

**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 R-3 MPD (Multi-Family Residential-Master Planned Development) to R-3 MPD with modifications to rezone no. 6730 pursuant to an application for rezoning of property owned by Pan-Pacific Fairway V, LLC submitted on February 21, 2022.

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 February 21, 2022, requesting a rezone of a ±202.66-acre tract of land located along Georgia Club Drive in the 240th G.M.D., Oconee County, Georgia, (tax parcel no. A-01D-001, A-01D-002, A-01D-003A, A-01D-003GC, & A-01D-004), 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 R-3 MPD (Multi-Family Residential-Master Planned Development) to R-3 MPD with modifications to rezone no. 6730 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 April 18, 2022, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on May 3, 2022.

ADOPTED AND APPROVED, this 3rd day of May, 2022.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

Amrey Harden, Member

Mark Saxon, Member

ATTEST:

Holly Stephenson
Holly Stephenson

Clerk, Board of Commissioners

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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. Regardless of any item to the contrary on the site plan, narrative or other submitted documents, this development shall meet all design requirements for this zoning district under the Oconee County Zoning Ordinance in existence upon the date of submittal of the request.
5. The zoning for the 100 Year Flood Plain portion of this property shall be FP (Flood Prone District). The zoning for the remainder of this development shall be R-3 MPD (Multi-Family Residential – Master Planned Development). By approval of the master plan, the entire site's acreage will be used to calculate any MPD requirements. Regardless of any indications to the contrary on the concept plan or other attachments, all preliminary plats, construction plans, final plats, covenants, conservation easements and homeowners' association shall meet the standards set forth in the Oconee County Zoning and Subdivision Regulations for an R-3 MPD.
6. At a minimum, developer shall comply with stormwater management regulations in effect at the time of construction plan approval. Drainage structures shall be located a suitable distance from the project boundaries to permit visual buffering from neighboring properties and to avoid point source discharge onto neighboring properties. Drainage from said structures shall obtain sheet flow character prior to leaving the property boundary unless discharging to a well-defined drainage corridor.
7. Prior to construction plan approval, the developer shall comply with all requirements and obtain approval from all state agencies regulating any land disturbances inside of State Waters Buffers for road crossings and other permitted activities.
8. Developer shall plant a minimum of 1,319 trees throughout the development (5 trees per acre). Said trees shall be a mix of shade trees and evergreen trees. The shade trees shall be single-trunked trees, at least two inch (2") caliper and at least 10' tall at time of planting, capable of reaching 35 feet in height and spread at maturity. The evergreen trees shall be at least 6 feet in height at time of planting. These trees may be located as street trees, lot trees or as supplements to the green space areas outside of the 50' wide perimeter buffer. The trees may be planted in phases corresponding to the phases of the development. Tree locations must be designated on future construction plans for the development. This number of planted trees may be decreased by the number of existing healthy, vigorous shade trees preserved within any residential or commercial area outside of green space or open space areas provided that such existing shade tree(s) are at least 2" caliper or larger.
9. Except for the addition of supplemental material in the buffer, wherever construction is to occur within 50 feet of the "50' Perimeter Buffer", the buffer edge must be clearly marked in the field with erosion control fencing and protected. No construction material or debris shall be allowed to be stored or located within the buffer. No storm water detention areas, other than drainage corridors, shall be located within the 50' perimeter buffer.
10. All perimeter buffers shall be as shown on the concept plan and representative buffer drawings.
11. All project street designs within the development must meet the approval of Oconee County. The project access points (road intersections) and the streets shall be designed and constructed to the appropriate road classifications for the build out traffic volumes.
12. Prior to Preliminary Plat/Site Plan submittal, applicant must receive approval of project and street naming from EMA. Applicant must also submit a Unit Numbering System Plan to EMA for approval. Provide documentation of this at time of Preliminary Plat/Site Plan submittal.

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TAX MAP

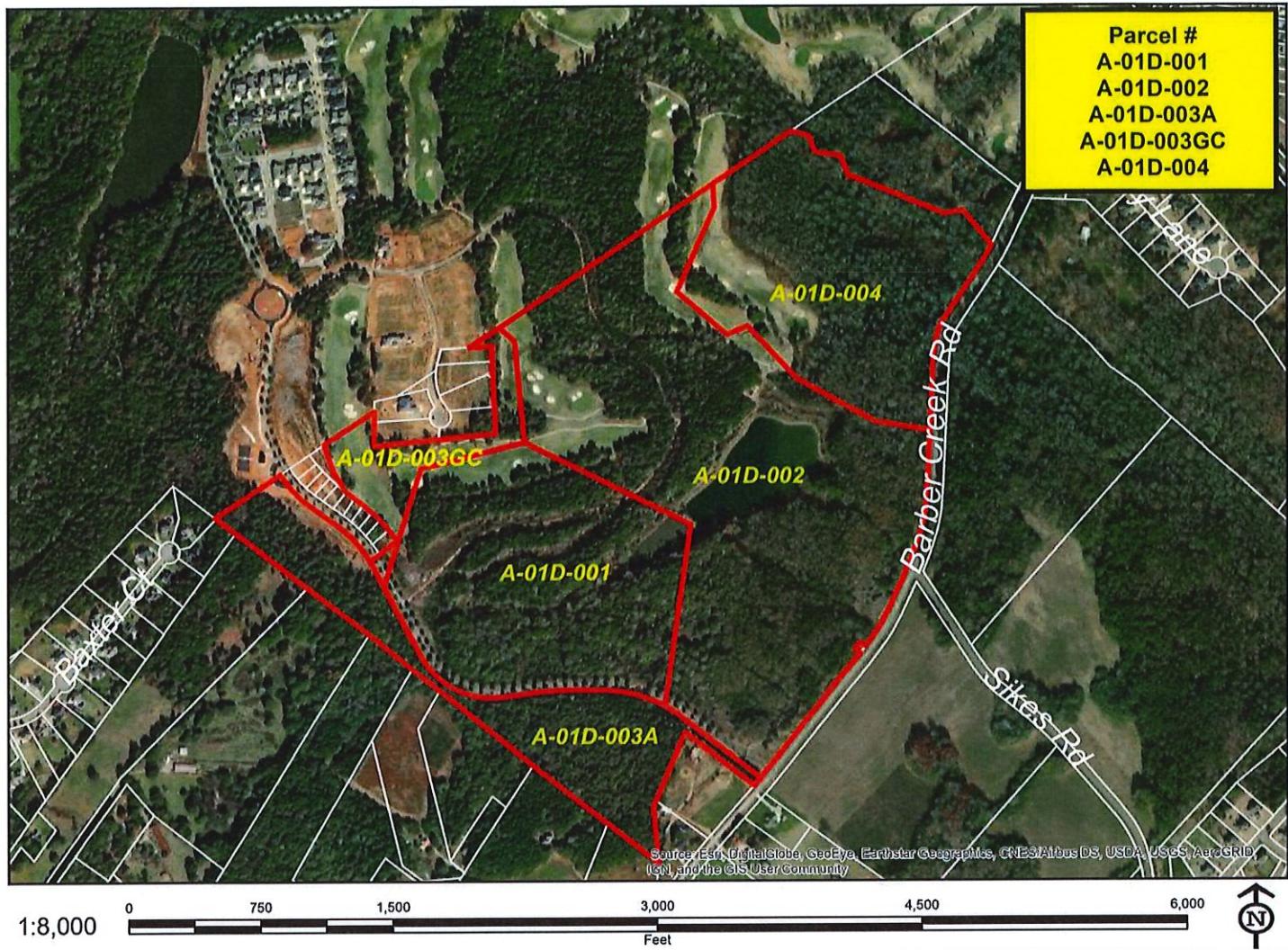


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LEGAL DESCRIPTION

Legal Description for all that tract or parcel of land, lying and being in the 224th District G.M. in Oconee County, Georgia containing 202.66 acres as illustrated on the drawing entitled Existing Conditions, and more particularly described as follows:

Beginning at a $\frac{1}{2}$ " pipe found along the westerly right-of-way of Barber Creek Road, said point of being 93.62 feet southerly, along said right-of-way, off the centerline of Barber Creek and being the POINT OF BEGINNING:

Thence south 35 degrees 04 minutes 27 seconds west, a distance of 225.03 feet to a point, said point being the start of a curve to the left having a radius of 557.12 feet, and subtended by a chord of south 29 degrees 05 minutes 26 seconds west, 230.18 feet;

Thence southwesterly along the arc of the curve a distance of 231.85 feet, said point being the start of a curve to the left having a radius of 1,6404.20 feet, and subtended by a chord of south 06 degrees 00 minutes 51 seconds west, 252.24 feet;

Thence southerly along the arc of a curve a distance of 252.50 feet;

Thence south 03 degrees 46 minutes 24 seconds west, a distance of 604.23 feet to a point, said point being the start of a curve to the right having a radius of 971.34 feet, subtended by a chord of south 11 degrees 07 minutes 14 seconds west, 294.98 feet;

Thence southerly along the arc of the curve a distance of 296.13 feet, said point being a start of a curve to the right having a radius of 3,659.19 feet, and subtended by a chord of south 24 degrees 03 minutes 47 seconds west 370.38 feet;

Thence southwesterly along the arc of the curve a distance of 370.54 said point being the start of a curve to the right having a radius of 1,242.11 feet, and subtended by a chord of south 33 degrees 12 minutes 36 seconds west 372.44 feet;

Thence southwesterly along the arc of a curve a distance of 373.85 feet;

Thence south 39 degrees 44 minutes 28 seconds west, a distance 935.25 feet to an iron pin at a property corner;

Thence north 51 degrees 34 minutes 27 seconds west, a distance of 471.60 feet to a square bar;

Thence south 24 degrees 23 minutes 30 seconds west, a distance of 458.57 feet to a #4 rebar;

Thence south 03 degrees 10 minutes 16 seconds east, a distance of 306.50 feet to a #4 rebar;

Thence north 51 degrees 24 minutes 28 seconds west, a distance of 905.26 feet to a 2" rod;

Thence north 50 degrees 06 minutes 59 seconds west, a distance of 559.80 feet to a #4 rebar;

Thence north 51 degrees 19 minutes 30 seconds west, a distance of 317.99 feet to a #4 rebar;

Thence north 50 degrees 54 minutes 50 seconds west, a distance of 441.13 feet to a #4 rebar;

Thence north 51 degrees 56 minutes 10 seconds west, a distance of 520.14 feet to a #4 rebar;

Thence north 51 degrees 16 minutes 41 seconds west, a distance of 128.77 feet to a #4 rebar;

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Thence north 57 degrees 43 minutes 27 seconds east, a distance of 510.11 feet;

Thence curve to the right having a radius of 620.00 feet, and subtended by a chord of south 35 degrees 05 minutes 03 seconds east, a chord distance of 69.38 feet;

Thence curve to the right having a radius of 620.00 feet, and subtended by a chord of south 41 degrees 32 minutes 01 seconds east, a chord distance of 70.13 feet;

Thence curve to the right having a radius of 620.00 feet, and subtended by a chord of south 47 degrees 34 minutes 06 seconds east, a chord distance of 60.41 feet;

Thence curve to the right having a radius of 620.00 feet, and subtended by a chord of south 51 degrees 46 minutes 54 seconds east, a chord distance of 30.75 feet;

Thence south 53 degrees 12 minutes 09 seconds east, a distance of 29.80 feet to a point;

Thence south 53 degrees 12 minutes 09 seconds east, a distance of 70.83 feet to a point;

Thence south 53 degrees 12 minutes 09 seconds east, a distance of 68.51 feet to a point;

Thence curve to the left having a radius of 830.00 feet, and subtended by a chord of south 50 degrees 55 minutes 27 seconds east, a chord distance of 59.39 feet;

Thence curve to the left having a radius of 830.00 feet, and subtended by a chord of south 46 degrees 49 minutes 19 seconds east, a chord distance of 59.43 feet;

Thence curve to the left having a radius of 830.00 feet, and subtended by a chord of south 42 degrees 43 minutes 00 seconds east, a chord distance of 59.48 feet;

Thence curve to the left having a radius of 830.00 feet, and subtended by a chord of south 38 degrees 16 minutes 35 seconds east, a chord distance of 69.13 feet;

Thence curve to the left having a radius of 830.00 feet, and subtended by a chord of south 33 degrees 26 minutes 43 seconds east, a chord distance of 70.81 feet;

Thence north 55 degrees 25 minutes 20 seconds east, a distance of 125.09 feet to a point;

Thence north 40 degrees 42 minutes 27 seconds west, a distance of 80.85 feet to a point;

Thence north 40 degrees 42 minutes 27 seconds west, a distance of 75.32 feet to a point;

Thence north 42 degrees 52 minutes 26 seconds west, a distance of 65.23 feet to a point;

Thence north 46 degrees 52 minutes 11 seconds west, a distance of 68.23 feet to a point;

Thence north 50 degrees 20 minutes 05 seconds west, a distance of 65.61 feet to a point;

Thence north 50 degrees 32 minutes 28 seconds west, a distance of 62.50 feet to a point;

Thence north 48 degrees 19 minutes 08 seconds west, a distance of 62.95 feet to a point;

Thence north 45 degrees 01 minutes 20 seconds west, a distance of 59.98 feet to a point;

Thence north 43 degrees 46 minutes 39 seconds west, a distance of 59.84 feet to a point;

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Thence north 41 degrees 13 minutes 37 seconds west, a distance of 54.88 feet to a point;
Thence north 35 degrees 01 minutes 43 seconds west, a distance of 55.21 feet to a point;
Thence north 57 degrees 43 minutes 27 seconds east, a distance of 97.50 feet to a point;
Thence north 57 degrees 43 minutes 27 seconds east, a distance of 327.23 feet to a point;
Thence south 00 degrees 22 minutes 34 seconds east, a distance of 43.46 feet to a point;
Thence south 00 degrees 22 minutes 34 seconds east, a distance of 140.70 feet to a point;
Thence north 84 degrees 23 minutes 23 seconds east, a distance of 376.73 feet to a point;
Thence north 84 degrees 23 minutes 23 seconds east, a distance of 316.51 feet to a point;
Thence north 02 degrees 56 minutes 24 seconds west, a distance of 154.58 feet to a point;
Thence north 02 degrees 56 minutes 24 seconds west, a distance of 160.21 feet to a point;
Thence north 02 degrees 56 minutes 24 seconds west, a distance of 96.87 feet to a point;
Thence north 02 degrees 56 minutes 24 seconds west, a distance of 85.00 feet to a point;
Thence north 02 degrees 56 minutes 24 seconds west, a distance of 39.57 feet to a point;
Thence north 57 degrees 43 minutes 27 seconds west, a distance of 2,132.77 feet to a point;
Thence south 39 degrees 45 minutes 53 seconds east, a distance of 1.24 feet to a point;
Thence south 57 degrees 57 minutes 23 seconds east, a distance of 142.54 feet to a point;
Thence south 48 degrees 50 minutes 21 seconds east, a distance of 61.13 feet to a point;
Thence south 49 degrees 07 minutes 48 seconds east, a distance of 111.83 feet to a point;
Thence south 53 degrees 39 minutes 44 seconds east, a distance of 188.72 feet to a point;
Thence south 52 degrees 29 minutes 23 seconds east, a distance of 79.96 feet to a point;
Thence south 51 degrees 05 minutes 4888 seconds east, a distance of 110.19 feet to a point;
Thence south 65 degrees 43 minutes 23 seconds east, a distance of 106.92 feet to a point;
Thence south 51 degrees 37 minutes 12 seconds east, a distance of 165.65 feet to a point;
Thence south 57 degrees 15 minutes 11 seconds east, a distance of 112.19 feet to a point;
Thence south 62 degrees 26 minutes 45 seconds east, a distance of 79.86 feet to a point;
Thence south 53 degrees 09 minutes 57 seconds east, a distance of 91.74 feet to a point in centerline of Barber Creek, said point being the start of a curve to the right having a radius of 1,238.84 feet, and subtended by a chord of south 33 degrees 52 minutes 59 seconds west 93.62 feet;
Thence, leaving said creek southwesterly along the arc of the curve a distance of 93.64 feet; to the POINT OF BEGINNING.

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NARRATIVE

Narrative

Barber Creek South Master Planned Development is a 202.66-acre Oconee County portion of *The Georgia Club* community which includes a wide assortment of upscale homes, lakes, golf courses, private roads, gated entrances, nature trails, active amenities and many other detailed features typical of a destination "resort quality" residential development.

Background Information: The Overall Georgia Club Development

The overall *Georgia Club* development, located in both Oconee and Barrow Counties, is a 1,300-acre community of neighborhoods having a 27-hole golf course and clubhouse featuring fine and casual dining, reception areas, and spacious locker rooms.

Other features of the *Georgia Club* development include:

- The *Village Commons* is an attractive grassy venue for exhibits, concerts, and open-air function
- The *Village Hall* is a community focal point that is available for weddings, meetings, and variety of recreation functions. Inspired by the architecture of buildings on UGA's North Campus, the *Village Hall* anchors the *Village Commons*.
- The *Fitness Center and Swimming Facilities* features state-of-the-art work-out equipment, steam rooms, a snack bar, and two pools; one for adults and a junior Olympic pool.
- The *Tennis Center* has six *har-tru* courts outlined for day or night play. Also, there is a croquet and bocce greensward overlooking the 18th fairway.
- Amenities include a *Dawg Park*, an expansive community garden and six pickleball courts.

The Georgia Club features distinct neighborhoods with landscaped parks and gardens with pedestrian paths and multi-use trails connecting each of the neighborhoods.

Subject Concept Plan & MPD Amendment

Since the original zoning action for *The Georgia Club* in 2005 for the subject site, there have been a series of amendments that modified sections of the development to meet the latest market demands. The original MPD allowed for a total of 358 units consisting of 238 detached residential units and 120 attached residential units. In 2007, the R-3 MPD was modified to reduce the allowed density to 336 units, consisting of a unit mix of 216 detached residential lots and 120 attached residential units. The most recent amendment took place in 2015 reducing the total number of residential units from 336 total units to 193 detached residential units, completely eliminating attached residential units.

Summary of zoning modifications:

2005 R-3 MPD: 358 units (238 detached residential and 120 attached residential)

2007 R-3 MPD: 336 units (216 detached residential and 120 attached residential)

2015 R-3 MPD: 193 units (193 detached residential)

Proposed zoning modifications:

2022 R-3 MPD Request: 177 units (158 detached residential and 19 attached residential)

Note that 16 detached residential units that were a part of the 2015 MPD have been platted and excluded from this request. The 177 units in this request plus the 16 platted from the 2015 Barber Creek South MPD total 193 units. No density increase or decrease is proposed with this request.

This present request is not just based on *Georgia Club's* experience developing, building and selling over 100 homes (in Barrow and Oconee) the past decade, or the latest market trends, but most importantly, meeting the need of current *Georgia Club* residents. Across the county line in Barrow, the latest *Georgia Club* neighborhood 'Manor Vista' is offering 12 mansion flat units and 12 townhomes currently under construction. The mansion flats are organized into a condominium-style ownership, while the townhomes are designed as fee-simplle units. The response from the *Georgia Club* residents has been undeniable. As current *Georgia Club* residents transition from young families to empty nesters to retirees, their housing needs change. Families that have lived at *Georgia Club* since the beginning (circa 1997) do not want to leave the community, but they do want to downsize. They need less house, and the 24 attached units provided in the 'Manor Vista' neighborhood was simply not enough.

Concurrently, reducing the development footprint allows for the preservation of more common open space, an important community need and distinguishing characteristic of *Georgia Club*. The modified site plan accompanying this request has increased the quality of the open space by allowing for more tree conservation, equitable community access to Chancellors Lake, and the expansion of the proposed Lakewood Park amenity area Lakewood Park, currently under design, will feature a 6,500 square foot club house and fitness center, swimming pool, a 19-hole miniature golf course, and a kids play area. Parking needs for the amenity area are met by a combination of golf cart parking adjacent to the fitness center and a proposed 50 space parking lot located across Lake Vista Drive from the fitness center.

