

**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 classifications A-1 (Agricultural) to B-2 (Highway Business) pursuant to an application for rezoning of property owned by Evelyn & Frank Gordy Family, L.P. submitted on December 28, 2015.

**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 Oconee 316 Associates, LLC on December 28, 2015 requesting rezoning of a ±53.859 acre tract of land located on the north side of the Oconee Connector and the north side of Plaza Parkway in the 1331<sup>st</sup> G.M.D., Oconee County, Georgia, (Portion of TP# C-1-47), 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 A-1 (Agricultural) to B-2 (Highway Business) for the purpose of 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

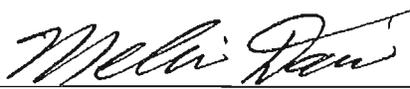
SECTION 4. Effective Date. This Ordinance shall take effect this date.

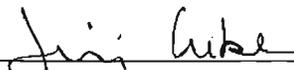
Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on February 15, 2016, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on March 1, 2016.

ADOPTED AND APPROVED, this 1<sup>st</sup> day of March, 2016.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

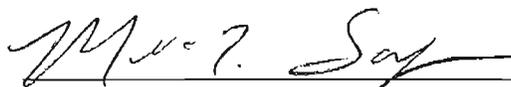
BY:

  
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G. Melvin Davis, Chairman

  
\_\_\_\_\_  
Jim Luke, Member

  
\_\_\_\_\_  
John Daniell, Member

  
\_\_\_\_\_  
W. E. "Bubber" Wilkes, Member

  
\_\_\_\_\_  
Mark Saxon, Member

ATTEST:

  
\_\_\_\_\_  
Jane Greathouse  
Clerk, Board of Commissioners

# EXHIBIT "A" TO REZONE #6812

## Page 1 of 6 CONDITIONS

This Zoning Amendment shall be subject to the following conditions which shall be fulfilled by the developer at his/her expense:

1. The development shall be connected to the Oconee County water system and sewer system at the developer's expense in a manner approved by the Oconee County Utility Department and the Oconee County Public Works Department.
2. Developer shall construct improvements at the project entrances, in accordance with the Unified Development Code and as required by the Public Works Department.
3. At the discretion of the Board of Commissioners, developer shall enter into a development agreement with Oconee County for any future improvements necessitated by build-out conditions of the development, such as, but not limited to signalization at intersections on the Parkway Boulevard Extension as illustrated on the rezone concept plan. Any and all changes to the design or construction of Parkway Boulevard Extension required to accommodate the proposed development shall be provided at the developer's expense.
4. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative photos submitted with the zoning application and attached hereto.
5. The total building floor area of the development shall not exceed 371,985 Sf.
6. Unless a Special Exception Variance is approved by the Board of Commissioners, the developer shall comply with the minimum number of parking spaces required under Section 604.01.b of the Unified Development Code. (Special Exception Variance #6813)
7. Unless a Special Exception Variance is approved by the Board of Commissioners, the developer shall comply with the setbacks for off-street parking required under Section 607.04.b of the Unified Development Code. (Special Exception Variance #6814)
8. All fuel and gas dispensing facilities shall comply with the requirements of Section 322 of the Unified Development Code.

### NARRATIVE

Oconee 316 Associates, LLC, respectfully requests consideration of their request for the modification of rezoning condition A-1 to B-2. The change in conditions requested are to facilitate the development of approximately 364,785 square feet of retail space. We note this request is in accordance with the Oconee County Future Land Use Plan of 2022.

The project to be known as Epps Bridge Centre II is a proposed regional shopping center located on approximately 51.09 acres (not including area donated to right-of-way) of a larger tract of 113.99 acres located in the northwest quadrant of the Epps Bridge Parkway and Plaza Parkway. The center will provide additional retail, entertainment, and dining services to the area. The property is currently zoned A-1 and is surrounded by commercial development and major traffic arteries. Property to the East consists of Lowes, Wal-Mart, Kohl's, Home Depot, Kroger, Ashley Furniture and other retailers currently zoned B-1. To the north of the property is undeveloped land currently zoned A-1 and B-1. The southern border of the property is the Oconee Connector with Epps Bridge Centre across the street.

**Traffic Impact and Access:**

The traffic demands of the site will be supported by the existing Oconee Connector and the proposed extension of Parkway Boulevard. The final layout of Epps Bridge Centre II will be dictated by the final design of the extension of Parkway Boulevard as determined by Oconee County.

