

**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 B-1 (General Business) to O-I-P (Office-Institutional-Professional) pursuant to an application for rezoning of property owned by Crystal Hills, LLLP Et Al submitted on January 5, 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 Williams & Associates, Land Planners P.C. on January 5, 2015 requesting rezoning a ±70.40 acre tract of land located on the west side of US Hwy 441 and the north side of Welbrook Road in the 221st G.M.D., Oconee County, Georgia, (TP# C-2-77 & Portion of TP# C-2-43L), 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 B-1 (General Business) to O-I-P (Office-Institutional-Professional) 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 Public Hearings were duly held by same on March 16, 2015 and on April 20, 2015, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on May 5, 2015.

ADOPTED AND APPROVED, this 5th day of May, 2015.

OCONEE COUNTY BOARD OF COMMISSIONERS

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

Jim Luke
Jim Luke, Member

John Daniel
John Daniel, Member

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

Mark Saxon
Mark Saxon, Member

ATTEST:

Jane S. Greathouse
Jane Greathouse
Clerk, Board of Commissioners

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. Site and building design shall meet the required standards of all state and local fire safety codes.
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 site shall not contain more than 239 total dwelling units (does not include the health services/assisted living facility).
5. The total building floor area of the development shall not exceed 738,778 Sf.
6. All loading/unloading areas visible from public rights-of-way shall be screened from view.
7. Developer shall provide amenity and recreation areas within the development as illustrated on the rezone concept plan. Additional recreation areas and facilities may be included in the development.
8. Unless a Special Exception Variance is approved by the Board of Commissioners, the developer shall comply with the maximum structure heights required under Section 412.02 of the Unified Development Code. (Special Exception Variance #6644)
9. Buffer / Greenspace, as shown on the rezone plan, between Presbyterian Village and Crystal Hills Subdivision to be 100 feet with the first 50 feet on the Presbyterian Village property to be left in its current natural state with additional plantings in areas where the natural state is sparse. All mature trees of 4 inches dbh in this area shall remain. 8 foot tall evergreen shrubs, a mixture of shrubs similar to Alta Magnolia, Green Giant Arborvitae, and Nellie R. Stephens Holly to be planted in the next 14 feet in front of an 8 foot tall opaque composite fence. The fence may not contain more than three gates for maintenance of the buffer area. The remaining green space on the Presbyterian Village side of the fence to run contiguous to the opaque fence containing a 6 foot wide walking trail and or sidewalks and planted with 10 foot tall shade trees similar to, willow oak, nuttall oak, and red maples, underground utilities may be within the 50 foot landscaped area so long as the area is vegetated and maintained as greenspace.
 - a. The fence and the planting on the outside of the fence shall be installed prior to beginning construction of the building structures on subject property.
10. A 60 foot wide strip of existing vegetation shall be maintained along Welbrook Road or a landscaped screen, 25 feet in width shall be installed within the 60 foot landscaped area shown on the rezone plan. The landscape screen shall meet the following standards: Trees shall be 8–10 foot minimum height at time of planting and shall be a mix of evergreen and deciduous with approximately 1 large tree per 40 feet of road frontage. Trees may be grouped and do not have to be planted in a row. Shrubs shall be planted such that a 6 foot screen is achieved 2 years after planting. Shrubs will be a minimum of 80% evergreen and shall be a minimum of 3 feet tall at the time of planting. The screen in this requirement shall be installed prior to beginning construction of the building structures on subject property.

CONDITIONS CONT.