The Site Description

The subject 202.66 acres are divided into five individual tax parcels, which will be combined as necessary as the development progresses. *Georgia Club Drive*, the main corridor through community, traverses through the subject site connecting the existing neighborhoods to this future development. Access is also provided via a gated entrance along Barber Creek Road. The property fronts on Barber Creek Road for approximately 3000 LF. In the center of the site are environmental areas, Chancellors Lake, and steep topography. The adjacent parcel zoning is AG except for one adjacent parcel along Barber Creek Road zoned O-I-P. Approximately half the adjacent parcels use is residential, and half agriculture or undeveloped. It is important to note the 2015 MPD plan was for 263.73. However, since 2015, 53.41 acres was placed in a land trust and another 7.66 acres has been developed and platted in compliance with the 2015 plans.

The Development

The development is designed in accordance with the R-3 MPD zoning regulations of Oconee County in place as of the date of ZONING CASE 4468 approval by the Oconee Board of Commissioners. The

amended R-3 MPD plan that accompanies this narrative illustrates a residential district that has 177 residential units divided between five lot types:

- *Manor Lots:* These single-family, detached homes will be located on 90' x 150' home sites (average 13,500 SF lots). They will also employ the vernacular of the Southern Craftsman Cottage. Brick and "hardi-plank" materials provide the exteriors on homes that also favor a prominent front porch detail. The projected size of the homes is 3,000 to 4,000 SF and an average price around \$850,000.
- *Boulevard Lots:* These single-family, detached homes employ a more urban scale, distinguished by front yards on the boulevards, garages and short driveways are relegated to the rear of the home in an alleyway network. Typical lot dimensions are 60' x 130' (approximately 7,800 SF average). Architecturally, these homes will take on the craftsman cottage vernacular. Front porches are prominent on the boulevard, and materials consist of brick with "hardi-plank" lap siding and board and batten interspersed. The size of the boulevard homes range from 2000 to 3500 SF and will have an average price of \$700,000.
- *Garden Lots:* These single-family, detached homes will showcase functional and inviting front porches with garages set back from the front façade. The Garden lots are located adjacent to expansive common open space. Typical lot dimensions are 70' x 95' (approximately 6,500 SF average). Architecturally, these homes will take on the craftsman cottage vernacular with materials consisting of brick with "hardi-plank" lap siding and board and batten interspersed. The size of the boulevard homes range from 2,000 to 3,500 SF and will have an average price of \$700,000.
- *Townhome Lots:* These single-family, attached homes will be constructed on 25' x 130' (3,120 SF average) lots. The structure will include a detached garage accessed by an alley, fostering engagement with between front porches and sidewalk network. Between the residence and detached garage are large, open-air courtyards. Architecturally, these homes will take on a craftsman cottage vernacular with materials consisting of brick with "hardi-plank" lap siding and board and batten interspersed. These 2,000 SF homes will be priced in the \$500,000's.

The streets will be constructed with curb & gutter, county water, sanitary sewer, and sidewalks throughout for a comprehensive 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 development.

Water Supply

A 12" diameter water mainline exists in the right-of-way of Barber Creek Road. An 8" diameter water mainline exists along *Georgia Club Drive* through the subject property.

Probable Residential Water Demands

*Assume water use at 100 gdp/ resident

*Assume 2.3 residents per home

*Assume 177 homes

PWD = 100 gdp x 2.3 x 177 = 40,710

= 28.27 gpm

Peak Water Demand = gpm x 3 (peaking factor) = 84.81 gpm

Note: Please refer to the *Intergovernmental Agreement* between the *Georgia Club* and Oconee County and Barrow County, which describes the water and sanitary sewer arrangements for service.

Sewage Disposal

The subject acreage along with the balance of the *Georgia Club* Development will be served by sanitary sewer provided by Barrow County in accordance with the above-mentioned Intergovernmental Agreements.

A pump-station and gravity sewer main-lines have been installed to receive wastewater from the proposed neighborhoods as they are developed.

Probable Residential Wastewater

*Assume 40,710 gdp water usage

*Assume wastewater at 90% of water usage

Probable Wastewater = 40,710 x 90% = 36,639 gdp at build-out

NOTE: Because the *Georgia Club* development spans across acreage in both Barrow and Oconee counties, an Intergovernmental agreement exists between Barrow County and Oconee County, in which the maximum number of residential sanitary sewer services that are available to the Oconee County portion of the *Georgia Club* development is set at 488. Another portion of the *Georgia Club* Development known as Oconee Springs (zoned R-1 MPD) was approved for a maximum of 108 of the original 488. However, the latest Amended Oconee Springs (aka OCONEE NORTH PARCEL) MPD dated 1/16/2014 and Final Plat recorded for Oconee Springs was approved for 106 units rather than the 108 units. The current number of units proposed in the Barber Creek South R-3 MPD is being maintained at 193 through the subject rezone modification, therefore the total number of sanitary sewer services to be used of the original 488 is (106 plus 193 = 299) 299 services.

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The surplus sewer services (488 minus 299 = 189) will remain available for use in the Georgia Club Development or nearby properties subject to separate approvals by the Barrow or Oconee County Board of Commissioners.

Surface Water Drainage

Concrete curb & gutter, county approved pipe, and sheet flow will be employed to collect and divert stormwater to existing storm water management areas and water-quality basins. Post development run-off will be maintained at predevelopment rates for 2-, 5-, 10-, 25- and 50-year events. Existing storm-water management structures will be evaluated 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.

Access & Traffic

Access to all the proposed neighborhoods located within Barber Creek South will be from Georgia Club Drive either from the Oconee County entrance on Barber Creek Road or from the Barrow County entrance on Barber Creek Road.

A *Traffic Impact Analysis* dated 1/15/2004 was prepared by ASR Engineering, Inc. under guidelines established by the Oconee Public Works Department. A road network has since been constructed in accordance with the conclusions presented in the TIA to provide ingress and egress from the development.

Because the overall density of the Georgia Club development has been lowered over time from its original density, the traffic impact on the surrounding road networks has also been reduced.

Per the ITE (Institute of Engineers) Trip Generation Handbook, the projected daily and peak trips are calculated below. The estimated number of trips is a very slight reduction when compared to the 2015 MPD plan since typically townhome units generate less trips than detached single-family.

TRIP GENERATION ANALYSIS for GEORGIA CLUB									
PROPOSED 2022 MPD Description/TTE Code	Units	ADT 2-WAY	PEAK AM			PEAK PM			Total
			AM1 Hour	AM2 Hour	AM3 Dots	PM1 Hour	PM2 Hour	PM3 Oct	
Single Family Homes 210	318.0	1,504	319	39	89	318	305	53	
Resid Condo/Townhouse 230	19.0	110	8	1	7	10	7	3	
TOTAL TRIPS:		1,615	327	51	98	328	306	62	

Schedule

The petitioners plan to complete the zoning amendment efforts on the subject property by May 2022. Preliminary Plats and subdivision construction plans will commence immediately following the zoning amendment. Construction of the project infrastructure of select neighborhoods will commence immediately upon approval of the construction plans. The infrastructure construction for each

neighborhood will require a minimum of 8-12 months and building construction will commence upon final plat approval and recording of final plats for each neighborhood.

Maintenance of Common Areas

A property owners/homeowners association has been created to provide for mandatory fees to maintain, control, and ensure common areas including but not limited to community facilities, amenities, and/or storm-water management facilities within the project. Provisions for architectural control are also specified in these covenants.

Buffers

Street trees and parking lot buffers will be installed throughout the development. Perimeter green-space buffers are proposed and illustrated along the abutting properties where required by Oconee County regulations. State waters buffers and conservation corridors that exist on the property will be preserved.

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

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 provided by private contract service.

Public & Semi-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 decided as required for specific utility construction.

Outdoor Lighting

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.

Barber Creek South Valuation

The following valuation presented does not include the value of the portions of the golf course or other active and passive recreation area and green-space areas located on the subject property. The valuation is based on estimates that the developer assumes to be the average home value of the homes yet to be built on lots yet to be platted, multiplied by the number of lots proposed on the subject property.

Lot Type	# of units	Average Home Price	Total/ Neighborhood
Manor	76	\$800,000	\$60,800,000
Boulevard	57	\$700,000	\$39,900,000
Garden	25	\$700,000	\$17,500,000
Townhomes	19	\$500,000	\$9,500,000
Total Lots/ Homes	177		

Total Estimated Completed Project Value **\$127,700,000**

Wetlands

Jurisdictional Wetlands are located on the site. Wetland areas indicated were determined by field investigation and located using standards land surveying techniques. Delineations were conducted by Wetland Ecological Consultants, 3225 South Cherokee Lane, Building 800, Woodstock, GA 30188.

Purpose of the Subject Master Planned Development

One purpose of the subject Master Planned Development is to provide the best site plan and building arrangements under a unified plan rather than by the typical lot-by-lot configuration and size limitation posed by more typical subdivision regulations of the Unified Development Code of Oconee County where open-space and amenity requirements are substantially less. The developer will benefit from a better utilization of the land. The county will benefit from greater variety in building types and price ranges for citizens, compatibility of uses, and optimum community development.

The Georgia Club development is an example of one of the best Master Planned Development that exists in Oconee County and even in the entire southeast United States. Its purpose is not to increase density but to illustrate ingenuity and resourcefulness in land planning and development by incorporating upscale residential uses compatibly and to assure the provision of recreational facilities for the use by the residents of the community while providing a reasonable return on investment to the owner/developer.

This amendment aims to further illustrate design ingenuity and resourcefulness by modifying the lot typicals to better suit the site and current market demands, specifically those of the existing Georgia Club residents. Originally, the plan called for smaller, dense, alley fed lots in an area of the site that contains the most topographical challenges and larger environmental areas. The amendment would place larger Manor lots in this area and reallocate the smaller Garden, Boulevard, and Townhome lots in more appropriate areas of the site.

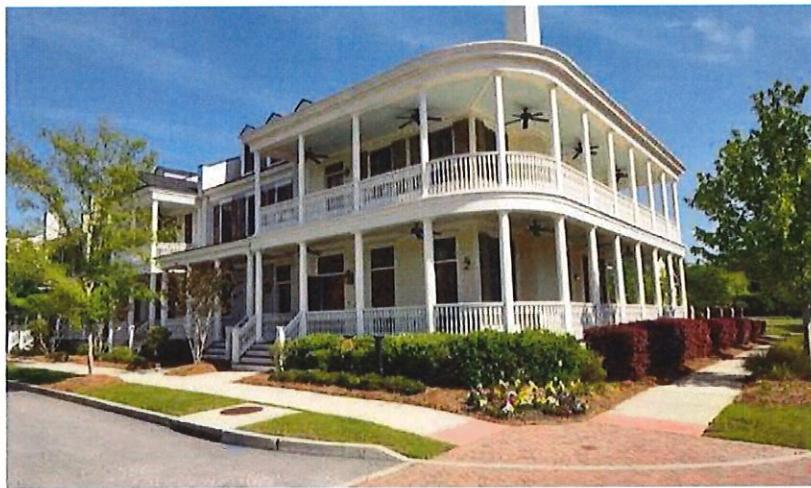
This Zoning Amendment will be subject to the following conditions from case #6370 MPD which shall be fulfilled by the developer at his/her expense:

EXHIBIT "A" TO REZONE NO P22-0035
Page 8 of 14

ARCHITECTURAL IMAGES



Single-Family Detached



Townhomes

EXHIBIT "A" TO REZONE NO P22-0035
Page 9 of 14

PLATE

1102

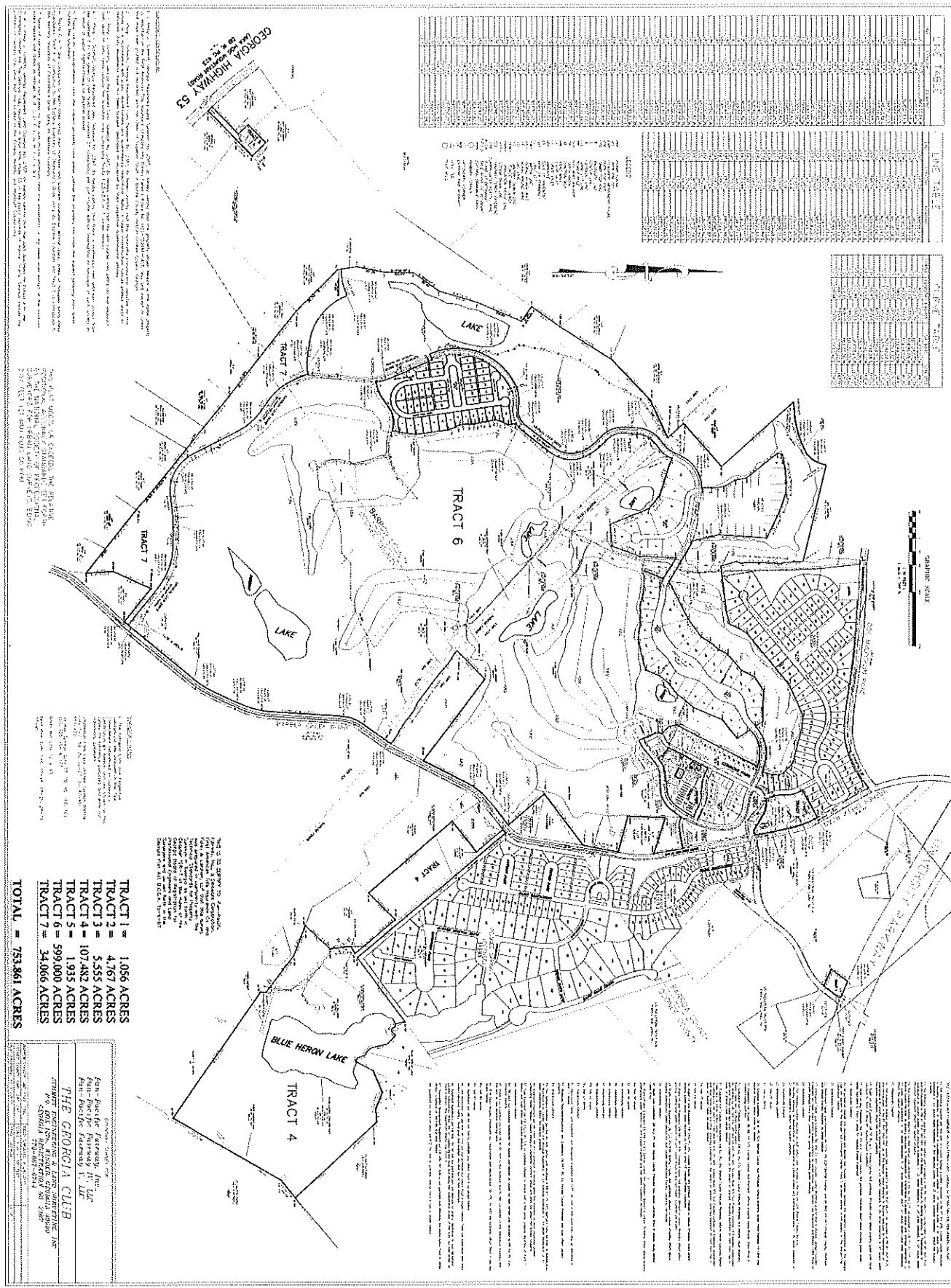


EXHIBIT "A" TO REZONE NO P22-0035
Page 10 of 14

CONCEPT PLAN

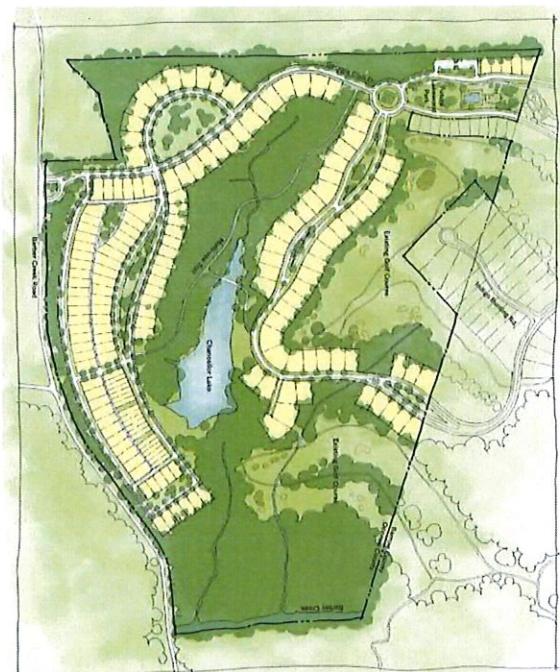
REZONE CONCEPT PLAN FOR
GEORGIA CLUB
BARBER CREEK SOUTH AT THE GEORGIA CLUB
OCONEE COUNTY, GEORGIA



