

**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 R-3 MPD (Multi-Family Residential – Master Planned Development) to R-3 MPD with modifications pursuant to an application for rezoning of property owned by Georgia Club & Land, LLC Et Al submitted on March 30, 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 Beall & Company on March 30, 2015 requesting rezoning a ±263.73 acre tract of land located on the west side of Barber Creek Road & the south side of Boyd Road in the 224th G.M.D., Oconee County, Georgia, (TP# A-1D-1, A-1D-1A, A-1D-1EAS, A-1D-2, A-1D-3, A-1D-3A & A-1D-4), 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 R-3 MPD (Multi-Family Residential – Master Planned Development) to R-3 MPD with modifications 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 August 17, 2015, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on September 1, 2015.

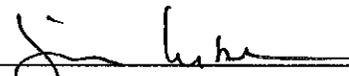
ADOPTED AND APPROVED, this 1st day of September, 2015.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:



G. Melvin Davis, Chairman



Jim Luke, Member

John Daniell, Member



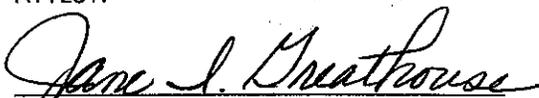
W. E. "Bubber" Wilkes, Member

Mark Saxon, Member



Mark Saxon, Member

ATTEST:



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. Regardless of any item to the contrary on the site plan, narrative or other submitted documents, this development shall meet all design requirements for this zoning district under the Oconee County Zoning Ordinance in existence upon the date of submittal of the request.
2. The zoning for the 100 Year Flood Plain portion of this property shall be FP (Flood Prone District). The zoning for the remainder of this development shall be R-3 MPD (Multi-Family Residential – Master Planned Development). By approval of the master plan, the entire site's acreage will be used to calculate any MPD requirements. Regardless of any indications to the contrary on the concept plan or other attachments, all preliminary plats, construction plans, final plats, covenants, conservation easements and homeowners' association shall meet the standards set forth in the Oconee County Zoning and Subdivision Regulations for an R-3 MPD.
3. At a minimum, developer shall comply with stormwater management regulations in effect at the time of construction plan approval. Drainage structures shall be located a suitable distance from the project boundaries to permit visual buffering from neighboring properties and to avoid point source discharge onto neighboring properties. Drainage from said structures shall obtain sheet flow character prior to leaving the property boundary unless discharging to a well-defined drainage corridor.
4. Prior to construction plan approval, the developer shall comply with all requirements and obtain approval from all state agencies regulating any land disturbances inside of State Waters Buffers for road crossings and other permitted activities.
5. Developer shall plant a minimum of 1,319 trees throughout the development (5 trees per acre). Said trees shall be a mix of shade trees and evergreen trees. The shade trees shall be single-trunked trees, at least two inch (2") caliper and at least 10' tall at time of planting, capable of reaching 35 feet in height and spread at maturity. The evergreen trees shall be at least 6 feet in height at time of planting. These trees may be located as street trees, lot trees or as supplements to the green space areas outside of the 50' wide perimeter buffer. The trees may be planted in phases corresponding to the phases of the development. Tree locations must be designated on future construction plans for the development. This number of planted trees may be decreased by the number of existing healthy, vigorous shade trees preserved within any residential or commercial area outside of green space or open space areas provided that such existing shade tree(s) are at least 2" caliper or larger.
6. Except for the addition of supplemental material in the buffer, wherever construction is to occur within 50 feet of the "50' Perimeter Buffer", the buffer edge must be clearly marked in the field with erosion control fencing and protected. No construction material or debris shall be allowed to be stored or located within the buffer. No storm water detention areas, other than drainage corridors, shall be located within the 50' perimeter buffer.
7. All perimeter buffers shall be as shown on the concept plan and representative buffer drawings.
8. All project street designs within the development must meet the approval of Oconee County. The project access points (road intersections) and the streets shall be designed and constructed to the appropriate road classifications for the build out traffic volumes.
9. Prior to Preliminary Plat/Site Plan submittal, applicant must receive approval of project and street naming from EMA. Applicant must also submit a Unit Numbering System Plan to EMA for approval. Provide documentation of this at time of Preliminary Plat/Site Plan submittal.
10. Developer shall provide all necessary traffic improvements (center turn lanes, signalization, traffic safety devices, etc.) as required by the Oconee County Public Works Department.
11. 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.
12. All dumpster and waste container areas shall be in enclosed structures away from the public view.
13. Site design shall meet the minimum standards of all state and local fire safety codes.

EXHIBIT "A" TO ZONING AMENDMENT #6730

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CONDITIONS CONT.

