

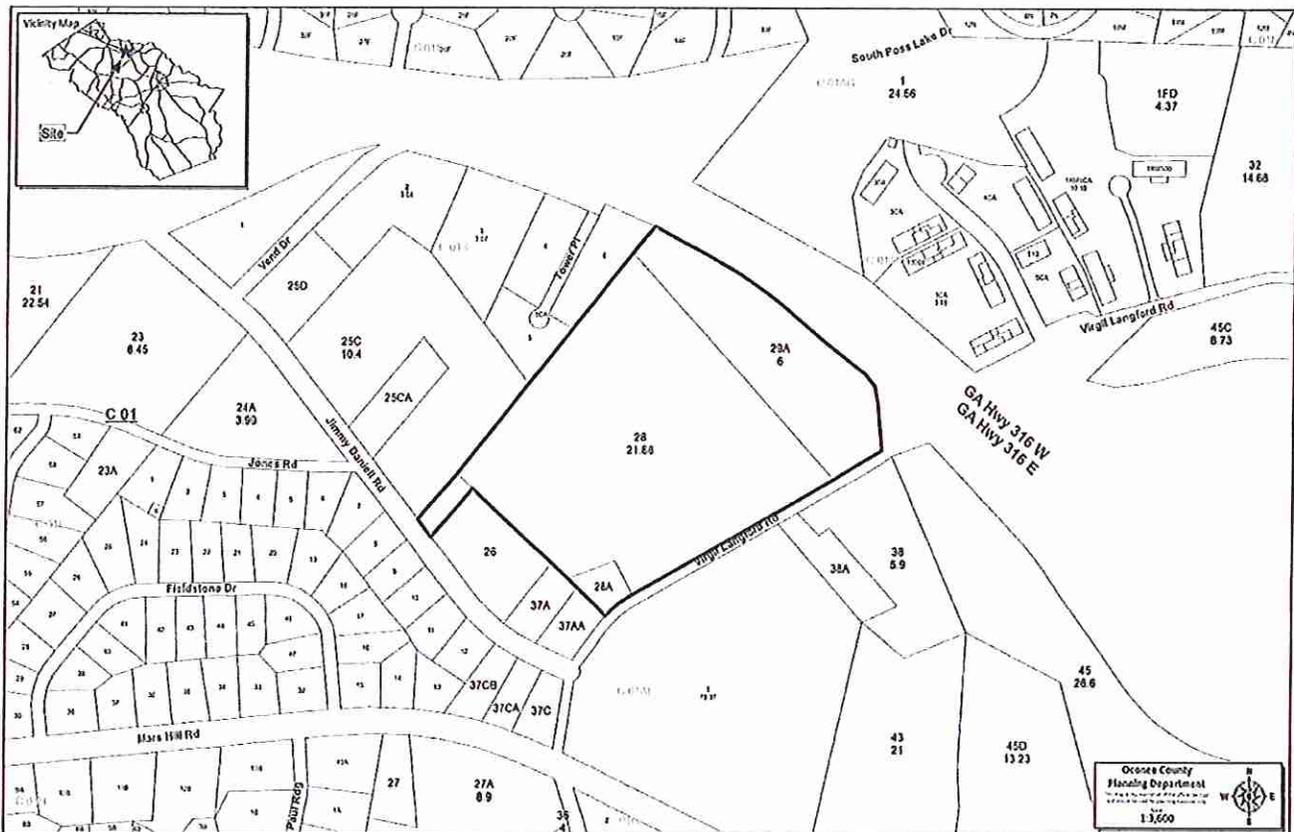
EXHIBIT "A" TO REZONE #6870

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 center left turn lanes at each entrance to the development at the developer's expense and in accordance with the requirements of the Unified Development Code and the Oconee County Public Works Department.
3. 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.
4. The total building floor area of the development shall not exceed 160,767 Sf.
5. Unless a Special Exception Variance is approved by the Board of Commissioners, the developer shall install landscaped buffers between incompatible land uses as required under UDC Section 806 of the Unified Development Code. (Special Exception Variance #6871)
6. A berm averaging 6' high shall be installed as part of the 50' buffer on the southwest portion of the property.
7. Outside sound amplification shall not be allowed on the property.
8. Trucks shall not be allowed to load or unload on public streets.