Additional information on traffic generation is outlined in the Preliminary Traffic Summary prepared by SRS Engineering Traffic Consultants included in this application.

**Local School System Impact:**

The impact to the local school districts will be two fold. The proposed development is retail with no mixed-use housing component, thus the impact on enrollment will be minimal. However, we do anticipate a significant impact on the school system due to the increased property tax revenue for the county & school board as well as a significant growth in sales tax revenue for the county & school board. The school board's proportional share of the increase in revenues will positively impact the local school district's ability to further its goals of a quality education.

**Utilities & Storm Water Management:**

Water will be supplied to the development from Oconee County Water Distribution System. Currently, the county has a 12" water line stubbed across into the property under the Oconee Connector. The 51.09+/- acre Epps Bridge Centre II is estimated to use 36,500 gallons per day of water depending on tenant mix.

The sewage from the center will be handled by the Oconee County Wastewater System. Currently, a 12" Gravity Sewer Line runs through the eastern portion of the property.

Utilities will be provided to the property from the Oconee Connector. Utility providers include Walton EMC, AT&T, Charter Communications, Atlanta Gas Light, and Oconee County Utilities.

The storm water management design will comply, at a minimum, with the Georgia Storm Water Management Manual, and includes the use of detention ponds to capture and treat storm water drainage before returning the storm water to local streams.

**Project Cost:**

The proposed development has an estimated cost of \$55,000,000.

**Site Plan:**

The Conceptual Site Plan includes fifteen buildings with a mixture of anchor tenants and shop tenants. The conceptual site plan also includes four outparcels for banking, restaurants, and stand-alone retail buildings. The architectural theme of the project is to be determined at a later date, but will be consistent with the standards of typical high quality retail, restaurant, and entertainment developments. The construction and façade materials may consist of a combination of masonry, stone, stucco, and metal. The center will have landscaping throughout designed to have 30% tree canopy coverage at maturity. Common area maintenance will be maintained by a professional landscaping service. Parking lots will be swept regularly by professional sweeping service. Both services are part of the maintenance program to maintain a high quality development.