11. A 25 foot buffer with an 8 foot tall fence shall be installed adjacent to the property line within the development that abuts the three proposed lots that front Wild Azalea Lane in accordance with the Oconee County buffer requirements at the time of permitting. The evergreen plantings that are required for this buffer shall be installed on the Wild Azalea side of the fence, and shall be a minimum of 3 feet tall at the time of planting and required to reach 6 feet within two years. Any building constructed within 100 feet of this property line shall be single story structures.
12. The buffer along the Board of Regents property line shall at a minimum contain evergreen vegetation that shall be a minimum of 3 feet tall at the time of planting and required to reach 6 feet within 2 years. The evergreen plantings associated with this buffer shall be located on the Board of Regents side of the fencing.
13. All buffers and landscaped area shall be maintained by Presbyterian Village.
14. Outdoor lighting standards:
 - Glare and directional control.*
 - a. *Full shielding required.* All outdoor lighting fixtures shall be horizontally cutoff or otherwise fully shielded, and shall comply with this condition with respect to lighting intensity, glare, and trespass, except as specified otherwise herein.
 - b. *Non-constant lighting exception.* Full shielding is not required for non-constant fixtures, provided all of the following conditions are met:
 - i. Fixture is top-shielded;
 - ii. Spot-or flood-light fixtures have centerline beam aimed no more than 45 degrees above the horizontal plane.
 - c. *Diffused-light.* Full shielding to control glare and light trespass is not required, provided the fixture is top shielded, emits its light through a frosted, matte, or other translucent, light-diffusing material.
 - d. *Upward-light, excluding sign illumination.* Full shielding to control glare is required for illumination of architectural elements, building facades, landscaping features, or other vertical structures, and shall meet the following light-containment standards:
 - i. The source of the light shall be located in such a way that no pedestrian ways are located between the light source and the targeted area. An exception would be when the light source is not visible from a pedestrian way.
 - ii. All light from an upward-directed fixture shall be contained from projecting beyond the targeted surface, such as by a building façade, roof overhang, or landscape feature and the light source shall not be visible from any roadway or adjacent property.
 - e. *Light trespass.* This standard can be achieved by means of fixture design, metal shielding, lamp type and lumen output, mounting height, location, or natural or constructed barriers on the subject property.
 - i. *Light-trespass standard.* Outdoor-lighting fixtures shall be shielded such that light such that zero foot candles transmitted over the property line of the subject property by more than 10 feet in residential zones.
15. Construction Hours: All construction and landscaping shall be performed between 7 am and 7 pm. No construction or landscaping shall be done on Sunday, New Years, Christmas, Thanksgiving, the 4th of July, Memorial Day and Labor Day.
16. The subject property shall not be mass graded, but shall be developed in phases at the discretion of the property owner, with the clearing for each phase to be done prior to beginning such phase. This condition shall not prevent utility infrastructure, road and access construction, stormwater detention, or areas that may be necessary to balance the cut / fill so that material does not have to be hauled off and on site unnecessarily and the buffer zone including the fence from being completed at one time at the beginning of construction of the project.

EXHIBIT "A" TO ZONING AMENDMENT #6643

Page 3 of 13

CONDITIONS CONT.

17. There shall be a 1 foot no access easement contiguous with the boundary of the subject property which is not adjacent to a public street.
18. The roof peak of Buildings 100, 200, and 300 shall not exceed an elevation of 830 feet above sea level.
19. The developer shall provide a traffic study and warrants analysis for the Highway 441 and Lavista Road intersection prior to permitting. Study and analysis shall be submitted to GDOT with a request to permit a signal at the intersection. If a signal is permitted by GDOT the engineering, permitting and installation of the signal shall be at the expense of the developer and constructed in accordance with the applicable GDOT permitting. The timing of the installation shall be in accordance with the applicable GDOT permitting and regulations.
20. The proposed sanitary sewer pump station shall be private and shall be located a minimum of 200 feet from the property line of the Crystal Hills subdivision and shall be screened from view from any adjacent property line with plantings that will reach a minimum of 6 foot tall within 2 years of planting or a 6 foot tall opaque fence. The pump station shall be maintained by the developer.
21. The developer shall be responsible for constructing a left hand turn lane or a right hand slip lane on Welbrook Road turning onto Hog Mountain Road subject to approval by Oconee County. The additional lane shall provide a minimum of 150 feet of stacking prior to any certificate of occupancy being issued for the development.
22. Private access gates shall be installed at the primary and secondary entrance to the development prior to issuance of a certificate of occupancy.
23. There will be no freestanding parking decks within the proposed development this condition does not apply to parking under buildings.
24. Unless otherwise required by GDOT, the construction entrance for the first phase of construction shall be located on Hwy. 441 and no construction traffic shall be allowed on Welbrook Road until after the first certificate of occupancies are issued for the development.
25. Until such time as a traffic signal is installed at the US Hwy 441 entrance of the project, and if permitted to do so by the Georgia Department of Transportation, no left turns leaving the property shall be allowed at such intersection.
26. The Welbrook Road entrance shall be designed to prohibit right turns.
27. Applicant shall fund all the cost for the installation of a traffic signal at the entrance of the project of US 441, including the provision of a letter of credit or bond if the installation of the traffic signal is not immediately warranted. Such security shall be for a period of five years, renewable for an additional five years if the County through its Public Works Director determines that it is likely such traffic signal would be warranted during that period.