TAX MAP



NARRATIVE

EXHIBIT "A" TO REZONE #6870

Page 2 of 6 NARRATIVE

Virgil Langford Auto Dealerships
A Mixed Use Commercial Subdivision
1550 Virgil Langford Road, Watkinsville, Georgia
A-1 to B-2 - 29.82 Acres
Tax Parcels C01-023, C01-025A, C01-029A & a portion of C01-026
Rezone Submittal - March 28, 2016
Revised - April 25, 2016

Narrative

Virgil Langford Auto Dealerships is a proposed mixed use commercial subdivision to be located on a 29.82 acre tract and developed by TT of Athens. Ms. Elaine Duckett Crane and Mr. Lela Mae Slaton are the current property owners. Mr. Gerry Whitworth with Whitworth Land Company will act as the primary contact person for the owners. Williams & Associates has been engaged by the developer to act as agent in the preparation of the necessary rezoning documentation associated with this request.

The Site

The subject parcels of the rezone currently exist as a total of 30.77 acres. A 0.95 acre portion of the property is to be dedicated as right-of-way for Virgil Langford Road. The remaining 29.82 acre portion of the project to be zoned B-2 fronts on Virgil Langford Road for approximately 1396 LF., Hwy. 316 for approximately 1145 LF., and Jimmy Daniel Road for approximately 77 LF. The parcel is predominantly open pasture fields with wooded areas that are a mixture of pines and hardwoods. There are multiple existing homes and structures onsite. All structures are proposed to be demolished as part of the development. The topography drops gently from southwest to the northeast, to an existing roadside swale and culvert that goes under Hwy. 316. Existing zoning and land uses surrounding the parcel are as follows: to the north - Hwy. 316, two (2) B-2 zoned commercial lots with businesses and one (1) A-1 zoned property with residence; to the east - Hwy. 316 and Virgil Langford Road; to the south - Virgil Langford Road and two (2) A-1 zoned parcels with existing residences; to the west - Jimmy Daniel Road and parent parcel C01-026 of this rezoning request that is to remain zoned A-1. The Future Development Map 2030 identifies the site with a Future Character Area designation of Regional Center.

The Development

The project is to be developed primarily for new car dealerships and general commercial service oriented businesses associated with those uses. New car dealerships are shown conceptually on the rezoning plan. The B-2 lots are to be developed for sale to individual new car dealerships or those interested in locating some type of B-2 use business appropriate for this type of development. It is anticipated that multiple flags (different manufacturer or brand dealerships) would occupy the site. Easements will be provided for vehicular circulation (ingress and egress), as well as for the installation of public utilities. All lots will be constructed with curb & gutter parking and sidewalks. All utilities will be underground. Extensive landscaping, including buffers and shade trees,

will be installed throughout the development. The overall project is proposed to be constructed in multiple phases, with Lot 1, the private access drive, a portion of the required infrastructure and the storm water management facility improvements comprising Phase 1. Additional phases will be employed for the development of the remaining lots.

Buildings

The project will have multiple buildings with various floor areas, totaling 160,767 square feet and anticipated to be built in multiple phases. Buildings will be wood or steel construction, with exterior facades and accents including, but not limited to: architectural brick, stone, simulated or cultured stone, cast stone, cement fiber board plank siding, board and batten siding, aluminum and metal siding, stucco and cedar plank or shingle siding. The office space roofs are to be gabled structures or parapet surrounded flat roof systems. Roofing material to include asphalt shingles and/or metal. See attached representative architecture.

Water Supply

An 8" water main currently exists in the right-of-way of Jimmy Daniel Road. A water main extension is proposed for the development. Multiple services and meters will be installed off of the extension to meet the domestic water demand. Additional meters will be installed for irrigation purposes.

Probable Water Demand

Commercial/Retail: 158,790 sf. x 5.75 gpd/100sf. = 9,131 GPD
Total Capacity Required 9,131 GPD AVG. Total

Sewage Disposal

Sewage disposal will be via Oconee County Public Utilities. A public sewer line extension is proposed for the development extending from an existing sewer manhole located in the right-of-way of Virgil Langford Road. Estimated demands have been submitted to the Oconee County Public Utilities Department and a sewer availability letter accompanies this rezoning request.

Probable Sewer Demand

Commercial/Retail: 158,790 sf. x 5 gpd/100sf. = 7,940 GPD
Total Capacity Required 7,940 GPD AVG. Total

Surface Water Drainage

Concrete curb & gutter, corrugated pipe, and grassed & natural waterways will be employed to collect and divert storm water to a proposed shared storm water management facility. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The proposed storm water management facility will be designed to achieve the required capacity and volume based on

hydrological analysis to be performed and submitted with the Phase 1 site development plans. Stormwater management will be in compliance with the Oconee County UDC.