#### EPPS BRIDGE CENTRE II Oconee County, Georgia

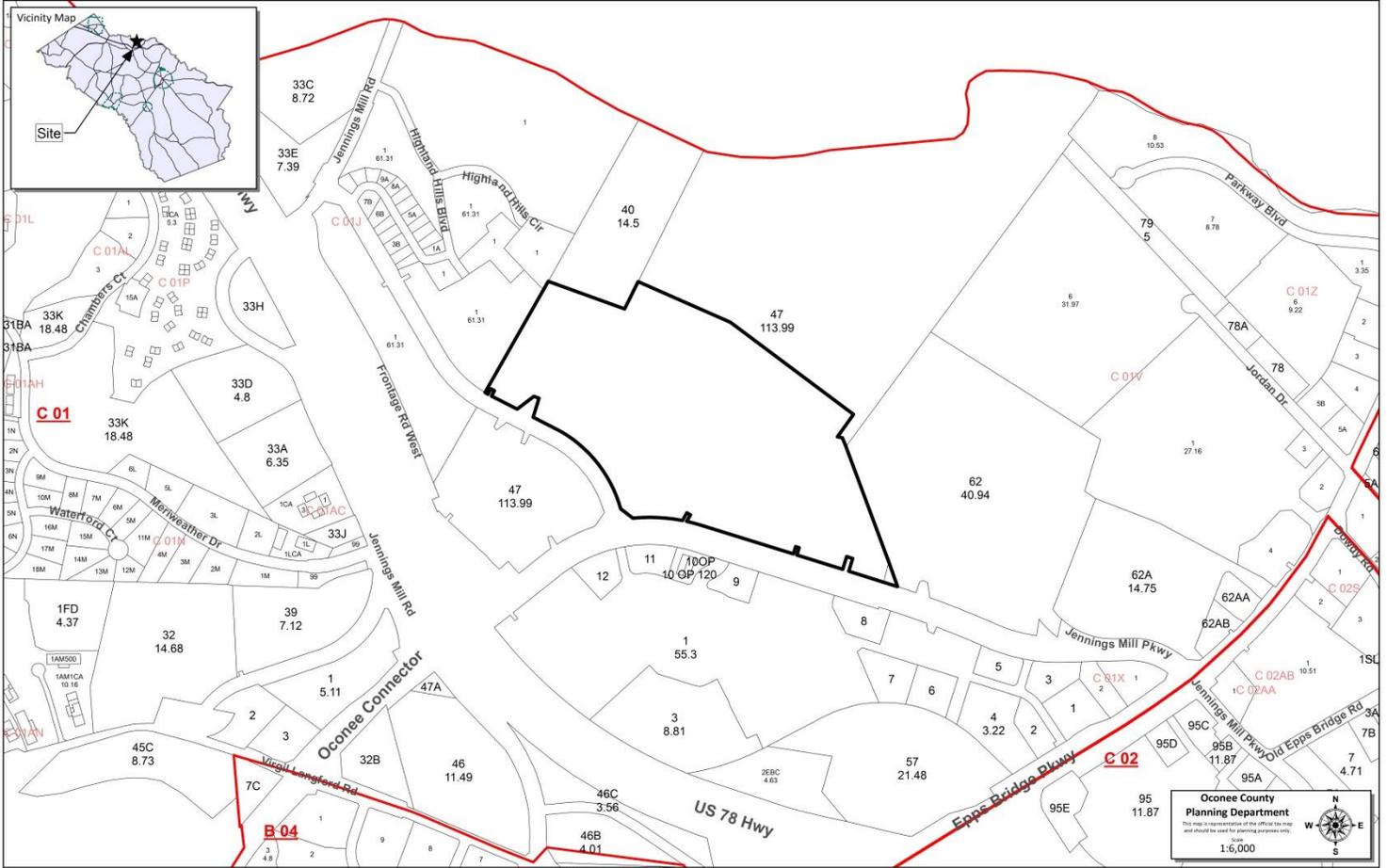
Project Sequencing Information		
Approximate Project Construction Sequence		
Sequence	Activity	Duration (Months)
<b>Pre-Construction</b>		
1	Rezoning Submittal	
2	Rezoning Approval	3
3	Preliminary Plat and Construction Approval	6
<b>Project Ground Breaking</b>		
4	Site Clearing and Grubing	2
5	Construct Water Quality Structures	1
6	Grading	5
7	On Site Utility Installation	3
8	Construct Building Pads	1
<b>Building Construction</b>		
9	Building Construction	9
10	Parking Lot/Pedestrian Cross Walks	2
11	Landscaping Installation	1
13	Final Plat Approval	3
<b>Approximate Time Period for Each Phase</b>		
Pre-Construction		9 Months
Total Ground Breaking/Grading		12 Months
Total Building Construction		15 Months
Potential Total Project		36 Months

EXHIBIT "A" TO REZONE #6812

REPRESENTATIVE PHOTOGRAPHS



TAX MAP



LEGAL DESCRIPTION

All that tract or parcel of land lying or being in General Militia District 1331, Oconee County, Georgia, and being more particularly described as follows:

Beginning at 5/8 inch rebar set at the Southeasterly end of the mitered intersection of Northeastly right-of-way of Plaza Parkway (variable public right-of-way) with the Northerly right-of-way of Oconee Connector (variable public right-of-way), said point being the True Point of Beginning; Thence along said right-of-way of Oconee Connector, along a curve to the right, said curve having an arc length of 297.15 feet with a radius of 1029.93 feet, being subtended by a chord bearing of South 87 degrees 16 minutes 05 seconds East, a distance of 296.12 feet to a 5/8 inch rebar set; thence North 28 degrees 36 minutes 20 seconds East, a distance of 52.34 feet to a 5/8 inch rebar set; thence South 61 degrees 03 minutes 35 seconds East, a distance of 24.68 feet to a 5/8 inch rebar set; thence South 29 degrees 49 minutes 06 seconds West, a distance of 44.98 feet to a 5/8 inch rebar set; thence along a curve to the right, said curve having an arc length of 89.27 feet with a radius of 1029.93 feet, being subtended by a chord bearing of South 75 degrees 08 minutes 22 seconds East, a distance of 89.24 feet to a point; thence continuing along said right-of-way South 72 degrees 39 minutes 23 seconds East, a distance of 89.66 feet to a point; thence continuing along said right-of-way South 72 degrees 39 minutes 23 seconds East, a distance of 182.15 feet to a point; thence continuing along said right-of-way of Oconee Connector South 72 degrees 39 minutes 23 seconds East, a distance of 303.42 feet to a 5/8 inch rebar set; thence North 17 degrees 20 minutes 37 seconds East, a distance of 46.00 feet to a 5/8 inch rebar set; thence South 72 degrees 39 minutes 23 seconds East, a distance of 22.00 feet to a 5/8 inch rebar set; thence South 17 degrees 20 minutes 37 seconds West, a distance of 46.00 feet to a 5/8 inch rebar set; thence South 72 degrees 39 minutes 23 seconds East, a distance of 286.00 feet to a 5/8 inch rebar set; thence North 17 degrees 20 minutes 37 seconds East, a distance of 80.00 feet to a 5/8 inch rebar set; thence South 72 degrees 39 minutes 23 seconds East, a distance of 38.00 feet to a 5/8 inch rebar set; thence South 17 degrees 20 minutes 37 seconds West, a distance of 80.00 feet to a 5/8 inch rebar set; thence

