

EXHIBIT "A" TO REZONE #6750

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

1. The existing single-family residence shall not be expanded, enlarged or altered to have a greater floor area than 1,200 Sf. The existing residence shall be required to maintain a residential character.
2. Unless a Special Exception Variance is approved by the Board of Commissioners, the driveway serving the property shall comply with the minimum width required for two-way access drives under Section 607.03 of the Unified Development Code. (Special Exception Variance #6751)
3. Unless a Special Exception Variance is approved by the Board of Commissioners, the developer shall install buffers on the site in compliance with Section 806 of the Unified Development Code. (Special Exception Variance #6752)
4. Any use other than an accountant's office shall not be allowed.

TAX MAP

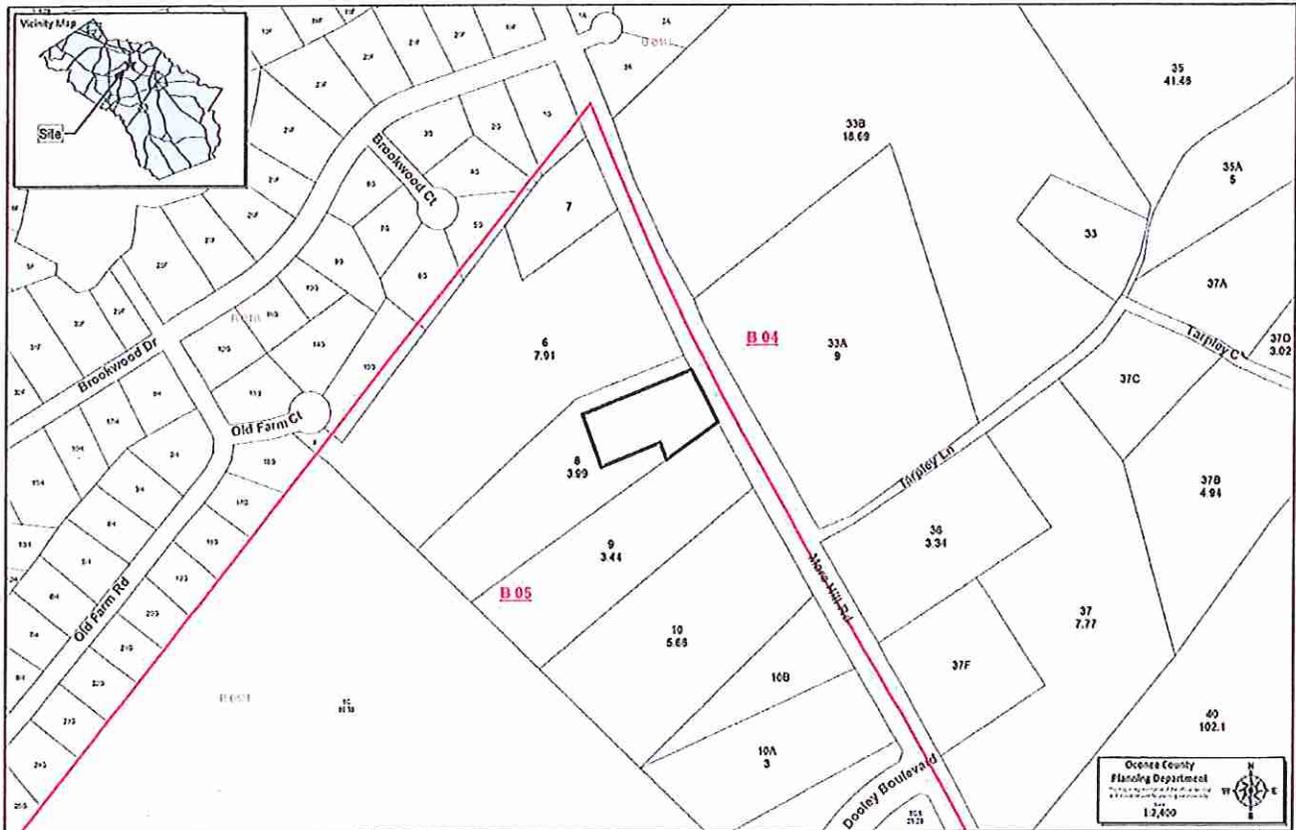


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NARRATIVE

Kellar Property
An Office Development
1591 Mars Hill Road, Wallinsville, Georgia
AR-1 to O-1 P
1.00 Acres - A Portion of Tax Parcel # B05 093
Rezoned Submittal - July 27, 2015
Revised - August 18, 2015

Narrative

Kellar Property is a proposed development to be located on 1.00 acres and developed by Mr. Jeff Kellar. Faye C. Kellar is the current property owner. Mr. Jeff Kellar will act as the primary contact person for the owner. Williams & Associates has been engaged by the developer to act as agent in the preparation of the necessary rezone documentation associated with this request.