14. Covenants shall be required for the development and shall reflect the minimum lot sizes, homeowner fees and architectural requirements as outlined in the narrative and shall be consistent with the homes already existing as part of the first phase of this project found within Barrow County.
15. The development shall not contain more than 193 single-family detached dwelling units.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, lying and being in the 224th District G.M. in Oconee County, Georgia, containing 263.73 acres as illustrated on a drawing entitled BOUNDARY EXHIBIT, prepared by SCHMITT ENGINEERING AND LAND SURVEYING, dated November 3, 2014, and more particularly described as follows:

BEGINNING at a 1/2" pipe found along the westerly right-of-way of Barber Creek Road, said point being 93.62 feet southerly, along said right-of-way, off the centerline of Barber Creek and being the POINT OF BEGINNING:

THENCE south 35 degrees 04 minutes 27 seconds west, a distance of 225.03 feet to a point, said point being the start of a curve to the left having a radius of 557.12 feet, and subtended by a chord of south 29 degrees 05 minutes 26 seconds west, 230.18 feet;
THENCE southwestly along the arc of the curve a distance of 231.85 feet, said point being the start of a curve to the left having a radius of 1,604.20 feet, and subtended by a chord of south 06 degrees 00 minutes 51 seconds west, 252.24 feet;
THENCE southerly along the arc of the curve a distance of 252.50 feet;
THENCE south 03 degrees 46 minutes 24 seconds west, a distance of 604.23 feet to a point, said point being the start of a curve to the right having a radius of 971.34 feet, and subtended by a chord of south 11 degrees 07 minutes 14 seconds west, 294.98 feet;
THENCE southerly along the arc of the curve a distance of 296.13 feet, said point being the start of a curve to the right having a radius of 3,659.19 feet, and subtended by a chord of south 24 degrees 03 minutes 47 seconds west, 370.38 feet;
THENCE southwestly along the arc of the curve a distance of 370.54 feet, said point being the start of a curve to the right having a radius of 1,242.11 feet, and subtended by a chord of south 33 degrees 12 minutes 36 seconds west, 372.44 feet;
THENCE southwestly along the arc of the curve a distance of 373.85 feet;
THENCE south 39 degrees 44 minutes 28 seconds west, a distance of 935.25 feet to an iron pin at a property corner;
THENCE north 51 degrees 34 minutes 21 seconds west, a distance of 471.60 feet to a square bar;
THENCE south 24 degrees 23 minutes 30 seconds west, a distance of 458.57 feet to a #4 rebar;
THENCE south 03 degrees 10 minutes 16 seconds east, a distance of 306.50 feet to a #4 rebar;
THENCE north 51 degrees 24 minutes 28 seconds west, a distance of 905.26 feet to a 2" rod;
THENCE north 50 degrees 06 minutes 59 seconds west, a distance of 559.80 feet to a #4 rebar;
THENCE north 51 degrees 19 minutes 30 seconds west, a distance of 317.99 feet to a #4 rebar;
THENCE south 30 degrees 24 minutes 59 seconds west, a distance of 1,372.40 feet to a #4 rebar;
THENCE south 52 degrees 30 minutes 19 seconds east, a distance of 377.51 feet to a iron post;
THENCE south 51 degrees 55 minutes 34 seconds east, a distance of 417.91 feet to a #4 rebar;
THENCE north 33 degrees 36 minutes 49 seconds east, a distance of 501.21 feet to a 1/2" open top pipe;
THENCE north 87 degrees 48 minutes 17 seconds east, a distance of 55.48 feet to a point;
THENCE south 77 degrees 19 minutes 08 seconds east, a distance of 75.90 feet to a point;
THENCE south 56 degrees 52 minutes 31 seconds east, a distance of 135.82 feet to a point;
THENCE south 67 degrees 12 minutes 07 seconds east, a distance of 113.52 feet to a 1/2" open top pipe;
THENCE south 41 degrees 17 minutes 02 seconds west, a distance of 433.97 feet to a iron post;

THENCE south 37 degrees 26 minutes 22 seconds west, a distance of 474.02 feet to a large poplar;
THENCE south 43 degrees 17 minutes 04 seconds west, a distance of 250.90 feet to a #5 rebar;
THENCE south 24 degrees 13 minutes 46 seconds west, a distance of 905.97 feet to a #5 rebar;
THENCE north 24 degrees 59 minutes 36 seconds west, a distance of 349.44 feet to a #5 rebar;
THENCE north 24 degrees 55 minutes 50 seconds west, a distance of 699.84 feet to a #4 rebar;
THENCE north 54 degrees 58 minutes 47 seconds west, a distance of 226.83 feet to a #4 rebar;
THENCE south 46 degrees 48 minutes 22 seconds west, a distance of 71.71 feet to a iron pin set;
THENCE north 62 degrees 01 minutes 48 seconds west, a distance of 214.72 feet to a iron post;
THENCE north 67 degrees 24 minutes 14 seconds west, a distance of 335.92 feet to a #4 rebar;
THENCE north 42 degrees 49 minutes 21 seconds east, a distance of 800.51 feet to an axle;
THENCE north 33 degrees 29 minutes 04 seconds east, a distance of 1,729.14 feet to an axle;
THENCE north 50 degrees 54 minutes 50 seconds west, a distance of 441.13 feet to a #4 rebar;
THENCE north 51 degrees 56 minutes 10 seconds west, a distance of 520.14 feet to a iron bar;
THENCE north 51 degrees 16 minutes 41 seconds west, a distance of 128.77 feet to a point along Barrow and Oconee County Lines;
THENCE, along county line, north 57 degrees 43 minutes 27 seconds east, a distance of 3,987.08 feet to a point in centerline of Barber Creek;
THENCE, along the meanderings of said creek, the following courses:
South 39 degrees 45 minutes 53 seconds east, a distance of 1.24'
Thence south 57 degrees 57 minutes 23 seconds east, a distance of 142.54 feet to a point;
THENCE south 48 degrees 50 minutes 21 seconds east, a distance of 61.13 feet to a point;
THENCE south 49 degrees 07 minutes 48 seconds east, a distance of 111.83 feet to a point;
THENCE south 53 degrees 39 minutes 44 seconds east, a distance of 188.72 feet to a point;
THENCE south 52 degrees 29 minutes 23 seconds east, a distance of 79.96 feet to a point;
THENCE south 51 degrees 05 minutes 48 seconds east, a distance of 110.19 feet to a point;
THENCE south 65 degrees 43 minutes 23 seconds east, a distance of 106.92 feet to a point;
THENCE south 51 degrees 37 minutes 12 seconds east, a distance of 165.65 feet to a point;
THENCE south 57 degrees 15 minutes 11 seconds east, a distance of 112.19 feet to a point;
THENCE south 62 degrees 26 minutes 45 seconds east, a distance of 79.86 feet to a point;
THENCE south 53 degrees 09 minutes 57 seconds east, a distance of 91.74 feet to a point in centerline of Barber Creek, said point being the start of a curve to the right having a radius of 1,238.84 feet, and subtended by a chord of south 33 degrees 52 minutes 59 seconds west, 93.62 feet;
THENCE, leaving said creek, southwestly along the arc of the curve a distance of 93.64 feet; to the POINT OF BEGINNING.

