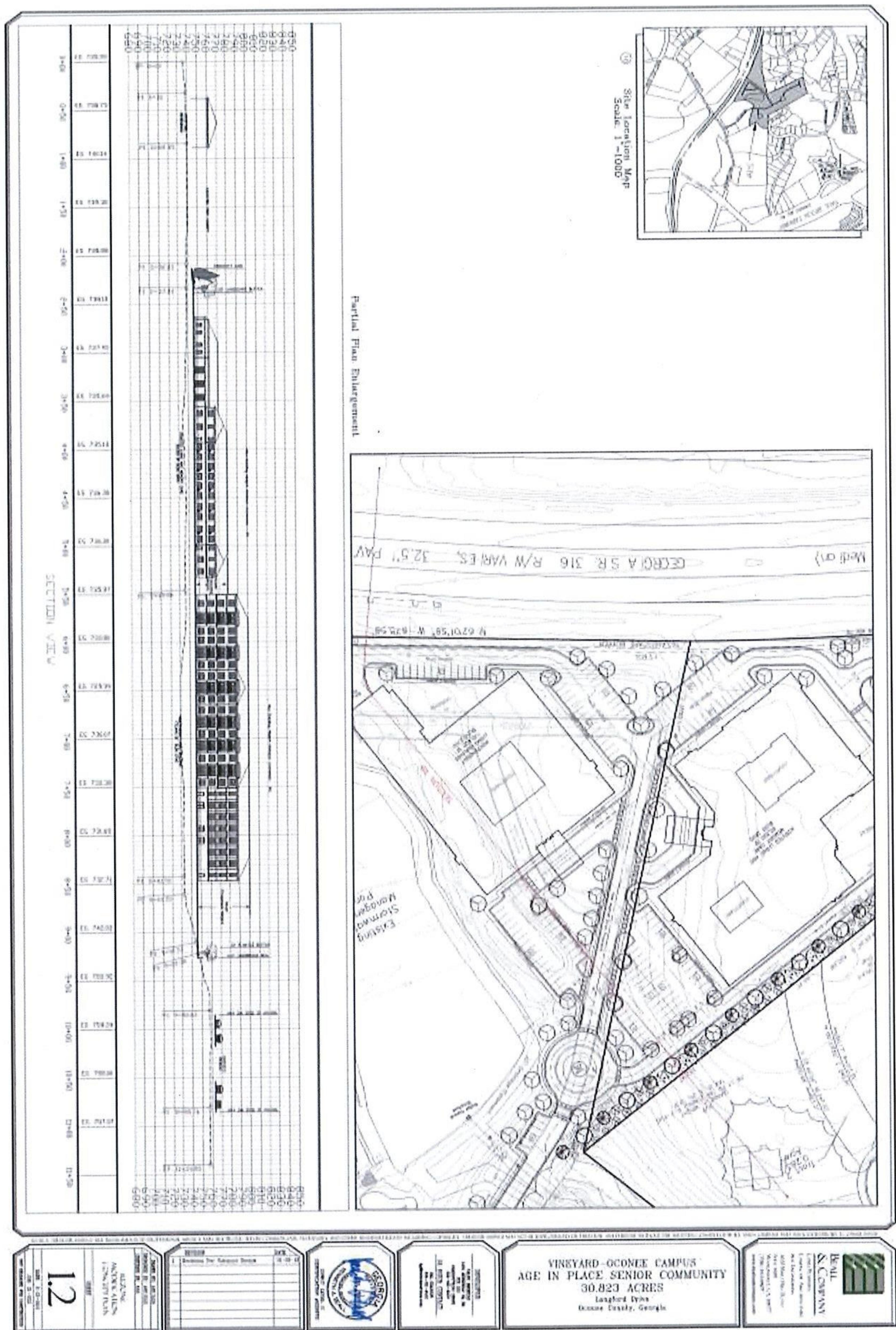


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**Planning Department
Oconee County, Georgia
STAFF REPORT**

REZONE CASE #: P21-0190

DATE: November 5, 2021

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

APPLICANT NAME: Beall & Company, LLC

PROPERTY OWNER: The Fairways at 316, LLC

LOCATION: Langford Drive/Langford Estates Place;
Tax parcels C-01AG-001 and C-01-032

PARCEL SIZE: ±30.823 acres

EXISTING ZONING: AG (Agricultural District) and
OIP (Office Institutional Professional District)

EXISTING LAND USE: Vacant, partially developed

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Regional Center

ACTION REQUESTED: Modify rezone no. 6560 and rezone additional acreage to OIP in order to develop an assisted living community. This request is accompanied by special exception variance P21-0191, to allow one building to exceed the 40-foot maximum height.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request

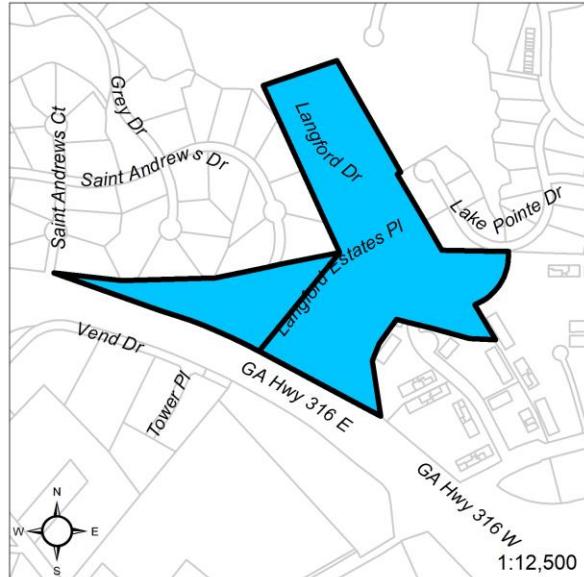
DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: November 15, 2021

BOARD OF COMMISSIONERS: December 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 R-3 MPD (Multi-Family Residential-Master Planned Development) to OIP (Office Institutional Professional District) was approved on the 24-acre parcel on 9/2/2014 in order to develop a Continuum of Care Retirement Community.
- Infrastructure (roads, utilities, and stormwater) was installed in 2007 per the approved retirement community development. However, no building construction took place.
- Parcel C-01-032 was GDOT right-of-way until 2015.

SURROUNDING LAND USE AND ZONING

EXISTING LAND USES		EXISTING ZONING
NORTH	Single-Family Residential & Golf Course (Jennings Mill)	R-1 PUD (Single-Family Residential District – Planned Unit Development)
SOUTH	Medical Offices, Automobile Sales SR 316 Right of Way	B-2 (Highway Business District)
EAST	Single-Family Residential Medical Offices	R-3 PUD (Multi-Family Residential District – Planned Unit Development) and B-2 (Highway Business District)
WEST	Single-Family Residential (Meadows at Jennings Mill)	R-1 PUD (Single-Family Residential District – Planned Unit Development)

PROPOSED DEVELOPMENT

- The rezone modification is requested to modify and expand the previously approved Continuum of Care Retirement Community (rezone case #6560). The proposed dwelling units would increase from 205 units to 251, parcel C-01-032 (± 6.33 acres) would be incorporated into the project, and some existing infrastructure would be relocated.
- The total building square footage would increase from 185,392 (previously approved rezone) to approximately 346,088 square feet.
- The development would have an total building square footage of $\pm 346,088$, including the following:
 - *Assisted Living & Memory Care Building Complex:*
 - Approximately 74,480 square feet
 - 75 one-bedroom and two-bedroom assisted living and memory care units
 - Lobby, reception area, two living rooms, wellness/fitness center, post office
 - Kitchen, private dining, open dining
 - Spa, salon, card room, art room
 - Library, theatre, workshop, laundry, caregiver area, offices, and a social lounge
 - *Independent Living Building Complex:*
 - A four-story building with 126 senior units (mixture of studio, one-bedroom, and two-bedroom units)
 - Lobby, reception area, café, post office
 - Dining room, kitchen, pool, library, theatre, arts & crafts room, card room, salon
 - Spa/massage, bar, wellness, yoga, and gift shop
 - *Duplex Villa Cottages:*
 - 48 units, between 1450-1880 square feet each
 - Each two bedroom unit would have either a 1-car/1-golf cart garage or 2-car garage
 - *Nature Preserve:*
 - Private lake, walking paths, fire-pits, picnic areas
 - *Living Health Center:*
 - On-site exam rooms
- Exterior materials would consist predominately of brick, cultured stone, and “hardy” siding with stucco, stone, cultured stone detailing. See representative architecture images for more details.
- The estimated value of the entire project is \$52 million.
- Construction is estimated to begin March 2022 and be completed by December 2023

PROPOSED TRAFFIC PROJECTIONS

- A total of 1,103 average daily trips, including 49 AM peak hour and 51 PM peak hour trips are projected by the traffic study submitted with this application.

PUBLIC FACILITIES

Water:

- The property is proposed to utilize County water services.
- The Water Resources Department has indicated in a letter dated 09/09/2021 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 09/09/2021 that sewer collection is available at the Calls Creek facility

Roads:

- Existing roadways would be utilized to access the cottages and eastern portion of the development. A portion of the existing road serving the western portion of the project will be preserved and/or relocated. However, new roads (private access and utility easements) will be extended from Langford drive. There are existing deceleration and center left-turn lanes on Virgil Langford at both project entrances.

ENVIRONMENTAL

- A conservation corridor and wetlands exist on parcel C-01AG-001. 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

- No comments

OCONEE COUNTY FIRE DEPARTMENT

- No comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- No comments

GEORGIA DEPARTMENT OF TRANSPORTATION

- This project will require GDOT coordination

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 primarily single-family residential and commercial uses with R-1, R-3, or 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 a continuum of care retirement community 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. Nearby roads would be moderately impacted by the projected 1,103 average daily trips. Water and sewer services would be proportionately impacted, with an estimated 33,405 gallons per day required for the Vineyard Oconee Campus. This represents an increase of 10,573 gallons per day over the previously approved rezone.
- ii. Environmental impact;**
A conservation corridor and state waters are known to exist on the site and no new development is proposed within these areas.
- 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 partially developed since 2007. Many nearby properties have developed since that time, including the adjacent Three Sixteen Professional Quarter office condominiums.

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

The purpose of the OIP zoning district is to “provide an area for business and professional offices” and for “institutional uses such as hospitals, nursing homes, convalescent centers, institutional planned developments and clinics ([Unified Development Code Sec. 205.08](#)). Staff holds that the requested assisted living use 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 use is already permitted by the existing zoning; the present request is to expand the zoning boundary and the approved concept plan. Staff holds that these conditions give supporting grounds for approval of the zoning proposal. Staff also notes that a Developments of Regional Impact review is currently underway by the North Georgia Regional Commission and results will be forwarded upon completion.

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 Regional Center Character Area as shown on the [2040 Character Areas Map](#). The 2018 Comprehensive Plan describes this “multi-use” Character Area as containing “regional-serving retail and commercial services, office complexes for medical and corporate offices, hotels, restaurants and entertainment facilities, higher-density residential planned developments, and single-family detached subdivisions” ([2018 Comprehensive Plan p. 63](#)). The Comprehensive Plan supports OIP zoning and senior housing as a secondary land use in this Character Area ([2018 Comprehensive Plan p. 63](#)). Staff holds that the proposed assisted living development is in conformity with the Future Development Map and the goals and objectives of the Oconee County Comprehensive Plan.

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

Due to the prevalence of conditional zoning, it is unlikely that other sites exist in the county that would permit the request as submitted.

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. Building façade materials for the independent living building and the assisted living and memory care building shall at least 80% brick or stone on all sides.
5. All loading/unloading areas visible from public rights-of-way shall be screened from view.
6. Lighting templates for the project shall show 1.0 foot-candle or less at all property lines adjoining residential use or public right of way. All light poles shall not exceed 20 feet in height.
7. All construction and landscaping shall be performed between 7 am and 7 pm. No construction or landscaping shall be done on Sunday, New Years Day, Christmas, Thanksgiving, the 4th of July, Memorial Day, or Labor Day.
8. The property line adjacent to State Route 316 shall be screened by a 10 foot wide landscape buffer incorporating 1 large shade tree for every 40 linear feet of road frontage and evergreen vegetation to be six feet tall at time of planting and forming an opaque year round screen.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action

Rezoning from: AG & OIP to OIP Change in Conditions of Approval for Case #: 6560 Modify & add 6.289 ac.