EXHIBIT "A" TO ZONING AMENDMENT #6643

Page 4 of 13

NARRATIVE

Presbyterian Village

A Continuing Care Retirement Center (CCRC) Development
West of the intersection of Highway 441 and Lavista Road
0 & 8021 Macon Highway, Watkinsville, Georgia

B-1 to O-I-P

70.40 Acres – Tax Parcel #C02-077 & A Portion of Tax Parcel # C02-043L

Rezone Submittal – January 5, 2015

Revised February 18, 2015

Narrative

Founded in 1949, Presbyterian Homes of Georgia, Inc. has been serving senior adults for over 65 years through the development and management of exceptional communities designed to enhance the quality of life for senior adults. They have built (or renovated) and currently manage five communities located in Quitman, Austell, Decatur, Swainsboro and Atlanta. While the Decatur, Swainsboro and Atlanta locations offer apartment living for active seniors, the Quitman and Austell campuses provide a variety of senior home opportunities including excellent nursing care and quality assisted living. In 1963, Presbyterian Home in Quitman was the first in the state to provide living accommodations specifically designed to meet the needs of seniors with Alzheimer's and other memory challenges. By 1994, Presbyterian Village in Austell had expanded into a full Continuing Care Retirement Center providing 3 levels of care.

Presbyterian Homes of Georgia is founded upon the principles of **Inclusiveness**: welcoming residents, clients, staff, and volunteers regardless of religious affiliation; of **Respect**: providing privacy, dignity, independence, and safety to the best of their ability; and of being a **Good Neighbor**: cooperation in benefiting community welfare wherever they serve. Maintaining a high ethical standard, a high quality of caring service, and a base of dedicated staff and volunteers, they strive to make excellence the mark in all they do. They are committed to the Continuing Care Retirement Community continuum of services for all residents regardless of their financial circumstances, socioeconomic status and racial or ethnic background.

Presbyterian Homes of Georgia intends to develop a campus modeled after Presbyterian Village in Austell. They propose to locate and develop this newest campus on a 70.40 acre site along Hwy 441. This site's proximity to the University of Georgia, University of North Georgia-Oconee Campus, Historic Downtown Watkinsville, banks, grocery stores, pharmacies, restaurants, and health-care facilities offers much opportunity for future residents of this community.

Crystal Hills, LLLP and the Marjorie B. Maxey, Life Estate are the current property owners. Mr. Carl Nichols will act as primary contact person for the owners and developers. Williams & Associates has been engaged by the developers to act as agent in the preparation of the necessary rezone documentation associated with this request.

The Site

The two subject parcels of the rezone currently exist as a total of 79.87 acres. The tracts are both zoned B-1 and have been since 1994, see attached exhibits. The 70.40 acre OIP portion of the project fronts along Hwy 441 for approximately 1,633.95 LF. and along Wellbrook Road for approximately 2,255.34 LF. The site is a combination of open grass fields with patches of mixed pines and hardwoods. There are two existing homes onsite, one that is currently being used as a rental house and one that is dilapidated. There is also a portion of an existing building located over the property line adjacent to parcel C02-078. The topography is rolling and drains in multiple directions, particularly to the northwest and southeast. Existing zoning and land uses surrounding the site are as follows: to the west – Wellbrook Road; to the north – Crystal Hills Subdivision (AR-1 zoned lots with residences); to the south – four (4) AR-1 zoned tracts, including one with existing vacant residential rental units, one partially zoned B-2 and the remainder being currently undeveloped; to the east – Hwy 441. The Future Development Map 2030 identifies the site with a Future Character Area designation of Civic Center.