Access

Access will be via a single private access drive that connects Jimmy Daniel Road and Virgil Langford Road. Turn lane improvements as required by the OC-UDC are illustrated on the rezoning concept plan. Access will be in compliance with the OC-UDC and reviewed during the site development plans approval stage of the project. Cross access easements will be provided internally throughout the development for vehicular circulation.

Traffic

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

Land Use (ITE Code)	Intensity	Unit	Trip Generation						
			ADT	A.M. Peak Hour		P.M. Peak Hour			
			2-Way	Enter	Exit	Total	Enter	Exit	Total
New Car Sales (841)	40	1,000 SF GFA	1,292	51	15	77	40	60	100
New Car Sales (841)	48.72	1,000 SF GFA	1,507	61	23	90	45	63	111
New Car Sales (841)	41.95	1,000 SF GFA	1,355	60	25	81	42	67	104
New Car Sales (841)	32.1	1,000 SF GFA	1,037	48	15	62	34	51	85
Total	160.77		5,193	232	77	302	161	241	402

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 July 2016. The Preliminary Site Plan and Site Development Plans for phase 1 of the development will be submitted for approval in November 2016. Construction improvements of Phase 1 will commence upon approval of those plans, near the end of the first quarter of 2017. The Phase 1 infrastructure and building construction will require a minimum of 9-12 months to complete. The remaining lots and will be developed on a lot by lot basis as demand necessitates.

Maintenance of Common Areas

There are common areas currently proposed for this development. The future owner(s) of the lots and buildings will be responsible for all maintenance. The developer will organize the use of all common areas and private access drive and will develop a maintenance plan in regards to the paving, landscaping, storm water management

facility and other associated common areas prior to the subdivision of the lots and provide to Oconee County at the time of lot platting.

Landscaping and Buffers

Street trees, parking lot buffers, and parking lot tree plantings will be installed in accordance with the Oconee County UDC. A 50' buffer is shown along the adjacent property lines to the south, as required by OC-UDC Section 806. This buffer will be designed with details provided during the site development plans approval stage of the project. A special exception variance has been submitted for a reduction from 50' to 0' for the required buffer between land uses (UDC 806), along the western property line as well as the property line of the parent parcel C01-026 that will remain zoned A-1. The portion of this parcel that is included with the B-2 request is required for access to Jimmy Daniel Road. Any additional required buffers will be illustrated on site development plans or as directed by Oconee County.

Utilities

No utility relocations are anticipated at this time, however, existing utilities located onsite that do require relocation during the project construction shall be per the direction of the utility provider. All new utilities are proposed to be underground. Proposed utilities to serve the facility are power, gas, water, sewer, telephone, cable TV & Internet access.

Garbage Collection

Garbage collection will be handled by private contract service.

Sidewalks

Concrete sidewalks will be constructed on each individual lot to service the developments and provide customer access and circulation. Sidewalks will be installed during building construction and completion of all underground utility service installation.

Public & Semi-public Areas

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

Outdoor Lighting

Ornamental or box type light fixtures on metal poles will be installed to illuminate the development for safety and security. Lighting will be oriented inward and downward within the proposed development. A lighting plan will be submitted to the Oconee Planning Department illustrating lighting templates and proposed fixtures. This plan will be reviewed during the site development plans approval stage of the project.

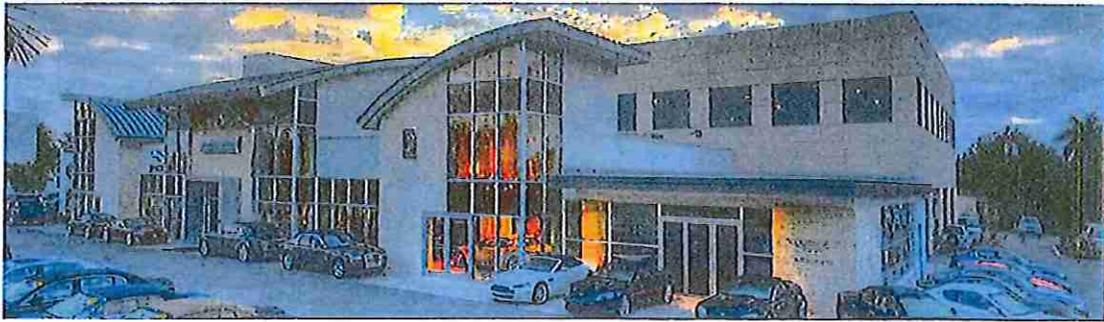
Environmental Areas

Two wetland areas have been delineated onsite by a professional ecologist. Submittals have been made to the US Army Corps of Engineers to determine jurisdictional status and overall mitigation requirements. No impacts to jurisdictional wetlands will occur without prior approval from the US Army Corps of Engineers. Impacts to non-jurisdictional wetlands will occur within the procedures outlined and provided for by the US Army Corps of Engineers