Special Use Approval for: NA in the NA Zoning District NA

Applicant		Property Owner	
Name:	<u>Beall & Company, LLC (Ken Beall, member)</u>		
Address:	<u>3651 Mars Hill Road Suite 1400</u> <small>(In P.O. Box 85)</small> <u>Watkinsville Georgia 30622</u>		
Telephone:	<u>706-543-0907</u>		
Applicant is (check one)	<input type="checkbox"/> the property owner	<input checked="" type="checkbox"/> 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:	<u>Ken Beall</u>		
	Date: <u>9-20-21</u>		
	Notarized: <u>Andrea B. Pore</u>		



Property		Use	
Location:	<u>Langford Drive / Langford Estates Place</u>		
Tax Parcel Number:	<u>C01A G001 (24.534 ac.)</u> <u>C01 032 (6.289 Ac.)</u>		
Size (Acres):	<u>30.823</u>	Current Zoning	<u>AG & OIP</u>
Future Land Use Map --Character Area Designation: <u>REGIONAL CENTER</u>			

Attachments (check all that apply)		(PS - Previously Submitted)	
<input checked="" type="checkbox"/> Property Owner's Authorization (if applicable) <input checked="" type="checkbox"/> Application Fee <input checked="" type="checkbox"/> Warranty Deed <input checked="" type="checkbox"/> Typed Legal Description <input checked="" type="checkbox"/> Plat of Survey <input checked="" type="checkbox"/> Disclosures (Interest & Campaign Contributions) <input checked="" type="checkbox"/> Zoning Impact Analysis		<input checked="" type="checkbox"/> Narrative (Complete Request Description) <input checked="" type="checkbox"/> Concept Plan <input checked="" type="checkbox"/> Attachments to the Concept Plan: <small>See exhibits</small> <input checked="" type="checkbox"/> Water and/or Sewer Capacity Letter from Water Resources Dept. <input checked="" type="checkbox"/> Representative Architecture/Photographs <input checked="" type="checkbox"/> Proof all property taxes paid in full <input checked="" type="checkbox"/> Other Attachments: _____	

<i>For Oconee County Staff Use Only</i>			
Date Received: _____		Date Accepted: _____	
DRI Transmitted to RDC <input type="checkbox"/> Date: _____ <input type="checkbox"/> N/A		APPLICATION NUMBER <input type="text"/>	
Review Submitted: _____ Location Map: _____		Planning Commission Date: _____	
Posted: _____ Ad: _____ Ad: _____		Action	
Application Withdrawn <input type="checkbox"/> Date: _____		<input type="checkbox"/> Approval <input type="checkbox"/> With Conditions <input type="checkbox"/> Denial	
		Board of Commissioners Date: _____	
		<input type="checkbox"/> Approval <input type="checkbox"/> With Conditions <input type="checkbox"/> Denial	

Rezone Petition From OIP & AG to Modified OIP

VINEYARD – OCONEE CAMPUS
AGE-IN-PLACE SENIOR RETIREMENT COMMUNITY
Ocnee Campus
30.823 Acres (Parcel C01A G001 - 24.534 ac. & C01 032 - 6.289 ac.)
Ocnee County Georgia

(*Beall & Company, LLC* has been engaged by the property owner, *The FAIRWAYS At 316, LLC*, and *VALEO AMERICAS, LLC*, to act as agent in the preparation of the necessary documentation associated with the subject rezone petition.)

INTRODUCTION

The owners of the subject property (*The FAIRWAYS At 316, LLC*) have teamed with **VALEO AMERICAS, LLC** to modify the current approved CCRC plan and to incorporate the adjoining 6.289 acre parcel into a modified master planned age-in-place retirement community.

This planned community will be developed in accordance with the Unified Development Code of Ocnee County Georgia under provisions of Sec. 207, Uses Allowed in Each Zoning District, NAICS reference 623312, Assisted Living Facility (meeting State definitions and requirements).

* * *

THE SITE

The subject property is presently two parcels. Parcel # C01A G001 is 24.534 acres previously rezoned in 2014 from an R3 (residential) *Master Planned Development* to OIP (Office/Institutional/Professional) for development as a *Continuum of Care Retirement Community*. The current owners purchased the 24.534 acres in 2015 and submitted site development plans for construction of the CCRC development which was subsequently approved for construction in December 2015. Tax Parcel #C01 032 is 6.289 acres zoned AG, purchase by OCONEE MEDICAL HOLDINGS, LLC from the Georgia Department of Transportation in 2015, and transferred to *The FAIRWAYS At 316, LLC* in February, 2019. The developers plan to combine the two parcels and develop the property under a unified master plan as an independent & assisted living senior community.

Infrastructure (roads, water mains, sewer, storm drainage, & power) was installed on the subject 24.534 acre site in 2007 in accordance with an approved mixed density R-3 Master Planned Residential Development of townhomes and small residential cottage lots. No actual residential building construction ever took place due to the national/global economic recession that began in 2007.

The property became bank-owned, then investor-owned prior to being rezoned for the current owners who acquired the property in the year 2014.

Access to the property is via Langford Drive through the 316 PROFESSIONAL QUARTER project from Virgil Langford Road and also via a private access and utility easement through the CADUCEUS business park project from Virgil Langford. Both of these projects were developed by the current owners of the 24.534-acre and 6.289-acre parcels.

A natural drainage corridor drains properties from the south through a concrete box-culvert under University Parkway toward the north to an existing storm-water retention pond located on the 24.534 acre parcel. Said parcel fronts on the University Parkway for approximately 675.58 feet. The 6.289 acre parcel fronts on the University Parkway for approximately 1,101.91 feet.

The zoning of the adjoining property to the north of the 6+ acre parcel is R-1 PUD. The use on said property is a well established single-family subdivision known as Jennings Mill Subdivision. The University Parkway (aka SR 316) borders the entire southwest property line of the 6+ acre parcel. The properties directly opposite the 6+ acre parcel across Highway 316 are a mix of commercial uses (medical offices, radio station, Mercedes dealership) and zoning (OBP, and B-2). The subject 24+ acre parcel borders the southeast boundary of the 6+ acre parcel. The 6+ acre wooded parcel itself remains presently undeveloped.

The zoning of the adjoining property to the northwest of the 24+ acre parcel is also R-1 PUD (Jennings Mill Subdivision); to the north is R-1 PUD (Jennings Mill Golf Course); to the northeast is R-1 PUD (Jennings Mill Tennis Center and pool); to the east is R-3 PUD (Jennings Mill Subdivision single-family homes); due east and southeast is OIP (CADUCEUS Office Park); and to the south is B-2 (316 Professional Quarter Office Park).

* * *

(Note: A maximum of 251 units are proposed for development on the subject property. This total number may change slightly based on final building design engineering and project engineering requirements encountered during the engineering stage of the development process.)

THE DEVELOPMENT

Covering nearly 31 acres the VINEYARD – Oconee Campus will incorporate resort-style amenities, social activities, concierge services, and housing to provide residents a care-free, fun-filled lifestyle with options of independence and assistance as needed, including:

- (a) **ASSISTED LIVING & MEMORY CARE BUILDING COMPLEX:** The epicenter of all activities in the development including a lobby, reception area, main living room, secondary living room, lounge, wellness/fitness center with gym offering personal and group classes, post office, exhibition kitchen, private dining, open dining, spa, salon, card room, art room, multi-purpose room, family gathering area, library, theater, workshop, laundry, care-giver area, offices, and a social lounge. The building will be 87,870 total square feet in a single, part one-story and part two story building. The structure will be 36 ± feet in height to the ridge line (see representative architecture). The building will also feature 75 one-bedroom and two-bedroom assisted living and memory care units.

- (b) **INDEPENDENT LIVING BUILDING COMPLEX:** This four-story building will feature a total of approximately 128 senior units in a mix made up of: studio units, 1-bedroom and 2-bedroom units, lobby, reception area,

café (grab-n-go), post office, dining room, kitchen, pool, library, theatre, arts & crafts room, card room, salon, spa/massage, bar, wellness, yoga, and gift shop.

- (b) a senior community designed with pedestrian friendly neighborhoods offering a full continuum of care where customized options provide age-in-place living, and convenience to neighboring shopping, restaurants, and health services;
- (c) a nature preserve including a private lake, walking paths, fire-pits, picnic areas,
- (d) *Living Health Center* (on-site exam rooms; on-site visiting physicians; on-site registered nurses; on-site visiting dental services; 24/7/365 home care services; on-site visiting physical/occupational/speech therapy; on-site counseling);
- (e) *CONCIERGE Services* (24/7/365 concierge services; dinner reservations; salon appointments; outing sign-ups);
- (f) *CAMPUS Shuttle and Bus* (7 days a week; *Shuttle* from home to club & from club to home; off-campus shopping/dining; off-campus medical appointments; church services; village outings);
- (g) a separate clubhouse located in the cottages section of the campus featuring a pool and other outdoor amenities including a putting green, and bocci courts;

The development will be constructed with curb & gutter streets, county water, sanitary sewer, and sidewalks throughout for a comprehensive pedestrian friendly circulation system. Handicap ramps will be installed at all crosswalk locations throughout the development. All utilities will be underground. Extensive landscaping including street trees will be installed throughout the campus. The overall community will offer the occupants the opportunity to maintain their independence as long as possible, while having the options for services as they want or need them. The community will provide daily meals, housekeeping, laundry services, security, staffed activities, maintenance services and transportation services.

* * *

EXTERIOR BUILDING MATERIALS

The building exteriors throughout the development will be predominately brick and “hardy” siding with stucco/cementitious detailing (see representative architecture exhibits).

* * *

BUILDINGS

Buildings 100 – 2500 | DUPLEX VILLA COTTAGES (aka SECTION ONE) will include 24, 1-story, 2-unit cottages. This neighborhood will feature 48 total units, 2BR/2-Bath with 1-Car garage, with 1-Car/1-Golfcart garages, and with 2-Car garages; 1447 SF to 1880 SF units; 24/7/365 on site home care; full access to campus medical; full access to social club, dining, and activities; full access to transportation services.

Approximately one-third of the cottage units will include golf-car garages in addition to the primary vehicle garages.

The assumed total square footage for the cottage units based on 1928.25 SF avg. (24 duplex buildings x 2 units/building x 1928.25 SF = 92,556 SF)

Building 300 in the COTTAGES section is the clubhouse amenity area to primarily serve those who occupy the cottages in the area. This proposed building is not yet designed, however it anticipated that the clubhouse will be approximately 2,880± square feet in size.

Building 2600 | ASSISTED LIVING & MEMORY CARE BUILDING (SECTION TWO) will feature 75 one and two bedroom memory care and assisted living units averaging 627+ square feet each (365 SF to 890 SF).
Total AL/MC Building SF = 87,870± SF

Building 2700 | INDEPENDENT LIVING (SECTION TWO) will feature 128 total units
4 Studio A 1-BR units 480 SF
4 Studio B 1-BR units 424 SF
60 1-BR units, 747 SF
1 1-BR unit, 771 SF
6 1-BR units plus den 907 SF
13 1-BR units plus den 909 SF
24 2-BR A units 1175 SF
16 2-BR B units 1175 SF

Total IL Building SF = 168,600± SF

The total approximate building square footage proposed in the development upon completion at build-out is 338,670±.

* * *

WATER SUPPLY

Oconee County water supply mainlines exist in the rights-of-way of the existing streets throughout the developed portions of the property. Proposed water mainlines will be designed and installed at the developer's expense to interconnect the existing waterlines and create a "looped" system to provide service and fire protection for the development. Said water system will be constructed to Oconee standards, and will be dedicated to the Oconee County Water Resources Department unless recommended otherwise by the department or the county attorney.

* * *

SEWAGE DISPOSAL

Sanitary sewer lines and water lines now exist in the roads of the development constructed by an earlier developer.

Proposed new gravity sanitary sewer lines and water lines will be designed and installed at the developer's expense to serve the needs of the newly designed portions of the project.

Note: No actual capacity at the treatment plant will be utilized until the first buildings are fully constructed and occupancy begins. The developer's best case scenario anticipated date for that occupancy is around December 2023.

Sewer/Water Capacity Calculations for the VINEYARD – Oconee Campus Senior Community

ADF - Average Daily Flow in gallons per day (gpd)

Assumptions

- *assume 75 gpd per bed for Memory Care, Independent/Assisted living
- *assume 50 gpd per staff member *assume 30 staff members
- *assume 260 gpd per 2-family unit *assume 24, 2-family cottages

Unit Type:

1 & 2 person Villas

Independent Living Unit: 48 units @ 260 gpd = 12,480 gpd

Independent Living, Memory Care & Assisted Living

Memory Care – Studio A	12 units @ 75gpd	=	900 gpd
Memory Care – Studio B	11 units @ 75 gpd	=	825 gpd
AL – Studio	18 units @ 75 gpd	=	1,350 gpd
AL – 1 Bedroom	20 units @ 75 gpd	=	1,500 gpd
AL – 2 Bedroom	14 units @ 150 gpd	=	2,100 gpd
IL – Studio	8 units @ 75 gpd	=	600 gpd
IL – 1 Bedroom	68 units @ 75 gpd	=	5,100 gpd
IL – 1 Bedroom + Den	6 units @ 75 gpd	=	450 gpd
IL – 2 Bedroom	44 units @ 150 gpd	=	6,600 gpd

Total Sewer/Water Capacity for Units = 31,905 gpd

Employees/Staff Members

Opening date: 30 staff @ 50 gpd = 1,500 gpd

TOTAL Sewer/Water Capacity Needed for the Project = 33,405 gpd

Equivalent Residential Unit (ERU) 33,405 gpd / 260 gpd per ERU = 128.481 ERU

* * *

STORM WATER MAGAGEMENT

Concrete curb & gutter, county approved pipe, sheet flow, and natural drainage corridors will be employed to collect and divert storm-water to existing and propose retention areas and water-quality basins. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The existing retention pond will be *retrofitted* and modified (if necessary) to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site improvement construction plans in full compliance with the GEORGIA

STORMWATER MANAGEMENT MANUAL, 2016 EDITION, VOLUME 2: TECHNICAL HANDBOOK (pages 343-358) for compliance with current local, state, and federal requirements. Constructed infiltration areas and rain gardens are also proposed in select areas of the development to further enhance water quality objectives.

* * *

ACCESS & TRAFFIC

Existing roadways will be utilized to access the cottages and eastern portion of the development. A portion of the existing road serving the western portion of the project will be preserved. However, new roads (private access and utility easements) will be extended from adjoining roads to serve the proposed buildings illustrated on the zoning concept plan. Existing deceleration and center left turn lanes already exist on Virgil Langford to access both entrances to the project.

The main entrances to the property will be gated for safety and security of the residents therein.