PROJECT TEAM
OWNER

DEVELOPMENT SUMMARY

NOTES



BARBER CREEK SOUTH AT
GEORGIA CLUB

ONEE COUNTY, GEORGIA



COVER SHEET

BARBER CREEK SOUTH LOT TYPICALS

RZ-00

EXHIBIT "A" TO REZONE NO P22-0035
Page 11 of 14

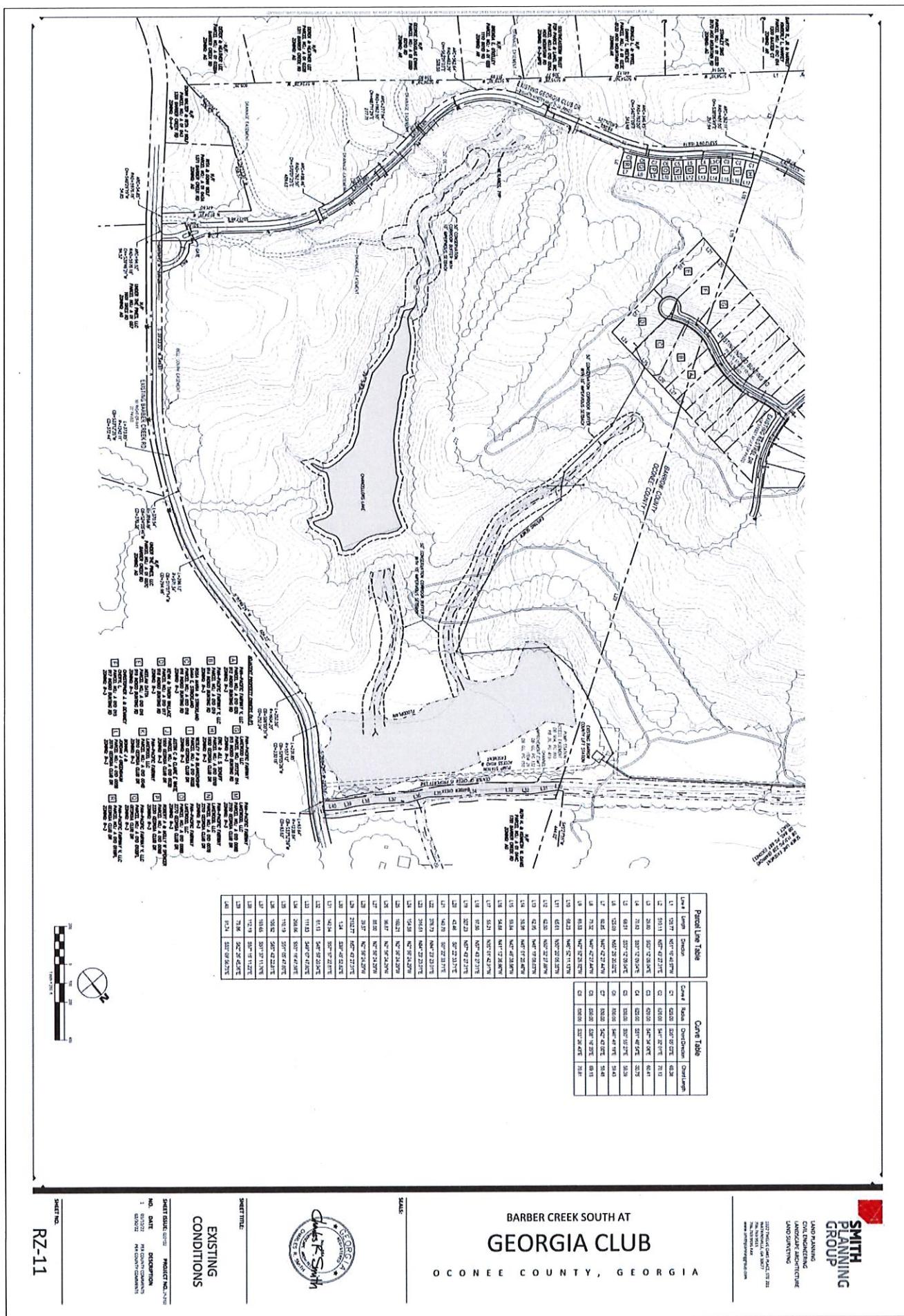
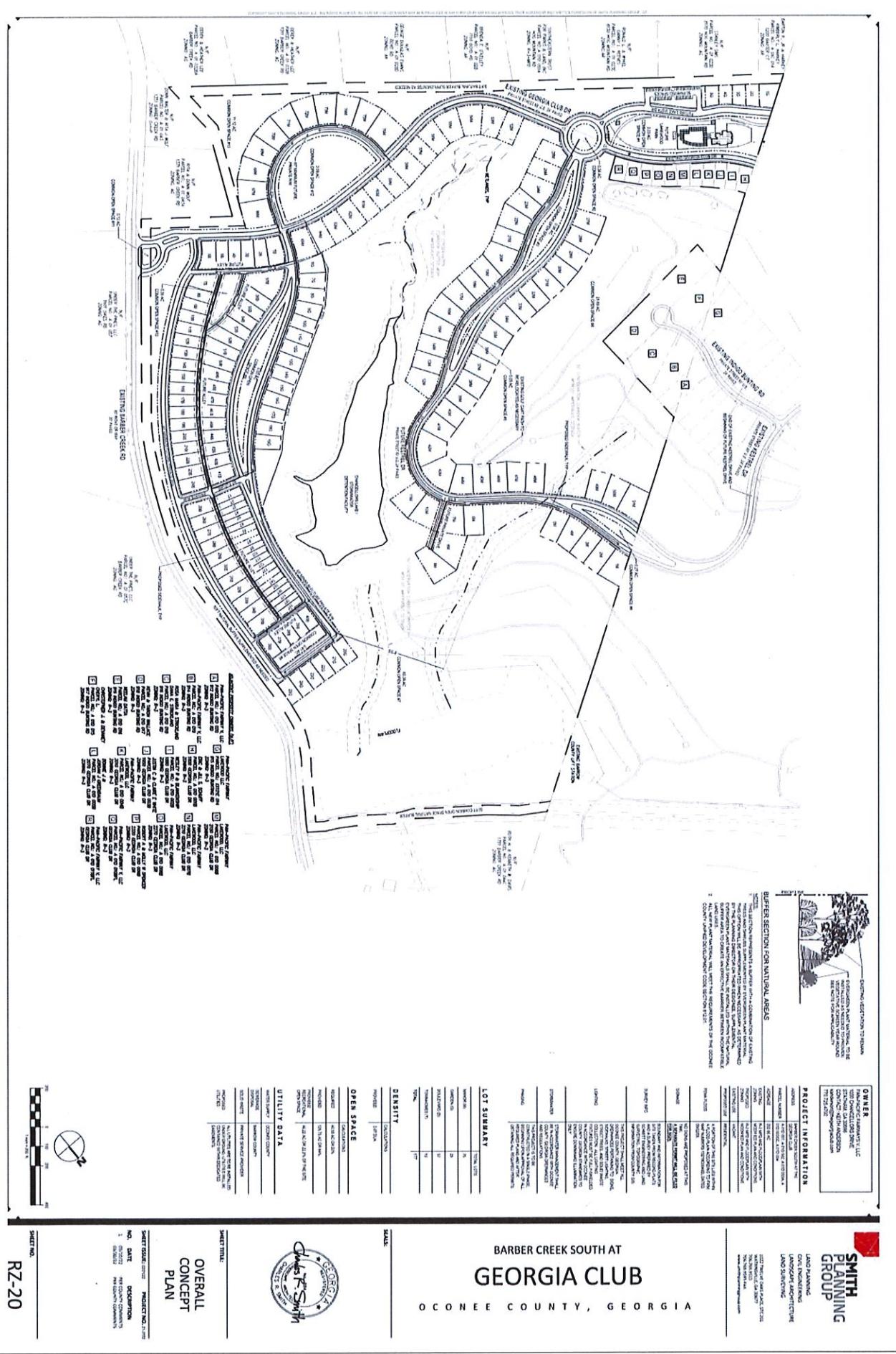


EXHIBIT "A" TO REZONE NO P22-0035

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BARBER CREEK SOUTH AT
GEORGIA CLUB

OCONEE COUNTY, GEORGIA

**SMITH
PLANNING
GROUP**

RZ-20

EXHIBIT "A" TO REZONE NO P22-0035
Page 13 of 14

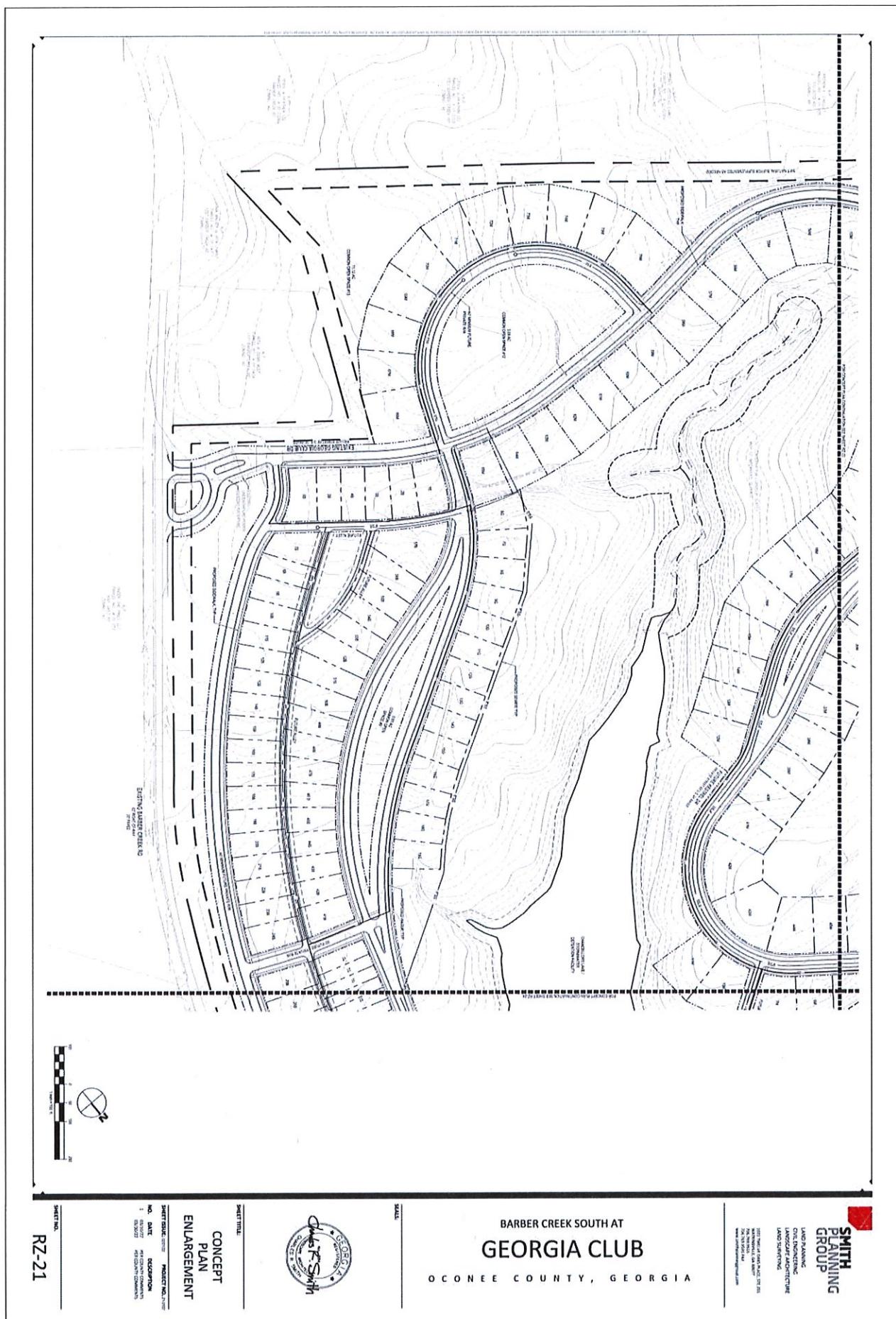
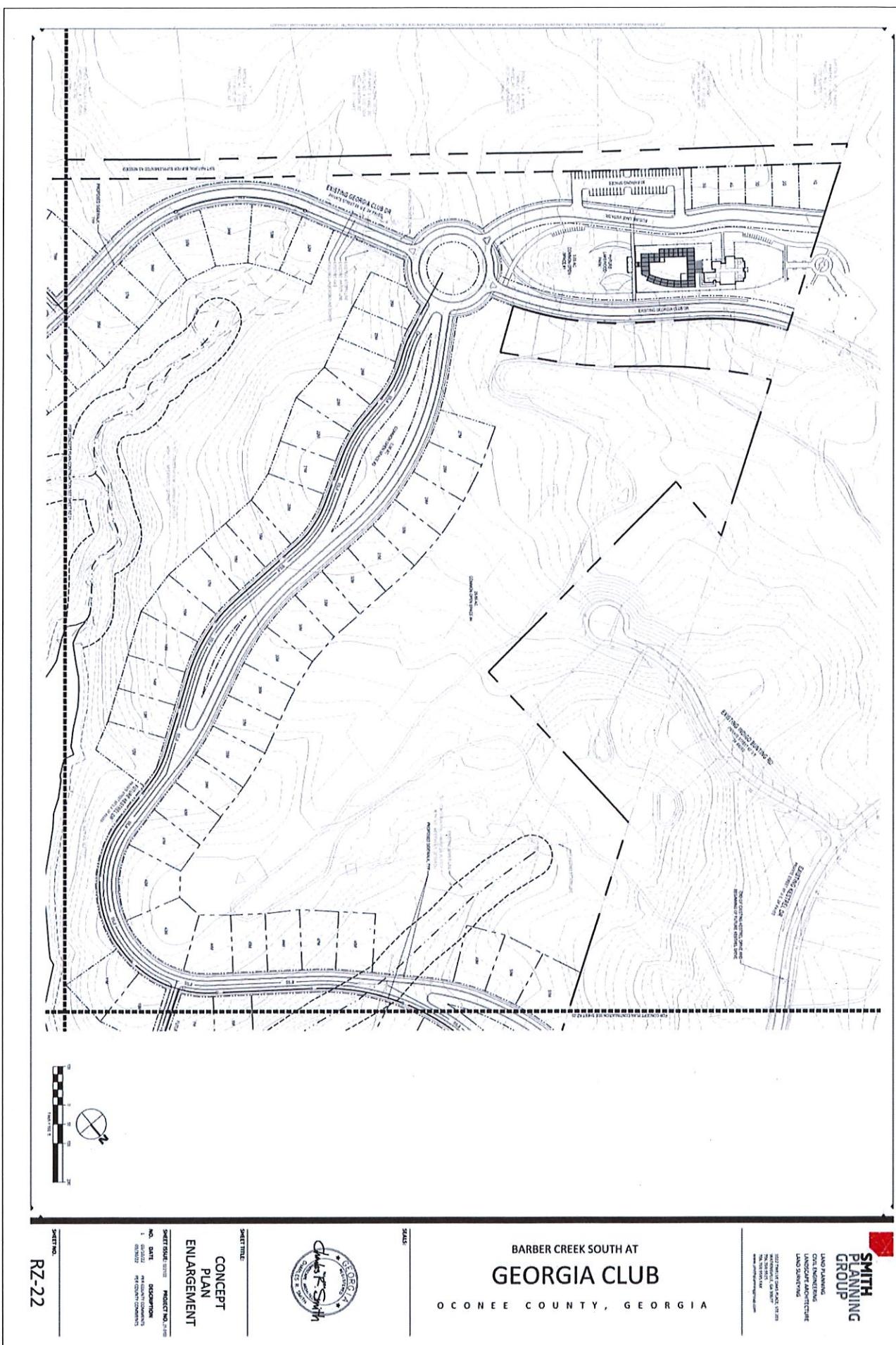


EXHIBIT "A" TO REZONE NO P22-0035
Page 14 of 14





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

REZONE CASE #: P22-0035

DATE: April 8, 2022

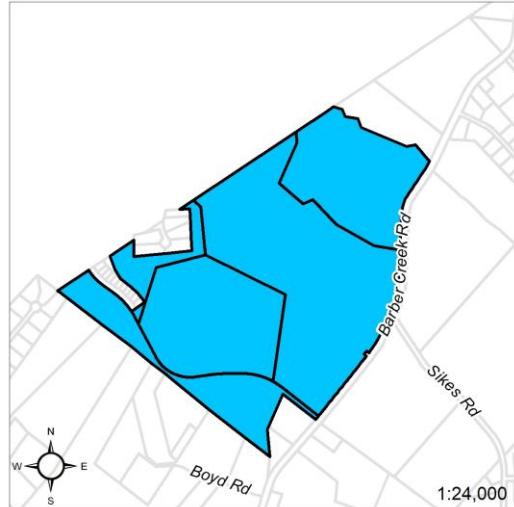
STAFF REPORT BY: Grace Tuschak, Senior Planner
Monica Davis, Planner

APPLICANT NAME: Smith Planning Group

PROPERTY OWNER: Pan-Pacific Fairway V, LLC

LOCATION: Georgia Club Drive; A-01D-001, A-01D-002, A-01D-003A, A-01D-003GC, A-01D-004

PARCEL SIZE: ±202.66 acres



EXISTING ZONING: R-3 MPD (Multi-Family Residential-Master Planned Development)

EXISTING LAND USE: Undeveloped

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Suburban Neighborhood

ACTION REQUESTED: The applicant proposes to modify rezone no. 6730 with changes to the proposed housing types and concept plan.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: April 18, 2022

BOARD OF COMMISSIONERS: May 3, 2021

ATTACHMENTS:

- Application
- Narrative & Architectural Images
- Zoning Impact Analysis
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat of Survey
- Concept Plan

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- On 07/05/05 the property was rezoned from AG to R-3 MPD (Multi-Family Residential – Master Planned Development) for a total of 358 dwelling units (238 single-family residential lots and 120 multi-family units).
- On 11/06/07 the original rezone was modified to reduce the number of total dwelling units and modify the concept plan for a total of 336 dwelling units (216 single-family residential lots and 120 multi-family units).
- On 09/01/15 the rezone was modified again to eliminate the 120 multi-family dwelling units, reduce the number of single-family residential lots from 216 to 193, and increase the open space/green space from 125 acres to 174 acres.
- Georgia Club Drive has been constructed, along with a project entrance on Barber Creek Road in Oconee County. Sixteen lots have been final platted in the Oconee County portion of the Georgia Club (not included in the present request) and homes have been constructed or are currently under construction on the majority of these lots. The remainder of the Oconee County portion of the project remains undeveloped.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single-Family Residential	AG (Agricultural Residential Development)
SOUTH	Pasture/Undeveloped Single-Family Residential Conservation/Land Trust	R-3 MPD (Multi-Family Residential-Master Planned Development) and AG (Agricultural Residential Development)
EAST	Pasture/Undeveloped	AG (Agricultural Development)
WEST	Vacant/Undeveloped Single-Family Residential (The Georgia Club)	Barrow County

PROPOSED DEVELOPMENT

- Summary of proposed changes to rezone 6730:
 - Reduce the approved single family detached housing units from 193 to 158
 - Add 19 single family attached townhouses
 - Increase the open space/green space by adding more tree conservation, increasing access to Chancellors Lake, and expanding the proposed Lakewood Park amenity area.
- The proposed housing types would be similar to the previously approved rezones and categorized as follows:
 - *Manor Lots*: Single-family homes located on 13,500 square-foot lots
 - 3,000 to 4,000 square-foot southern craftsman cottages with prominent porches and brick and hardi-plank facades (see architectural images)
 - Estimated average price for each house is \$850,000
 - *Boulevard Lots*: Single-family homes located on 7,800 square-foot lots
 - 2,000 to 3,500 square-foot urban scale craftsman cottages with prominent porches and brick, hardi-plank, and board and batten facades (see architectural images).
 - Estimated average price for each house is \$700,000
 - *Garden Lots*: Single-family homes located on 6,500 square-foot lots
 - 2,000 to 3,500 square-foot craftsman cottages with prominent porches and brick, hardi-plank, and board and batten facades (see architectural images)
 - The houses would be located adjacent to the common open space
 - Estimated average price for each house is \$700,000.
 - *Townhome Lots*: Single-family attached homes built on 3,120 square-foot lots
 - 2000 square-foot craftsman cottages with brick, hardi-plank lap siding, and board and batten facades (see architectural images)
 - The proposed detached garages would be accessed by an alley and between the townhouse and detached garage would be large, open-air courtyards
 - Estimated average price for each townhouse is \$500,000
- Total estimated project value is \$127,700,000

PROPOSED TRAFFIC PROJECTIONS

- A total of 1,615 average daily trips, including 127 AM peak hour and 168 PM peak hour trips are estimated (10th Ed. ITE Trip Generation Manual). This is roughly comparable to the previously approved modification, as no increase or decrease in density is proposed.

PUBLIC FACILITIES

Water:

- The development currently utilizes Oconee County water services.
- The Water Resources Department has indicated in a letter dated 04/05/2022 that potable water is available at this location.

Sewer:

- The development currently utilizes Barrow County sewer services as stated in the *Intergovernmental Agreement for Sewer and Water Service between Barrow County and Oconee County*.

Roads:

- The subdivision would be accessed from the Oconee County entrance on Barber Creek Road or from the Barrow County entrance on Barber Creek Road.

ENVIRONMENTAL

- A conservation corridor, state waters, and jurisdictional wetlands exist on the site as shown on the concept plan. 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

- Suggested condition: 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.

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 predominantly agricultural and single family residential with AG or AR zoning. Staff holds that the proposed changes to housing types and concept plan layout should be 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 residential purposes 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:

- Population density and effect on community facilities such as streets, schools, water, and sewer;**
No increase in residential density is proposed and the overall project should have a similar impact to the previously approved rezone modification.
- Environmental impact;**
State waters and conservation corridors are known to exist on the site and are shown on the concept plan. No development is proposed in these areas and all associated environmental buffers would be required to be maintained.
- Effect on the existing use, usability and/or value of adjoining property.**
The proposed changes should not have any effect on 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.
As previously stated in the history portion of this report, the majority of the Oconee County portion of the subdivision has remained undeveloped since the approval of the previous rezone modification in 2015. Adjacent Oconee County properties have remained agricultural or single family residential.

E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.
The purpose of the R-3 zoning district is “to protect and promote a suitable environment for family life, to meet the needs and demands for the development of medium density residential areas and to protect the future development of land in accordance with comprehensive development plans for the county” ([UDC Sec. 205.06.a.1](#)). The purpose of the Master Planned Development classification is “to allow the use of innovative techniques, such as traditional neighborhood design, open space subdivisions, village concepts and mixed use development. Such master planned developments should be brought together as a compatible and unified development by allowing flexibility within the current zoning regulations” ([UDC Sec. 506.02.b](#)). Amendments to previously approved Master Planned Developments may be permitted provided that “No property rezoned to a Master Planned Development classification prior to July 2, 2019, shall be expanded, amended, or modified so as to allow an increase in the total number of building units, lots, density, nor to reduce the amount of greenspace or open space required by this Section” ([UDC Sec. 506.01.a](#)). Staff has recommended the same conditions of zoning that were approved under the previous rezone in 2015, as proffered by the applicant in the current zoning application. Staff holds that the proposed changes remain consistent with the stated purposes of the R-3 zoning district and MPD classification and meet the criteria for amendments of previously-approved MPDs.

