

**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 Teresa J. Burlingame submitted on June 27, 2014.

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 Medical Holdings, LLC on June 27, 2014 requesting rezoning a ±14.23 acre tract of land located on the north side of Virgil Langford Road and the west side of Jennings Mill Road in the 1331st G.M.D., Oconee County, Georgia, (TP# C-1-32), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 December 15, 2014, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on February 3, 2015.

ADOPTED AND APPROVED, this 3rd day of February, 2015.

OCONEE COUNTY BOARD OF COMMISSIONERS

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

Jim Luke
Jim Luke, Member

John Danzell
John Danzell, Member

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

Mark Saxon
Mark Saxon, Member

ATTEST:
Jane Greathouse
Jane Greathouse
Clerk, Board of Commissioners

EXHIBIT "A" TO ZONING AMENDMENT #6598

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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 and sewer systems 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 project entrance in accordance with the Unified Development Code and as required by the Public Works Department.
3. 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.
4. The total building floor area of the development shall not exceed 140,000 Sf.
5. Developer shall provide a 50 foot buffer as illustrated on the rezone concept plan. Developer shall extend said buffer along the northern boundary of the site beyond the easternmost limits of Building "C".

ARCHITECTURAL RENDERINGS

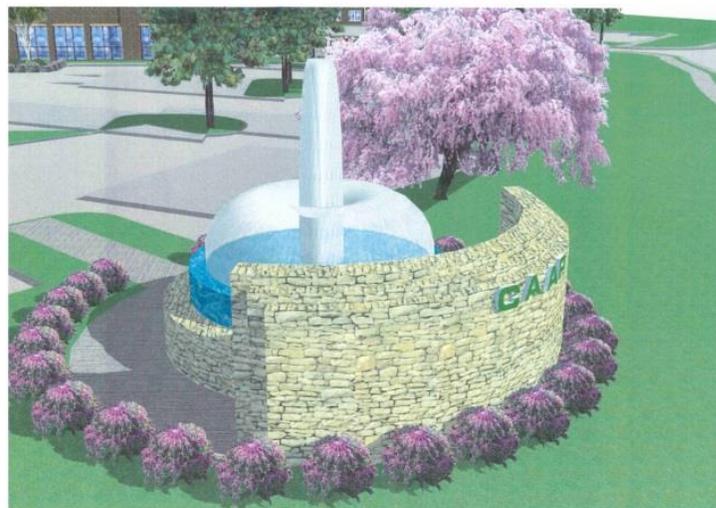


EXHIBIT "A" TO ZONING AMENDMENT #6598

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NARRATIVE



Three Sixteen Professional Quarter

Phase III

Narrative for Rezoning

Existing Zoning A1 to Proposed Zoning B2

Located at the intersection of Virgil Langford Rd. and Jennings Mill Rd.,
Oconee County, Georgia
A 14.23 Acre Parcel
June 27, 2014

PROPOSED USE

This property will be utilized for Medical and Office space. Currently, this property is an open field with few trees. To the West of this property is Phase II of Three Sixteen Professional Quarter, which is currently under construction and is zoned O-I-P. To the North is Jennings Mill Subdivision which is zoned R-3 PUD. The portions of Jennings Mill contiguous to this property feature one residence, a vacant tract and several parking lots belonging to the Athens Area Board of Realtors. To the East is a vacant tract already zoned B2. To the South across Virgil Langford Rd. is a tract zoned AR1. Proposed in this project are seven structures with a gross floor area of 140,000. The two, more prominent structures on the corner set the tone for the property and are two-story buildings. The other five structures are one-story, and will match the anchor buildings from an architectural standpoint but follow the same general character as those in Phases I and II of Three Sixteen Professional Quarter.

TRAFFIC IMPACTS

Projected traffic has been calculated from the trip generation rates published by the Institute of Transportation Engineers, Trip Generation, 7th Edition. Traffic counts are projected as follows:

Total ADT:	5,755 per day
AM Peak:	349 trips
PM Peak:	410 trips

When considering the estimates shown above and the proximity of the project to several major arteries in the county, the proposed project should minimally affect the existing roadways. The site also features excellent circulation and two entrances that will allow for greater ease of ingress and egress. Both entrances will feature deceleration lanes, in keeping with Oconee County Ordinances. One entrance is located along Virgil Langford and the other is along the new alignment of Jennings Mill Road.

PUBLIC WATER AND SEWER

Public water is intended to supply this project. There is an existing 12" line along the realigned portion of Jennings Mill Road on the frontage of the property. There is also an existing 12" line along the opposite side of Virgil Langford Road in front of the property.

Sewer will leave this project and gravity flow to a manhole located in the rear corner of Three Sixteen Professional Quarter Phase II. From there it will travel to the existing lift station located along Langford Drive at the rear of Three Sixteen Professional Quarter Phase I.