Per the Traffic Impact Analysis listed below and code 255 of the Trip Generation Manual, 10th Edition, 2017, the trip rates are as follows based on a total of 249 units:

*Assume 249 units	Total	In	Out
Daily	1,216	608	608
AM Peak	48	31	17
PM Peak	50	20	30

*Assume 251 (adjustment to add 2 units as indicated on latest architecture)

Daily	1,226	613	613
AM Peak	49	32	17
PM Peak	51	20	31

251 units x 4.8835 ADT/unit = 1226 Average Daily Trips

Note: See TRAFFIC IMPACT ANALYSIS prepared by NV5/CALYX Engineering dated 9/23/2021 for detailed conclusions of TIA. The TIA was prepared at the time based on a total unit count of 249 units in the development yielding 1,216 ADT or 4.8835 trips per unit. The final architectural plans submitted would actually yield 251 total units, therefore the figures above are adjusted to incorporate the 2 additional units. No additional public road improvements are necessary to serve the project

* * *

SCHEDULE

The petitioners plan to complete the zoning efforts on the subject property by December 2021. Construction of the project infrastructure will commence immediately upon approval of the construction plans around March 2022. The infrastructure will require a minimum of 8-12 months and building construction will require a minimum of 18 to 24 months to complete (December 2023).

* * *

MAINTENANCE

All areas of the project will be owned and maintained by the by a private corporation experienced in the design, development, marketing, management and ownership of comparable “age-in-place” senior communities.

* * *

BUFFERS

Street trees and parking lot buffers will be installed throughout the development. Green-space buffers and landscape strips are proposed and illustrated along the abutting properties where required by Oconee regulations. State waters buffers, Conservation Corridors, delineated wetlands, and wetland buffers that exist along the branch on the property are illustrated on the rezone concept plan and will be preserved.

These proposed buffers will only be penetrated as allowed in accordance with provisions of the Unified Development Code of Oconee County and state and federal regulations.

* * *

UTILITIES

All utilities are proposed to be underground. Any overhead services that currently exist will be rerouted within the appropriate utility corridor acceptable to Oconee County and the affected utility company. Proposed utilities are power, water, sanitary sewer, telephone, gas, cable TV, and internet access.

* * *

GARBAGE COLLECTION

Garbage collection will be handled by private contract service.

* * *

PUBLIC/SIMI-PUBLIC AREAS

Waterline and sewer line easements, drainage easements, and access easements will be dedicated to Oconee County. Easements for power, telephone, cable TV, and gas will be dedicated as required for specific utility construction.

* * *

OUTDOOR LIGHTING

LED light fixtures on metal or fiberglass poles will be installed to illuminate the development for safety and security. These light standards will be oriented inward, down and away from any neighboring residential areas.

* * *

IMPACT TO SCHOOLS

There will be no negative impact to the schools or to the school system due to the age of the residents. However, there will be a significant positive impact to the school system due to the enhanced tax base generated by the \$52,000,000.00 in increased property values each year, in perpetuity.

* * *

PROJECT VALUATION

Based on a total of 251 units, infrastructure, amenities and related items located in the retirement campus then the total value of the project at build-out is anticipated to be approximately \$52,000,000.00

* * *

OIP USES TO BE EXCLUDED

Accounting & Tax Preparation	Advertising, Public Relations and Related Services
Additions to Existing Towers	Architectural, Engineering, Surveying, and Related Services
Bookkeeping & Payroll Services	Alternate "stealth" Towers/Antennae
Cemeteries & Mausoleums	Banks, Credit Unions, and Savings Institutions
Collection Agencies	Commercial parking lots and garages
Commercial historical sites	Credit Bureaus
Direct Selling Establishments	Court Reporting and Stenotype Services
Document Preparation Services	Credit Card Issuing and Sales Financing
Electronic shopping & mail order	Computer System Design & Related Services
Funds / Trusts	Data Processing, Hosting and Related Services
Financial Vehicles	Dry Cleaning & Laundry Drop-off Station
General medical & surgical hospital	Electric power transmission & distribution lines
Internet Publishing	Electric Power Transmission Substation
Intercity couriers	Employment Placement and Temporary Help Services
Investigation Services	Financial Transactions Processing-Direct selling establishments
Kidney Dialysis Center	Financial Investments and Related Activities
Language schools	Lawyers, Notaries, and Other Legal Services
Libraries and Archives	Insurance Carriers
Music Publishers	Interior Design, Graphic Design & Other Design Services
Mortgage Servicing	Management, Scientific, & Technical Consulting
Museums	Marketing Research and Public Opinion Polling
News Syndicates	Medical & Diagnostic Laboratories
Private Business Schools	Mortgage & Non-mortgage Loan Brokers
Private technical & trade schools	Natural gas distribution
Software Publishers	Newspaper, Periodical, Book & Directory Publishers
Specialty Hospital	Other Activities Related to Credit Intermediation
Telephone Answering Services	Pipeline Transportation Company Office
Telemarketing Bureaus	Photographic Studios and Commercial Photography
Agents & Managers for Artists, Athletes, Entertainers and Other Public Figures	Private Schools: jr. college
Community Food and Housing, and Emergency and Other Relief Services	Private schools: college & university
Freight Transportation Arrangement Agents and Brokers	Private Schools: kindergarten/elementary/secondary
Insurance Agencies, Brokerages, and Other Insurance Related Activities	Private Fine Arts School (Art, Drama, Music and Dance)
	Solid Waste Collection Company Office
	Rail Transportation Company Office
	Telephone and wired telecommunications carriers
	Wholesale Trade, Showrooms & Outdoor storage
	Veterinary office, Clinic & Animal Hospital

Private Schools: Religious Exempt Nonpublic Post-Secondary Institutions
Promoters of Performing Arts, Sports, Athletes, Entertainers and Other Public Figures
Reserve & Clearing House Activities

Research & Development in Physical, Engineering & Life Sciences
Research & Development in Social Sciences & Humanities
Security System Services Translation and Interpretation Services
Telephone, Cellular and Other Wired or Wireless Telecommunications Carriers
Travel Agencies, Tour Operators and Convention and Visitor Bureaus

* * *

<u>Building Breakdown</u>	<u># bldgs</u>	<u>Total SF</u>	<u># Units</u>	<u>Neighborhood</u>	<u>Stories</u>
Assisted Living & MC	1	87,870	75	Building #2600	2
Independent Living	1	168,600	128	Building #2700	4
Duplex Villa Units	24	92,556	48	Section 1A	1
Cottage Clubhouse	1	2880	NA	Section 1A	1
Total Project	27	351,906	251	NA	NA



* * *

PROJECT SUMMARY FOR DRI SUBMITTAL

(Per attached NEGRC DRI Supplemental Information Checklist)

1. Types of uses, acreage of each use.....

Master Planned Assisted & Independent Living Senior Community (30.823 acres)

* * *

2. Detailed summary of housing units including:

- Number of housing/care units: 251 units
- Dwelling type(s) including # of bedrooms based on Level of Care
(see detailed information on architecture plans)
(*Level 1 is minimum required assistance.... Level 3 is maximum required assistance*)
- Estimated value(s) for each type
\$52,000,000.00 total project value at build-out (individual units will not be sold)
- Square footage totals for each type

Level	Name of Level	Square Footage
1	<i>Duplex Villa Cottage Units</i>	92,556
2	<i>Independent Living Apartments</i>	168,600
3	<i>Assisted Living / Memory Care</i>	87,870

* * *

3. Types of commercial, industrial, or other square footage by use

	Square Footage
<i>Village Clubhouse</i>	2,880

(See DEVELOPMENT paragraphs on page 2 for other square footage usage in buildings)

* * *

4. Estimated Completion Dates (month & year for each phase and square footage by use for each phase.....)

The petitioners plan to complete the zoning efforts on the subject property by December 2021. Construction of the project infrastructure will commence immediately upon approval of the construction plans around March 2022.

The infrastructure will require a minimum of 8-12 months and building construction will require a minimum of 18 to 24 months to complete (December 2023). The total building square footage proposed upon completion at build-out is 351,906 SF.

* * *

5. Number of displaced housing units and range of value for any displaced structures
No housing units will be displaced by the subject project.

* * *

6. Detailed summary of solid waste service including:

- Potential solid waste service providers
WastePro, AAA Sanitation, Curbside Services
- Anticipated receiving landfill
Oak Grove Sanitary Landfill, Winder GA
- Remaining Capacity of receiving landfill
Information unavailable
- Receiving landfill expansion plans (date and expansion capacity)
Information unavailable
- Description of any onsite provision for recycling waste
N/A

* * *

7. Percentage of site to be impervious surface at build-out: *35%*

* * *

8. Amount of tree canopy to be reduced, and the percentage of tree canopy within 5 years of build-out and at maturity

- Initial Reduced Canopy
16.22% of the site acreage
- 5-year Canopy Status
65% based on tree replacement plan
- At Maturity
65% of the site acreage

* * *

9. Detailed summary of receiving Schools (if residential units are proposed) including:

- Affected school districts:
The affected school district (Oconee County School System) will only be impacted in a positive way with enhanced tax base (\$52,000,000) increases to help fund the annual budgets without any increases in student populations resulting from development of the senior assisted living community.
- Name and address of the district superintendent: *NA*
- Receiving Schools:
All schools in the system will benefit from the additional tax base, however, no schools will receive increased enrollments due to the subject development.
- Name and address of school principals: *NA*
- Capacity of receiving schools: *NA*

* * *

10. Identify rivers or streams on and adjacent to the subject property that are on the Georgia 305(b)/303(d) List: *NONE*

* * *

11. Summary of affected fire and emergency services including infrastructure, equipment, and capacity available to service proposed development:

- *Fire protection/water main lines and fire hydrants exist in the rights-of-way of the subject property, of Langford Drive, of Caduceus Way, and of Virgil Langford Road. New fire protection lines funded by the developer will be installed throughout the development. The current level of fire and emergency service is adequate to support the proposed development. The center of the largest building proposed in the project is located approximately 1600 LF from the center of the newest fire station in Oconee County.*

* * *

12. Detailed summary of receiving wastewater and sewage treatment facility including:

- Design/Permitted Capacity: *Calls Creek Treatment Facility 1.5 MGD for plant – unavailable for project – 0.039625 MGD expansion date undetermined*

* * *

13. Description of any on-site bicycle or pedestrian facilities

Sidewalks for pedestrians provided throughout the campus; 54 golf-cart parking spaces are provided around the campus; A cart-path interconnection is desired by the developer to connect the property to the golf-cart network throughout the adjoining Jenning's Mill Golf Course.

* * *

14. Proximity to public transit: *There is no public transit operating in Oconee County.*

* * *

15. Identify any best management practices for water quality protection that will be utilized:

Concrete curb & gutter, county approved pipe, sheet flow, and natural drainage corridors will be employed to collect and divert storm-water to existing and/or propose retention areas and water-quality basins. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The existing retention pond will be retrofitted and modified (as necessary) to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site improvement construction plans in full compliance with the GEORGIA STORMWATER MANAGEMENT MANUAL, 2016 EDITION, VOLUME 2: TECHNICAL HANDBOOK (pages 343-358) for compliance with current local, state, and federal requirements. Constructed infiltration areas and rain gardens are also proposed in select areas of the development to further enhance water quality objectives.

* * *

16. Identify any required LEED-certified building materials that promote environmental protection and energy efficiency that will be utilized:

- LED lighting fixtures will be utilized throughout the development
- Low-impact design will be utilized in select areas within the development to enhance water quality objectives.

* * *

17. Traffic Summary

The following information is from the TRAFFIC IMPACT STUDY prepared by NIVIS CAYLX Engineers & Consultants, dated September 23, 2021.

a. *Trip Generation Analysis: Trip Generation Manual, 10th Edition, 2020 by the Institute of Transportation Engineers*

b. *Peak Hour:*

<i>*Assume 249 units</i>	<i>Total</i>	<i>In</i>	<i>Out</i>
<i>Daily</i>	1,216	608	608
<i>AM Peak</i>	48	31	17
<i>PM Peak</i>	50	20	30

**Assume 251 (adjustment to add 2 units as indicated on latest architecture)*

<i>Daily</i>	1,226	613	613
<i>AM Peak</i>	49	32	17
<i>PM Peak</i>	51	20	31

251 units x 4.8835 ADT/unit = 1226 Average Daily Trips

c. *ITE Land Use Code: 255 Continuing Care Retirement/Assisted Living Community*

d. *10/8/2019 Traffic Volumes of existing roads:*

<i>Oconee Connector:</i>	19,022 (9336 NB / 9686 SB)
<i>Langford Drive:</i>	1,096 ADT
<i>Caduceus Way:</i>	1,063
<i>Virgil Langford Road:</i>	2,217 ADT

e. *Planned Road Improvements:*

Only internal road improvements funded by the developer will be required.

ZONING IMPACT ANALYSIS

Standards for Rezone Consideration (The VINEYARD Athens Senior Community)

- 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 OIP uses proposed on the 30.823 acres will be compatible with other OIP uses on adjoining OIP developed properties and with adjoining B-2 developed properties, as well as with adjoining R1 PUD and R3 PUD residential use properties. The OIP zoning coupled with assisted living senior community use is considered to be a hybrid compatible OIP-Residential low impact use on the property.

- b. Whether the property to be zoned has a reasonable economic use as currently zoned:

The existing zoning restrictions on the property do not diminish the property value of the 24.535 acre parcel. The requested zoning modification is being made to convert and expand the existing OIP zoned area to include the 6.289 acre parcel in accordance with the "assisted & related independent living" uses illustrated on the submitted re-zone plan and described in the companion narrative report included with the rezone submittal package. The 6.289 acre AG zoned property will be of substantially higher value once rezoned to OIP uses as proposed.