The Development

Presbyterian Village proposes to develop a Continuing Care Retirement Community (CCRC) as illustrated on the accompanying rezone concept plan and other supporting documents. The proposed use will incorporate a variety of structures and uses common for a CCRC such as varying types of living accommodations, three levels of supportive care and recreational /social opportunities provided within the Village Center. The entirety of the proposed development (including all structures) will be owned, operated, and maintained by Presbyterian Homes of Georgia, Inc. Easements will be provided for vehicular circulation (ingress and egress), as well as for the installation of public utilities. The project will be constructed with curb & gutter driveways, parking lots and sidewalks. All utilities will be underground. Extensive landscaping, including buffers and shade trees, will be installed throughout the development.

Buildings

The following is a brief description of the various buildings and proposed uses:

The Independent Living Apartment Building (Building 100) is a three story building composed of three separate pods which will accommodate, in total, 100 independent apartment units. Floor plan options range from one to three-bedroom units. The building is proposed to have basement level parking and will include an area to house the Support Services for the project, which will be the headquarters for all mechanical staff, maintenance staff and equipment.

The two-story Village Center (Building 200) includes a variety of uses such as the main kitchen and dining venues, fitness center, physical therapy center, indoor pool, library and learning center, chapel, meeting rooms, auditorium, hair salon, arts and crafts center, pharmacy and administrative offices. The Village Center is currently shown as being directly connected to the Health Services Center. Presbyterian Homes reserves the right to split these two buildings and connect them via conditioned corridors similar to the access being proposed from the Independent Living Apartment Building.

The Health Services Center (Building 300) is a three-story structure which includes three distinct levels of care: Memory Support, Assisted Living and Skilled Nursing. The residents of Presbyterian Village can choose their level of care depending upon individual needs. The Memory Support Center is a state of the art facility designed to address the specific health care needs of residents with Alzheimer's and other memory challenges.

The 113 single-family cottages will range in size from approximately 1,800 sf. to 2,600 sf. This area is not inclusive of the basements that may be constructed on some units. The 13 villas (two-family attached) will range in size from approximately 1,700 sf. to 2,000 sf. for each dwelling unit. Both dwelling types will be owned and maintained by Presbyterian Homes of Georgia, not sold as fee simple or condominium units.

A maximum of 239 residential units are proposed, consisting of cottages (113), villas (26 units) and apartments (100). Rooms proposed within the Health Services Center were not included in this figure.

The Gatehouse, proposed to be constructed near the entrance on Hwy 441, will house the security personnel. Access from Wellbrook Road will be restricted via gate and key card access. A gatehouse at that location, if constructed, will be for decorative purposes only.

All structures, amenity areas, recreational areas, sidewalks, walking trails, and open space areas are to be owned and maintained by Presbyterian Homes of Georgia.

The proposed architectural design theme is a traditional style utilized in residential dwellings in the early to mid-1900's, similar in character to existing homes in the area. The architectural style will feature pitched shingled roofs, shed dormers, wide overhanging eaves, tapered square wood or masonry columns, and divided light windows and doors. Predominant exterior materials will be a combination of stone and brick with some cementitious plank and shingle siding accents, with low-maintenance composite trim and ornamentations. See attached representative architecture photographs of the proposed structures.

Outdoor recreational facilities to be provided at Presbyterian Village include, but may not be limited to, sidewalks and walking trails, a putting green, tennis courts, pavilion for social and recreational opportunities, greenhouses, etc. The site is proposed to be attractively landscaped with provisions for numerous sitting and gathering areas with a variety of both formal and naturalistic gardens.

Water Supply

A 12" water main currently exists in the right-of-way of Hwy 441. A watermain extension is proposed for the development.

Probable Water Demand

Village Center (63,650 sf.) @ 10 gpd/100 sf.	6,365 gpd
Health Services Building: 100 residents @ 75 gpd/resident 35 staff members @ 35 gpd/member	7,500 gpd 1,750 gpd
Independent Living Apartment Building 100 apartments @ 208 gpd/apartment	20,800 gpd
Cottages: 113 cottages @ 208 gpd/cottage	23,504 gpd
Cluster Homes: 13 cluster homes @ 416 gpd/cluster home	5,408 gpd
Total Capacity Required	65,327 GPD AVG. Total

EXHIBIT "A" TO ZONING AMENDMENT #6643

NARRATIVE CONT.

