

**APPROVAL OF A SPECIAL EXCEPTION VARIANCE
FROM THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting approval of a Special Exception Variance based upon the allowances under the Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1303, to grant approval of a Special Exception Variance pursuant to an application requesting approval of a Special Exception Variance on 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 requesting Special Exception Variance approval submitted by Oconee 316 Associates, LLC on December 28, 2015, regarding 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 1331st G.M.D., Oconee County, Georgia, (Portion of TP# C-1-47), the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A Resolution granting Special Exception Variance approval for the property described above and also described in the attached Exhibit "A" is hereby granted for the purpose of relief from Unified Development Code Section 604.01.b, to reduce the number of required parking spaces.

Said Special Exception Variance 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. Effective Date. This Resolution shall take effect this date.

Said Special Exception Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by same at its regular meeting on March 1, 2016.

APPROVED, this 1st day of March, 2016.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: *G. Melvin Davis*
G. Melvin Davis, Chairman

Jim Luke
Jim Luke, Member

John Daniell
John Daniell, Member

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

Mark Saxon
Mark Saxon, Member

ATTEST:

Jane L. Greathouse
Jane Greathouse
Clerk, Board of Commissioners



NARRATIVE

Special Exception Variance Request to Reduce Minimum Parking Ratio

Oconee 316 Associates, LLC respectfully request that the minimum parking requirements for a shopping center less than 100,000 square feet as outlined in Section 604.01.b be reduced to 4.49/1000 for the eastern parcel of Epps Bridge Centre II. The parking count corresponding to reduce the parking requirement will still provide sufficient parking for retail related tenants consistent with industry standards.

a. Would not cause a substantial detriment to the public good.

Reducing the parking requirement does not create a situation that will harm the public good. The reduction of minimum parking requirement will still provide sufficient parking to support the businesses. Adequate access and parking is still provided.

b. Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity.

The function of the shopping center is not adversely affected by the variance.

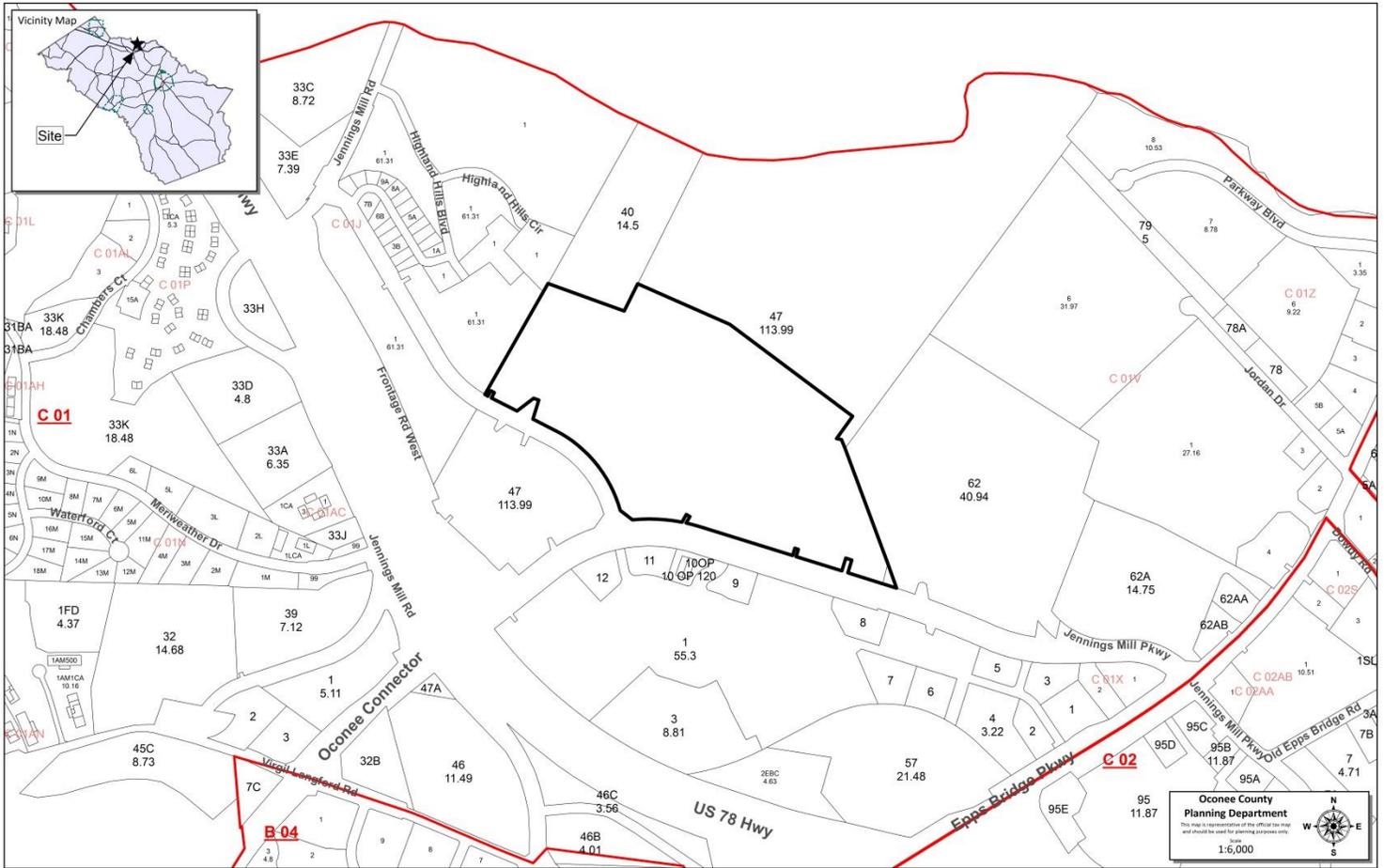
c. Would not diminish and impair property values within the surrounding neighborhood.