- 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: Roads presently serving the site and the general area will experience minimal impact over the current zoning impact; there will be minor increases in water and sewer usage from the modified plan over the existing plan; the proposed plan will have a positive impact on the tax base and the school system since the project will generate no additional students; there will be favorable initial and ongoing ripple economic impacts on the county as a result of the requested modifications to this development.

(2) Environmental impact: Potential increase in storm-water runoff will be mitigated through the use of storm-water management areas in compliance with Oconee County ordinances; Water quality concerns will be mitigated through the use of filtration devices, infiltration structures, and water quality monitoring; Enhanced "best management practices" will be employed to address soil erosion/sediment control concerns.

(3) Effect on the existing use, usability and/or value of adjoining property: There will be little effect on use and usability or adjoining property values as a result of converting the existing OIP CCRC use to an OIP assisted living seniors community in a campus-like setting.

d. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property:

A combination of factors have contributed to the property remaining vacant as zoned. Significant development has occurred in this vicinity of Oconee County and the subject property is a logical location for the proposed assisted/independent living senior community.

e. Consistency of the proposed use with the stated purpose of the zoning district that is being requested:

The proposed use is consistent with the stated purpose of the zoning district that is being requested.

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

The proposed zoning and development plan for the property is consistent with established and emerging land use patterns in the area such as residential uses, health services, physician offices, hospital, surgery centers, pharmacy, and related uses.

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

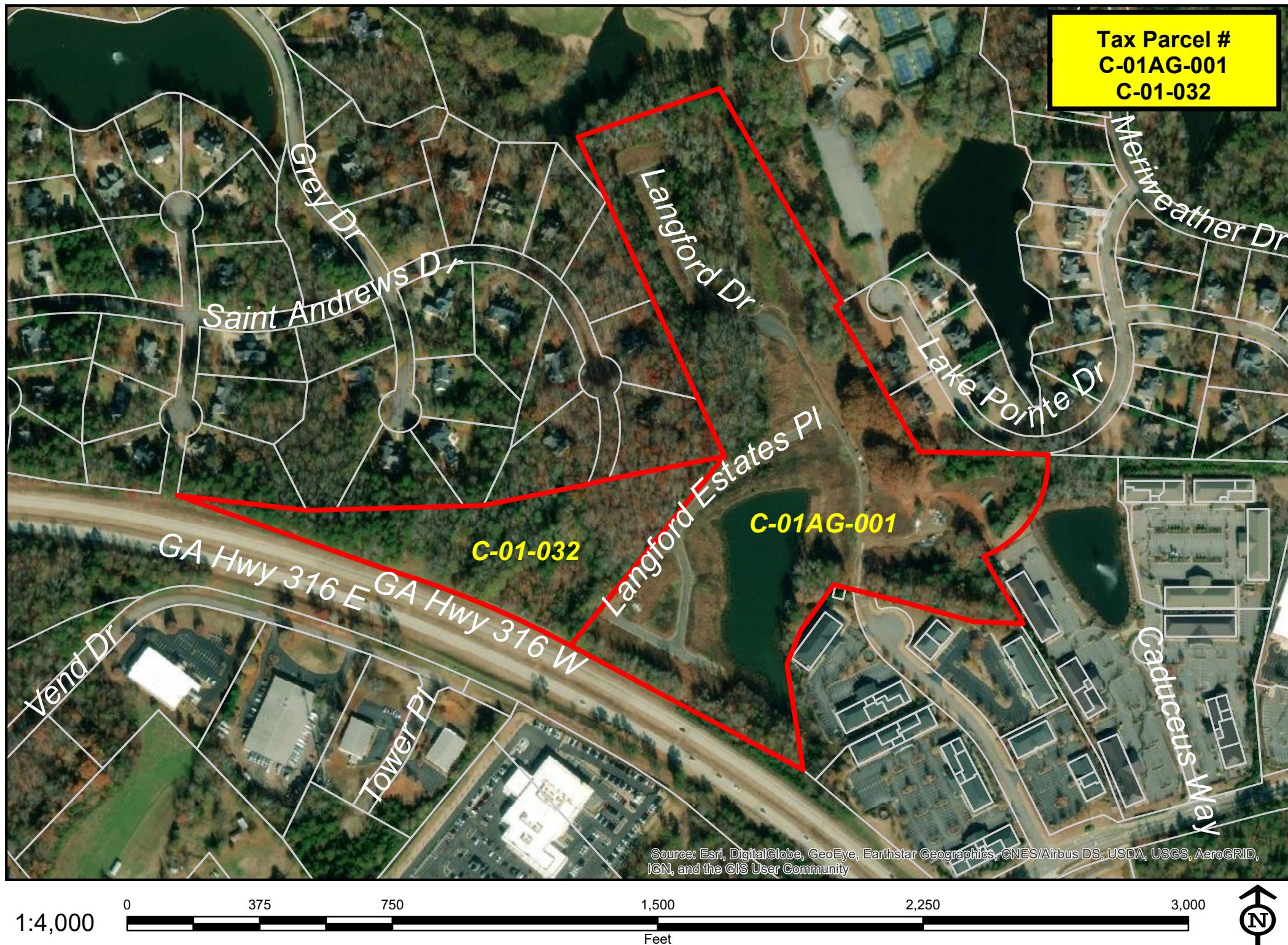
The proposed zoning and development plan for the subject property is consistent with the Future Development Map and the objectives of the Regional Center classification of the Oconee County Comprehensive plan.

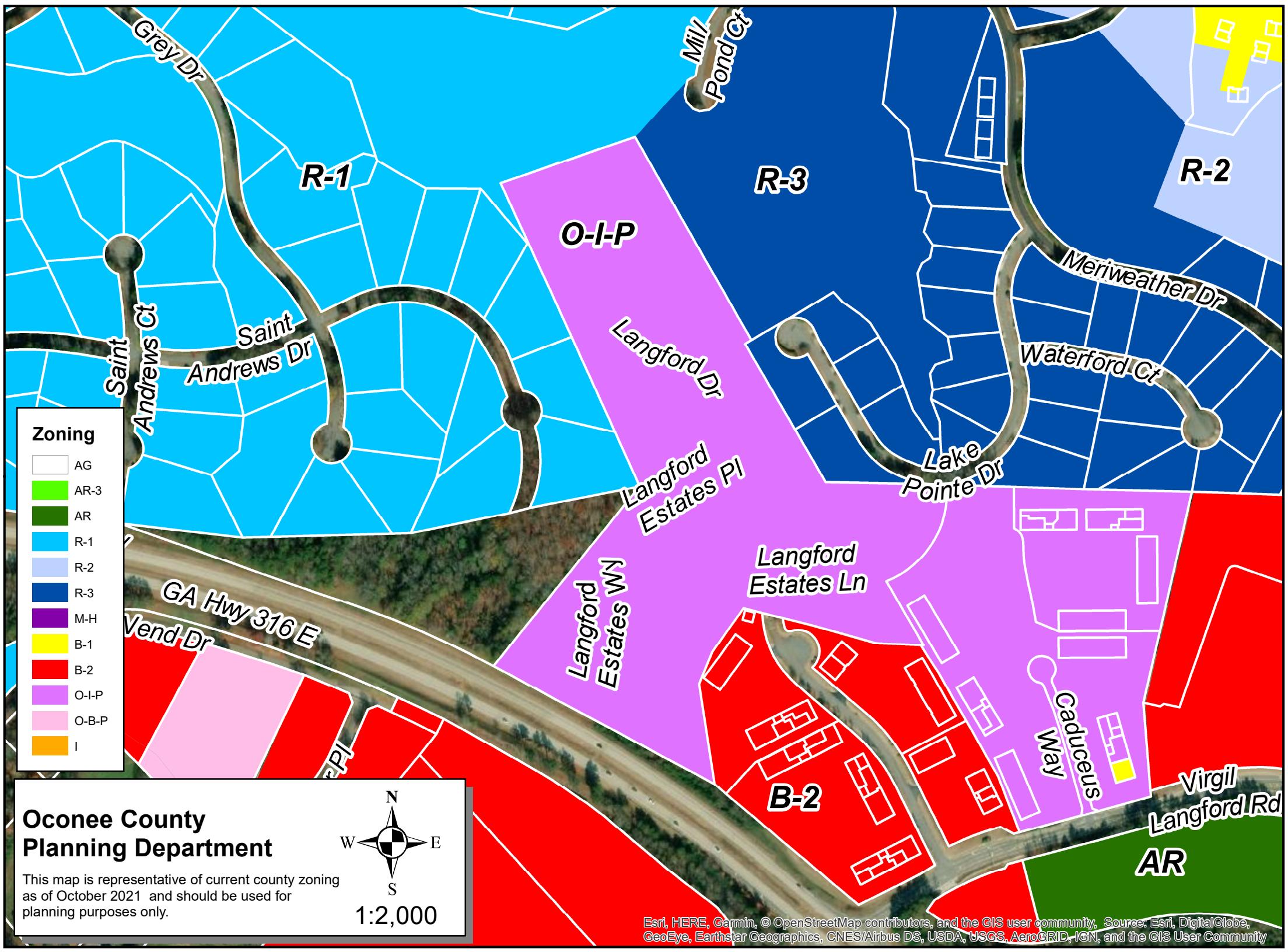
h. The availability of adequate sites for the proposed use in districts that permit such use:

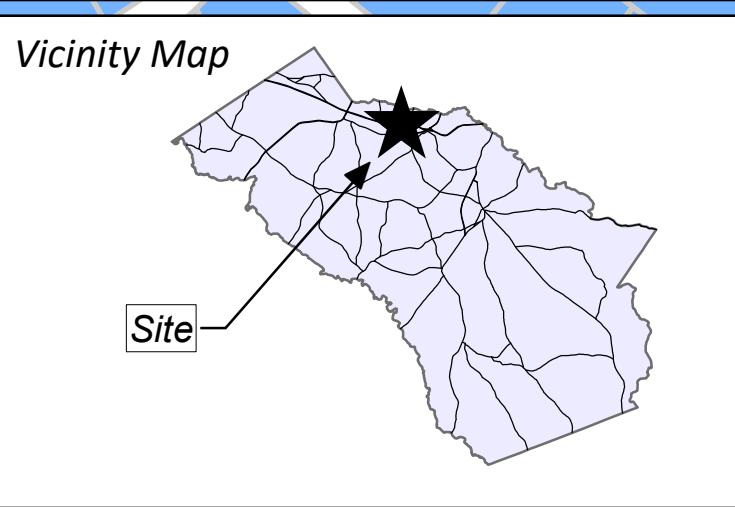
There are other sites available in the county that are zoned OIP, however there are none that exist what would allow this exact request without going through a zoning amendment process. The subject site as zoned is highly compatible with all adjoining uses and zoning as well as with the proposed plan for development.