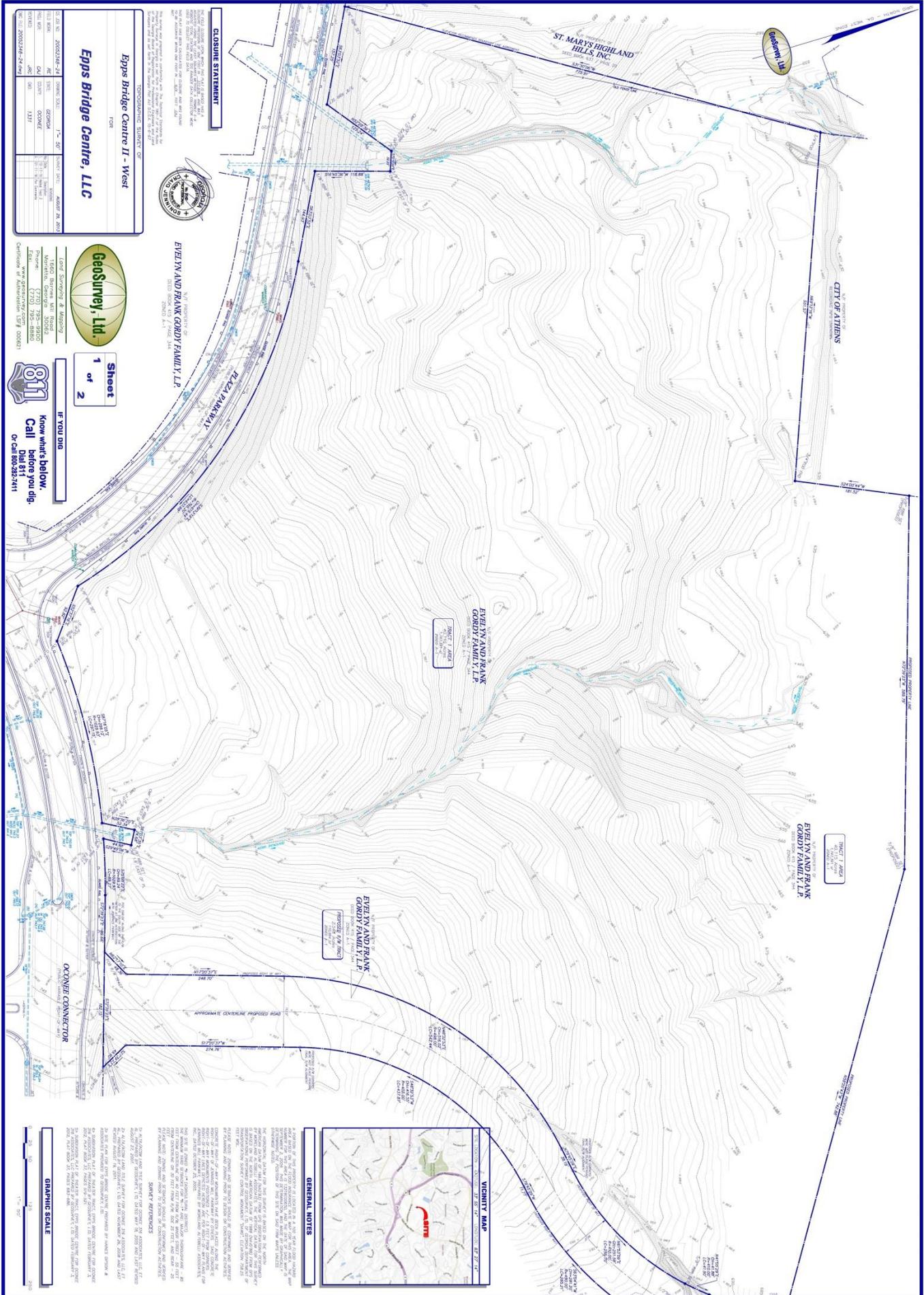
South 72 degrees 39 minutes 23 seconds East, a distance of 232.43 feet to a 5/8 inch rebar set; thence leaving said right-of-way North 12 degrees 04 minutes 34 seconds West, a distance of 996.57 feet to a point, thence North 12 degrees 04 minutes, 34 seconds West, a distance of 57.10 feet to a 1/2" rebar found, thence North 37 degrees 56 minutes 38 seconds East, a distance of 161.01 feet to a point, thence North 58 Degrees 20 minutes 43 seconds West, a distance of 30.63 feet to a point, thence leaving said proposed right-of-way North 58 degrees 20 minutes 43 seconds West, a distance of 742.88 feet to a 5/8 inch rebar set; thence North 72 degrees 39 minutes 23 seconds West, a distance of 589.79 feet to a 5/8 inch rebar set; thence South 24 degrees 00 minutes 44 seconds West, a distance of 181.52 feet to a point 3/4 inch rod found; thence North 69 degrees 12 minutes 16 seconds West, a distance of 551.57 feet to a 3/4 inch rod found; thence South 31 degrees 30 minutes 06 seconds West, a distance of 775.91 feet to a 5/8 inch rebar set on the Northerly right-of-way of Plaza Parkway; thence along said right-of-way South 63 degrees 03 minutes 52 seconds East, a distance of 157.25 feet to a 5/8 inch rebar set; thence North 52 degrees 28 minutes 39 seconds East, a distance of 125.24 feet to a 5/8 inch rebar set; thence South 70 degrees 11 minutes 22 seconds East, a distance of 32.25 feet to a 5/8 inch rebar set; thence South 16 degrees 45 minutes 36 seconds West, a distance of 118.88 feet to a 5/8 inch rebar set; thence South 63 degrees 03 minutes 52 seconds East, a distance of 144.93 feet to a 5/8 inch rebar set; thence along a curve to the right, said curve having an arc length of 637.68 feet with a radius of 766.20 feet, being subtended by a chord bearing of South 39 degrees 13 minutes 18 seconds East, a distance of 619.44 feet to a 5/8 inch rebar set on the Northwesterly end of the mitered intersection of the Northeastly right-of-way of Plaza Parkway with the Northerly right-of-way of Oconee Connector; thence along said mitered intersection South 52 degrees 37 minutes 16 seconds East, a distance of 92.82 feet to a 5/8 inch rebar set, said point being the True Point of Beginning