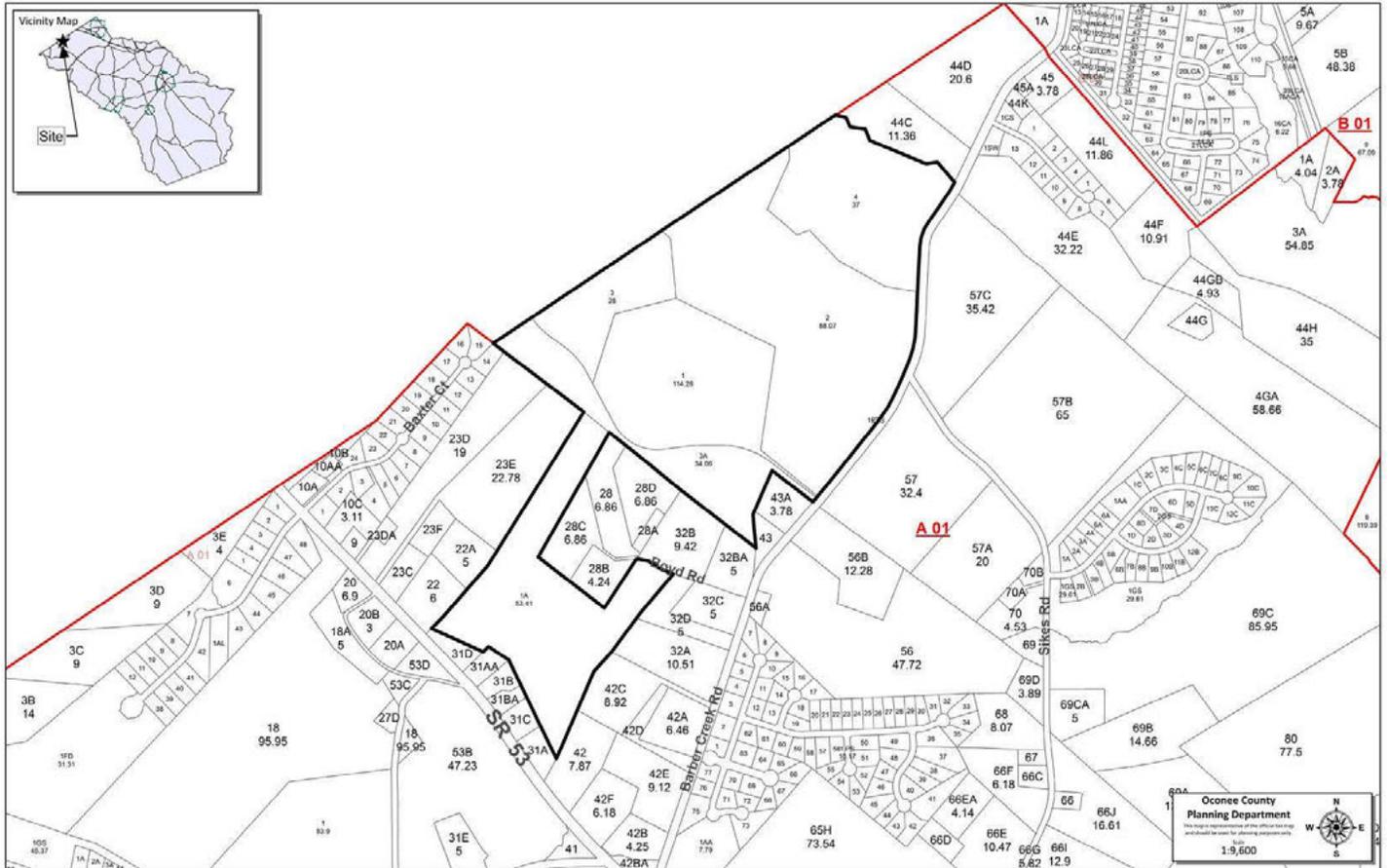
EXHIBIT "A" TO ZONING AMENDMENT #6730

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PLAT



TAX MAP



NARRATIVE

Narrative Report
MODIFIED R-3 MPD ZONING
BARBER CREEK SOUTH
The Georgia Club
263.73 Acres
 Oconee County Georgia
 October 28, 2014
 (revised 06/29/2015)

Narrative

BARBER CREEK SOUTH Master Planned Development is a 263.73 acre Oconee County portion of *The Georgia Club* community which includes a wide assortment of upscale single-family detached homes, lakes, golf courses, private roads, gated entrances, nature trails, active amenities and many other detailed features typical of a destination "resort quality" residential development.