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 Hwy 441. An onsite, private pump station will also be employed for a portion of the development. Flows have been submitted to the Oconee County Public Utilities Department and a sewer availability letter accompanies this rezone request.

Probable Sewer Demand

Village Center (63,650 sf.) @10 gpd/100 sf.	6,365 gpd
Health Services Building:	
100 residents @ 75 gpd/resident	7,500 gpd
35 staff members @ 35 gpd/member	1,750 gpd
Independent Living Apartment Building	
100 apartments @ 208 gpd/apartment	20,800 gpd
Cottages:	
113 cottages @ 208 gpd/cottage	23,504 gpd
Cluster Homes:	
13 cluster homes @ 416 gpd/cluster home	5,408 gpd
Total Capacity Required	65,327 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 two proposed storm water management facilities. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The proposed storm water management facilities will be designed to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site development plans. Stormwater management will be in compliance with the Oconee County UDC.

Access

Access will be via a two proposed driveways, one from Hwy 441 and one from Wellbrook Road. Both driveways are proposed to be secure and gated. Access to Hwy 441 will require a Georgia Department of Transportation application and permit. Required improvements are subject to GDOT regulations and direction at the time of permitting. Access to Wellbrook Road will be in compliance with Oconee County UDC and reviewed during the site development plans approval stage of the project. Circulation within the development will be via 2 lane, 20' wide asphalt driveways with curb and gutter which are to be located within 60' ingress/egress/utility easements. Presbyterian Homes of Georgia will be responsible for all maintenance, up-keep and repairs. Parking is proposed to occur in lots adjacent to each of the main buildings. Parking for the residents of the Independent Living Apartment Building will occur adjacent to the building with parking spaces designated specifically for the residents.

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
Continuing Care Retirement Community (255)	339	Units	814	31	17	47	21	33	54
Net New Primary Trips			814	31	17	47	21	33	54

Trips as approved for the existing zoning classifications are as follows:

- Parcel C02-043L – Shopping Center - 262,500 sf.
- Parcel C02-077 – Retail - 230,330 sf., Bank - 6400 sf., Office - 101,500 sf.

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	
General Office (710)	101.5	1,000 SF	1,328	170	23	194	33	159	192		
Shopping Center (820)	492.83	1,000 SF	19,151	169	103	272	553	599	1,151		
Drive-in Bank (912)	6.4	1,000 SF	950	23	18	41	41	41	82		
Net New Primary Trips			21,429	363	144	507	626	799	1,426		

Schools

No impact is anticipated to the school system due to the age of the residents of Presbyterian Village.

Schedule

The petitioners plan to complete the zoning efforts on the subject property in April 2015. It is anticipated that the compliment of building structures and site amenities will be built-out in phases, with the initial phase of the development to include the Village Center, the Health Services Center Building and 50 residential units, comprising of a mixture of cottages, villas and apartments. The Preliminary Site Plan and Site Development Plans for Phase 1 of the development are projected to be submitted for approval within 1-3 years of completed zoning efforts. Construction improvements of Phase 1 and a portion of the infrastructure will commence immediately upon approval of those plans. The duration of construction for the initial phase of development is estimated at 24 months from commencement of construction. The remainder of the development will be constructed as dictated by demand. The estimated total build-out of the project is anticipated in 2028.

Maintenance of Common Areas

There are common areas currently proposed for this development. The entirety of the proposed development will be owned, operated, and maintained by Presbyterian Homes of Georgia, Inc., including all structures/buildings, common areas, private driveways, parking lot paving, landscaping, and storm water management facilities.

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 to the north and south, as required by OC-UDC Section 806. An additional 25' of buffer and 50' greenspace has been added to the required 25' buffer along the existing residences of Crystal Hills Subdivision for landscaping and walking trails. Please see the Rezone Concept Plan for specific buffer locations and widths. The buffers will be designed with details provided during the site development plans approval stage of the project. Any additional required buffers will be illustrated on site development plans or as directed by Oconee County.