Said tract of land contains 53.859 +/- acres.

EXHIBIT "A" TO REZONE #6812

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PLAT - 1 of 2



**CLOSING STATEMENT**

THESE PLATS AND THE PLATS TO WHICH THEY REFER, TOGETHER WITH THE RECORDS OF THE PLATS TO WHICH THEY REFER, SHALL CONSTITUTE THE ENTIRE AGREEMENT BETWEEN THE PARTIES HERETO AND SHALL SUPERSEDE ALL OTHER AGREEMENTS, CONTRACTS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND ENCUMBRANCES OF ANY KIND, WHETHER WRITTEN OR ORAL, MADE BY OR BETWEEN THE PARTIES HERETO OR ANY OF THEM, IN CONNECTION WITH THE ACQUISITION, CONVEYANCE, OR INTEREST IN THE PROPERTY HEREIN DESCRIBED.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this 1st day of August, 2011.

**Epps Bridge Centre II - West**

PROJECT NO.	11-001	DATE	08/01/11
CLIENT	EPPS BRIDGE CENTRE II - WEST	DRAWN BY	DAVID M. BROWN
SCALE	AS SHOWN	CHECKED BY	DAVID M. BROWN
PROJECT	11-001	DATE	08/01/11
CLIENT	EPPS BRIDGE CENTRE II - WEST	DRAWN BY	DAVID M. BROWN
SCALE	AS SHOWN	CHECKED BY	DAVID M. BROWN



**Geosurvey Ltd.**  
1 of 2

**IF YOU DIG**  
Know what's below.  
Call before you dig.  
Dial 811  
Or Call 800-282-7411

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this 1st day of August, 2011.

**EVELYN AND FRANK GORDY FAMILY, L.P.**

DEED BOOK 415, PAGE 344

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