The variance would not impact and property values surrounding the property. The variance allows for the development to be constructed as proposed. The construction of the shopping center will enhance property values in the area because of increased commercial activity.

d. Would not impair the purpose and intent of the Unified Development Code.

This variance request does not conflict with the purpose and intent of the Unified Development Code. Granting the variance will not allow blight, overcrowding of buildings, or reduce access of the patrons to the various buildings. It will actually promote positive development for the county, which supports an economically sound and stable community with diverse services. Additionally, the land will be able to be developed to its highest and best use.

TAX MAP



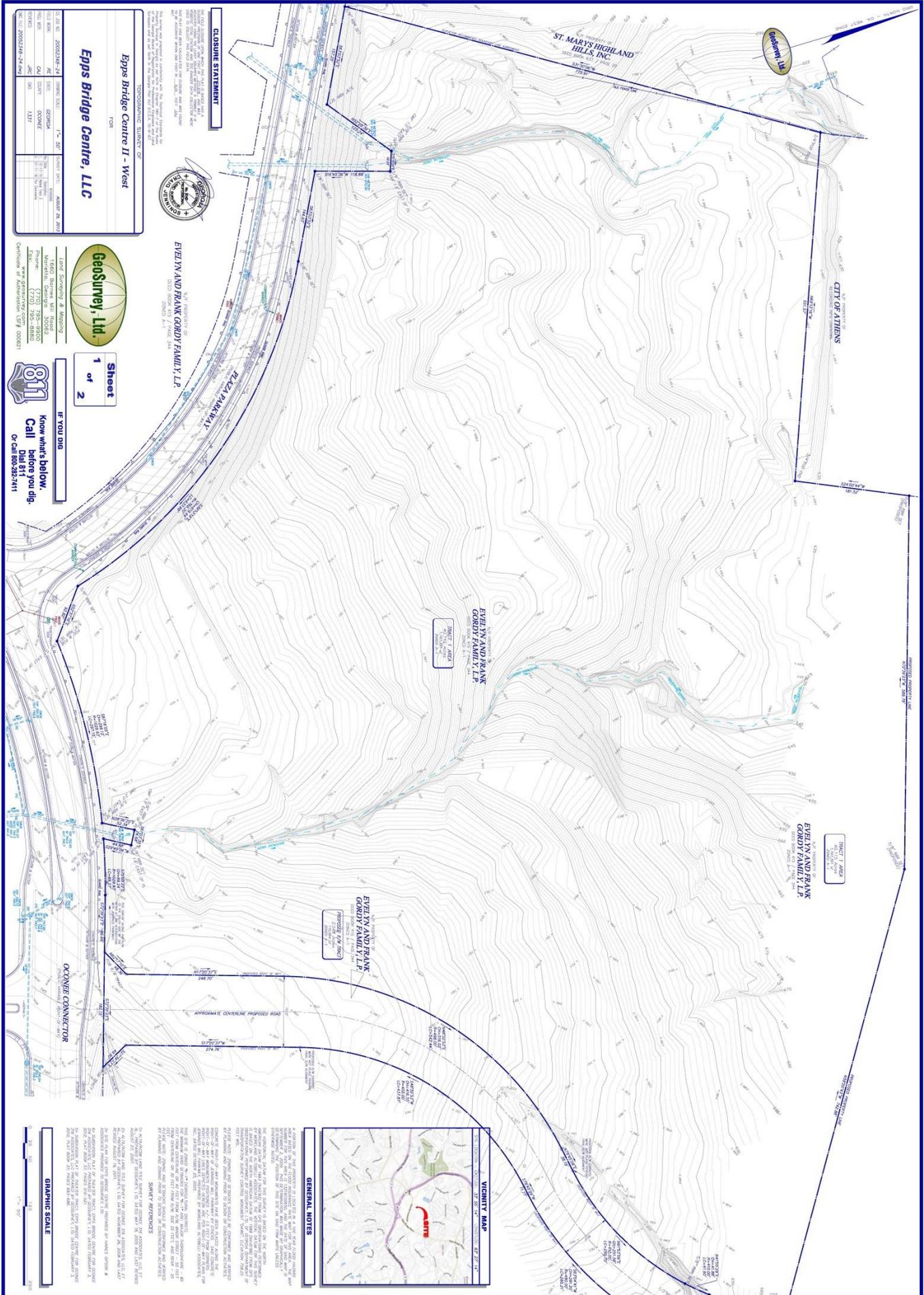
LEGAL DESCRIPTION

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.



CLOSURE STATEMENT

NOTICE TO THE PUBLIC: THE CLOSURE OF THE ABOVE DESCRIBED ROAD OR ROADWAY IS NECESSARY FOR THE PROPOSED PROJECT. THE CLOSURE WILL BE IN EFFECT FROM [DATE] TO [DATE]. ALL TRAFFIC MUST USE THE ALTERNATE ROUTE(S) INDICATED ON THIS MAP. ANY VIOLATION OF THIS CLOSURE MAY BE SUBJECT TO CIVIL PENALTIES. FOR MORE INFORMATION, CONTACT THE ENGINEER AT [PHONE NUMBER].

PROPOSED SUBJECT OF:
Epps Bridge Centre II - West

FOR:
Epps Bridge Centre, LLC

| | | | |
|-------------|-------------|------|----------|
| PROJECT NO. | 2005244-2-1 | DATE | 1-1-2017 |
| CLIENT | GEORGE | DATE | 1-1-2017 |
| PROJECT | OCONEE | DATE | 1-1-2017 |
| SCALE | AS SHOWN | DATE | 1-1-2017 |
| PROJECT | 2005244-2-1 | DATE | 1-1-2017 |