Background Information: The Overall Georgia Club Development

The overall *Georgia Club* development located in Oconee and Barrow County is a 1300 acre community of neighborhoods having a 27-hole golf course and clubhouse featuring fine and casual dining, reception areas, and spacious locker rooms.

Other features of the *Georgia Club* development include:

- *The Village Commons* is an attractive grassy venue for exhibits, concerts, and open-air functions.
- *The Village Hall* is a community focal point that is available for weddings, meetings, and variety of recreations functions. Inspired by the architecture of buildings on UGA's North Campus, the Village Hall co-anchors the Village Commons.
- *The Fitness Center and Swimming Facilities* features state-of-the-art work-out equipment, steam rooms, snack bar, and two pools featuring one for adults and a junior Olympic pool.
- *The Tennis Center* has six *har-tru* courts outfitted for day or night play. There is a croquet and bocce greensward overlooking the 18th fairway.

The *Georgia Club* development features five different neighborhood types with landscaped parks, gardens and pedestrian trails interspersed among the neighborhoods

Subject Concept Plan & MPD Amendment

The subject 263.73 acres was originally rezoned by the Oconee Board of Commissioners to R-3 MPD in July 2005 to allow up to 238 home-sites and 120 multi-family attached dwelling units for a total of 358 residential units. In November 2007 the R-3 MPD was modified to further reduce the unit count to 216 home-sites and 120 multi-family attached dwelling units for a total of 336 residential units.

The request to modify the plan at this time is based on the desire to: (a) update the plan based on the last several years of market experience; (b) improve upon the design of the property by incorporating traffic calming elements into the road system; (c) enhance the pedestrian experience with interconnectivity through enlarged green-space areas; and (d) set aside additional green-space within the development while eliminating 120 attached multi-family units in favor of a few additional single family lots, yielding a total unit count of 193 (a 143 unit reduction) in the Barber Creek South portion of the Georgia Club development.

The Site

The subject acreage is currently in the form of six individual tax parcels. These parcels will be recombined then subdivided into the individual lots as the property is further developed into its individual neighborhoods. The property fronts on Barber Creek Road for approximately 3000 LF.

Georgia Club Drive, the main road that presently serves the property will be modified by incorporating traffic circles in two locations (1 in Barrow County and 1 in Oconee County).

The Development

The development is designed in accordance with the R-3MPD zoning regulations of Oconee County in place as of the date of ZONING CASE 4468 approval by the Oconee Board of Commissioners. The amended R-3 MPD plan that accompanies this narrative illustrates a residential district that has 193 residential units divided between five types:

- *Estate Lots*: Drawing from Southern Traditional Architecture, the larger single family homes will be designed to seamlessly transition from the *Boulevard* and *Manor* homes utilizing the historic qualities of the Southern Piedmont homes. Verandas with wide roof overhangs give the neighborhood its scale and personality, and again uses historic materials, brick or brick with "hardi-plank" components (the maintenance-free appearance of cedar or pine siding). These 100'+ width *Estate Lots* will vary in size from approximately 25,000 SF to 1.0+ acres. The homes are slated to be 3000+ SF and range in price from the \$450,000's up.
- *Manor Lots*: These single-family, detached homes will be located on 90'x 160-225' home sites (average 17,300 SF lots). They will also employ the vernacular of the Southern Craftsman Cottage. Brick and "hardi-plank" materials provide the exteriors on homes that also favor a prominent front porch detail. The projected size of the homes is 2500-3200 SF and an average price around \$400K.
- *Boulevard Lots*: These single-family, detached homes employ a more urban scale, distinguished by front yards on the boulevards, garages and short driveways are relegated to the rear of the home in an alleyway network. Typical lot dimensions are 70-90' frontage x 160+' of depth (approximately 12,800 SF average). Architecturally, these homes will take on the craftsman cottage vernacular. Front porches are prominent on the boulevard, and materials consist of brick with "hardi-plank" siding and shingles interspersed. The size of the boulevard homes range from 2000 to 3000 SF and will have an average price of \$375K.
- *Courtyard Lots*: These single-family, detached homes will be constructed on 50-75' wide by approximately 160' depth (10,000 SF average) lots. Private open air courtyards are created through the placement of the garages and houses relative to one another within the neighborhood. These 2000 SF to 3000 SF homes are expected to average \$350K in price.
- *Village Cluster Lots*: These single-family, detached homes will be constructed in groupings of 2 units each on 60' wide by 105'+ lots with homes clustered around a central motor court. Architecturally, these homes will take on a craftsman cottage vernacular. These 1800+ SF homes will be priced in the \$300's.

The neighborhoods will be constructed with curb & gutter, county water, sanitary sewer, and sidewalks throughout for a comprehensive circulation system. Handicap ramps will be installed at all crosswalk locations throughout the development. All utilities will be underground. Extensive landscaping including street trees will be installed throughout the development.