Rezone # P21-0190 - The Fairways At 316, LLC

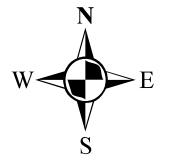
Tax Parcel #
C-01AG-001
C-01-032





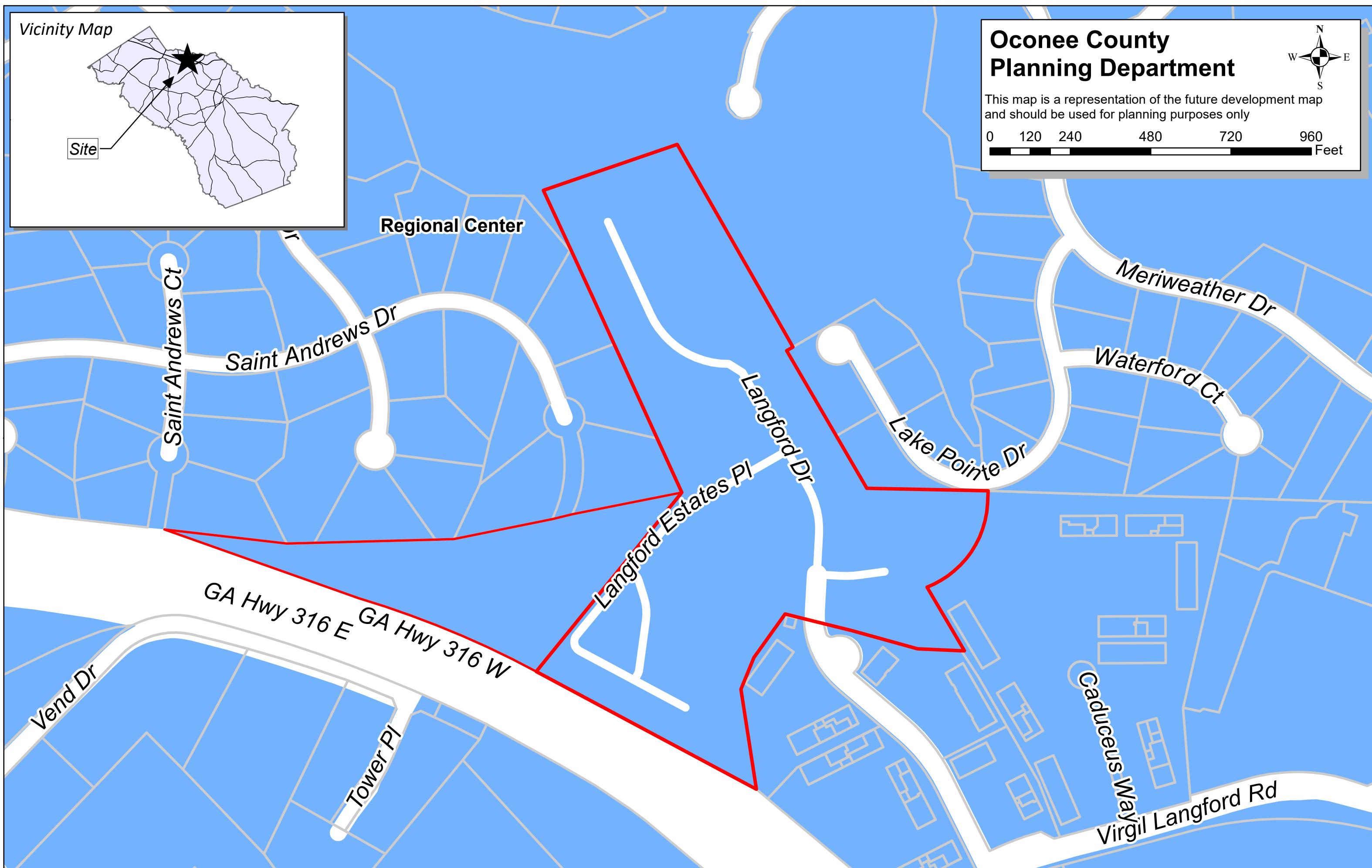


Oconee County Planning Department

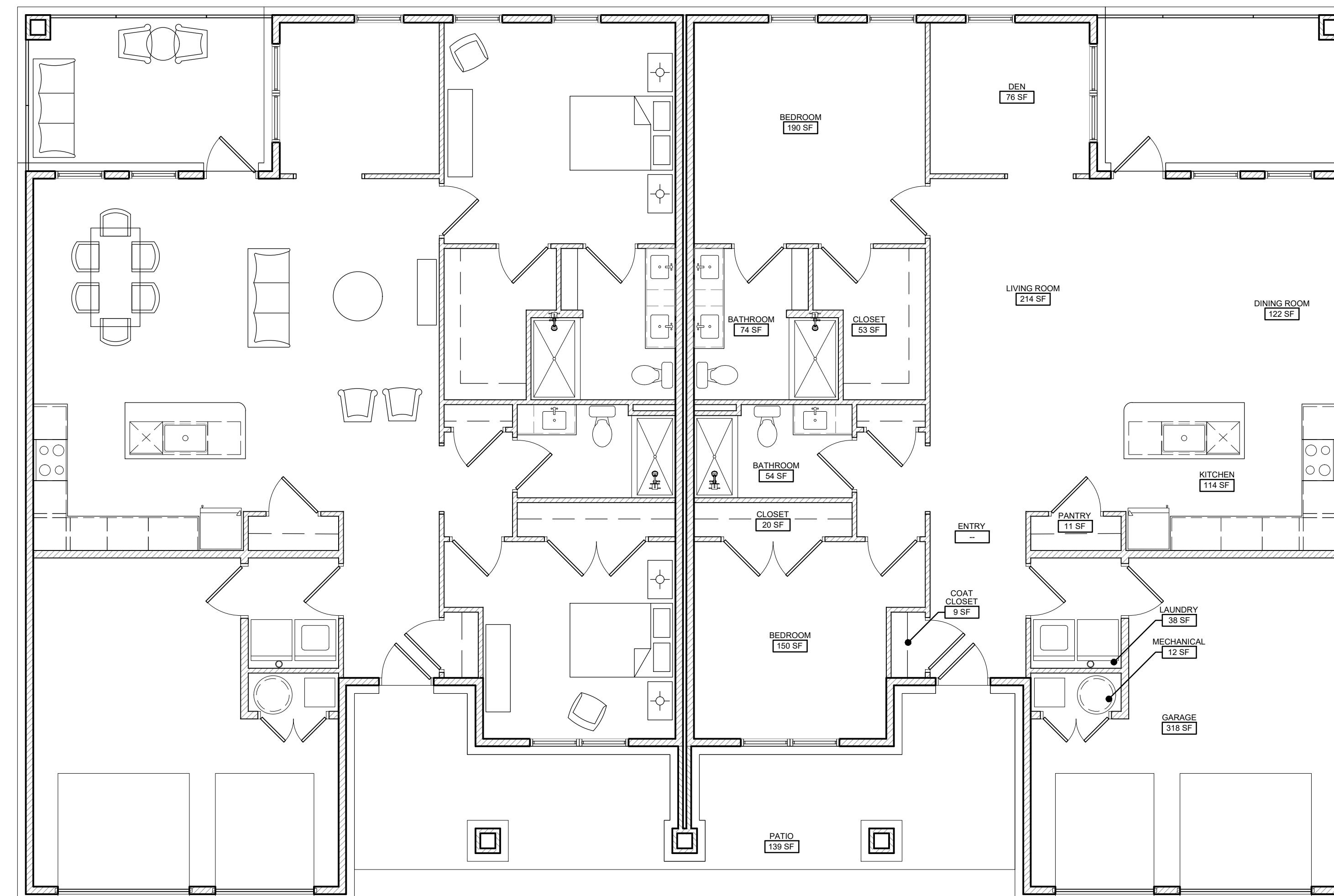


This map is a representation of the future development map
and should be used for planning purposes only

0 120 240 480 720 960
Feet



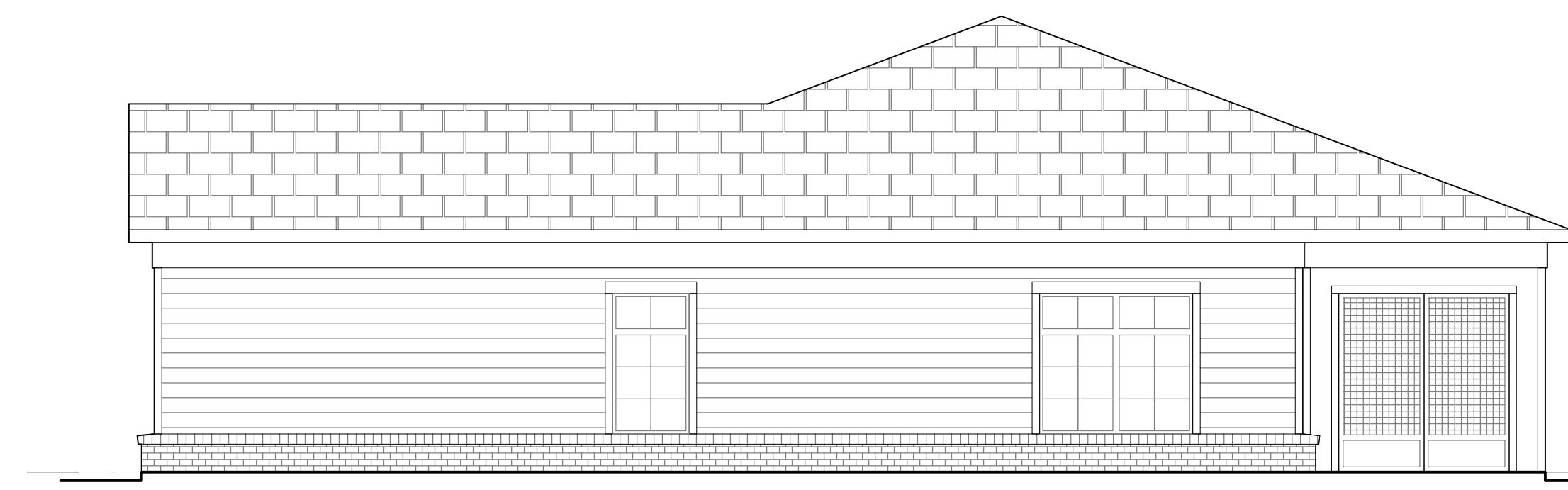
COTTAGE B



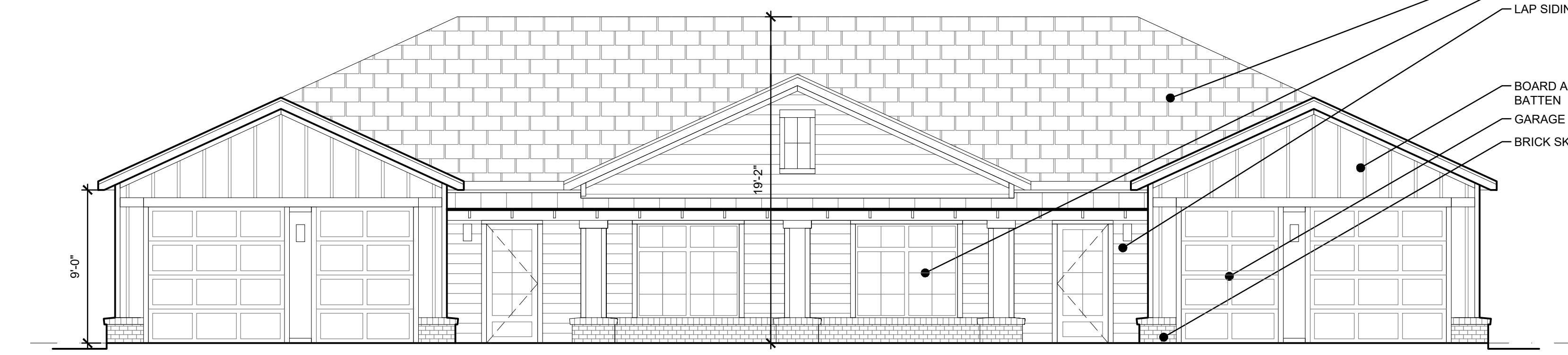
03 COTTAGE B - FLOOR PLAN
3/16" = 1'-0"