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.
Staff finds no other existing conditions or land use patterns which would give supporting grounds for either approval or disapproval of the zoning modification 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](#). According to the 2018 Comprehensive Plan, this Character Area “consists principally of single-family detached houses with some higher density housing included in a planned development or near an established nonresidential area” and should be characterized by “low pedestrian orientation, high to moderate degree of building separation, predominately residential with scattered civic buildings and varied street patterns, often curvilinear. Undisturbed greenspaces, small parks, and other natural areas are scattered throughout the area between existing neighborhoods” ([2018 Comprehensive Plan p. 36](#)). Though the Character area does not support multi-family development, the proposed townhouses would be located on individual lots and would be considered as single family units. Finally, the Comprehensive Plan supports the expansion of housing types in the county, with the primary goal for residential uses identified as: “enhance and maintain existing residential neighborhoods while increasing the overall range of housing options” ([2018 Comprehensive Plan p. 20](#)). Staff holds that, should the proposed zoning modifications be approved,

the project would remain compatible with the future development map and the goals and objectives of the Comprehensive 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.

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. Regardless of any item to the contrary on the site plan, narrative or other submitted documents, this development shall meet all design requirements for this zoning district under the Oconee County Zoning Ordinance in existence upon the date of submittal of the request.
5. The zoning for the 100 Year Flood Plain portion of this property shall be FP (Flood Prone District). The zoning for the remainder of this development shall be R-3 MPD (Multi-Family Residential – Master Planned Development). By approval of the master plan, the entire site's acreage will be used to calculate any MPD requirements. Regardless of any indications to the contrary on the concept plan or other attachments, all preliminary plats, construction plans, final plats, covenants, conservation easements and homeowners' association shall meet the standards set forth in the Oconee County Zoning and Subdivision Regulations for an R-3 MPD.
6. At a minimum, developer shall comply with stormwater management regulations in effect at the time of construction plan approval. Drainage structures shall be located a suitable distance from the project boundaries to permit visual buffering from neighboring properties and to avoid point source discharge onto neighboring properties. Drainage from said structures shall obtain sheet flow character prior to leaving the property boundary unless discharging to a well-defined drainage corridor.
7. Prior to construction plan approval, the developer shall comply with all requirements and obtain approval from all state agencies regulating any land disturbances inside of State Waters Buffers for road crossings and other permitted activities.
8. Developer shall plant a minimum of 1,319 trees throughout the development (5 trees per acre). Said trees shall be a mix of shade trees and evergreen trees. The shade trees shall be single-trunked trees, at least two inch (2") caliper and at least 10' tall at time of planting, capable of reaching 35 feet in height and spread at maturity. The evergreen trees shall be at least 6 feet in height at time of planting. These trees may be located as street trees, lot trees or as supplements to the green space areas outside of the 50' wide perimeter buffer. The trees may be planted in phases corresponding to the phases of the development. Tree locations must be designated on future construction plans for the development. This number of planted trees may be decreased by the number of existing healthy, vigorous shade trees preserved within any residential or commercial area outside of green space or open space areas provided that such existing shade tree(s) are at least 2" caliper or larger.

9. Except for the addition of supplemental material in the buffer, wherever construction is to occur within 50 feet of the “50' Perimeter Buffer”, the buffer edge must be clearly marked in the field with erosion control fencing and protected. No construction material or debris shall be allowed to be stored or located within the buffer. No storm water detention areas, other than drainage corridors, shall be located within the 50' perimeter buffer.
10. All perimeter buffers shall be as shown on the concept plan and representative buffer drawings.
11. All project street designs within the development must meet the approval of Oconee County. The project access points (road intersections) and the streets shall be designed and constructed to the appropriate road classifications for the build out traffic volumes.
12. Prior to Preliminary Plat/Site Plan submittal, applicant must receive approval of project and street naming from EMA. Applicant must also submit a Unit Numbering System Plan to EMA for approval. Provide documentation of this at time of Preliminary Plat/Site Plan submittal.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

Rezoning from: _____ to _____ Change in Conditions of Approval for Case # : 6730
 Special Use Approval for: _____ in the _____ Zoning District

Applicant

Name: **Smith Planning Group**
 Address: **1022 Twelve Oaks Place #201**
Watkinsville, GA 30677
(No P.O. Boxes)

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

Applicant is (check one): the Property Owner Not the Property Owner (attach Property Owner Authorization)

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

Signature: **Bob Smith** Date: 2/21/2022 Notarized: *Jennifer Carter*



Property

Location: **Georgia Club Drive**
(Physical Description)

Tax Parcel Number: **A01D001, A01D002, A01D003A, A01D003GC, A01D004**

Size (Acres): **202.66** Current Zoning: **R-3 MPD**

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

Use

Current Use: **Residential**

Proposed Use: **Residential**

Attachments (check all that apply)

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

For Oconee County Staff Use Only

Application Date Received: _____ Date Accepted: _____
 DRI Transmitted to RDC Date: _____ N/A
 Date Submitted: _____ Findings Complete
 Posted: _____ Ad: _____ Ad: _____
 Application Withdrawn Date: _____

APPLICATION NUMBER _____

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

Narrative Report
MODIFIED R-3 MPD ZONING
BARBER CREEK SOUTH
The Georgia Club

Oconee County Georgia
February 21, 2022
Revised March 23, 2022

Narrative

Barber Creek South Master Planned Development is a 202.66-acre Oconee County portion of *The Georgia Club* community which includes a wide assortment of upscale homes, lakes, golf courses, private roads, gated entrances, nature trails, active amenities and many other detailed features typical of a destination “resort quality” residential development.

Background Information: The Overall Georgia Club Development

The overall *Georgia Club* development, located in both Oconee and Barrow Counties, is a 1,300-acre community of neighborhoods having a 27-hole golf course and clubhouse featuring fine and casual dining, reception areas, and spacious locker rooms.

Other features of the Georgia Club development include:

- The *Village Commons* is an attractive grassy venue for exhibits, concerts, and open-air functions.
- The *Village Hall* is a community focal point that is available for weddings, meetings, and variety of recreation functions. Inspired by the architecture of buildings on UGA’s North Campus, the Village Hall anchors the Village Commons.
- The *Fitness Center and Swimming Facilities* features state-of-the-art-work-out equipment, steam rooms, a snack bar, and two pools; one for adults and a junior Olympic pool.
- The *Tennis Center* has six *har-tru* courts outfitted for day or night play. Also, there is a croquet and bocce greensward overlooking the 18th fairway.
- Amenities include a *Dawg Park*, an expansive community garden and six pickleball courts.

The Georgia Club features distinct neighborhoods with landscaped parks and gardens with Pedestrian paths and multi-use trials connecting each of the neighborhoods.

Subject Concept Plan & MPD Amendment

Since the original zoning action for The Georgia Club in 2005 for the subject site, there have been a series of amendments that modified sections of the development to meet the latest market demands. The original MPD allowed for a total of 358 units consisting of 238 detached residential units and 120 attached residential units. In 2007, the R-3 MPD was modified to reduce the allowed density to 336 units, consisting of a unit mix of 216 detached residential lots and 120 attached residential units. The most recent amendment took place in 2015 reducing the total number of residential units from 336 total units to 193 detached residential units, completely eliminating attached residential units.

Summary of zoning modifications:

2005 R-3 MPD: 358 units (238 detached residential and 120 attached residential)

2007 R-3 MPD: 336 units (216 detached residential and 120 attached residential)

2015 R-3 MPD: 193 units (193 detached residential)

Proposed zoning modifications:

2022 R-3 MPD Request: 177 units (158 detached residential and 19 attached residential)

Note that 16 detached residential units that were a part of the 2015 MPD have been platted and excluded from this request. The 177 units in this request plus the 16 platted from the 2015 Barber Creek South MPD total 193 units. No density increase or decrease is proposed with this request.

This present request is not just based on Georgia Club's experience developing, building and selling over 100 homes (in Barrow and Oconee) the past decade, or the latest market trends, but most importantly, meeting the need of current Georgia Club residents. Across the county line in Barrow, the latest Georgia Club neighborhood 'Manor Vista' is offering 12 mansion flat units and 12 townhomes currently under construction. The mansion flats are organized into a condominium-style ownership, while the townhomes are designed as fee-simple units. The response from the Georgia Club residents has been undeniable. As current Georgia Club residents transition from young families to empty nesters to retirees, their housing needs change. Families that have lived at Georgia Club since the beginning (circa 1997) do not want to leave the community, but they do want to downsize. They need less house, and the 24 attached units provided in the 'Manor Vista' neighborhood was simply not enough.

Concurrently, reducing the development footprint allows for the preservation of more common open space, an important community need and distinguishing characteristic of Georgia Club. The modified site plan accompanying this request has increased the quality of the open space by allowing for more tree conservation, equitable community access to Chancellors Lake, and the expansion of the proposed Lakewood Park amenity area. Lakewood Park, currently under design, will feature a 6,500 square foot club house and fitness center, swimming pool, a 19-hole miniature golf course, and a kids play area. Parking needs for the amenity area are met by a combination of golf cart parking adjacent to the fitness center and a proposed 50 space parking lot located across Lake Vista Drive from the fitness center.

The Site Description

The subject 202.66 acres are divided into five individual tax parcels, which will be combined as necessary as the development progresses. Georgia Club Drive, the main corridor through community, traverses through the subject site connecting the existing neighborhoods to this future development. Access is also provided via a gated entrance along Barber Creek Road. The property fronts on Barber Creek Road for approximately 3000 LF. In the center of the site are environmental areas, Chancellors Lake, and steep topography. The adjacent parcel zoning is AG except for one adjacent parcel along Barber Creek Road zoned O-I-P. Approximately half the adjacent parcels use is residential, and half agriculture or undeveloped. It is important to note the 2015 MPD plan was for 263.73. However, since 2015, 53.41 acres was placed in a land trust and another 7.66 acres has been developed and platted in compliance with the 2015 plans.

The Development

The development is designed in accordance with the R-3 MPD zoning regulations of Oconee County in place as of the date of ZONING CASE 4468 approval by the Oconee Board of Commissioners. The

amended R-3 MPD plan that accompanies this narrative illustrates a residential district that has 177 residential units divided between five lot types:

- *Manor Lots*: These single-family, detached homes will be located on 90'x 150' home sites (average 13,500 SF lots). They will also employ the vernacular of the Southern Craftsman Cottage. Brick and "hardi-plank" materials provide the exteriors on homes that also favor a prominent front porch detail. The projected size of the homes is 3,000 to 4,000 SF and an average price around \$850,000.
- *Boulevard Lots*: These single-family, detached homes employ a more urban scale, distinguished by front yards on the boulevards, garages and short driveways are relegated to the rear of the home in an alleyway network. Typical lot dimensions are 60' x 130' (approximately 7,800 SF average). Architecturally, these homes will take on the craftsman cottage vernacular. Front porches are prominent on the boulevard, and materials consist of brick with "hardi-plank" lapsiding and board and batten interspersed. The size of the boulevard homes range from 2000 to 3500 SF and will have an average price of \$700,000.
- *Garden Lots*: These single-family, detached homes will showcase functional and inviting front porches with garages set back from the front façade. The Garden lots are located adjacent to expansive common open space. Typical lot dimensions are 70' x 95' (approximately 6,500 SF average). Architecturally, these homes will take on the craftsman cottage vernacular with materials consisting of brick with "hardi-plank" lapsiding and board and batten interspersed. The size of the boulevard homes range from 2,000 to 3,500 SF and will have an average price of \$700,000.
- *Townhome Lots*: These single-family, attached homes will be constructed on 25' x 130' (3,120 SF average) lots. The structure will include a detached garage accessed by an alley, fostering engagement with between front porches and sidewalk network. Between the residence and detached garage are large, open-air courtyards. Architecturally, these homes will take on a craftsman cottage vernacular with materials consisting of brick with "hardi-plank" lapsiding and board and batten interspersed.. These 2,000 SF homes will be priced in the \$500,000's.

The streets will be constructed with curb & gutter, county water, sanitary sewer, and sidewalks throughout for a comprehensive 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 development.

Architectural Elevations



Single-Family Detached





Townhomes

Water Supply

A 12" diameter water mainline exists in the right-of-way of Barber Creek Road. An 8" diameter water mainlines exists along Georgia Club Drive through the subject property.

Probable Residential Water Demands

*Assume water use at 100 gdp/ resident

*Assume 2.3 residents per home

*Assume 177 homes

PWD = 100 gdp x 2.3 x 177= 40,710

= 28.27 gpm

Peak Water Demand = gpm x 3 (peaking factor) = 84.81 gpm

Note: Please refer to the *Intergovernmental Agreement* between the Georgia Club and Oconee County and Barrow County, which describes the water and sanitary sewer arrangements for service.

Sewage Disposal

The subject acreage along with the balance of the Georgia Club Development will be served by sanitary sewer provided by Barrow County in accordance with the above-mentioned Intergovernmental Agreements.

A pump-station and gravity sewer main-lines have been installed to receive wastewater from the proposal neighborhoods as they are developed.

Probable Residential Wastewater

*Assume 40,710 gpd water usage

*Assure wastewater at 90% of water usage

Probable Wastewater= 40,710 x 90% = 36,639 gpd at build-out

NOTE: Because the Georgia Club development spans across acreage in both Barrow and Oconee counties, an intergovernmental agreement exists between Barrow County and Oconee County, in which the maximum number of residential sanitary sewer services that are available to the Oconee County portion of the Georgia Club development is set at 488. Another portion if the Georgia Club Development known as Oconee Springs (zoned R-1 MPD) was approved for a maximum of 108 of the original 488. However, the latest Amended Oconee Springs (aka OCONEE NORTH PARCEL) MPD dated 1/16/2014 and Final Plat recorded for Oconee Springs was approved for 106 units rather than the 108 units. The current number of units proposed in the Barber Creek South R-3 MPD is being maintained at 193 through the subject rezone modification, therefore the total number of sanitary sewer services to be used of the original 488 is (106 plus 193 = 299) 299 services.

The surplus sewer services (488 minus 299 = 189) will remain available for use in the Georgia Club Development or nearby properties subject to separate approvals by the Barrow or Oconee County Board of Commissioners.

Surface Water Drainage

Concrete curb & gutter, county approved pipe, and sheet flow will be employed to collect and divert stormwater to existing storm water management areas and water-quality basins. Post development run-off will be maintained at predevelopment rates for 2-, 5-, 10-, 25- and 50-year events. Existing storm-water management structures will be evaluated 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.

Access & Traffic

Access to all the proposed neighborhoods located within *Barber Creek South* will be from Georgia Club Drive either from the Oconee County entrance on Barber Creek Road or from the Barrow County entrance on Barber Creek Road.

A *Traffic Impact Analysis* dated 1/15/2004 was prepared by A&R Engineering, Inc. under guidelines established by the Oconee Public Works Department. A road network has since been constructed in accordance with the conclusions presented in the TIA to provide ingress and egress from the development.

Because the overall density of the *Georgia Club* development has been lowered over time from its original density, the traffic impact on the surrounding road networks has also been reduced.

Per the ITE (Institute of Engineers) Trip Generation Handbook, the projected daily and peak trips are calculated below. The estimated number of trips is a very slight reduction when compared to the 2015 MPD plan since typically townhome units generate less trips than detached single-family.

TRIP GENERATION ANALYSIS for GEORGIA CLUB								
PROPOSED 2022 MPD								
Description/ITE Code	Units	ADT 2-WAY	PEAK AM			PEAK PM		
			AM Hour	AM In	AM Out	PM Hour	PM In	PM Out
Single Family Homes 210	158.0	1,504	119	30	89	158	100	58
Resd. Condo/Townhouse 230	19.0	110	8	1	7	10	7	3
TOTAL TRIPS:		1,615	127	31	96	168	106	62

Schedule

The petitioners plan to complete the zoning amendment efforts on the subject property by May 2022. Preliminary Plats and subdivision construction plans will commence immediately following the zoning amendment. Construction of the project infrastructure of select neighborhoods will commence immediately upon approval of the construction plans. The infrastructure construction for each

neighborhood will require a minimum of 8-12 months and building construction will commence upon final plat approval and recording of final plats for each neighborhood.

Maintenance of Common Areas

A property owners/homeowners association has been created to provide for mandatory fees to maintain, control, and ensure common areas including but not limited to community facilities, amenities, and/or storm-water management facilities within the project. Provisions for architectural control are also specified in these covenants.

Buffers

Street trees and parking lot buffers will be installed throughout the development. Perimeter green-space buffers are proposed and illustrated along the abutting properties where required by Oconee County regulations. State waters buffers and conservation corridors that exist on the property will be preserved.

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

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 provided by private contract service.

Public & Semi-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 decided as required for specific utility construction.

Outdoor Lighting

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.

Barber Creek South Valuation

The following valuation presented does not include the value of the portions of the golf course or other active and passive recreation area and green-space areas located on the subject property. The valuation is based on estimates that the developer assumes to be the average home value of the homes yet to be built on lots yet to be platted, multiplied by the number of lots proposed on the subject property.

<u>Lot Type</u>	<u># of units</u>	<u>Average Home Price</u>	<u>Total/ Neighborhood</u>
Manor	76	\$800,000	\$60,800,000
Boulevard	57	\$700,000	\$39,900,000
Garden	25	\$700,000	\$17,500,000
Townhomes	19	\$500,000	\$9,500,000
Total Lots/ Homes	177		

Total Estimated Completed Project Value

\$127,700,000

Wetlands

Jurisdictional Wetlands are located on the site. Wetland areas indicated were determined by field investigation and located using standards land surveying techniques. Delineations were conducted by Wetland Ecological Consultants, 3225 South Cherokee Lane, Building 800, Woodstock, GA 30188.

Purpose of the Subject Master Planned Development

One purpose of the subject Master Planned Development is to provide the best site plan and building arrangements under a unified plan rather than by the typical lot-by-lot configuration and size limitation posed by more typical subdivision regulations of the Unified Development Code of Oconee County where open-space and amenity requirements are substantially less. The developer will benefit from a better utilization of the land. The county will benefit from greater variety in building types and price ranges for citizens, compatibility of uses, and optimum community development.

The Georgia Club development is an example of one of the best Master Planned Development that exists in Oconee County and even in the entire southeast United States. Its purpose is not to increase density but to illustrate ingenuity and resourcefulness in land planning and development by incorporating upscale residential uses compatibly and to assure the provision of recreational facilities for the use by the residents of the community while providing a reasonable return on investment to the owner/developer.

This amendment aims to further illustrate design ingenuity and resourcefulness by modifying the lot typicals to better suit the site and current market demands, specifically those of the existing Georgia Club residents. Originally, the plan called for smaller, dense, alley fed lots in an area of the site that contains the most topographical challenges and larger environmental areas. The amendment would place larger Manor lots in this area and reallocate the smaller Garden, Boulevard, and Townhome lots in more appropriate areas of the site.

This Zoning Amendment will be subject to the following conditions from case #6370 MPD which shall be fulfilled by the developer at his/her expense:

1. Regardless of any item to the contrary on the site plan, narrative or other submitted documents, this development shall meet all design requirements for this zoning district under the Oconee County Zoning Ordinance in existence upon the date of submittal of the request.
2. The zoning for the 100 Year Flood Plain portion of this property shall be FP (Flood Prone District). The zoning for the remainder of this development shall be R-3 MPD (Multi-Family Residential – Master Planned Development). By approval of the master plan, the entire site's acreage will be used to calculate any MPD requirements. Regardless of any indications to the contrary on the concept plan or other attachments, all preliminary plats, construction plans, final plats, covenants, conservation easements and homeowners' association shall meet the standards set forth in the Oconee County Zoning and Subdivision Regulations for an R-3 MPD.
3. At a minimum, developer shall comply with stormwater management regulations in effect at the time of construction plan approval. Drainage structures shall be located a suitable distance from the project boundaries to permit visual buffering from neighboring properties and to avoid point source discharge onto neighboring properties. Drainage from said structures shall obtain sheet flow character prior to leaving the property boundary unless discharging to a well-defined drainage corridor.
4. Prior to construction plan approval, the developer shall comply with all requirements and obtain approval from all state agencies regulating any land disturbances inside of State Waters Buffers for road crossings and other permitted activities.
5. Developer shall plant a minimum of 1,319 trees throughout the development (5 trees per acre). Said trees shall be a mix of shade trees and evergreen trees. The shade trees shall be single-trunked trees, at least two inch (2") caliper and at least 10' tall at time of planting, capable of reaching 35 feet in height and spread at maturity. The evergreen trees shall be at least 6 feet in height at time of planting. These trees may be located as street trees, lot trees or as supplements to the green space areas outside of the 50' wide perimeter buffer. The trees may be planted in phases corresponding to the phases of the development. Tree locations must be designated on future construction plans for the development. This number of planted trees may be decreased by the number of existing healthy, vigorous shade trees preserved within any residential or commercial area outside of green space or open space areas provided that such existing shade tree(s) are at least 2" caliper or larger.
6. Except for the addition of supplemental material in the buffer, wherever construction is to occur within 50 feet of the "50' Perimeter Buffer", the buffer edge must be clearly marked in the field with erosion control fencing and protected. No construction material or debris shall be allowed to be stored or located within the buffer. No storm water detention areas, other than drainage corridors, shall be located within the 50' perimeter buffer.
7. All perimeter buffers shall be as shown on the concept plan and representative buffer drawings.
8. All project street designs within the development must meet the approval of Oconee County. The project access points (road intersections) and the streets shall be designed and constructed to the appropriate road classifications for the build out traffic volumes.
9. Prior to Preliminary Plat/Site Plan submittal, applicant must receive approval of project and street naming from EMA. Applicant must also submit a Unit Numbering System Plan to EMA for approval. Provide documentation of this at time of Preliminary Plat/Site Plan submittal.
10. Developer shall provide all necessary traffic improvements (center turn lanes, signalization, traffic safety devices, etc.) as required by the Oconee County Public Works Department.
11. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative architectural sketches and other documents submitted with the zoning application and attached hereto, paying special attention to the materials and design elements shown in the representative photos.