Water Supply

A 12" diameter water mainline exists in the right-of-way of Barber Creek Road. New 10" diameter water mainlines and 8" diameter water mainlines have been extended along Georgia Club Drive thru the subject property to create a loop network water system within the Georgia Club development.

Probable Residential Water Demand

- *assume water use at 100 gpd/resident
- *assume 2.3 residents per home
- *assume 193 homes

$$\begin{aligned} \text{PWD} &= 100 \text{ gpd} \times 2.3 \times 195 = 44,390 \text{ gpd} \\ &= 31.83 \text{ gpm} \end{aligned}$$

$$\text{Peak Water Demand} = \text{gpm} \times 3 \text{ (peaking factor)} = 92.48 \text{ gpm}$$

Note: Please refer to the *Intergovernmental Agreement* between The Georgia Club and Oconee County and Barrow County, which describes the water and sanitary sewer arrangements for service.

NARRATIVE CONT.

Sewage Disposal

The subject acreage along with the balance of the Georgia Club Development will be served by sanitary sewer provided by Barrow County in accordance with the above mentioned Intergovernmental Agreements.

A pump-station and gravity sewer main-lines have been install in the subject acreage to receive waste-water from the proposed neighborhoods as they are developed

Probable Residential Wastewater

- *assume 44,390 gpd water usage
- *assure wastewater at 90% of water usage

Probable Wastewater = 44,390 x 90% = 39,951 gpd at build-out

NOTE: *Because the Georgia Club development occupies acreage in both Barrow and Oconee counties, an intergovernmental agreement exists between Barrow County and Oconee County, in which the maximum number of residential sanitary sewer services that are available to the Oconee County portion of the Georgia Club development is set at 488. Another portion of the Georgia Club Development known as Oconee Springs (zoned R-1 MPD) was approved for a maximum of 108 of the original 488. However, the latest Amended Oconee Springs (aka OCONEE NORTH PARCEL) MPD dated 1/16/2014 and Final Plat recorded for Oconee Springs was approved at 106 units rather than the 108 units. The current number of units proposed in the Barber Creek South R-3 MPD is being reduced to 193 through the subject rezone modification, therefore the total number of sanitary sewer services to be used of the original 488 is (108 plus 193 = 301) 301 services.*

The surplus sewer services (488 minus 301 = 187) will remain available for use in the Georgia Club Development or nearby properties subject to separate approvals by the Barrow or Oconee County Board of Commissioners.

Surface Water Drainage

Concrete curb & gutter, county approved pipe, and sheet flow will be employed to collect and divert storm-water to existing storm water management areas and water-quality basins. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. Existing storm-water management structures will be evaluated and modified if necessary to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site improvement construction plans.

Access & Traffic

Access to all of the proposed neighborhoods located within Barber Creek South will be from Georgia Club Drive either from the Oconee County entrance on Barber Creek Road or from the Barrow County entrance on Barber Creek Road.

A Traffic Impact Analysis dated 1/15/2004 was prepared by A&R Engineering, Inc. under guidelines established by the Oconee Public Works Department. A road network has since been constructed in accordance with the conclusions presented in the TIA to provide ingress and egress for the development.

Because the overall density of the Georgia Club development has been lowered over time from its original density, the traffic impact on the surrounding road networks has also been reduced.

Schedule

The petitioners plan to complete the zoning amendment efforts on the subject property by October 2015. Preliminary Plats and subdivision construction plans will commence immediately following the zoning amendment. Construction of the project infrastructure of select neighborhoods will commence immediately upon approval of the construction plans. The infrastructure construction for each neighborhood will require a minimum of 8-12 months and building construction will commence upon final plat approval and recording for each neighborhood

Maintenance of Common Areas

A property owners/homeowners association has been created to provide for mandatory fees to maintain, control, and insure common areas including but not limited to community facilities, amenities, and/or storm-water management facilities within the project. Provisions for architectural control are also specified in these covenants.

Buffers

Street trees and parking lot buffers will be installed throughout the development. Perimeter green-space buffers are proposed and illustrated along the abutting properties where required by Oconee regulations. State waters buffers and conservation corridors that exist on the property will be preserved.

These proposed buffers will only be penetrated as allowed in accordance with provisions of the Unified Development Code of Oconee County.

Utilities

All utilities are proposed to be underground. Any overhead services that currently exist will be rerouted within the appropriate utility corridor acceptable to Oconee County and the affected utility company. Proposed utilities are power, water, sanitary sewer, telephone, gas, cable TV, and internet access.

Garbage Collection

Garbage collection will be handled by private contract service.

Public & Semi-public Areas

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

Outdoor Lighting

Light fixtures on metal or fiberglass poles will be installed to illuminate the development for safety and security. These light standards will be oriented inward, down and away from any neighboring residential areas.

Barber Creek South Valuation

The following valuation presented does not include the value of the portions of the golf course or other active and passive recreation areas and green-space areas located on the subject property. The valuation is based on the best guess that the developer assumes to be the average home value of the homes yet to be built on lots yet to be platted times the number of lots presently proposed on the subject property.