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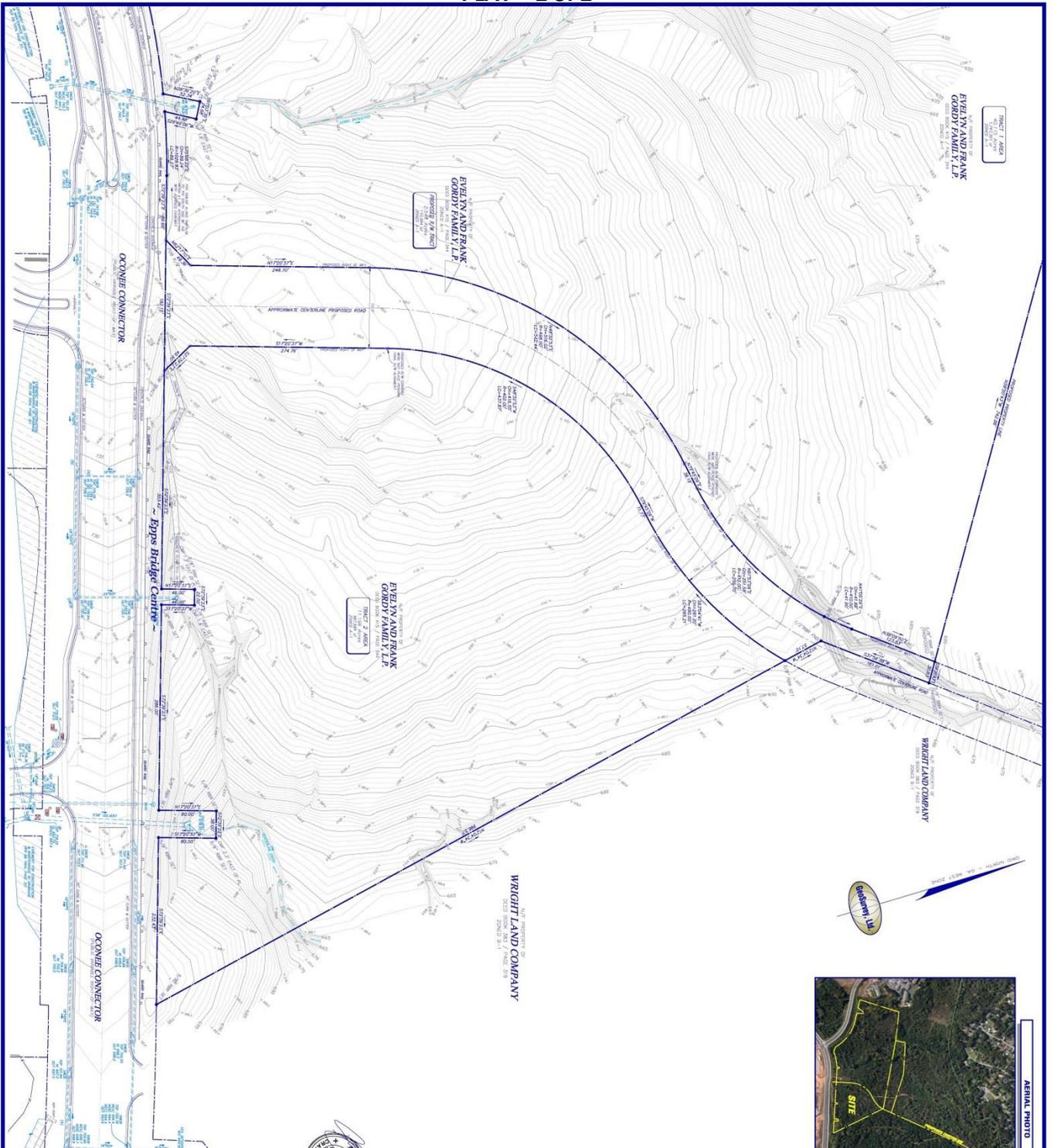
IF YOU DIG
 Know what's below.
 Call before you dig.
 Dial 811
 Or Call 800-282-7411

VICINITY MAP

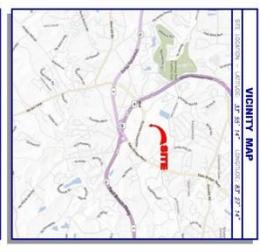
GENERAL NOTES

1. THIS PROJECT IS LOCATED IN A 200' WIDE ROAD RIGHT-OF-WAY.
2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. THE PROPOSED PROJECT IS SHOWN IN RED ON THIS MAP.
4. THE EXISTING ROAD AND DRIVE IS SHOWN IN BLUE ON THIS MAP.
5. THE EXISTING DRIVE AND DRIVEWAY IS SHOWN IN GREEN ON THIS MAP.
6. THE EXISTING DRIVEWAY IS SHOWN IN YELLOW ON THIS MAP.
7. THE EXISTING DRIVEWAY IS SHOWN IN PURPLE ON THIS MAP.
8. THE EXISTING DRIVEWAY IS SHOWN IN BROWN ON THIS MAP.
9. THE EXISTING DRIVEWAY IS SHOWN IN BLACK ON THIS MAP.
10. THE EXISTING DRIVEWAY IS SHOWN IN WHITE ON THIS MAP.

GRAPHIC SCALE



AERIAL PHOTO



VICINITY MAP

GENERAL NOTES

1. THE INFORMATION CONTAINED HEREON IS BASED ON THE RECORDS OF THE PUBLIC RECORDS OF THE STATE OF MISSISSIPPI AND THE FIELD SURVEY CONDUCTED BY THE SURVEYOR. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION CONTAINED HEREON IS ACCURATE AND CORRECT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION CONTAINED HEREON IS ACCURATE AND CORRECT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION CONTAINED HEREON IS ACCURATE AND CORRECT.

GRAPHIC SCALE



CLOSURE STATEMENT

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF THE SPECIAL EXCEPTION VARIANCE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION CONTAINED HEREON IS ACCURATE AND CORRECT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION CONTAINED HEREON IS ACCURATE AND CORRECT.