02 COTTAGE B - REAR ELEVATION
2 1/16" = 1' 0"

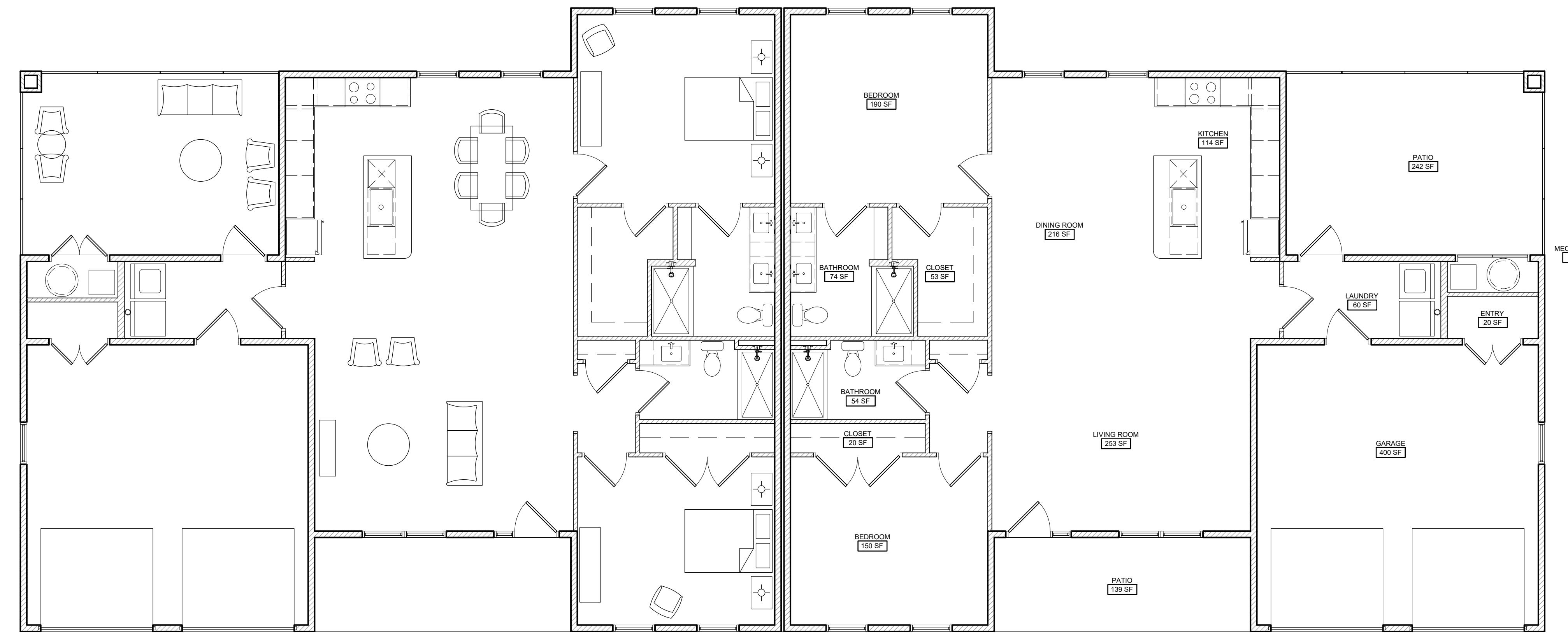


04 COTTAGE B - SIDE ELEVATION
3/16" = 1'-0"

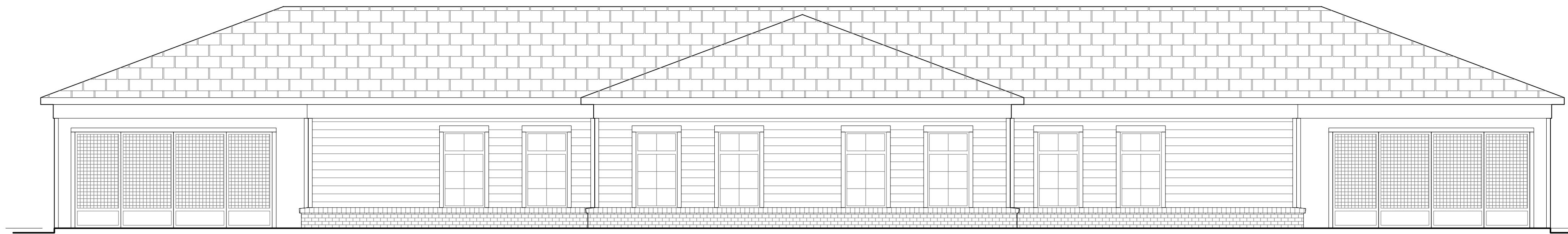


01 COTTAGE B - STREET ELEVATION
3/16" = 1'-0"

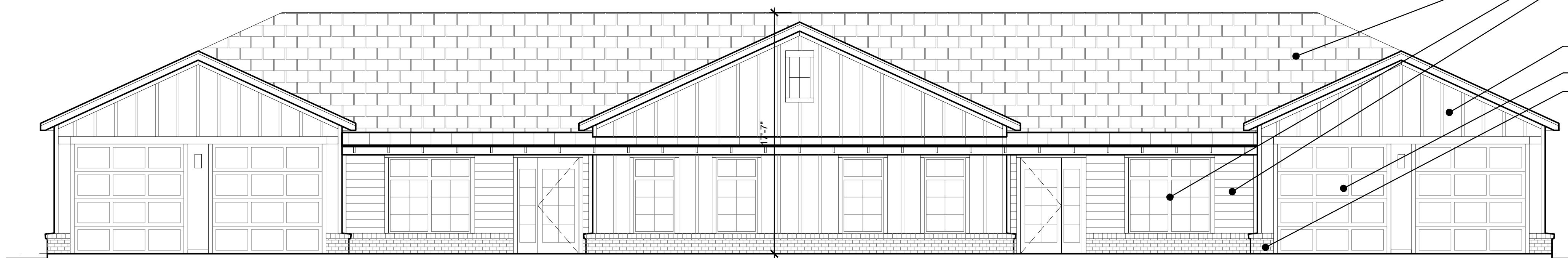
COTTAGE C



03 COTTAGE C - FLOOR PLAN

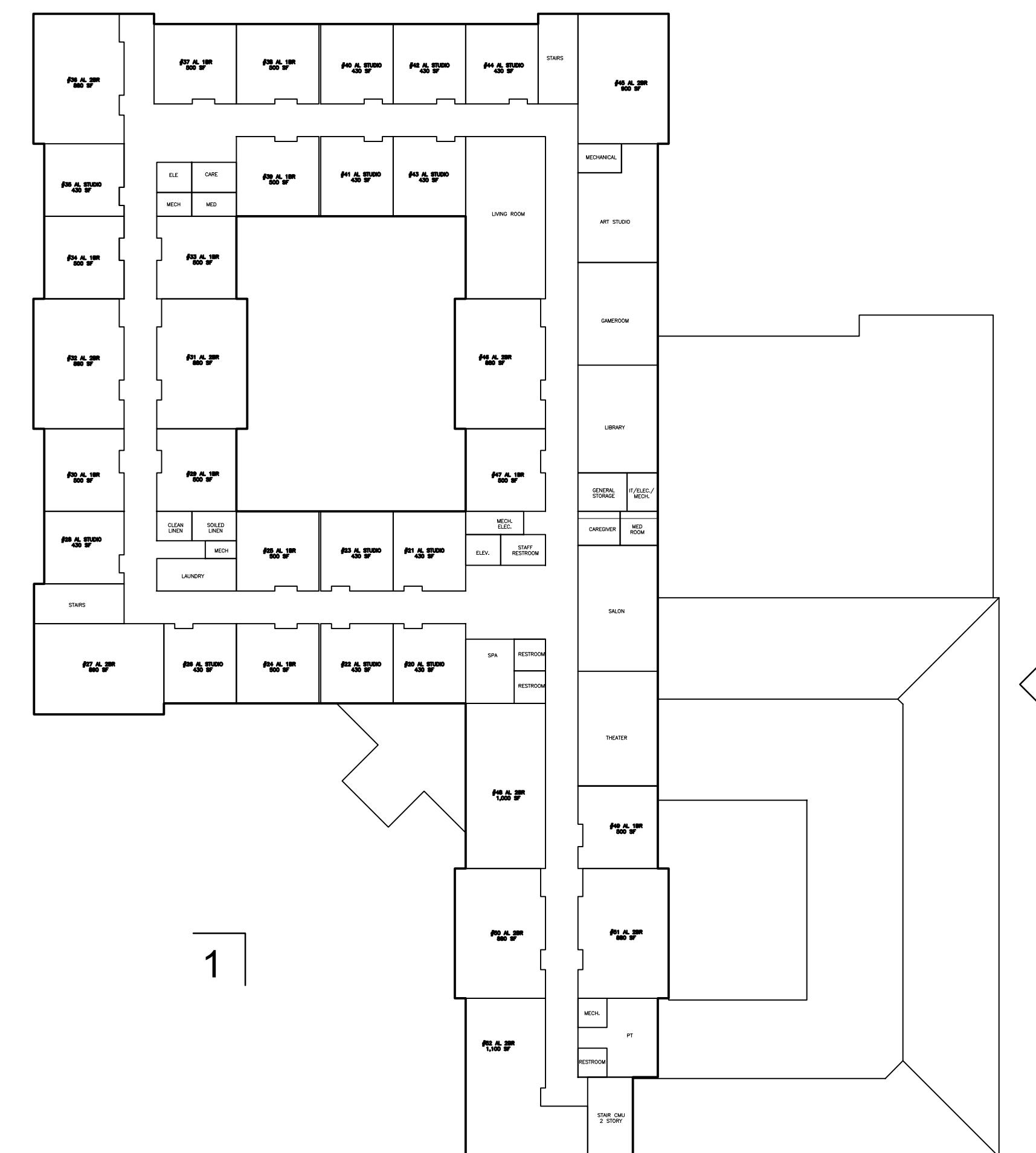


02 COTTAGE C - REAR ELEVATION

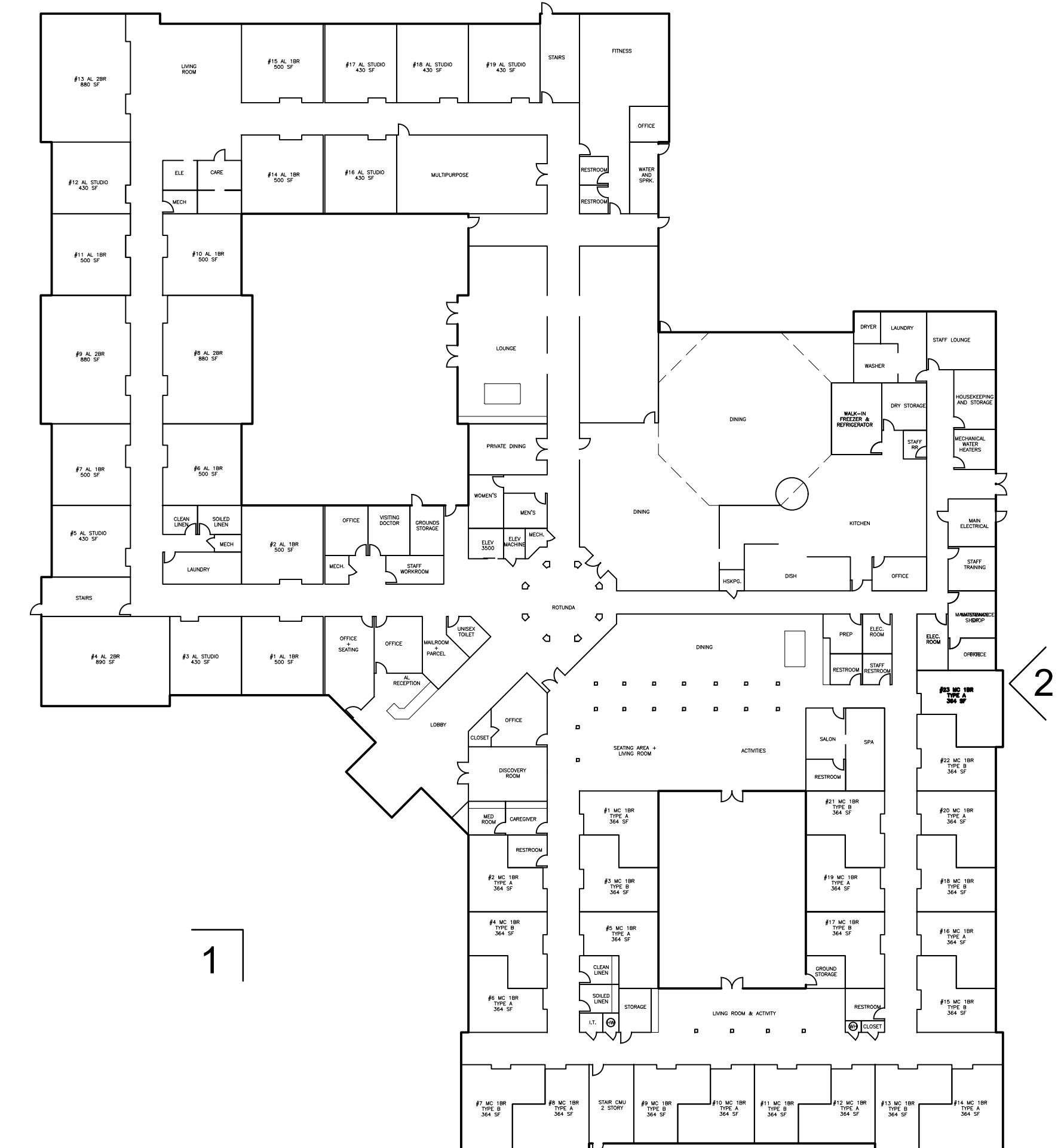
01 3/16" = 1'-0"

AL& MC BUILDING C

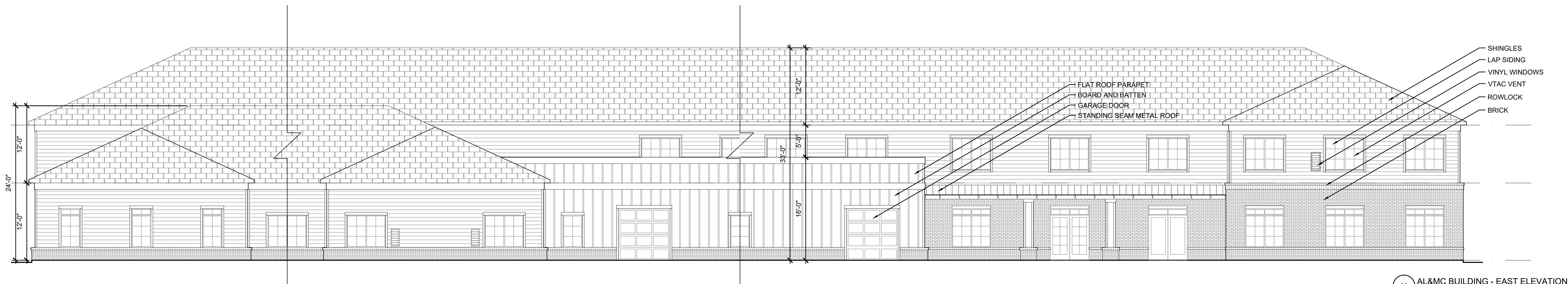
AL& MC BUILDING C		
STORIES	AL 2 STORIES MC 1 STORY	
SF	90,300 HEATER 91,800 GROSS	ADD AND EXTRA 1,500 SF
UNITS	52 AL + 23 MC = 75 UNITS	
MC STUDIO	(23) +/- 365 SF	
AL - STUDIO	(19) +/- 430 SF	
AL - 1 BEDROOM	(19) +/- 500 SF	
AL - 2 BEDROOM	(14) +/- 890 SF	
BUILDING HEIGHT	33' - 6"	
FACADE TYPE	BRICK, LAP SIDING, BOARD AND BATTEN	SEE ELEVATION FOR %
ROOF	GABLE AND SHINGLES	
UNIT FLOORING	CARPET / LVT / TILE / CONCRETE	CARPET IN BEDROOM + CLOSETS, TILE IN BATHROOM, LVT EVERY WHERE ELSE
AMENITY FLOORING	CARPET / LVT / TILE / CONCRETE	SEE AUSTIN ID DRAWINGS
CONSTRUCTION TYPE	5A WOOD NFPA 13 SPRINKLER	
WALL FINISH	PAINT, WC, TILE	SEE AUSTIN ID DRAWINGS
ELEVATOR	2	
STAIR TOWER	3	



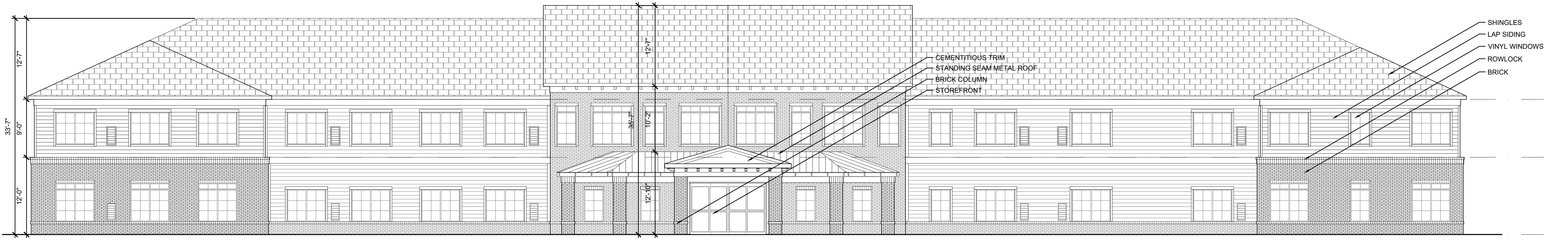
04 AL&MC BUILDING - LEVEL 2 FLOOR PLAN
1/32" = 1'-0"