Lot Type	# of units	Average Home Price	Total/Neighborhood
Estate	6	\$650,000.00	\$ 3,900,000.00
Manor	82	\$400,000.00	\$32,800,000.00
Boulevard	71	\$375,000.00	\$26,625,000.00
Courtyard	20	\$350,000.00	\$ 7,000,000.00
Village Cluster	14	\$300,000.00	\$ 4,200,000.00
Total Lots/Homes	193		
Total Estimated Completed Project Value			\$74,525,000.00

Wetlands

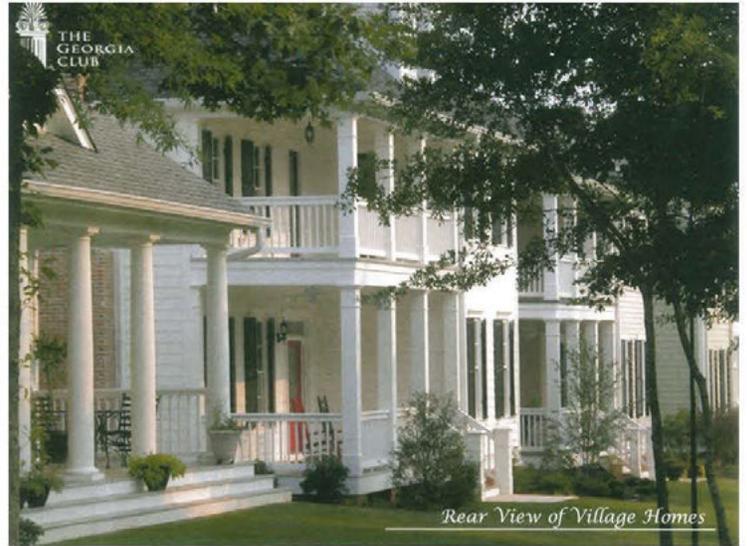
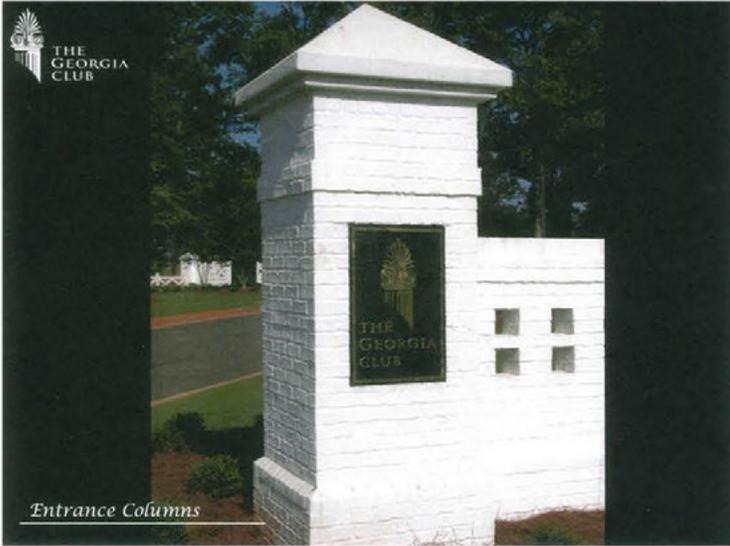
Jurisdictional Wetlands are located on the site. Wetland areas indicated were determined by field investigation and located using standard land surveying techniques. Delineations were conducted by Wetland Ecological Consultants, 3225 South Cherokee Lane, Building 800, Woodstock, GA 30188.

Purpose of the Subject Master Planned Development

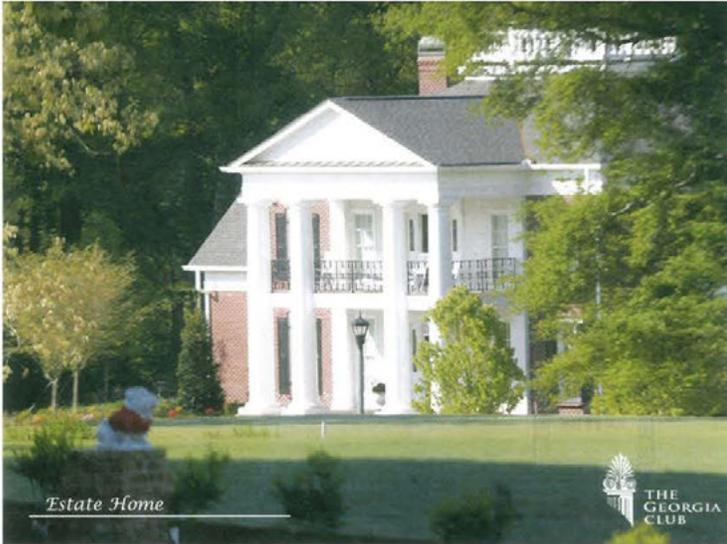
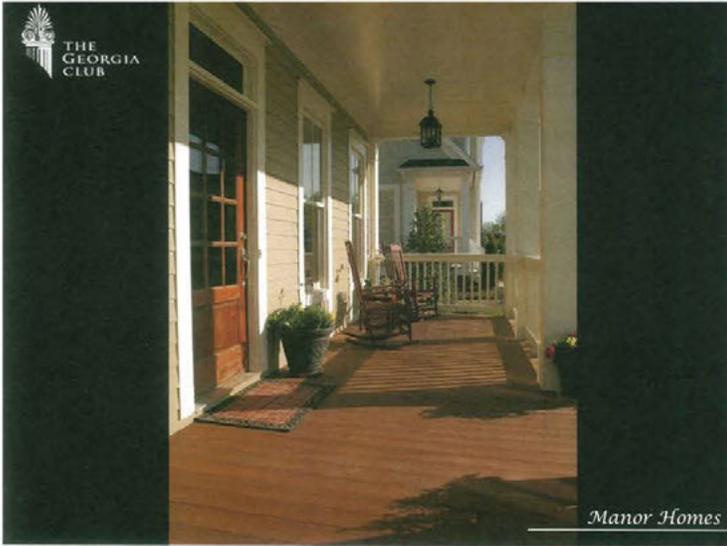
One purpose of the subject Master Planned Development is to provide the best site plan and building arrangements under a unified plan rather than by the typical lot-by-lot configuration and size limitation posed by more typical subdivision regulations of the Unified Development Code of Oconee County where open-space and amenity requirements are substantially less. The developer will benefit from a better utilization of the land. The county will benefit from greater variety in building types and price ranges for citizens, compatibility of uses, and optimum community development.