Development Valuation

Proposed estimated total value of the project at completion: \$40,000,000.00

Virgil Langford Auto Dealerships

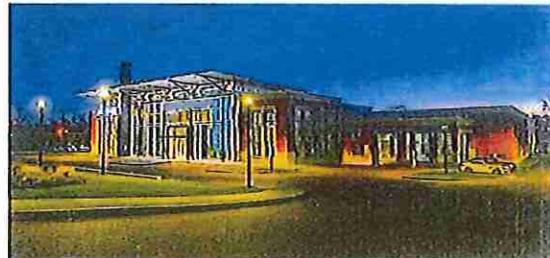


Representative Architecture



**Williams
& Associates**
LAND PLANNERS, P.C.

Virgil Langford Auto Dealerships



Representative Architecture



**Williams
& Associates**
LAND PLANNERS, P.C.

EXHIBIT "A" TO REZONE #6870

Page 4 of 6

LEGAL DESCRIPTION

All that tract, or parcel of land, lying and being in Oconee County, Georgia, G.M.D. 1331, containing 29.817 acres, more or less, and being more particularly described as:

Beginning at the centerline intersection of Jimmy Daniel Road and Virgil Langford Road; thence North 33 degrees 49 minutes 08 seconds East, 239.59 feet to a point on the centerline of Virgil Langford Road, thence leaving said centerline North 46 degrees 50 minutes 14 seconds West, 40.04 feet to a point along the proposed westerly margin of right-of-way of Virgil Langford Road, being the TRUE POINT OF BEGINNING; thence leaving said right-of- North 46 degrees 50 minutes 14 seconds West, 121.81 feet to an iron pin, thence North 46 degrees 50 minutes 14 seconds West, 46.47 feet to a point; thence North 46 degrees 50 minutes 14 seconds West, 103.36 feet to an Iron pin; thence North 46 degrees 50 minutes 14 seconds West, 405.75 feet to a point; thence South 39 degrees 39 minutes 51 seconds West, 237.75 feet to a point on the westerly margin of right-of-way of Jimmy Daniel Road; thence along said right-of-way North 38 degrees 06 minutes 06 seconds West, 76.74 feet to an open top pipe; thence leaving said right-of-way North 39 degrees 39 minutes 51 seconds East, 226.07 feet to a point; thence North 39 degrees 39 minutes 51 seconds East, 405.40 feet to an Iron pin; thence North 38 degrees 44 minutes 34 seconds East, 304.88 feet to an Iron pin; thence North 38 degrees 44 minutes 54 seconds East, 363.45 feet to an axle; thence North 39 degrees 10 minutes 39 seconds East, 129.64 feet to a right-of-way monument on the southerly margin of right-of-way of Highway 316; thence along said right-of-way 557.77 feet along an arc of a curve to the right, said curve having a radius of 4242.13 a chord bearing of South 60 degrees 30 minutes 36 seconds East and a chord distance of 557.36 feet to a point; thence South 51 degrees 21 minutes 41 seconds East, 475.40 feet to a point on the westerly margin of the mitered right-of-way of Virgil Langford Road; thence along said right-of-way South 08 degrees 53 minutes 29 seconds East, 222.60 feet to a point; thence 248.22 feet along an arc of a curve to the right, said curve having a radius of 8571.92 a chord bearing of South 58 degrees 07 minutes 12 seconds West and a chord distance of 248.21 feet to a point; thence 150.77 feet along an arc of a curve to the right, said curve having a radius of 5381.58 a chord bearing of South 59 degrees 55 minutes 48 seconds West and a chord distance of 150.76 feet to a point; thence 425.31 feet along an arc of a curve to the right, said curve having a radius of 32757.01 a chord bearing of South 60 degrees 23 minutes 33 seconds West and a chord distance of 425.31 feet to a point; thence South 61 degrees 07 minutes 25 seconds West, 75.00 feet to a point; thence South 61 degrees 05 minutes 07 seconds West, 185.73 feet to a point; thence 42.46 feet along an arc of a curve to the left, said curve having a radius of 622.92 a chord bearing of South 61 degrees 51 minutes 01 seconds West and a chord distance of 42.45 feet to a point; thence 156.60 feet along an arc of a curve to the left, said curve having a radius of 622.92 a chord bearing of South 52 degrees 41 minutes 44 seconds West and a chord distance of 156.19 feet to the TRUE POINT OF BEGINNING.