03 AL&MC BUILDING - LEVEL 1 FLOOR PLAN
1/32" = 1'-0"



02 AL&MC BUILDING - EAST ELEVATION
1/8" = 11.2"



01 AL&MC BUILDING - FRONT ELEVATION
1/8" = 1'-0"

SK-2.1

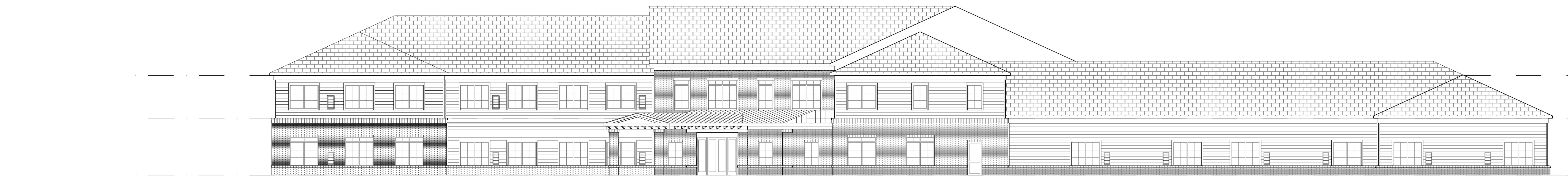
PROJECT NUMBER
ATH
ISSUED
2021.09.13

VINEYARD ATHENS
GEORGIA

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VALEO
AMERICAS
1001 MOREHEAD SQUARE DR, SUITE 320
CHARLOTTE, NORTH CAROLINA 28203

04 AL&MC BUILDING - SOUTH ELEVATION
3/32" = 1'-0"



03 AL&MC BUILDING - WEST ELEVATION
3/32" = 1'-0"



02 AL&MC BUILDING - NORTH ELEVATION
3/32" = 1'-0"



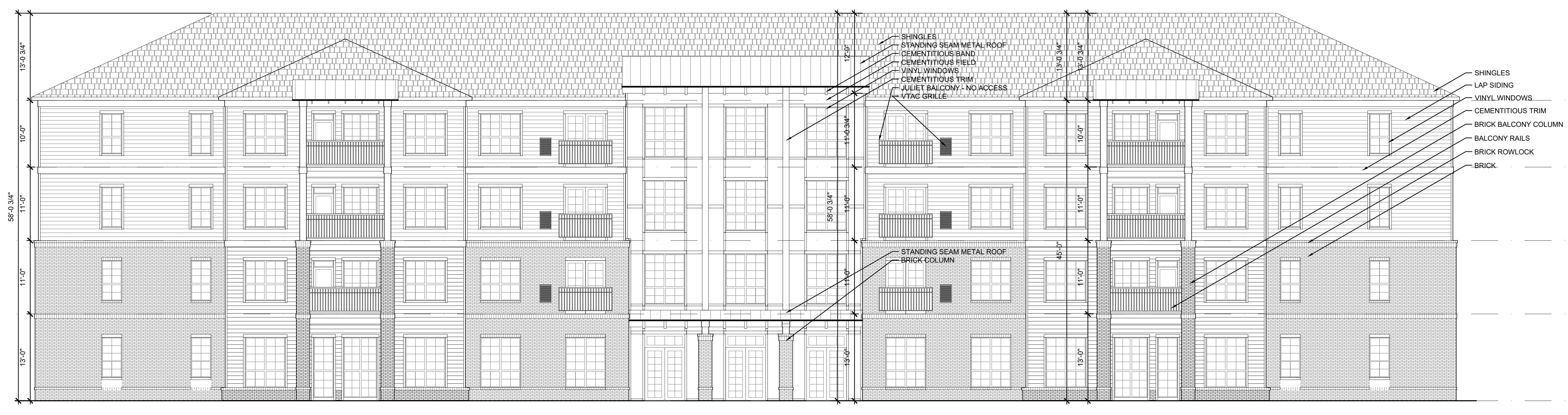
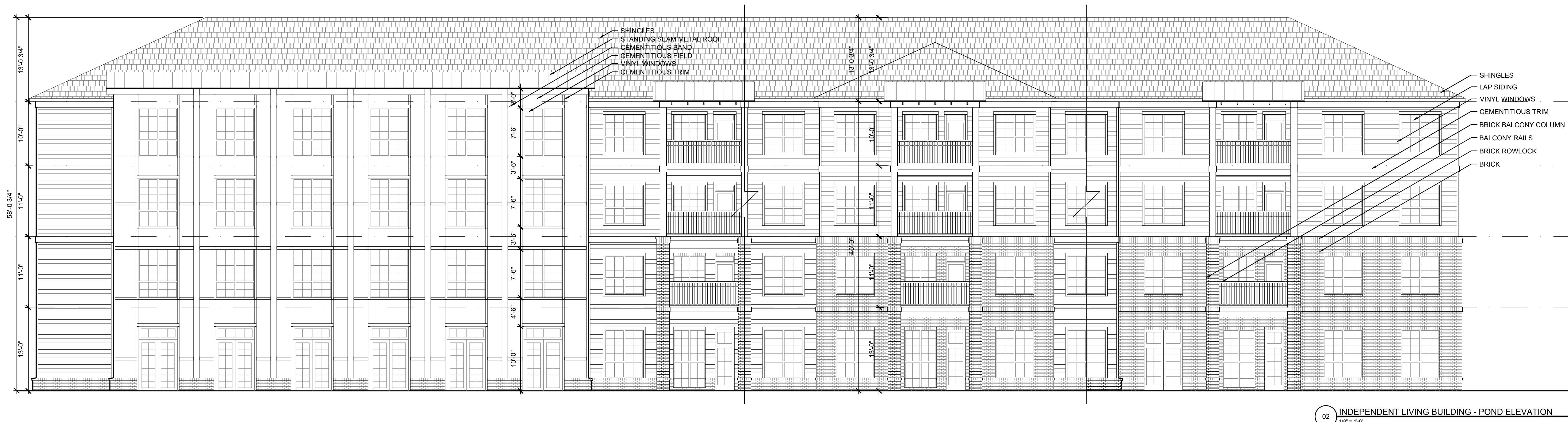
01 AL&MC BUILDING - EAST ELEVATION
3/32" = 1'-0"



01 AL&MC BUILDING - EAST ELEVATION
3/32" = 1'-0"

IL BUILDING D		
STORIES	IL 4 STORY	
SF	170,400 HEATER 170,400 GROSS	ADD AND EXTRA 1,500 SF
UNITS	128 UNITS	
IL - STUDIO	(8) +/- 480 SF	
IL - 1 BEDROOM	(74) +/- 675 SF +/- 75 SF BALCONY	
IL - 1 BEDROOM + DEN	(6) +/- 832 SF +/- 75 SF BALCONY	
IL - 2 BEDROOM	(40) +/- 1,100 SF +/- 75 SF BALCONY	
BUILDING HEIGHT	58' - 0"	
FACADE TYPE	BRICK, LAP SIDING, BOARD AND BATTEN	SEE ELEVATION FOR %
ROOF	GABLE AND SHINGLES	
UNIT FLOORING	CARPET / LVT / TILE / CONCRETE	CARPET IN BEDROOM + CLOSETS, TILE IN BATHROOM, LVT EVERY WHERE ELSE
AMENITY FLOORING	CARPET / LVT / TILE / CONCRETE	SEE AUSTIN ID DRAWINGS
CONSTRUCTION TYPE	5A WOOD NFPA 13 SPRINKLER	
WALL FINISH	PAINT, WC, TILE	SEE AUSTIN ID DRAWINGS
ELEVATOR	2	
STAIR TOWER	3	

03 INDEPENDENT LIVING BUILDING - TYPICAL LEVEL 4
1/32" = 1'-0"02 INDEPENDENT LIVING BUILDING - LEVEL 2
1/32" = 1'-0"03 INDEPENDENT LIVING BUILDING - TYPICAL LEVEL 3
1/32" = 1'-0"01 INDEPENDENT LIVING BUILDING - LEVEL 1
1/32" = 1'-0"



SK-3.2

PROJECT NUMBER
ATH
ISSUED
2021.09.13

VINEYARD ATHENS
PRENARY
GEORGIA

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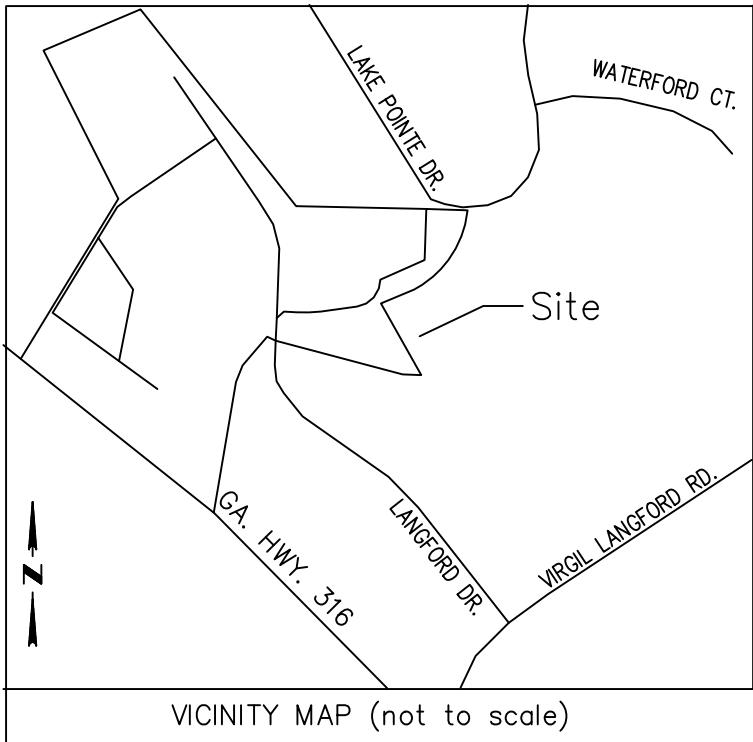
VALEO
AMERICAS
1001 MOREHEAD SQUARE DR, SUITE 320
CHARLOTTE, NORTH CAROLINA, 28203

03 INDEPENDENT LIVING BUILDING - REAR ELEVATION
3/32" = 1'-0"

02 INDEPENDENT LIVING BUILDING - EAST ELEVATION
3/32" = 1'-0"

01 INDEPENDENT LIVING BUILDING - WEST ELEVATION
3/32" = 1'-0"





REFERENCE:
PLAT BOOK 37 PAGE 234-239

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND COVENANTS
OF RECORD, SHOWN OR NOT SHOWN.

- ⊕ WATER METER
- SANITARY SEWER STUB
- IPF-Iron Pin Found
- IPS-Iron Pin Set
- ◊ Computed Point Only
- ☒ Concrete Monument

GRAPHIC SCALE 1"=100'
0 100 200 300

This property does not lie within a 100 Year
Flood Plain according to Flood Insurance Rate
Map Number 13219C 00650 Effective Date:
Sept 02, 2009

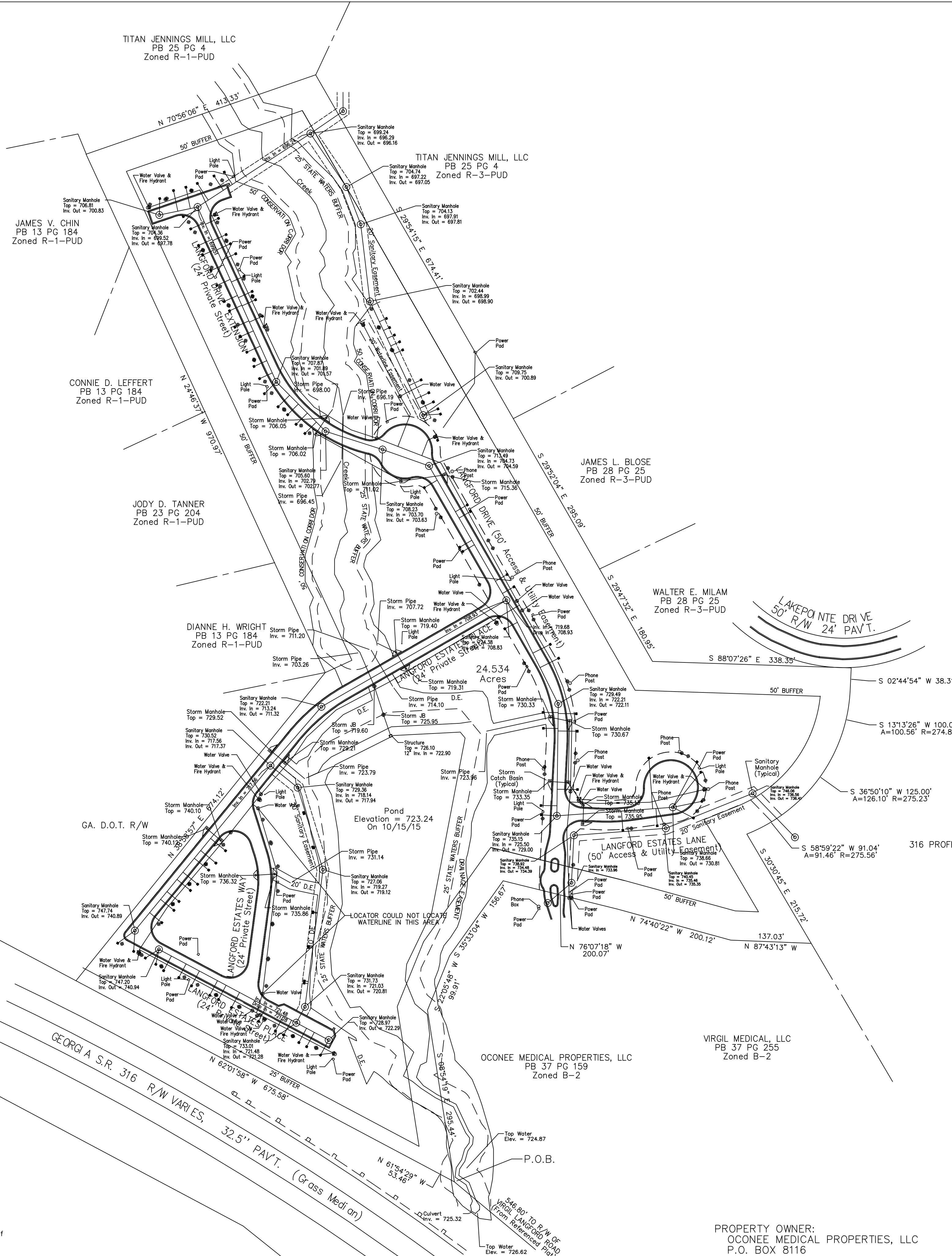
2049 Georgia Registered Land Surveyor Number

SURVEYOR'S CERTIFICATION

It is hereby certified that this plot 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 Unified Development Code of
Oconee Co., Georgia have been fully complied with.