12. All dumpster and waste container areas shall be in enclosed structures away from the public view.
13. Site design shall meet the minimum standards of all state and local fire safety codes.

ZONING IMPACT ANALYSIS

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 maintain the residential density of the latest 2015 MPD. Lot typicals will be modified and single-family attached units will be re-introduced as originally approved as part of the original Georgia Club Barber Creek South MPD. 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 intent of the amendment is to offer a more diverse housing stock within the Georgia Club development. By offering a wider range of lot and building types, existing residents of the community have the option to continue living at The Georgia Club as lifestyles and needs change.

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;

The modification of residential unit types, (without increasing density), expansion of greenspace, and amenity areas speaks to the existing community and market needs of the development. An intergovernmental agreement between the Georgia Club, Oconee County, and Barrow County allocated sewer capacity for the development.

2. Environmental impact;

The original development placed residences closer to the environmental areas. The proposed amendment would increase the passive recreation area around the existing lake and preserve existing tree canopy and ensure the environmental areas are protected.

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

The proposed amendment will not have negative effects on the existing uses, usability, nor value of adjoining properties. The revised plans now place the front of the homes facing Barber Creek Road instead of the rear of the homes and alleys. This plan modification enhances the public realm along Barber Creek Road, further enhancing property values along the corridor.

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 order to meet current market demands and address the lifestyle needs of an aging population, an amendment is necessary to offer a variety of housing options, larger greenspaces, and more enhanced amenities.

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

The zoning amendment seeks to modify the approved lot typicals and reintroduce a modest amount of attached (fee-simple) single-family units to meet the current market demands and community resident's needs. These uses are in harmony with the 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.

Since the original zoning approval in 2005, The Georgia Club has offered resort style living for families. As time goes on these families have new needs and are looking to downsize within the community. Under the current design, the Georgia Club does not meet these needs of the existing community. The proposed modification allows for greater diversity of lot typicals that address these needs while maintaining the overall density of the development.

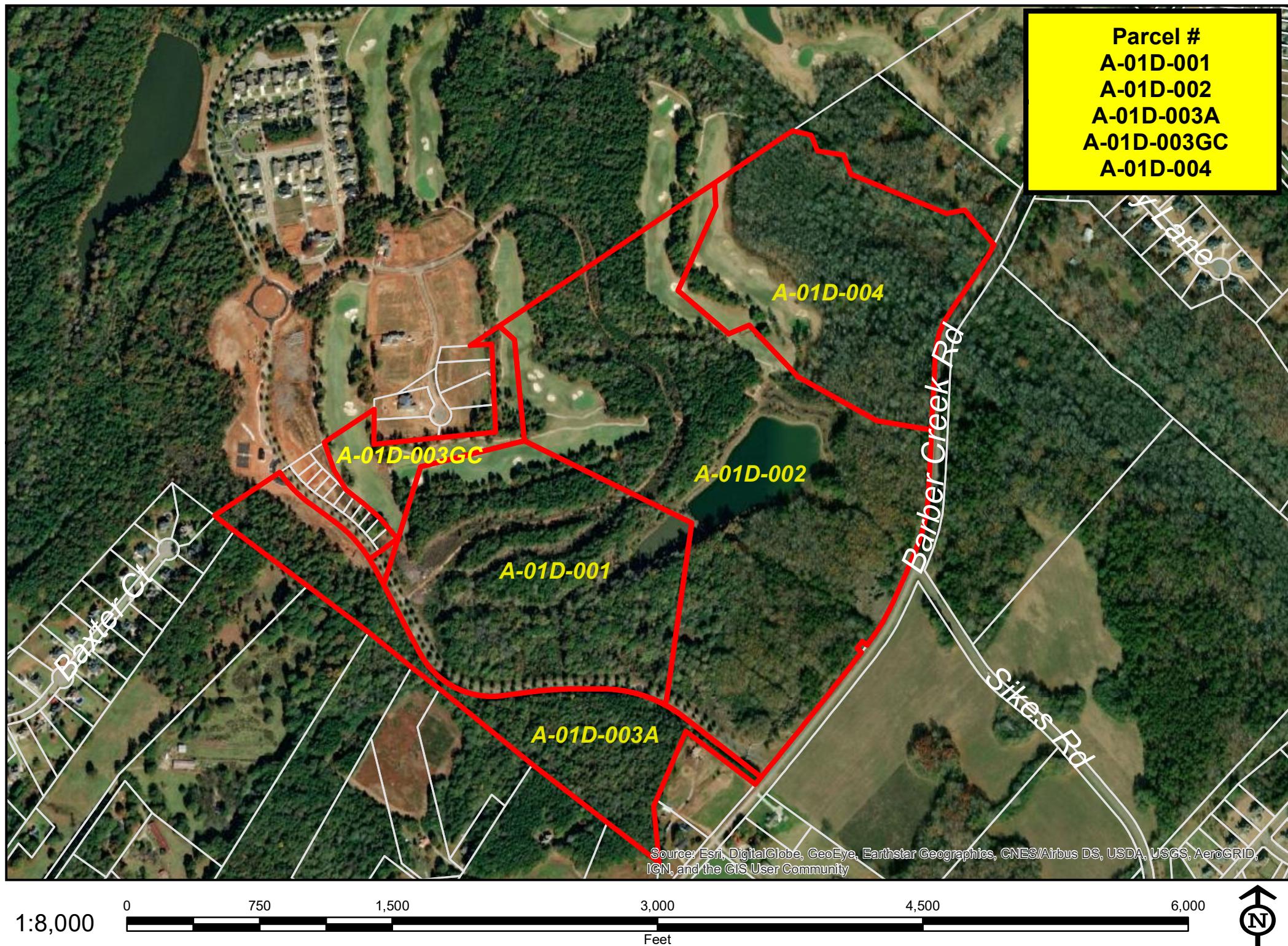
G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.

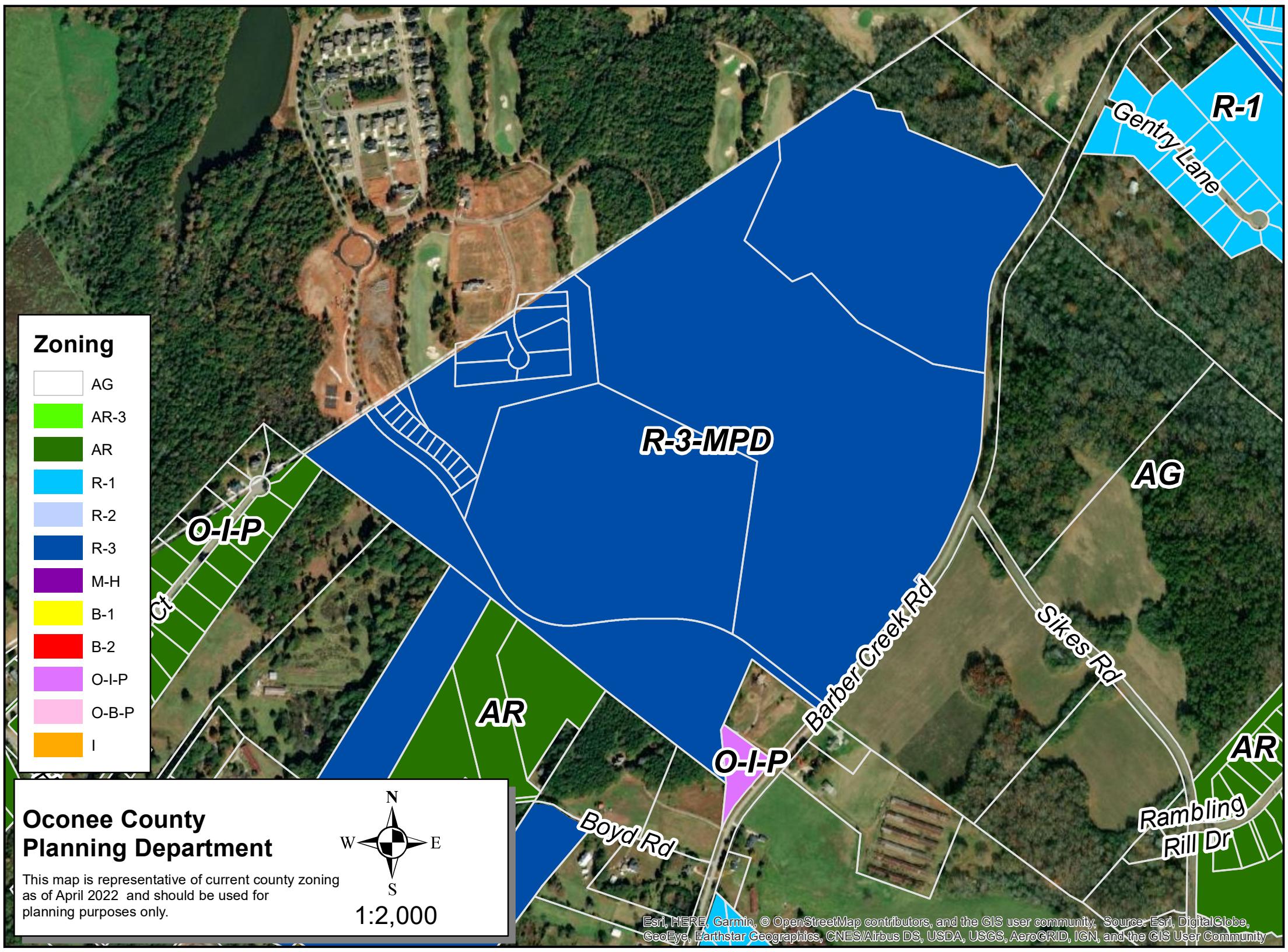
The future land use map character area designation is Suburban Neighborhood. The parcel and the surrounding areas are classified under this same designation. The amendment seeks to develop the site in accordance with the intent of the character area.

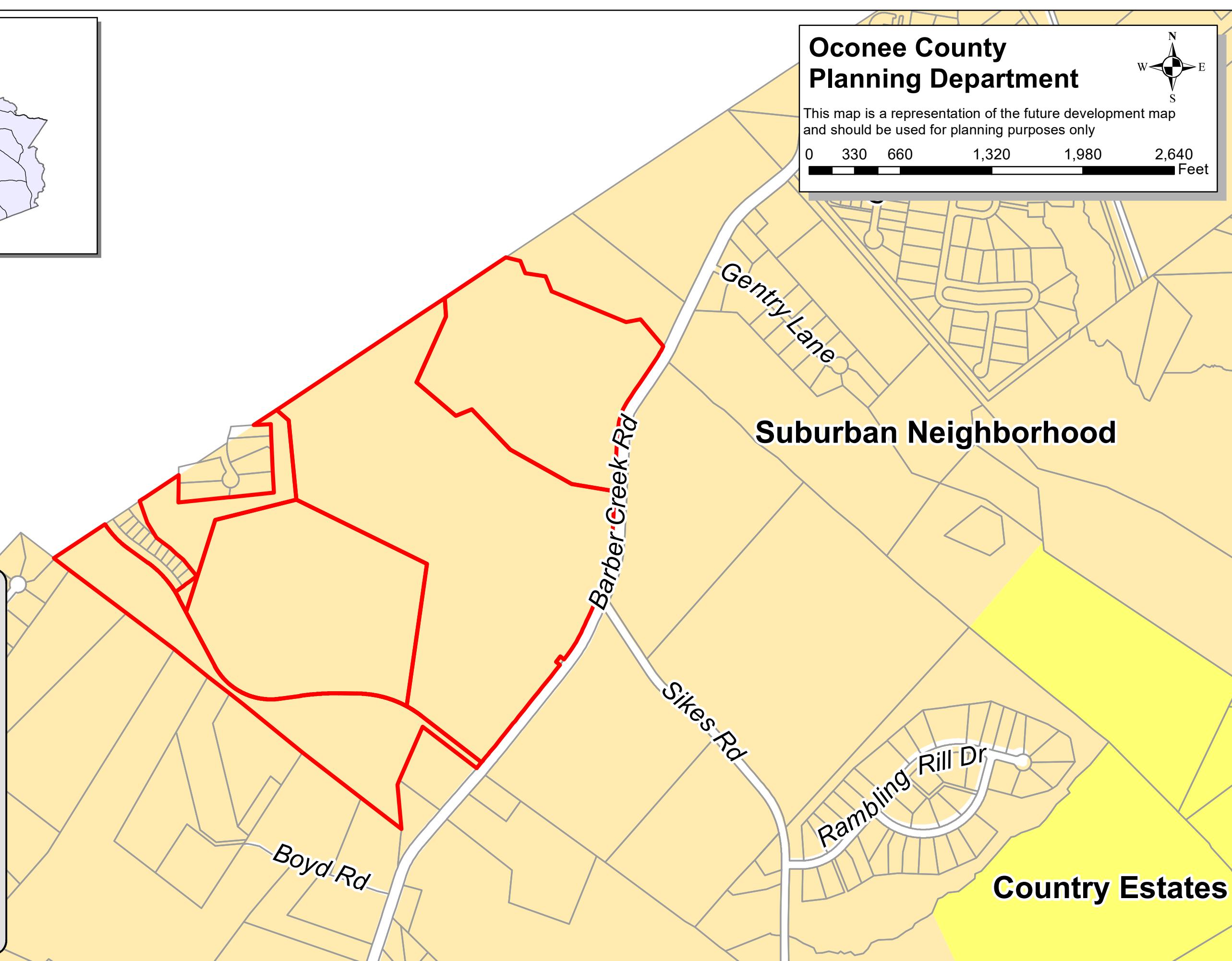
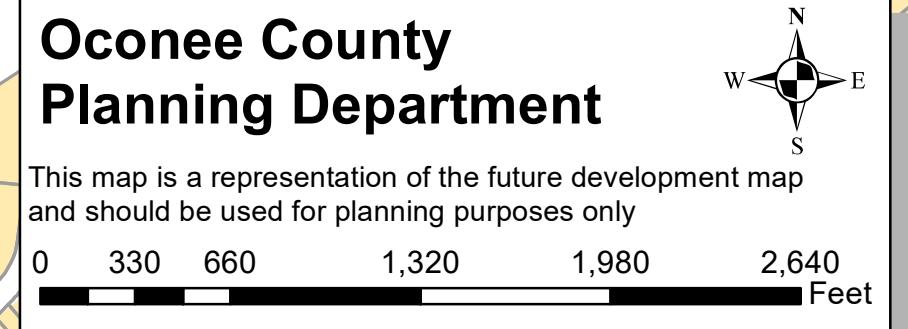
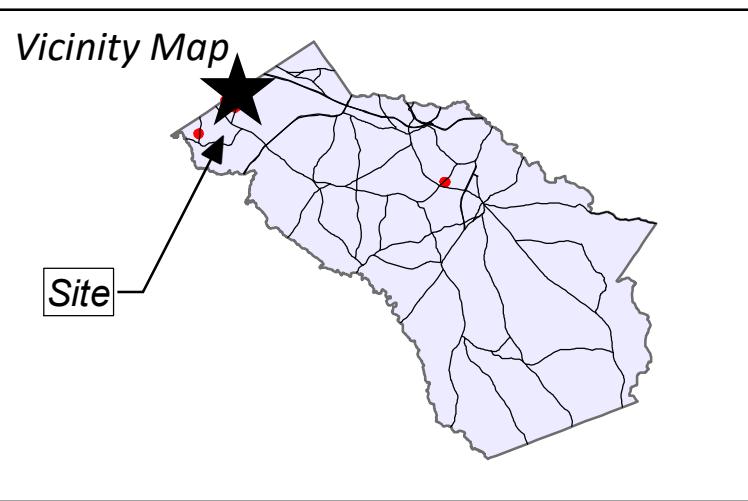
H. The availability of adequate sites for the proposed use in districts that permit such use.

The request is to maintain the density of what is already permitted for the subject site. The intent is to create the next phase of The Georgia Club with the same design integrity as the developed portions while meeting current market needs.

Rezone # P22-0035 - Pan-Pacific Fairways V, LLC







eFiled & eRecorded
 DATE: 8/29/2019
 TIME: 9:29 AM
 PLAT BOOK: 00064
 PAGE: 00552
 RECORDING FEES: \$8.00
 PARTICIPANT ID: 3199513100
 CLERK: Regina B. McIntyre
 Barrow County, GA

As required by subsection (d) of O.C.G.A. 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. 15-6-67.

GA REG L.S. No. 2387

Philip J. Schmitt 8/27/19

SURVEYORS NOTES

1 CORNER MONUMENTS INDICATED BY CIRCLE ARE 5/8"
 OPEN TOP PIPE (OTP) WITH YELLOW PLASTIC CAPS
 BEARING GARLS NO. 2387. PROPERTY CORNERS LOCATED
 IN PAVED AREAS ARE WITNESSED WITH P-K STYLE NAIL.

2. FIELD WORK PERFORMED ON OVER PERIOD OF TIME
 STARTING IN JANUARY 2019 TO THE PRESENT.

3. ALL DISTANCES ARE INDICATED AS HORIZONTAL AND
 ARE BASED ON THE US SURVEY FOOT STANDARD OF
 MEASURE.

4. NO PORTION OF THIS PROPERTY IS SITUATED IN
 A SPECIAL FLOOD HAZARD ZONE PER FLOOD
 INSURANCE RATE MAP COMMUNITY PANEL NUMBER
 13219C0070 DATED 09/02/09.