The Site

The subject parcel fronts on Mars Hill Road for approximately 164 LF. The site is primarily open lawn. There is an existing onsite structure currently being used as residential rental property. The topography drops gently from the west to the east to an existing roadside swale. Existing zoning and land uses surrounding the site are as follows: to the north and west - the remainder of the parent parcel zoned AR-1; to the east - Mars Hill Road; to the south - AR-1 zoned single family residence & the remainder of the parent parcel zoned AR-1. The Future Development Map 2030 identifies the site with a Future Character Area designation of Suburban Living.

The Development

The project is to be developed as an office for Mr. Jeff Kellar's business. Mr. Kellar is the son of Ms. Faye Kellar and he currently offers services as a Certified Public Accountant. The project will be constructed with additional parking to meet county requirements, asphalt drive for vehicle circulation and landscaping which includes buffers and shade trees. A special exception variance request has been submitted which will allow the site to maintain its historic character by not requiring the existing driveway to be widened. The existing driveway does not meet the requirement that two way driveways be constructed to a 20' minimum width. The remainder of the parcel will be divided into two tracts.

Buildings

The existing 864 sf. residence will remain to serve the proposed project, but will be renovated for the office use. A future phase will include the closing in of the existing 336 sf. car port for additional office and storage space. See attached representative architecture for existing structure.

Water Supply

The existing private well currently serving the residence will remain and serve the project.

Sewage Disposal

The existing conventional septic tank and drain field currently serving the residence will remain and serve the project.

Surface Water Drainage

Surface water drainage is proposed to remain as sheet flow.

Access

Access will be via a single existing driveway from Mars Hill Road.

Traffic

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation*, 9th Edition.

Land Use (ITE)	Intensity	Units	Trip Generation					P.M. Peak Hour		
			ADT	A.M. Peak Hour		P.M. Peak Hour				
			2-Way	Enter	Exit	Total	Enter	Exit	Total	
General Office (200)	0.833	1,000sf	35	4	1	4	10	6	7	
Net New Primary Trips			35	4	1	4	10	6	7	

Schools

Impact to schools will be positive by generating an increased positive net tax base without generating more students. There will be favorable initial and ongoing ripple economic impact on the county as a result of this development.

Schedule

The petitioners plan to complete the zoning efforts on the subject property in October 2015. The Preliminary Site Plan and Site Development Plans for the project will be submitted for approval by the end of October 2015. Construction and renovation will commence immediately upon approval of these plans. The construction and renovation will require a minimum of 2 months to complete. It is anticipated that the total build-out of the project should be completed between December 2015 and January 2016.

Maintenance of Common Areas

There are no common areas currently proposed for this development.

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NARRATIVE (cont'd)

Landscaping and Buffers

Street trees, parking lot buffers, and parking lot tree plantings will be installed in accordance with the Oconee County UDC. Buffers are shown along the adjacent property lines, as required by UDC Section 806. These buffers will be designed and a detail provided during the site development plans approval stage of the project. A special exception variance has been submitted for a reduction from 25' to 0', along the eastern and western property lines, for the required buffer between land uses (UDC 806). Any additional required buffers will be illustrated on the site development plans or as directed by Oconee County.

Utilities

No new utilities are anticipated as part of this rezone request. All new utilities, if required, are proposed to be underground. No existing utility relocations are anticipated at this time. Proposed utilities to serve the facility are power, gas, water, telephone, cable TV & internet access.

Garbage Collection

Garbage collection will be handled by private contract service.

Sidewalks

There are currently no concrete sidewalks proposed as part of this development.

Public & Semi-public Areas

Easements for power, telephone, cable TV, and gas will be dedicated as required for specific utility construction.

Outdoor Lighting

No lighting is proposed as part of the development of this project.