The Georgia Club development is an example of one of the best Master Planned Developments that exists in Oconee County and even in the entire southeast United States. Its purpose is not to increase density but to illustrate ingenuity and resourcefulness in land planning and development by incorporating upscale residential uses compatibly and to assure the provision of recreational facilities for the use by the residents of the community while providing a reasonable return on investment to the owner/developer.

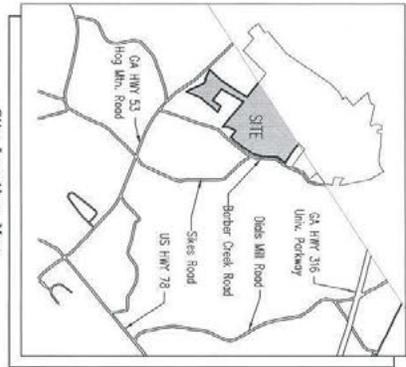
REPRESENTATIVE PHOTOGRAPHS



REPRESENTATIVE PHOTOGRAPHS CONT.



DEVELOPMENT PLAN



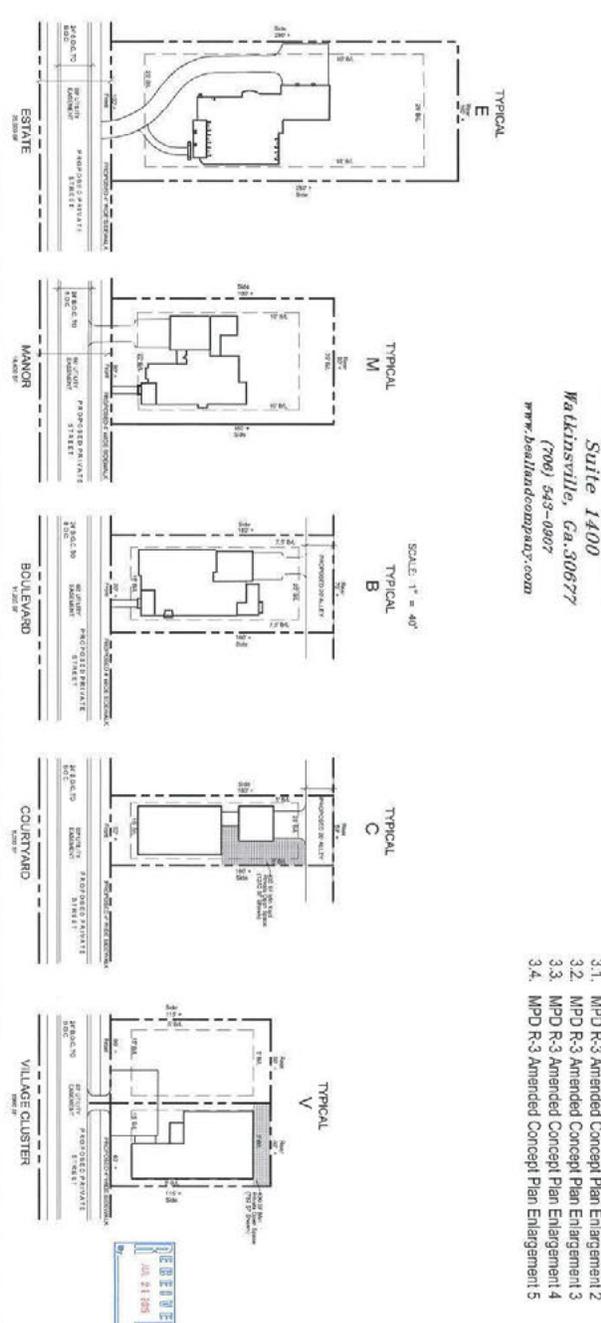
Site Location Map
Scale: 1"=2000'

GENERAL DEVELOPMENT SUMMARY:
 RESERVE ZONING: R-3
 PROJECTED USE: SINGLE-FAMILY RESIDENTIAL
 PROJECTED TOTAL NUMBER OF UNITS: 120
 PROJECTED TOTAL NUMBER OF BUILDINGS: 120
 PROJECTED TOTAL NUMBER OF DRIVEWAYS: 120
 PROJECTED TOTAL NUMBER OF DRIVEWAYS PER ACRE: 120/263.73 = 0.455
 PROJECTED TOTAL NUMBER OF DRIVEWAYS PER ACRE: 22.42/263.73 = 0.085
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 PROJECTED TOTAL NUMBER OF DRIVEWAYS PER ACRE: 22.42/263.73 = 0.085