IF YOU DIG

Know what's below.
Call 811 before you dig.
Or Call 888-282-7411



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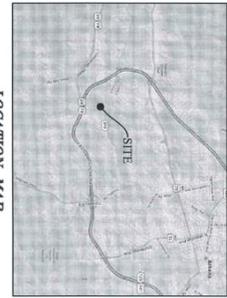


Local Surveying & Mapping
14000 S. Highway 101, Suite 100
Tomball, TX 77375
Phone: (281) 755-8880
Fax: (281) 755-8880
Certificate of Registration: 000001

Epps Bridge Centre II - East
Epps Bridge Centre, LLC

| | | | | | |
|----------|------------|------------|----------|-------------|------------|
| DATE | 2023-04-21 | SCALE | 1" = 50' | PROJECT NO. | 2023-04-21 |
| DRAWN BY | GD | CHECKED BY | GD | DATE | 2023-04-21 |
| DATE | 2023-04-21 | SCALE | 1" = 50' | PROJECT NO. | 2023-04-21 |

DEVELOPMENT PLAN



SITE DATA - EPC II (WEST OF PARKWAY BLVD. EXTENSION)

| TOTAL | SHIPPING CENTER | RETAIL | OFFICE | RECREATION | RESIDENTIAL | OTHER |
|---------|-----------------|----------------|--------|------------|-------------|-------|
| 148,290 | 629 | 4,507,000 S.F. | | | | 18,58 |
| 141,495 | 542 | 3,887,000 S.F. | | | | 17,51 |
| 287,785 | 1,171 | 4,077,000 S.F. | | | | 37,10 |
| 153,000 | 78 | 6,077,000 S.F. | | | | 2,70 |
| 302,785 | 1,249 | 4,127,000 S.F. | | | | 39,80 |

* OUTPACE REQUIRED TO BE PARKED INDEPENDENTLY FROM SHIPPING CENTER

SITE DATA - EPC II (EAST OF PARKWAY BLVD. EXTENSION)

| TOTAL | SHIPPING CENTER | RETAIL | OFFICE | RECREATION | RESIDENTIAL | OTHER |
|--------|-----------------|----------------|--------|------------|-------------|-------|
| 69,200 | 311 | 4,497,000 S.F. | | | | 1,17 |
| 68,200 | 311 | 4,497,000 S.F. | | | | 1,17 |

1. EPCS BRIDGE CENTER II (WEST OF PARKWAY BLVD. EXTENSION) IS CALCULATED ASSUMING 4.0/1,000 PARKING RATIO REQUIRED FOR SHIPPING CENTERS WITH 200,000 - 300,000 SQ. FT. OF LEASABLE AREA.

LEGEND

| | |
|-------------------|-----|
| EXISTING FEATURES | --- |
| EXISTING CONTOUR | --- |
| EXISTING CHECK | --- |
| EXISTING WETLAND | --- |
| 25' STATE BUFFER | --- |
| PROPERTY LINES | --- |
| PROPOSED FEATURES | --- |
| PROPOSED BUILDING | --- |

1. EXISTING AND PROPOSED UTILITIES
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21. EXISTING AND PROPOSED DRIVEWAYS
22. EXISTING AND PROPOSED DRIVEWAYS

CURRENT PARKWAY BOULEVARD EXTENSION LOCATION AND LAYOUT IS CONCEPTUAL IN NATURE AND SUBJECT TO FINAL DESIGN PROVIDED BY COOKE COUNTY.

VARIANCE CONCEPT PLAN

GRAPHIC SCALE

1 inch = 100 ft.

| NO. | BY | DATE | DESCRIPTION |
|-----|-----|------|-------------|
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| 21 | ... | ... | ... |
| 22 | ... | ... | ... |

EPPS BRIDGE CENTER II SHOPPING CENTER

OCONEE COUNTY, GEORGIA
OCONEE CONNECTOR AT PARKWAY BLVD.

PROJECT NO. 2008-001

OCONEE 316 ASSOCIATES, LLC

HGA HAINES GIBSON & ASSOCIATES CONSULTING ENGINEERS CIVIL & STRUCTURAL SERVICES
1500 NORTH BROAD ROAD, SUITE 100 LAWRENCEVILLE, GEORGIA 30043
PHONE (770) 461-7800 FAX (770) 461-7800