Development Valuation

Proposed estimated total value of the project at completion: \$150,000.00

Kellar Property



1991 Mars Hill Road

Representative Architecture



LEGAL DESCRIPTION

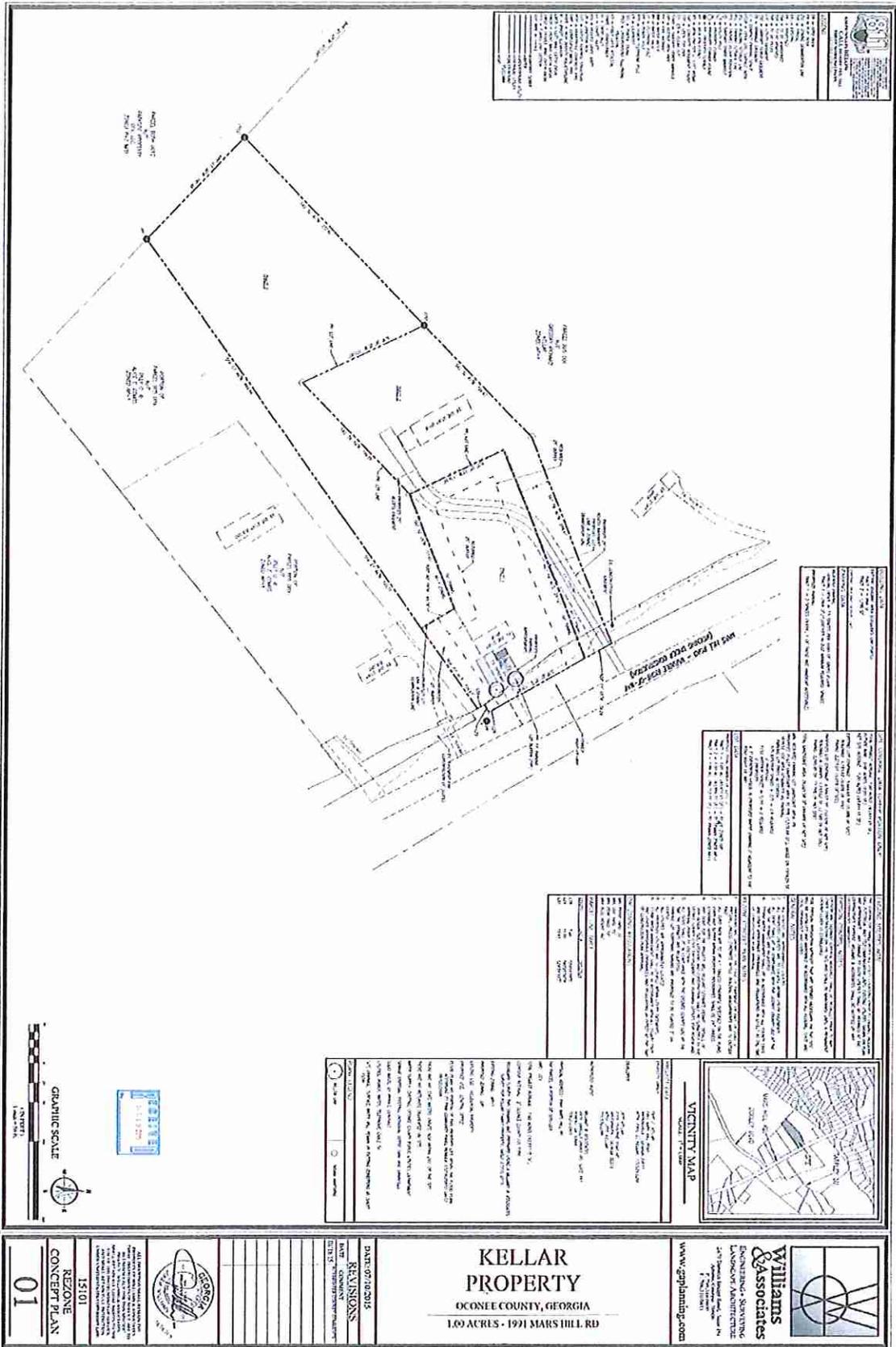
All that tract, or parcel of land, lying and being in Oconee County, Georgia, G.M.D. 221, containing 1.00 acres of land, more or less, and being more particularly described as follows:

Beginning at the centerline intersection of Mars Hill Road and Tarpley Lane; thence North 39 degrees 08 minutes 33 seconds West, 372.42 feet to a point on the westerly margin of right-of-way of Mars Hill Road, being the TRUE POINT OF BEGINNING; thence leaving said right-of-way South 54 degrees 07 minutes 46 seconds West, 126.43 feet to a point; thence North 30 degrees 40 minutes 09 seconds West, 49.78 feet to a point; thence South 67 degrees 52 minutes 26 seconds West, 157.65 feet to a point; thence North 25 degrees 05 minutes 03 seconds West, 134.66 feet to a point; thence North 67 degrees 59 minutes 40 seconds East, 287.27 feet to a point on the westerly margin of right-of-way of Mars Hill Road; thence South 29 degrees 01 minutes 05 seconds East 134.85 feet to a point; thence South 29 degrees 01 minutes 05 seconds East, 7.48 feet to a point; thence South 60 degrees 20 minutes 50 seconds West, 11.00 feet to a point; thence South 29 degrees 39 minutes 10 seconds East, 10.41 feet to a point to the TRUE POINT OF BEGINNING.

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DEVELOPMENT PLAN



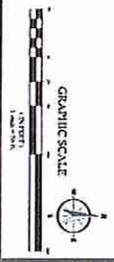
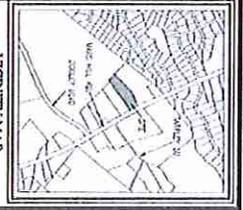
NOTES:
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 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
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NO.	DESCRIPTION	DATE	BY
1	PREPARED BY		
2	CHECKED BY		
3	APPROVED BY		
4	DATE		

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<p>Williams & Associates ENGINEERING - SURVEYING LANDSCAPE ARCHITECTURE 1000 W. MARKET STREET SUITE 100 WASHINGTON, DC 20004 (202) 462-1100 www.williamsandassociates.com</p>	<p>KELLAR PROPERTY OCOOEE COUNTY, GEORGIA 160 ACRES - 1911 MARS HILL RD</p>	DATE: 07/18/2015 DRAWN BY: RENNISONS CHECKED BY: RENNISONS APPROVED BY: RENNISONS
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