The Owner will be responsible for the water main tap to serve the proposed development. Water demands are estimated for the proposed development at a minimum of 14,000 GPD with a maximum peak demand of 17,500 GPD.

Other utilities for this project include cable and telephone, both of which are provided by AT&T. Walton EMC provides power to the property. No gas service is available.

STORM WATER AND DRAINAGE

Storm water will be channeled to a detention pond in the northwestern corner of the property, which is where the majority of the water leaves the site in its pre-developed condition. The increase in storm water runoff from the impervious surfaces will be handled by the proper design and implementation of the new detention pond as well as other storm water management facilities. The design and construction of these items will meet or exceed Oconee County Ordinance at the time the project is permitted.

BUILDINGS AND FACADE MATERIALS

The structures will be constructed utilizing a congruous pallet of materials including high quality brick, stone, glass, metal and copper, or combination thereof. All roofing shall be standing lock-seam metal, matching those units in Phase II. Please refer to Architectural Elevations and Signage for conceptual architectural elevations.

ESTIMATED VALUE OF PROJECT AT COMPLETION

Once fully built out, this project's estimated value is \$30,000,000 in 2014 dollars.

OWNERSHIP AND MAINTENANCE OF COMMON OPEN SPACE

Common open space and stormwater management facilities will be owned and maintained by the Condo Association. Strict covenants will be created for this project as required for establishing the legal ownership and maintenance of the common areas including stormwater management facilities.

ARCHITECTURAL RENDERINGS AND SIGNAGE

Architectural elevations and the entrance sign concept are included as part of this packet under the tab "Architectural Elevations and Signage" immediately following this narrative.

PLANTINGS, BUFFERS AND SIDEWALKS

Tree plantings in the parking lot area will conform to Oconee County Code. Landscaping will meet or exceed all code requirements. There is a 50' planted buffer against the residence in Jennings Mill to the Northwestern corner of the property. The property features a pedestrian friendly feel with many sidewalks interconnecting the different areas of the property, as well as a pedestrian connection to Phases I and II.

SCHEDULE AND PHASING

This project will be built out based on the following anticipated schedule:

Anchor Building A:	Phase 1	1 year	44,000 s.f.
Buildings A-E:	Phase 2	2 to 3 years	52,000 s.f.
Anchor Building B:	Phase 3	2 to 3 years	44,000 s.f.

LEGAL DESCRIPTION

All that tract of land, together with improvements thereon, situate, lying and being in the 1331st Georgia Militia District, in Oconee County, Georgia, and being more particularly described as follows:

Begin at the Point of Commencement, said point being the centerline intersection of Virgil Langford Road and Jennings Mill Road.

thence North 25 degrees 49 minutes 23 seconds West a distance of 72.64 feet to a point on the right of way, said point being the Point of Beginning.

thence along the northerly right of way of Virgil Langford Road North 71 degrees 18 minutes 32 seconds West a distance of 60.17 feet to a point,

thence along a curve to the left on the right of way with a radius of 548.22 feet, an arc length of 131.70 feet, a chord direction North 78 degrees 11 minutes 25 seconds West, and a chord distance of 131.38 feet to a concrete monument,

thence along said right of way North 85 degrees 35 minutes 02 seconds West a distance of 0.23 feet to an iron pin,

thence along a curve to the left on the right of way with a radius of 548.22 feet, an arc length of 202.30 feet, a chord direction South 83 degrees 49 minutes 57 seconds West, and a chord distance of 201.15 feet to a concrete monument,

thence along said right of way South 73 degrees 47 minutes 52 seconds West a distance of 169.42 feet to an iron pin which is 0.24 feet South 73 degrees 47 minutes 48 seconds East of a concrete monument,

thence leaving said right of way North 04 degrees 20 minutes 35 seconds West a distance of 264.36 feet to an iron pin,

thence North 12 degrees 56 minutes 44 seconds East a distance of 643.75 feet to an iron pin,

thence South 88 degrees 06 minutes 53 seconds East a distance of 139.70 feet to an iron pin,

thence South 88 degrees 06 minutes 53 seconds East a distance of 128.32 feet to an iron pin,

thence South 88 degrees 06 minutes 53 seconds East a distance of 170.63 feet to an iron pin,

thence South 88 degrees 06 minutes 53 seconds East a distance of 270.82 feet to an iron pin,

thence South 02 degrees 01 minutes 26 seconds East a distance of 524.00 feet to an iron pin,

thence along a curve to the left with a radius of 548.22 feet on the westerly right of way of Jennings Mill Road and an arc length of 298.12 feet, a chord direction South 51 degrees 25 minutes 44 seconds West, and a chord distance of 294.46 feet to a concrete monument,

thence along a curve to the left with a radius of 548.22 feet on the right of way, an arc length of 156.40 feet, a chord direction South 27 degrees 56 minutes 51 seconds West, and a chord distance of 155.87 feet to the said Point of Beginning.