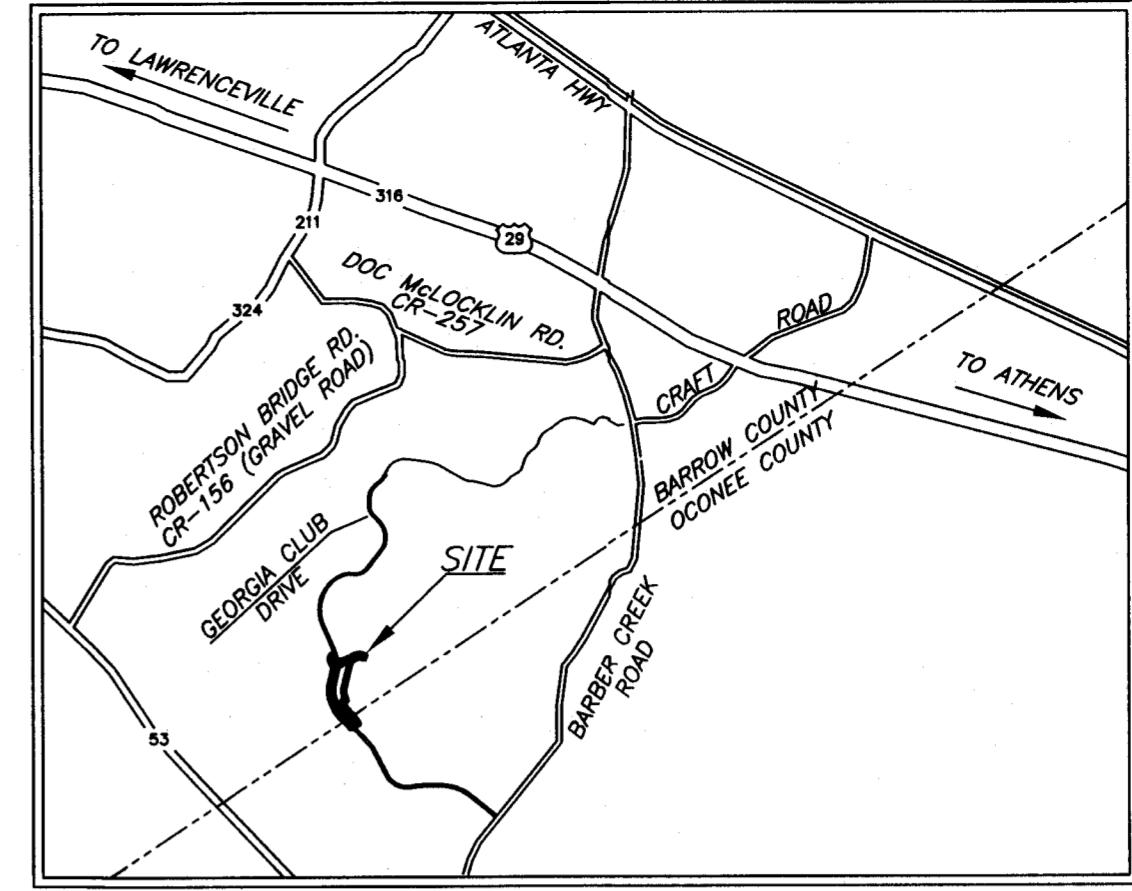
5. CURRENT TITLE HOLDER ACCORDING TO OFFICIAL
 TAX COMMISSIONERS INFORMATION IN BARROW AND
 OCONEE COUNTY IS PAN-PACIFIC FAIRWAY V, LLC,
 1050 CHANCELLOR DRIVE, STATHAM, GEORGIA 30666
 AS SHOWN IN DEED BOOK 1312, PAGE 409 OF
 OCONEE COUNTY RECORDS AND IN DEED BOOK
 1913, PAGE 273 OF BARROW COUNTY RECORDS.

LEGEND

N.	North	UG	Under Ground
S.	South	£	Centerline
E.	East	FBL	Front Building Line
W.	West	SLB	Side Building Line
Degree	Degree	RBL	Rear Building Line
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CTP	Crimped Top Pipe	I/E	Ingress Egress
RB	Rebar	Hydrant	Fire Hydrant
L.L.L.	Land Lot Line	Power Pole	Power Pole
L.L.	Land Lot	Light Pole	Light Pole
R/W	Right of Way	Gas Valve	Gas Valve
BWF	Barbed Wire Fence	CLF	Chain Link Fence
WF	Wood Fence	SW	Sidewalk
Easmt	Easement	SSMH	Easement
C&G	Curb & Gutter	Southern Bell Manhole	Curb & Gutter
TP	Telephone Pedestal	Water Valve	Telephone Pedestal
EP	Edge Of Pavement	Sign	Edge Of Pavement
SE	Sewer Easement	Direction of Flow	Sewer Easement
DE	Drainage Easement		Drainage Easement
(23)	Property Address		Property Address
O	Property Corner		Property Corner
	Boundary Inflection Point		Boundary Inflection Point

SHEET INDEX

01 COVER/INDEX
 02 BARROW COUNTY LOTS 10 THRU 33
 03 OCONEE COUNTY LOTS 1 THRU 9



VICINITY MAP

N.T.S.

PRIVATE STREETS NOTICE

THE STREETS DESIGNATED AS "PRIVATE RIGHT-OF-WAY" ON THIS PLAT ARE NOT OWNED OR MAINTAINED BY BARROW COUNTY. NO PUBLIC FUNDS OF BARROW COUNTY ARE TO BE USED TO BUILD, REPAIR, OR MAINTAIN THESE PRIVATE STREETS. THE OWNER, PURCHASER, LENDER, HEIRS, ASSIGNS OR OTHER PARTIES TAKING TITLE TO OR OTHERWISE PROCURING AN INTEREST IN ANY PORTION OF THIS PROPERTY ARE HEREBY NOTIFIED OF THIS FACT.

ALL PROPERTIES SERVED BY THE PRIVATE RIGHT-OF-WAY WITHIN THIS SUBDIVISION ARE PERPETUALLY SUBJECT TO THE PROVISIONS OF THE LAND SUBDIVISION REGULATIONS REGARDING THE OWNER'S RELEASE UPON ANY SALE OR RESALE OF THE PROPERTY.

5 FOOT SIDEWALK WITHIN PRIVATE RIGHT-OF-WAY OF GEORGIA CLYUB DRIVE WILL BE INSTALLED ON A LOT BY LOT BASIS BY THE BUILDERS ON EACH RESPECTIVE LOT ALONG THE ENTIRE FRONTAGE OF EACH LOT.

OWNER'S CERTIFICATE

STATE OF GEORGIA
 COUNTY OF BARROW

THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE FEE SIMPLE ABSOLUTE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE BARROW COUNTY UNIFIED DEVELOPMENT CODE.

OWNER'S NAME: PAN-PACIFIC FAIRWAY V, LLC.
 1050 CHANCELLOR DRIVE, STATHAM, GEORGIA 30666

M.P.
 (OWNER'S SIGNATURE)

M.P.
 TITLE

8/27/19
 DATE

CERTIFICATE OF FINAL PLAT APPROVAL:

ALL REQUIREMENTS OF THE BARROW COUNTY UNIFIED DEVELOPMENT CODE HAVE BEEN REPRESENTED AS BEING FULFILLED BY THIS PLAT AND THE RELATED AS-BUILT SURVEYS APPROVED, THE UNDERSIGNED ACTING UNDER THE AUTHORITY OF THE BOARD OF COMMISSIONERS OF BARROW COUNTY, GEORGIA, HEREBY APPROVES THIS PLAT FOR RECORDATION BY THE CLERK OF THE SUPERIOR COURT, ALONG WITH THE ANY DEEDS OF DEDICATION OF ALL EASEMENTS AND OTHER PUBLIC AREAS AND IMPROVEMENTS SHOWN THEREON, SUBJECT TO MAINTENANCE AND GUARANTEE BY THE OWNER FOR TWO YEARS FROM THE DATE OF THIS APPROVAL. ALL STREETS AND DRAINAGE FACILITIES SHOWN HEREON ARE PRIVATE AND ARE NOT THE RESPONSIBILITY OF BARROW COUNTY.

8/27/19
 (SIGNATURE, DIRECTOR PLANNING DEPARTMENT)

LAKWOOD VILLAGE
 PHASE ONE
 AT THE GEORGIA CLUB

SCHMITT ENGINEERING AND
 LAND SURVEYING, INC.
 P.O. BOX 1276
 WINDER, GEORGIA 30680
 770-867-6744

FINAL PLAT			
BARROW COUNTY	GMD 1741	STATE: GEORGIA	
OCONEE COUNTY	GMD 224		
SCALE:	ISSUE DATE: 8/13/2019	PROL: 16029	

eFiled & eRecorded
 DATE: 8/29/2019
 TIME: 9:29 AM
 PLAT BOOK: 00064
 PAGE: 00553
 RECORDING FEES: \$8.00
 PARTICIPANT ID: 3199513100
 CLERK: Regina B. McIntyre
 Barrow County, GA

REVISION NO.1

1. THIS PLAT REVISES THE STREET ADDRESSES FOR LOTS 32 AND 33 AND THE NAME OF THE ADJACENT ALLEY FROM LAKEWOOD PARK TO LAKEWOOD PARK NORTH AT THE REQUEST OF BARROW COUNTY GIS. THIS PLAT SUPERCEDES THE PREVIOUSLY PLAT FOR LAKEWOOD VILLAGE PHASE ONE AT THE GEORGIA CLUB RECORDED IN PLATBOOK 64, PAGES 543-545.



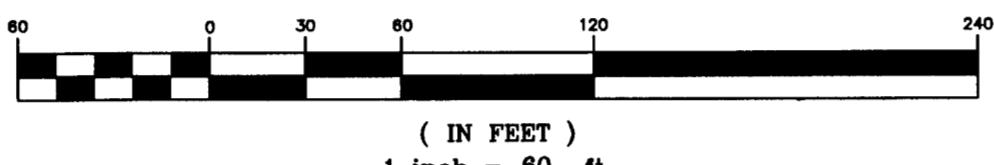
LEGEND

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L.L.	Land Lot Line	PO	Power Pole
R/W	Land Lot	LP	Light Pole
BWF	Right of Way	GV	Gas Valve
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C&G	Easement	SI	Sign
TP	Curb & Gutter	DI	Direction of Flow
EP	Telephone Pedestal		
SE	Edge Of Pavement		
DE	Sewer Easement		
(123)	Drainage Easement		
	Property Address		
	Property Corner		
	Boundary Inflection Point		

Philip J. Schmitt 8/27/19

MAGNETIC

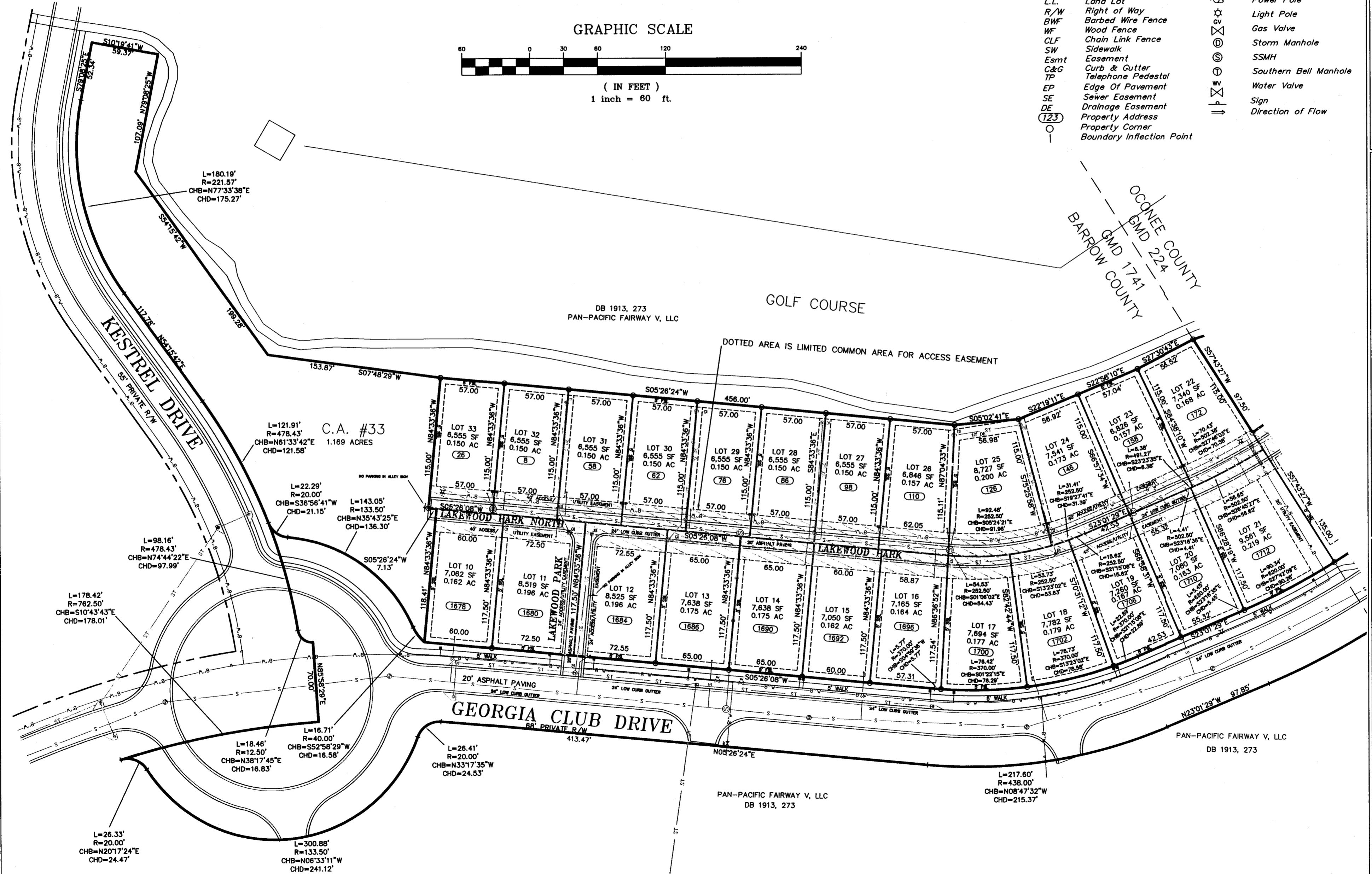
GRAPHIC SCALE



GOLF COURSE

DB 1913, 273
 PAN-PACIFIC FAIRWAY V, LLC

DOTTED AREA IS LIMITED COMMON AREA FOR ACCESS EASEMENT



FINAL PLAT

SCHMITT ENGINEERING AND
 LAND SURVEYING, INC.
 P.O. BOX 1276
 WINDER, GEORGIA 30680
 770-867-6744

LAKEWOOD VILLAGE
 PHASE ONE
 AT THE GEORGIA CLUB

SCHMITT ENGINEERING AND
 LAND SURVEYING, INC.
 P.O. BOX 1276
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22	BARROW COUNTY	GMD 1741	STATE: GEORGIA
23	OCONEE COUNTY	GMD 224	
24	SCALE: 1" = 60 FT	ISSUE DATE: 8/13/2019	PROJ.: 16029
25			

eFiled & eRecorded
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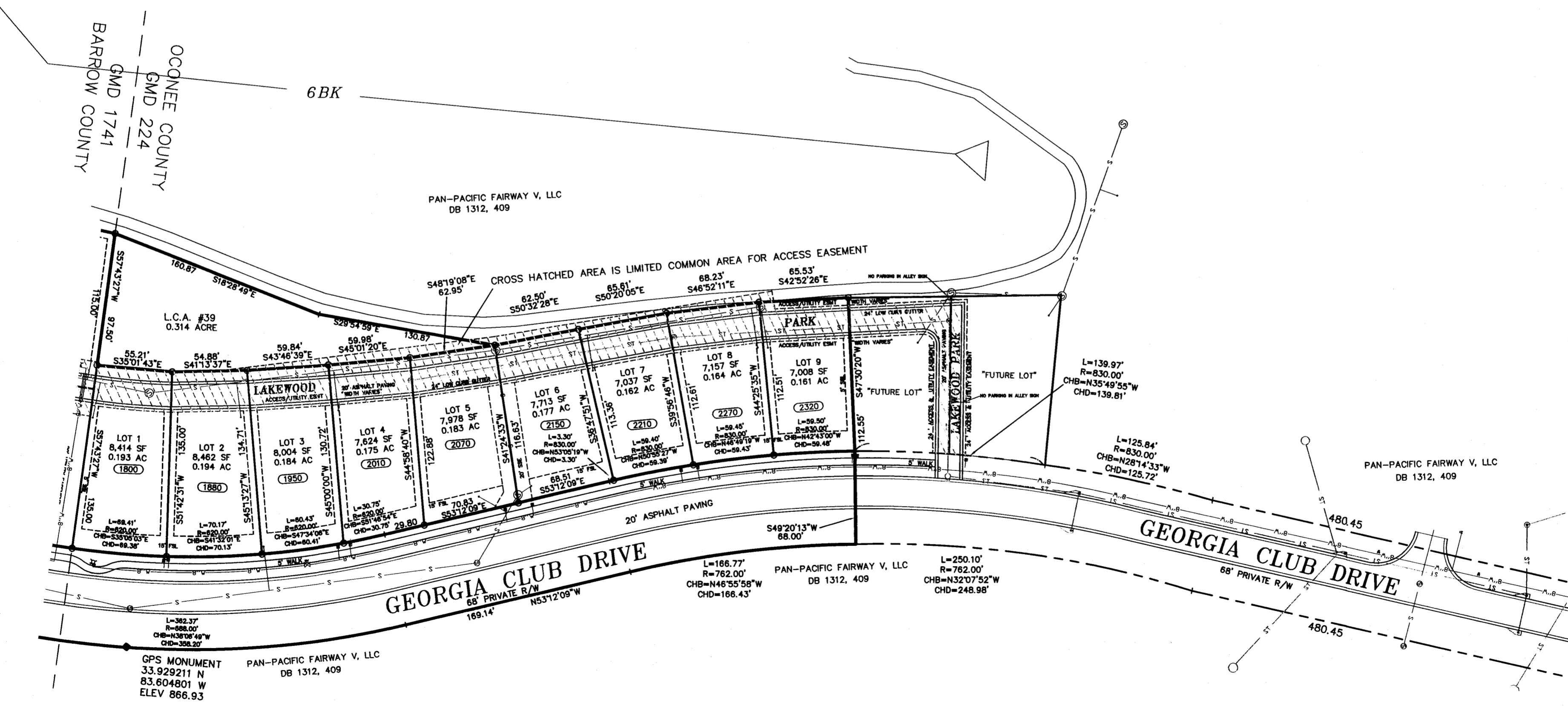
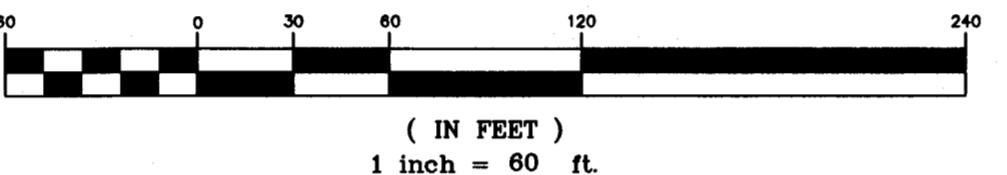
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CLF	Chain Link Fence		Southern Bell Manhole
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(123)	Property Address		

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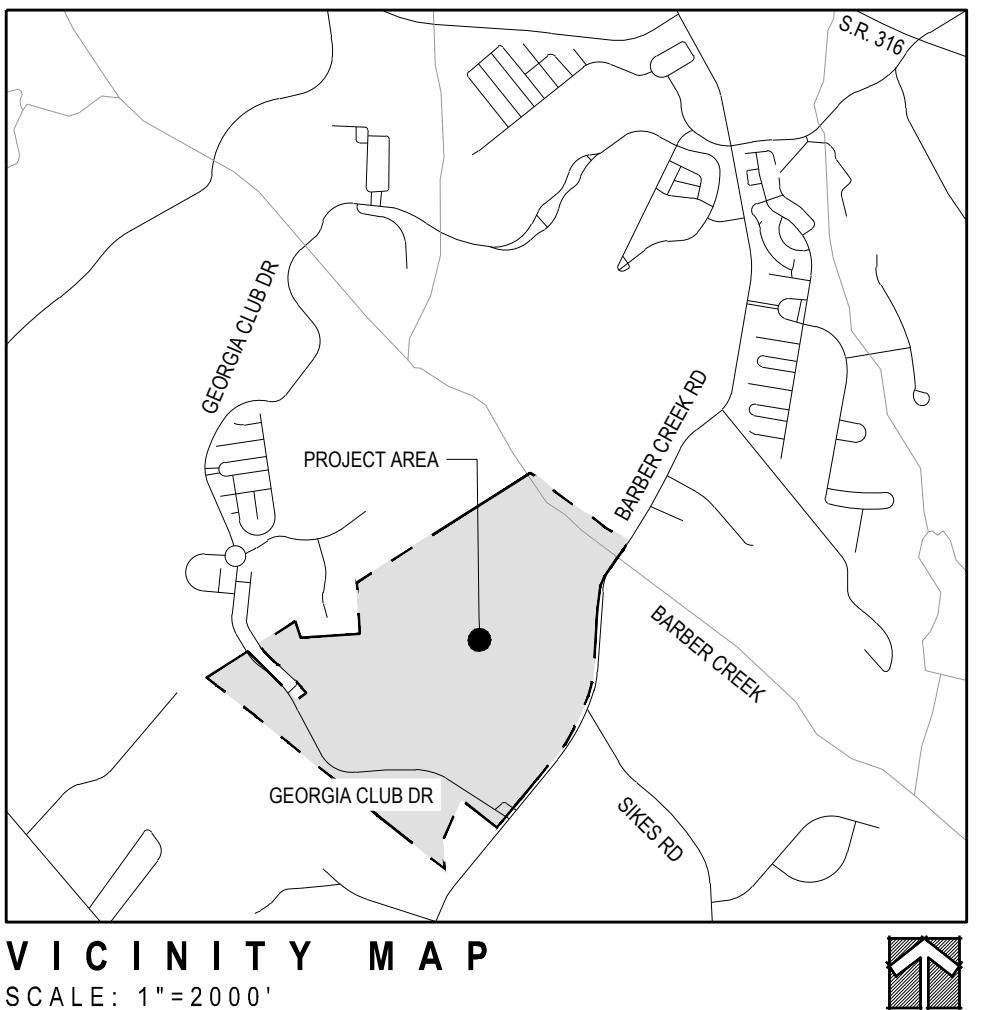