Utilities

All new utilities are proposed to be underground. Portions of the existing utilities located onsite are to be relocated during project construction per the direction of the utility provider with final placement to be determined during the site development plans approval stage of the project. Proposed utilities to serve the facility are water, sewer, power, gas, telephone, cable TV & internet access.

Garbage Collection

Garbage collection will be handled by private contract service.

Sidewalks

Concrete sidewalks will be constructed to serve the project and provide resident access and circulation. Sidewalks will be installed during building construction and the 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.

Development Valuation

Proposed estimated total value of the project at completion: \$120,000,000.00

Presbyterian Village



Independent Living



Guard House



Memory Care Facility



Village Center



Memory Care Facility



Presbyterian Village



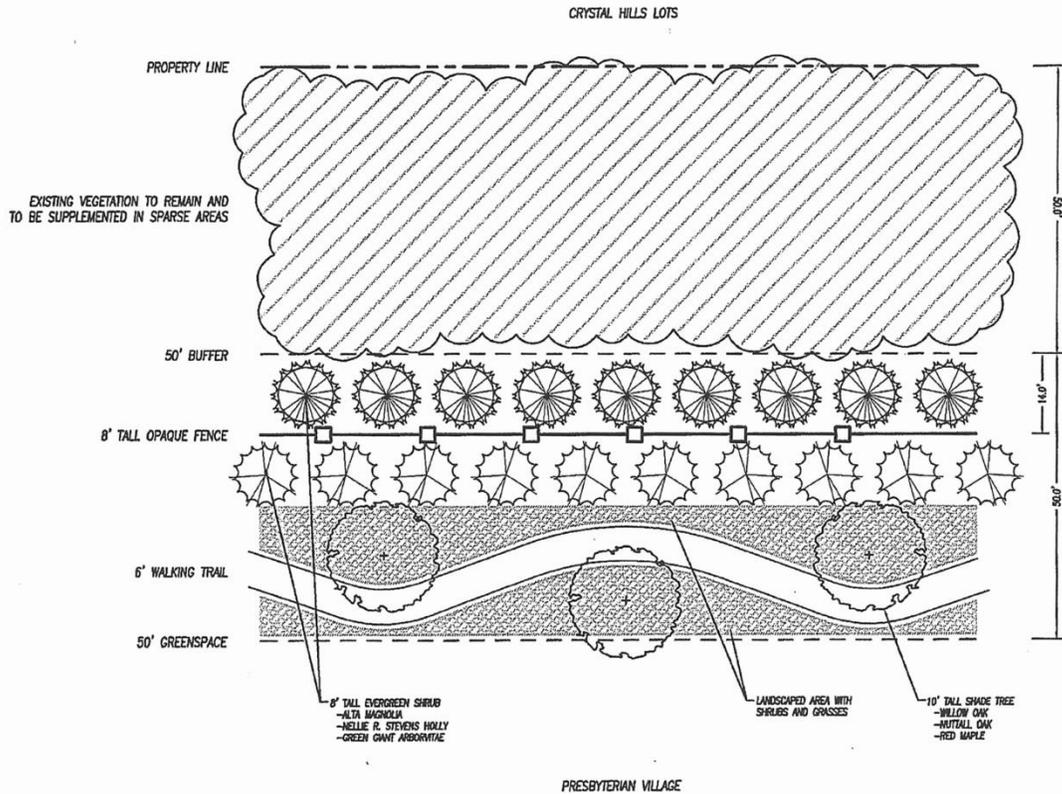
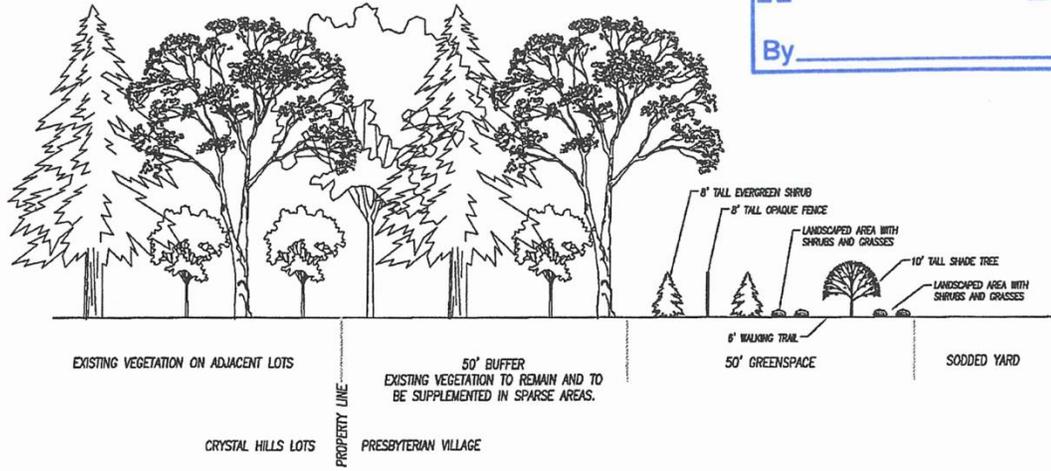
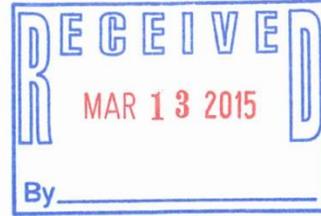
Cottages