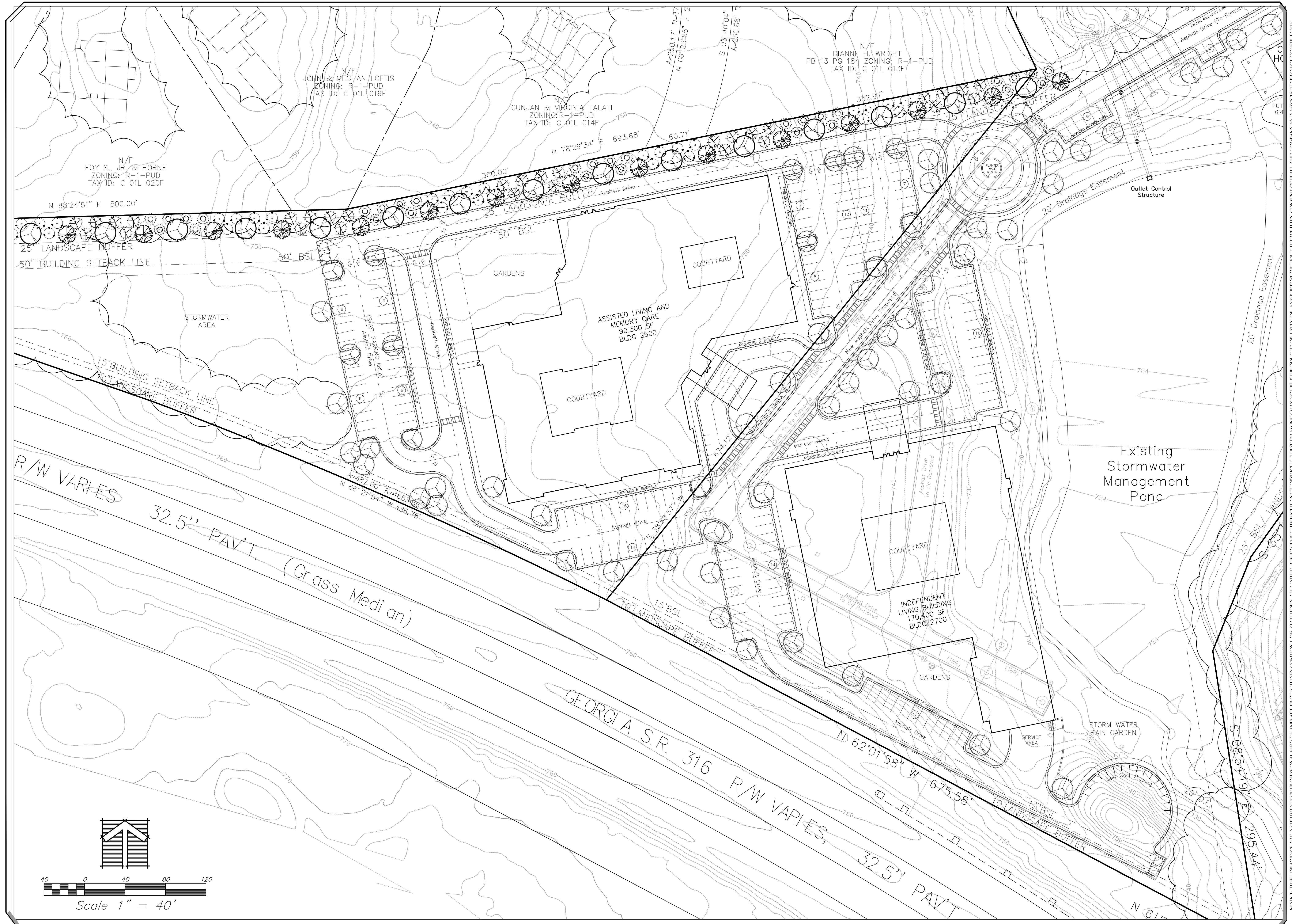


2049 Georgia Registered Land Surveyor Number



PROPERTY OWNER:
OCONEE MEDICAL PROPERTIES, LLC
P.O. BOX 8116
ATHENS, GA 30608

CONTACT INFORMATION:
GAVIN GRIFFETH - (706)-207-8718



**BEALL
& COMPANY**
LAND PLANNING
LANDSCAPE ARCHITECTURE
SITE ENGINEERING
3651 MARS HILL ROAD
SUITE 1400
WATKINSVILLE, GA 30677
(706) 543-0907
www.beallandcompany.com

VINEYARD—OCONEE CAMPUS
AGE IN PLACE SENIOR COMMUNITY
30.823 ACRES
Langford Drive

DEVELOPER:

VALEO AMERICAS
1001 MOREHEAD SQ DR.
STE 320
CHARLOTTE, NC 28203
404-431-4510
24 HOUR CONTACT:

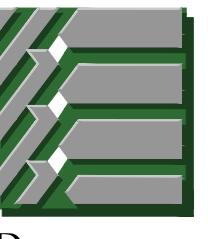
HAL GRAYSON
404-431-4510
hg@valeoamericas.com



DRAWN BY: ARP/KGB
SIGNED BY: ARP/KGB
CHECKED BY: KAB

REZONE
MODIFICATION
CONCEPT PLAN
ENLARGEMENT

SHEET
1.1



BEALL & COMPANY
LAND PLANNING
LANDSCAPE ARCHITECTURE
SITE ENGINEERING
3651 MARS HILL ROAD
SUITE H00
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VINEYARD-OCONEE CAMPUS
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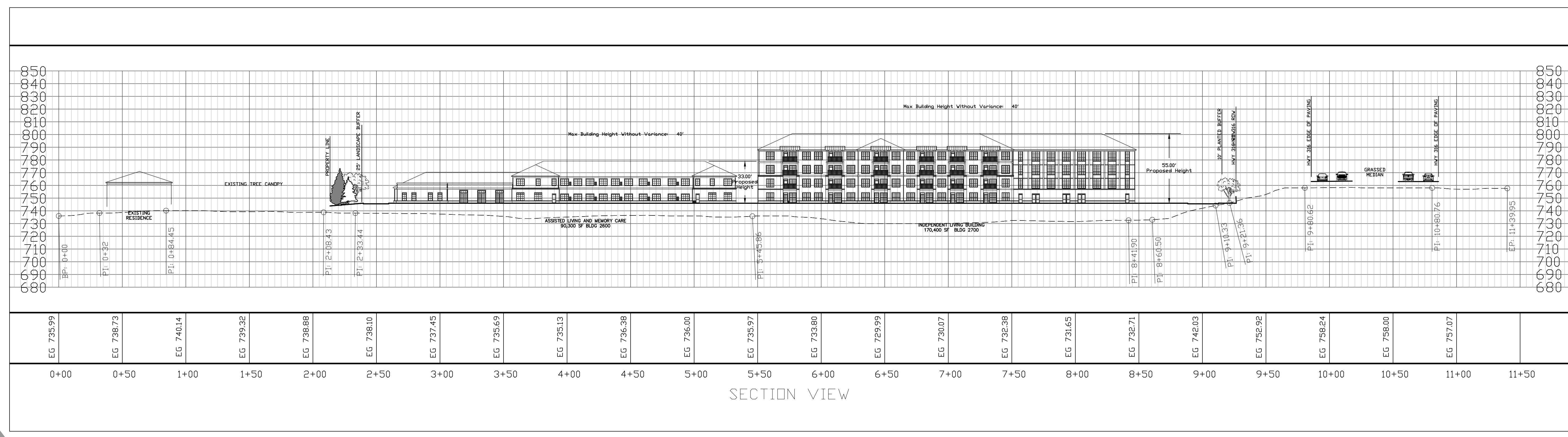
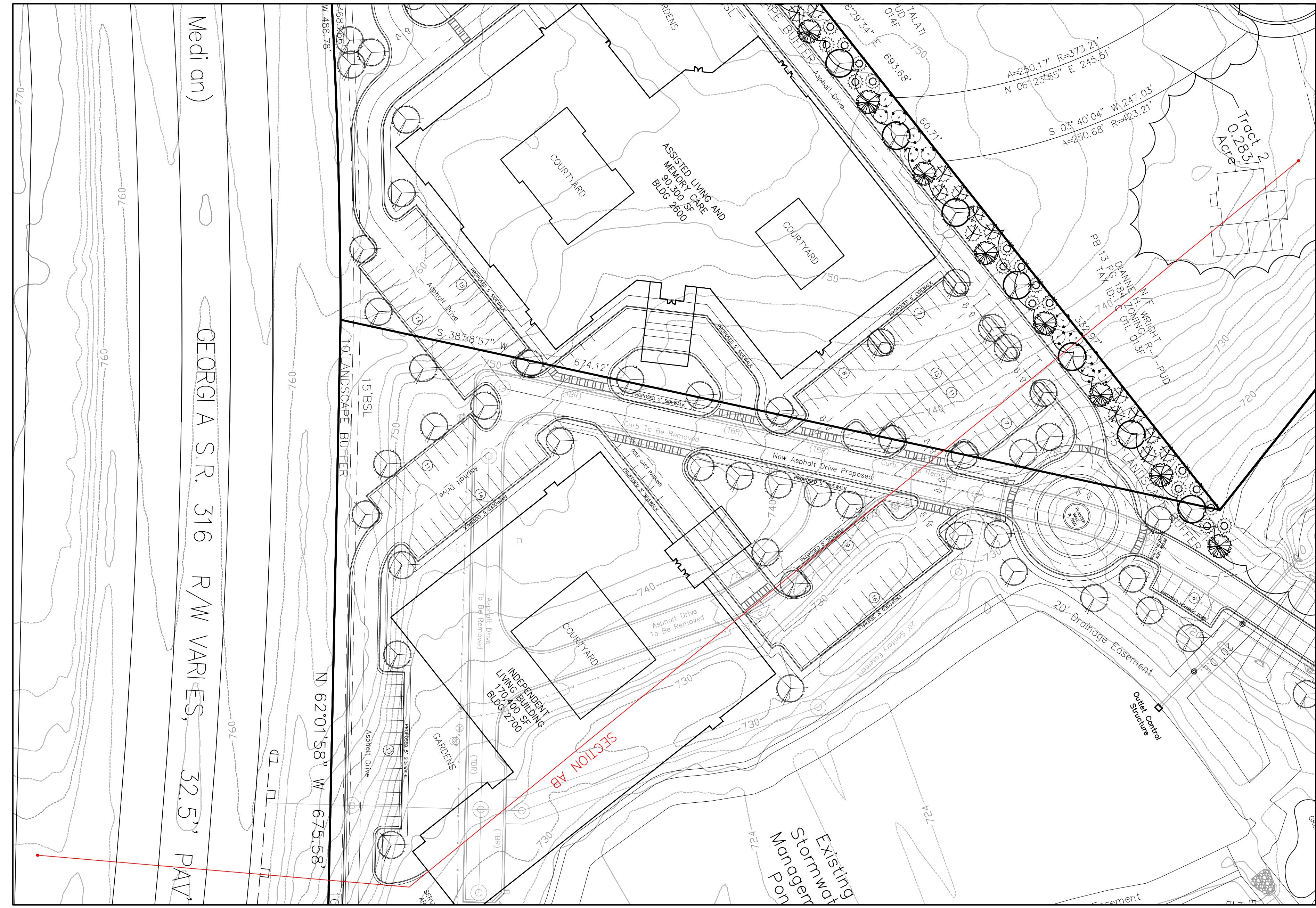
GSWCC LEVEL II
CERTIFICATION #025972

REVISION	DATE
1	Revisions Per Variance Review
	10-29-21
DRAWN BY: ARP/KGB	
DESIGNED BY: ARP/KGB	
CHECKED BY: KAB	
REZONE MODIFICATION CONCEPT PLAN	
SHEET	
12	
DATE: 8-23-2021	
JOB: 21-022	
NOT RELEASED FOR CONSTRUCTION	



⑩ Site Location Map
Scale: 1"=1000'

Partial Plan Enlargement



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