REZONE CONCEPT PLAN FOR GEORGIA CLUB

BARBER CREEK SOUTH AT THE GEORGIA CLUB

OCONEE COUNTY, GEORGIA

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PROJECT TEAM

OWNER
 PAN PACIFIC FAIRWAYS V, LLC
 1050 CHANCELLORS DRIVE
 STATHAM, GA 30666
 CONTACT: KEITH ANDERSON
kanderson@georgiaclub.com
 770.725.4700

DEVELOPER
 PAN PACIFIC FAIRWAYS V, LLC
 1050 CHANCELLORS DRIVE
 STATHAM, GA 30666
 CONTACT: KEITH ANDERSON
kanderson@georgiaclub.com
 770.725.4700

PROJECT DATA

PROJECT ADDRESS/PARCEL
 PARCEL A 01D 001, A 01D 002, A 01D 003A, A 01D 003GC, A 01D 004
 BARBER CREEK SOUTH AT THE GEORGIA CLUB
 CITY OF STATHAM
 PROJECT ZONING
 R-3 MPD AND FLOODPLAIN WITH MODIFIED PLAN AND CONDITIONS
 PROJECT LAND USE
 RESIDENTIAL
 TOTAL PROJECT AREA (PARCEL)
 202.66 AC

**PLANNER / ENGINEER /
LANDSCAPE ARCHITECT**
 SMITH PLANNING GROUP, LLC
 1022 TWELVE OAKS PLACE, STE 201
 WATKINSVILLE, GA 30677
 CONTACT: BOB SMITH, RLA
bob@smithplanninggroup.com
 706.769.9515

LAND SURVEYOR
 SCHMITT ENGINEERING AND LAND SURVEYING
 PO BOX 1276
 WINDER, GA
 CONTACT: PHIL SCHMITT
philschmitt@comcast.com
 770.867.6744

SHEET INDEX

SHEET NO	DESCRIPTION
RZ-00	COVER SHEET
RZ-11	EXISTING CONDITIONS
RZ-20	OVERALL CONCEPT PLAN
RZ-21	CONCEPT PLAN ENLARGEMENT
RZ-22	CONCEPT PLAN ENLARGEMENT
RZ-23	CONCEPT PLAN ENLARGEMENT
RZ-24	CONCEPT PLAN ENLARGEMENT

NOTE: ALL LOTS SHOWN STOP AT 50' PERIMETER BUFFER. ALL PROPERTY SHOWN AS OPEN SPACE WILL BE MAINTAINED BY THE H.O.A.
NOTE: ALL QUANTITIES, AREA CALCULATIONS, AND PROPOSED DENSITIES SHOWN REFLECT PROPOSED DEVELOPMENT WITHIN OCONEE COUNTY ONLY.
NOTE: ANY ADJACENT ACTIVE AGRICULTURAL LAND USES AS OUTLINED IN SECTION 606 OF THE ZONING REGULATIONS ARE UNKNOWN AT THIS TIME. IF ANY ARE DISCOVERED AT A LATER TIME, THE DISTANCES BETWEEN THE ADJACENT LAND USES AND THE PROPOSED RESIDENTIAL STRUCTURES SHALL BE MAINTAINED AS DESCRIBED IN SECTION 606.
NOTE: STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.
NOTE: SITE PLANS SHOWN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE. THEY ARE INTENDED TO REPRESENT TYPICAL LOT DIMENSIONS, SETBACKS, ARCHITECTURAL FOOTPRINTS, AND GENERAL SITE DEVELOPMENT FOR EACH LOT TYPE.

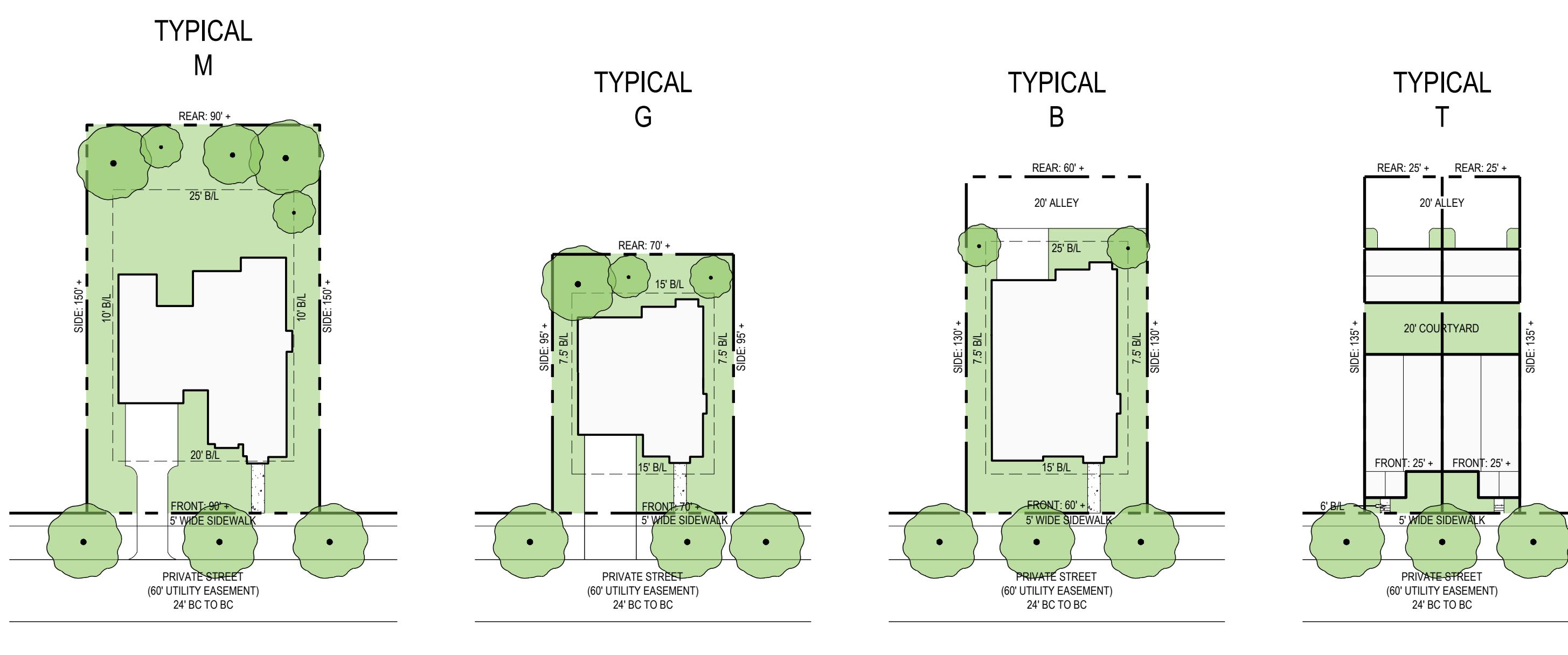
DEVELOPMENT SUMMARY:

EXISTING ZONING: R-3 MPD AND FLOODPLAIN WITH MODIFIED PLAN & CONDITIONS
 PROPOSED ZONING: R-3 MPD AND FLOODPLAIN WITH MODIFIED PLAN & CONDITIONS
 EXISTING USE: VACANT
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 OVERALL GEORGIA CLUB AREA: 1,300 AC. +/- BARROW & OCONEE COUNTY
 TAX PARCEL NUMBERS: A 01D 001, A 01D 002, A 01D 003A, A 01D 003GC, A 01D 004
 TOTAL NUMBER OF PROPOSED LOTS: 177 LOTS
 PROPOSED DENSITY: 0.87 DUA
 ALLOWABLE R-3 MPD DENSITY: UP TO 5.6 UNITS PER ACRE
 AREA OF PROPOSED RIGHT-OF-WAY:
 AREA OF 30' SIDEWALK: 0.27 AC
 AREA OF 30' SIDEWALK: 0.27 AC
 AREA OF SUBMERGED OR FLOOD PRONE LAND: 27.09 ACRES
 (INC. WETLANDS, LAKES, 100 YR FF, ENV. BUFFERS)

NOTES:

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL PROJECTS WITHIN A MASTER
 PLANNED DEVELOPMENT ARE TO FOLLOW THE COUNTY'S NORMAL APPROVAL
 PROCESS OF ENGINEERING DRAWINGS THROUGH THE DEVELOPMENT REVIEW
 COMMITTEE.
 LOTS WITHIN THE DEVELOPMENT SHALL BE SERVICED BY UNDERGROUND
 UTILITIES (ELECTRIC POWER, NATURAL GAS, TELEPHONE, TV CABLE, ETC.). ANY
 EXISTING UTILITIES LOCATED ON THE SUBJECT PROPERTY OR BARBER CREEK
 ROAD RIGHT-OF-WAY ARE UNKNOWN AT THIS TIME.
 THE DEVELOPER SHALL PROVIDE ARCHITECTURAL DRAWINGS OF PROPOSED
 STRUCTURES TO BE REVIEWED AND APPROVED BY OCONEE COUNTY AS PART
 OF THE CONCEPT PLAN OR PRIOR TO EACH PRELIMINARY SUBDIVISION PLAT OR
 PRELIMINARY SUBDIVISION PLAT IS TO BE CONSISTENT WITH THE APPROVED CONCEPT PLAN FOR THE
 MASTER PLANNED DEVELOPMENT.
 CONTOUR INTERVAL ON ALL PLANS = 2'

APPROVALS OF INDIVIDUAL PROJECTS WITHIN A MASTER PLANNED DEVELOPMENT ARE TO FOLLOW
 THE COUNTY'S NORMAL DEVELOPMENT APPROVAL PROCESS, BASED ON PRELIMINARY SITE PLANS OR
 PRELIMINARY SUBDIVISION PLATS AS NORMALLY REQUIRED. EACH PRELIMINARY SITE PLAN OR
 PRELIMINARY SUBDIVISION PLAT IS TO BE CONSISTENT WITH THE APPROVED CONCEPT PLAN FOR THE
 MASTER PLANNED DEVELOPMENT.
 STATE JURISDICTION: WETLANDS LOCATED ON SITE. WETLAND AREAS SHOWN
 HEREON WERE DETERMINED BY FIELD INVESTIGATION AND LOCATED USING
 STANDARD LAND SURVEYING TECHNIQUES.
 DELINEATION WAS CONDUCTED BY:
 WETLANDS ECOLOGICAL CONSULTANTS
 3225 SOUTH CHEROKEE LANE, BUILDING 800
 WOODSTOCK, GA 30188

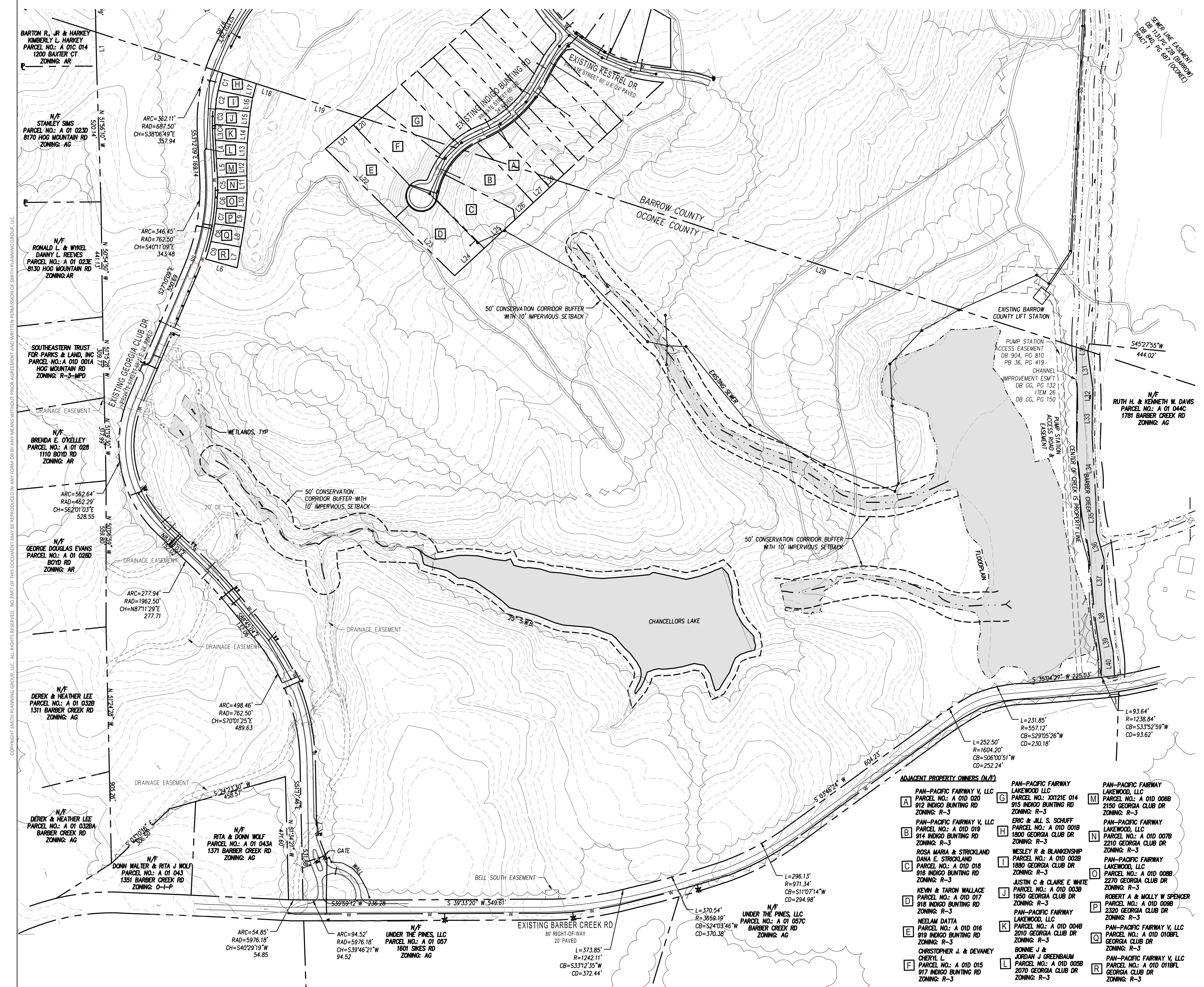
 BARBER CREEK SOUTH AT
GEORGIA CLUB
 OCONEE COUNTY, GEORGIA

 BARBER CREEK SOUTH LOT TYPICALS
 SCALE: 1"=40'

 ILLUSTRATIVE SITE PLAN
 SCALE: NTS

 SHEET TITLE:
COVER SHEET

 SHEET ISSUE: 02/21/22 PROJECT NO. 21-3102
 NO. DATE DESCRIPTION
 1 03/10/22 PER COUNTY COMMENTS
 03/30/22 PER COUNTY COMMENTS

 SHEET NO.
RZ-00

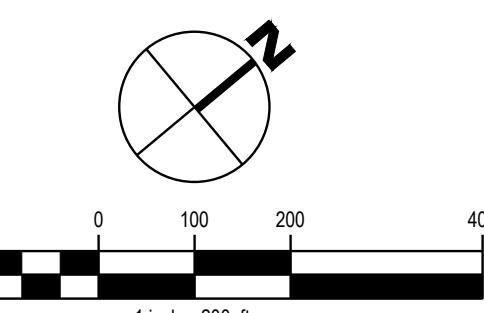


Parcel Line Table

Line #	Length	Direction
L1	128.77	N51° 16' 40.97"W
L2	510.11	N57° 43' 27.31"E
L3	29.80	S53° 12' 09.04"E
L4	70.83	S53° 12' 09.04"E
L5	68.51	S53° 12' 09.04"E
L6	125.09	N55° 25' 20.02"E
L7	80.85	N40° 42' 27.44"W
L8	75.32	N40° 42' 27.44"W
L9	65.53	N42° 52' 25.92"W
L10	68.23	N46° 52' 11.13"W
L11	65.61	N50° 20' 05.35"W
L12	62.50	N50° 32' 27.86"W
L13	62.95	N48° 19' 08.03"W
L14	59.98	N45° 01' 20.46"W
L15	59.84	N43° 46' 38.96"W
L16	54.88	N41° 13' 36.96"W
L17	55.21	N35° 01' 42.91"W
L18	97.50	N57° 43' 27.31"E
L19	327.23	N57° 43' 27.31"E
L20	43.46	S0° 22' 33.71"E
L21	140.70	S0° 22' 33.71"E
L22	376.73	N84° 23' 23.01"E
L23	316.51	N84° 23' 23.01"E
L24	154.58	N2° 56' 24.29"W
L25	160.21	N2° 56' 24.29"W
L26	96.87	N2° 56' 24.29"W
L27	85.00	N2° 56' 24.29"W
L28	39.57	N2° 56' 24.29"W
L29	2132.77	N57° 43' 27.31"E
L30	1.24	S39° 45' 52.82"E
L31	142.54	S57° 57' 22.81"E
L32	61.13	S48° 50' 20.94"E
L33	111.83	S49° 07' 47.80"E
L34	268.66	S53° 18' 47.58"E
L35	110.19	S51° 05' 47.80"E
L36	106.92	S65° 43' 22.81"E
L37	165.65	S51° 37' 11.76"E
L38	112.19	S57° 15' 11.22"E
L39	79.86	S62° 26' 45.36"E
L40	91.74	S53° 09' 56.75"E