Attached Cottages



BUFFER & GREENSPACE DETAILS



Williams & Associates

ENGINEERING • SURVEYING
LANDSCAPE ARCHITECTURE

2470 Daniels Bridge Road, Suite 161
Athens, Georgia 30606
P. 706.310.0400
F. 706.310.0411

www.gapanning.com

PRESBYTERIAN VILLAGE

8021 MACON HWY - WATKINSVILLE, GEORGIA
79.8659 ACRES

PLAN TYPE:
BUFFER EXHIBIT

SCALE:
1" = 20'

PROJECT NO:
14196

DATE:
02/09/2015

EXHIBIT "A" TO ZONING AMENDMENT #6643

Page 9 of 13

TAX MAP



LEGAL DESCRIPTION

All that tract of land lying and being in the 221st G.M.D. of Oconee County, Georgia, containing 70.4030 acres, more or less, and being more particularly described as follows:

Beginning at the intersection of the southerly margin of the 60 foot right-of-way of Wild Azalea Lane with the westerly margin of the variable right-of-way of U.S. Highway 441, thence along the right-of-way of U.S. Highway 441 South 23 degrees 06 minutes 31 seconds West, 450.00 feet to the TRUE POINT OF BEGINNING; thence continuing along said right-of-way South 23 degrees 04 minutes 20 seconds West, 401.84 feet to a concrete monument; thence South 23 degrees 12 minutes 23 seconds West, 688.30 feet to a point; thence leaving said right-of-way North 69 degrees 42 minutes 31 seconds West, 119.73 feet to an iron pin; thence South 23 degrees 10 minutes 34 seconds West, 200.00 feet to an iron pin; thence South 69 degrees 35 minutes 26 seconds East, 119.61 feet to a point; thence along the right-of-way of U.S. Highway 441 South 23 degrees 126 minutes 23 seconds West, 543.82 feet to a point; thence leaving said right-of-way North 69 degrees 28 minutes 15 seconds West, 124.41 feet to a point; thence North 69 degrees 28 minutes 15 seconds West, 249.11 feet to an axle; thence North 69 degrees 28 minutes 15 seconds West, 100.00 feet to a point; thence South 62 degrees 01 minutes 45 seconds West, 271.00 feet to a point; thence South 62 degrees 01 minutes 45 seconds West, 332.35 feet to a point on the easterly margin of the 80 foot right-of-way of Wellbrook Road; thence along said right-of-way 203.91 feet along an arc of a curve to the left, said curve having a radius of 442.52 feet, a chord bearing of North 30 degrees 28 minutes 24 seconds West, and a chord distance of 202.11 feet to a point; thence 1003.16 feet along an arc of a curve to the left, said curve having a radius of 13685.74 feet, a chord bearing of North 44 degrees 38 minutes 46 seconds West, and a chord distance of 1002.94 feet to a point; thence 319.78 feet along an arc of a curve to the left, said curve having a radius of 706.50 feet, a chord bearing of North 55 degrees 06 minutes 50 seconds West, and a chord distance of 317.06 feet to a point; thence 422.59 feet along an arc of a curve to the right, said curve having a radius of 1293.50 feet, a chord bearing of North 59 degrees 56 minutes 23 seconds West, and a chord distance of 420.71 feet to a point; thence North 49 degrees 17 minutes 38 seconds West, 305.90 feet to an iron pin; thence leaving said right-of-way North 81 degrees 11 minutes 26 seconds West, 783.11 feet to an iron pin; thence South 69 degrees 42 minutes 13 seconds East, 1403.55 feet to an iron pin; thence North 23 degrees 05 minutes 09 seconds East, 1134.29 feet to a point; thence South 66 degrees 53 minutes 29 seconds East, 269.32 feet to a point; thence South 66 degrees 53 minutes 29 seconds East, 291.95 feet to a point; thence South 66 degrees 53 minutes 29 seconds East, 337.48 feet to the TRUE POINT OF BEGINNING.