Curve Table

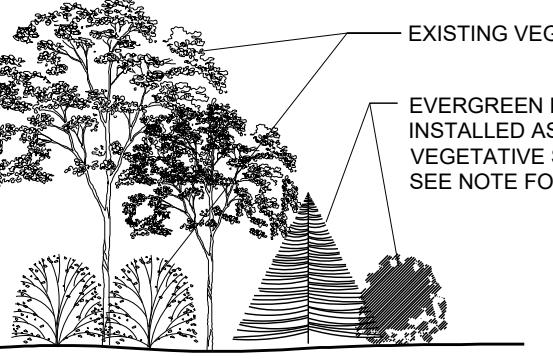
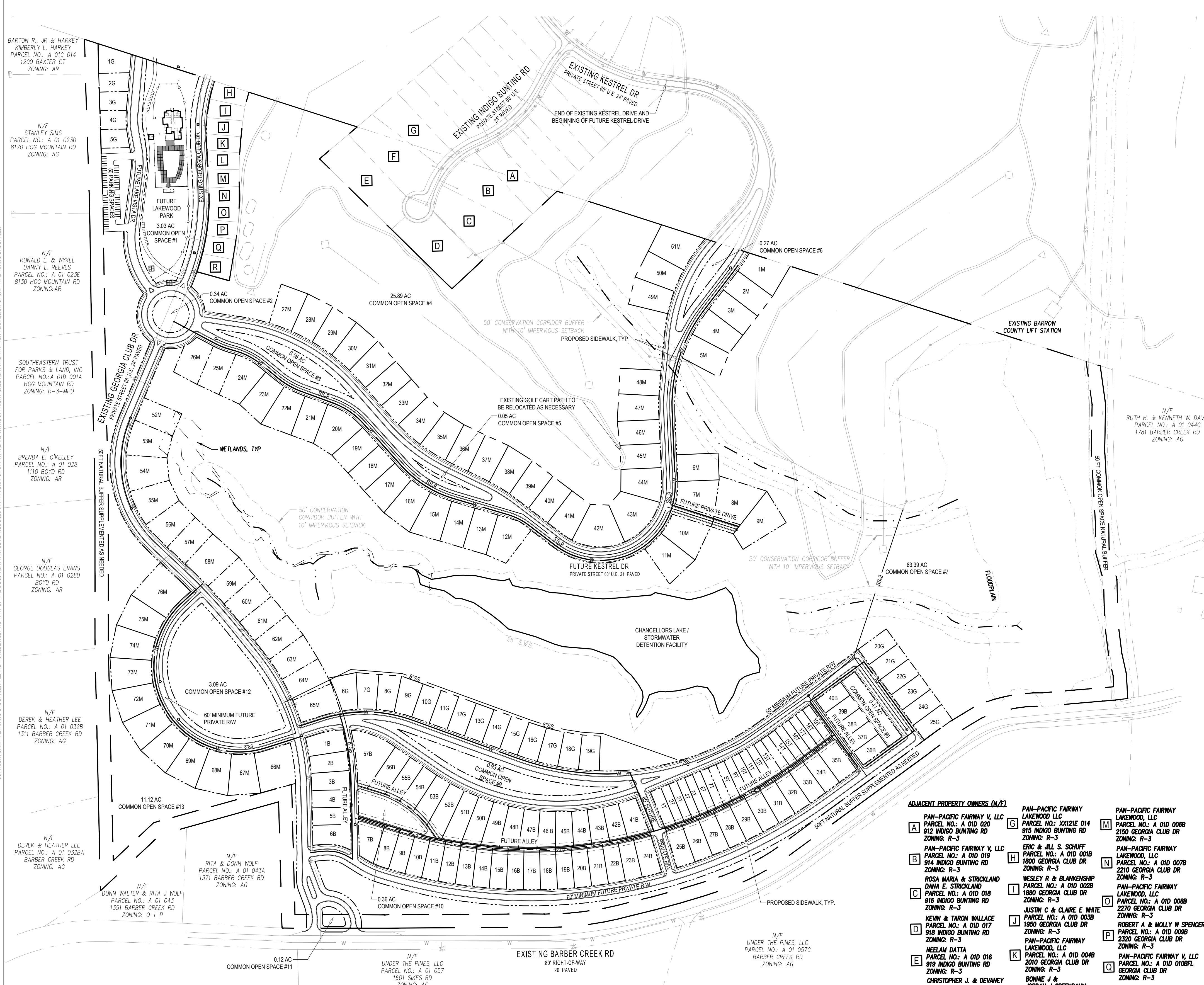
Curve #	Radius	Chord Direction	Chord Length
C1	620.00	S35° 05' 03"E	69.38
C2	620.00	S41° 32' 01"E	70.13
C3	620.00	S47° 34' 06"E	60.41
C4	620.00	S51° 46' 54"E	30.75
C5	830.00	S50° 55' 27"E	59.39
C6	830.00	S46° 49' 19"E	59.43
C7	830.00	S42° 43' 00"E	59.48
C8	830.00	S38° 16' 35"E	69.13
C9	830.00	S33° 26' 43"E	70.81



BARBER CREEK SOUTH AT
GEORGIA CLUB

OCONEE COUNTY, GEORGIA

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BUFFER SECTION FOR NATURAL AREAS

NOTES:

1. THIS SECTION REPRESENTS A BUFFER WITH A COMBINATION OF EXISTING TREES AND SHRUBS SUPPLEMENTED BY EVERGREEN PLANT MATERIAL. THIS OPTION WILL BE APPROPRIATED WHEN NECESSARY, AS DETERMINED BY THE PLANNING DIRECTOR OR THEIR DESIGNEE. SUPPLEMENTAL EVERGREEN PLANT MATERIALS SHALL BE INSTALLED WITHIN THE NATURAL BUFFER AREA TO CREATE AN EFFECTIVE BARRIER BETWEEN INCOMPATIBLE LAND USES.
2. ALL NEW PLANT MATERIAL WILL MEET THE REQUIREMENTS OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE SECTION 812.01.

FEMA FLOOD: A PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS 3219C04040, DATED 09/02/09.

SIGNAGE: NO SIGNS ARE PROPOSED AT THIS TIME. **A SEPARATE PERMIT WILL BE FILED FOR SIGN.**

SURVEY INFO: BOUNDARY AND INFORMATION FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY SCHMITT ENGINEERING AND LAND SURVEYING. TOPOGRAPHIC INFORMATION FROM COUNTY GIS.

LIGHTING: THIS PROJECT SHALL MEET ALL OCONEE COUNTY, GEORGIA ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET MARKINGS, AND STORMWATER COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY SHIELDED IN ACCORDANCE WITH OCONEE COUNTY, GEORGIA STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.

STORMWATER: STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH OCONEE COUNTY, GEORGIA ORDINANCES AND REGULATIONS.

PHASING: THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE, BEGINNING UPON APPROVAL OF ALL REQUIRED PLANS AND AFTER OBTAINING ALL REQUIRED PERMITS.

LOT SUMMARY

	TOTAL LOTS
MANOR (M)	76
GARDEN (G)	25
BOULEVARD (B)	57
TOWNHOMES (T)	19
TOTAL	177

DENSITY

	CALCULATIONS
PROVIDED	0.87 DUA

OPEN SPACE

	CALCULATIONS
REQUIRED	40.59 AC OR 20%
PROVIDED	129.75 AC OR 64%
PROVIDED RECREATIONAL OPEN SPACE	46.22 AC OR 22.8% OF THE SITE

UTILITY DATA

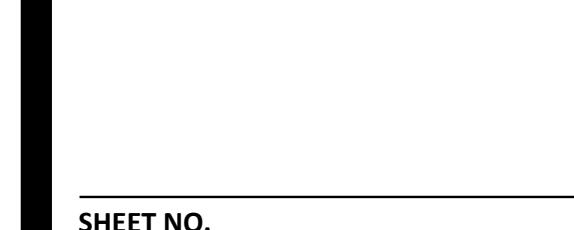
	OCONEE COUNTY
SEWERAGE DISPOSAL	BARROW COUNTY
SOLID WASTE	PRIVATE SERVICE PROVIDER
PROPOSED UTILITIES	ALL UTILITIES ARE TO BE INSTALLED UNDER GROUND. UTILITIES WILL BE CONTAINED WITHIN DEDICATED EASEMENTS.

SHEET TITLE:

**OVERALL
CONCEPT
PLAN**

SHEET ISSUE: 02/21/22 PROJECT NO. 21-3102

NO.	DATE	DESCRIPTION
1	03/10/22 03/30/22	PER COUNTY COMMENTS PER COUNTY COMMENTS



GEORGIA CLUB

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 stamp is signed "thanks R. Smith" in black ink across the bottom. The stamp is oriented vertically on the page.

SHEET TITLE:

**CONCEPT
PLAN
ENLARGEMENT**

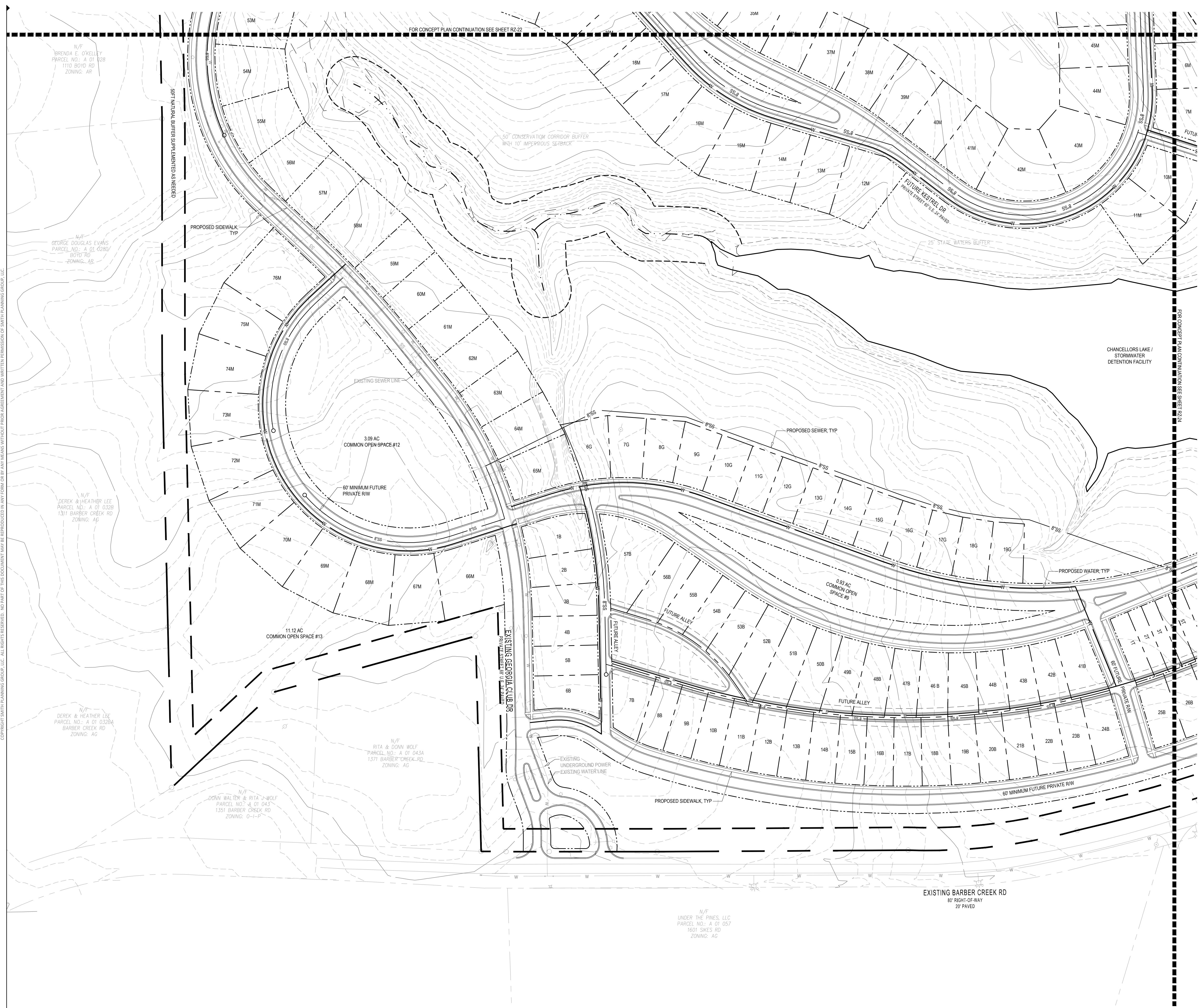
SHEET ISSUE: 02/21/22 **PROJECT NO.** 21-310

NO.	DATE	DESCRIPTION
1	03/10/22	PER COUNTY COMMENTS
	03/20/22	PER COUNTY COMMENTS

SHEET NO.

RZ-21

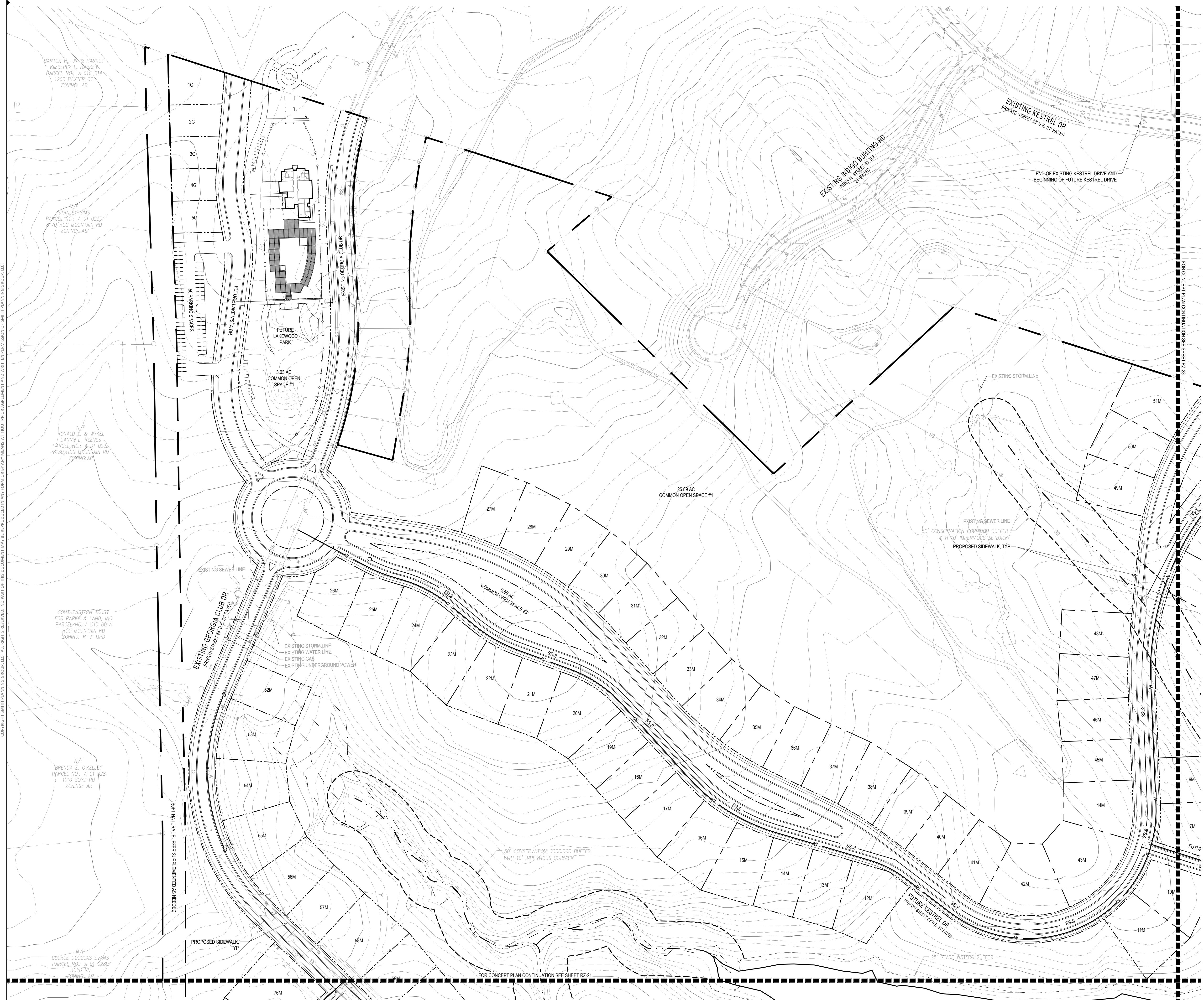
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BARBER CREEK SOUTH AT
GEORGIA CLUB

OCONEE COUNTY, GEORGIA

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**CONCEPT
PLAN
ENLARGEMENT**

SHEET ISSUE: 02/10/22 PROJECT NO. 21-3102

NO.	DATE	DESCRIPTION
1	03/10/22 03/30/22	PER COUNTY COMMENTS PER COUNTY COMMENTS

SHEET NO.

RZ-22

GEORGIA CLUB

EE COUNTY, GEORGIA

O C O N N E C O U N T Y , G E O R G I A

A circular registration stamp for a Landscape Architect in Georgia. The outer ring of the stamp contains the word "GEORGIA" at the top and "LANDSCAPE ARCHITECT" at the bottom. The inner circle contains the word "REGISTERED" in the upper half and "CHARTERED" in the lower half. The center of the stamp features a signature that reads "Charles R. Smith" over "No. 884". There are two five-pointed stars, one on each side of the inner circle.

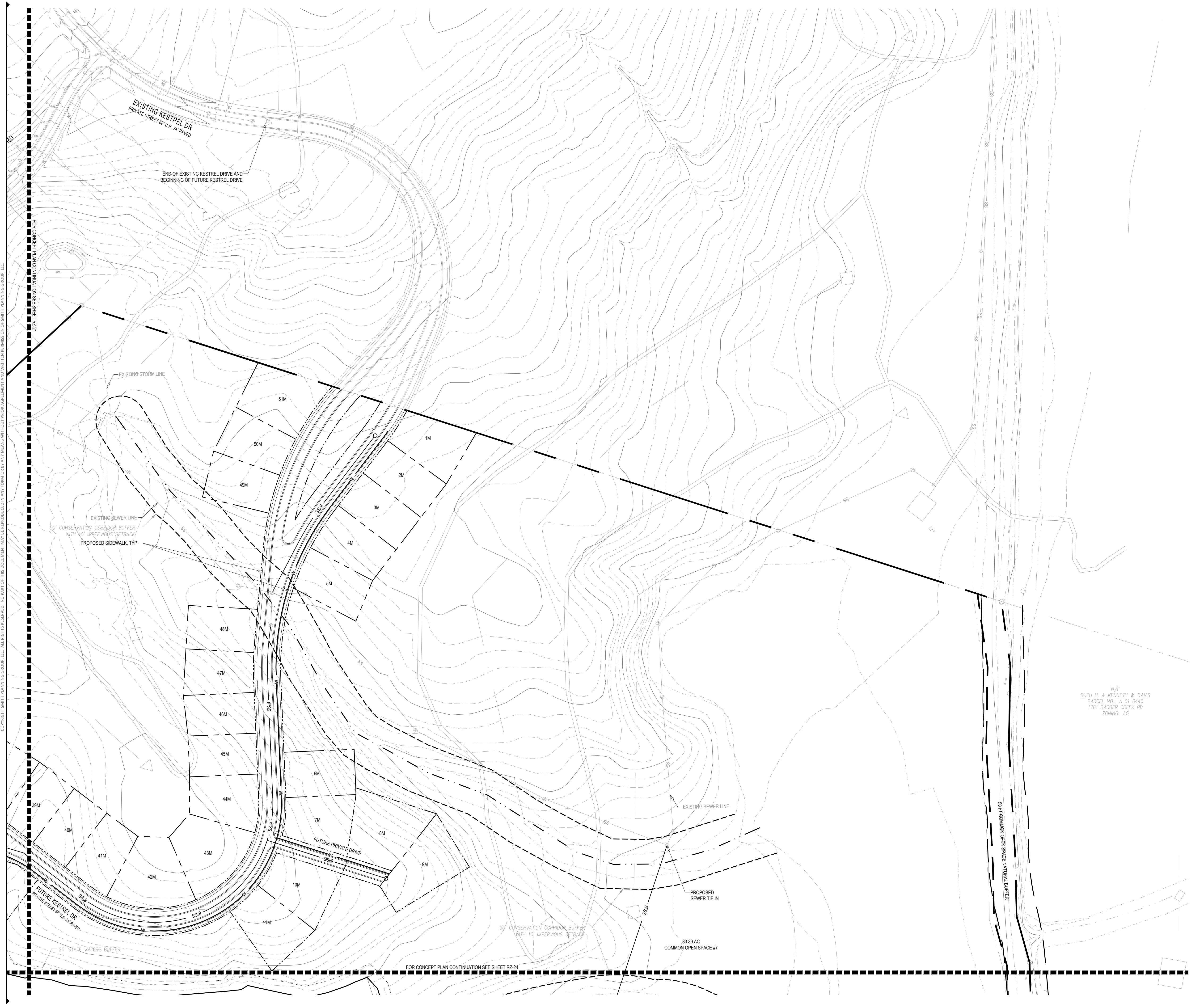
CONCEPT PLAN

LAST ISSUE: 02/21/00

DATE	DESCRIPTION
03/10/22	PER COUNTY COMMENTS
03/20/22	PER COUNTY COMMENTS

ET NO.

RZ-23



GEORGIA CLUB

A circular stamp with a double-lined border. The word "GEORGIA" is arched along the top inner line, and "REGISTERED" is arched along the bottom inner line. Two five-pointed stars are positioned on the left and right sides of the circle. The number "No. 884" is in the center. Handwritten text "Charles R. Smith" is written across the bottom of the stamp. The word "LANDSCAPE" is at the bottom left, "ARCHITECT" is at the bottom right, and "CHARTERED" is at the bottom center.

SHEET TITLE:

**CONCEPT
PLAN
ENLARGEMENT**

SWEET ISSUE PROJECTING

NO.	DATE	DESCRIPTION
1	03/10/22	PER COUNTY COMMENTS
	03/20/22	PER COUNTY COMMENTS

03/30/22 PER COUNTY COMMITMENTS

SHEET NO.

RZ-24