Said tract is a combined portion of parcels C02-043L & C02-077 and shown as Lot 4 on a Composite Plat by Williams & Associates, dated 12/18/2014.

EXHIBIT "A" TO ZONING AMENDMENT #6643

Page 10 of 13

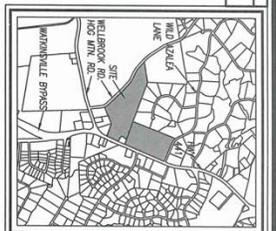
PLAT



LEGEND

1. 1" = 100' SCALE
 2. 1" = 100' SCALE
 3. 1" = 100' SCALE
 4. 1" = 100' SCALE
 5. 1" = 100' SCALE
 6. 1" = 100' SCALE
 7. 1" = 100' SCALE
 8. 1" = 100' SCALE
 9. 1" = 100' SCALE
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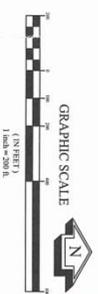
EXISTING UTILITIES NOTE
 THIS SHOWN AND PROVIDED AS A GUIDE TO EXISTING UTILITIES & NOT A GUARANTEE OF ACCURACY. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. SEE SHEET 02 FOR DETAILS.



VICINITY MAP
 SCALE: 1" = 200'

PROJECT DATA

PROJECT NAME: PRESBYTERIAN VILLAGE
 PROJECT NUMBER: 14196
 PROJECT LOCATION: 79.8659 ACRES - 8021 MACOM HWY
 PROJECT DATE: 08/23/2014
 PROJECT STATUS: PRELIMINARY
 PROJECT OWNER: WILLIAMS & ASSOCIATES
 PROJECT ARCHITECT: WILLIAMS & ASSOCIATES
 PROJECT ENGINEER: WILLIAMS & ASSOCIATES
 PROJECT SURVEYOR: WILLIAMS & ASSOCIATES
 PROJECT DRAFTER: WILLIAMS & ASSOCIATES
 PROJECT CHECKER: WILLIAMS & ASSOCIATES
 PROJECT APPROVER: WILLIAMS & ASSOCIATES
 PROJECT DATE: 08/23/2014
 PROJECT SCALE: 1" = 100'
 PROJECT SHEET: 01 OF 01
 PROJECT TOTAL SHEETS: 01
 PROJECT TOTAL ACRES: 79.8659
 PROJECT TOTAL LOTS: 100
 PROJECT TOTAL SQUARE FEET: 3,430,000
 PROJECT TOTAL GARAGE SPACES: 100
 PROJECT TOTAL PARKING SPACES: 100
 PROJECT TOTAL TRAILER SPACES: 100
 PROJECT TOTAL UTILITY SPACES: 100
 PROJECT TOTAL OTHER SPACES: 100
 PROJECT TOTAL OTHER NOTES: 100



REVISIONS

DATE	REVISION
08/23/2014	INITIAL DESIGN

DATE: 08/23/2014

COMPOSITE PLAT

14196

01

Williams & Associates
 ENGINEERING - SURVEYING
 LANDSCAPE ARCHITECTURE
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 Atlanta, Georgia 30328
 P: 770.331.8811
 F: 770.331.8811

PRESBYTERIAN VILLAGE
 OCONEE COUNTY, GEORGIA
 79.8659 ACRES - 8021 MACOM HWY

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