NOTES:
 1. ALL UTILITIES, TREE, BOUNDARY, EXISTING UTILITIES, AND PROPOSED UTILITIES SHALL BE SHOWN ON THE DEVELOPMENT PLAN.
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REZONE CONCEPT PLANS
 FOR:
BARBER CREEK SOUTH
 AT
THE GEORGIA CLUB
 REZONE FROM R-3 MPD & FP TO MODIFIED R-3 MPD & FP
 TAX PARCEL: A01D001A / A01D001 / A01D002 / A01D003 /
 A01D003A / A01D001EAS / A01D004
 263.73 ACRE TRACT (GMD 22)
 BARBER CREEK ROAD & GEORGIA CLUB DRIVE
 OCONEE COUNTY, GEORGIA
 OCTOBER 24, 2014
 PROJECT # 13-086

OWNER(S)/PRIMARY PERMITTEE
Georgia Club & Land, LLC.
 2021 Rosecrans Ave, Suite 2405
 El-Segundo, CA 90245
 24 HOUR CONTACT:
 Tom Valdes
 (770) 652-5702
 A Project Designed and Engineered by
Beall and Company
 3651 Mars Hill Road
 Suite 1400
 Watkinsville, Ga. 30677
 (706) 543-0807
 www.beallandcompany.com



- Index:
1. Cover Sheet
 2. Overall MPD R-3 Amended Concept Plan
 3. MPD R-3 Amended Concept Plan Enlargement 1
 4. MPD R-3 Amended Concept Plan Enlargement 2
 5. MPD R-3 Amended Concept Plan Enlargement 3
 6. MPD R-3 Amended Concept Plan Enlargement 4
 7. MPD R-3 Amended Concept Plan Enlargement 5

NOTE: ALL LOTS SHOWN STIPPLED TO REMEMBER BUFFER. ALL PROPERTY SHOWN AS OPEN SPACE WILL BE MAINTAINED BY THE HOA.
 NOTE: ALL DIMENSIONS, AREA CALCULATIONS AND PROPOSED DRIVEWAYS SHOWN HEREIN ARE PROPOSED DEVELOPMENT WITHIN OCONEE COUNTY ONLY.
 NOTE: ANY ADJACENT ACTIVE LANDS (TYPICAL LAND USES AS SHOWN IN SECTION B) OF THE ZONING REGULATIONS ARE UNKNOWN AT THIS TIME. IF ANY ARE DISCOVERED AT A LATER DATE, THE DEVELOPMENT PLAN SHALL BE REVISED TO REFLECT THE DISCOVERED RESIDENTIAL STRUCTURES SHALL BE MAINTAINED AS DESCRIBED IN SECTION B.
 NOTE: STRONG WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY STAFF AND OTHER APPROPRIATE DEPARTMENTS AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.
 NOTE: THE PLAN SHOWN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE. THEY ARE INTENDED TO REPRESENT TYPICAL LOT DIMENSIONS, SETTINGS, ARCHITECTURAL FOOTPRINTS AND GENERAL SITE DEVELOPMENT FOR EACH LOT TYPE.

NOTICE: THESE DRAWINGS AND INSTRUMENTS OF PROFESSIONAL SERVICE ARE PROTECTED BY COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THESE DRAWINGS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF BEALL AND COMPANY AND ASSOCIATED PROJECT CONSULTANTS.

NO.	REVISION	DATE
1	Phase 1 Contingents	8/29/2014
2	Phase 2 Contingents	7/16/2014

OWNER(S)/PERMITTEE:
 Georgia Club & Land, LLC
 2021 Rosecrans Ave, Suite 2405
 El-Segundo, CA 90245
 24 HOUR CONTACT:
 Tom Valdes
 (770) 652-5702

DESIGNER:
 Beall and Company
 3651 Mars Hill Road
 Suite 1400
 Watkinsville, GA 30677
 (706) 543-0807
 www.beallandcompany.com

THE GEORGIA CLUB
 Barber Creek South
 MPD Rezone
 236.75 Acres
 Barber Creek Road
 Oconee County, GA

Beall & Company
 Landscape Architecture
 3651 Mars Hill Road
 Suite 1400
 Watkinsville, GA 30677
 (706) 543-0807
 www.beallandcompany.com

COVER

EXHIBIT "A" TO ZONING AMENDMENT #6730

DEVELOPMENT PLAN CONT.



LOT SUMMARY:

LOT TYPE	TOTAL # OF LOTS	TOTAL ACRES
RESIDENTIAL	153	66.59
TOTAL	153	66.59

PROPOSED COMMON OPEN SPACE:

DESCRIPTION	ACRES
Common Open Space for Recreation, Tennis, etc.	108.11
Common Open Space for Recreation, Tennis, etc.	108.11
TOTAL COMMON OPEN SPACE	216.22

PROPOSED COMMON OPEN SPACE:

DESCRIPTION	ACRES
Common Open Space for Recreation, Tennis, etc.	108.11
Common Open Space for Recreation, Tennis, etc.	108.11
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PROPOSED COMMON OPEN SPACE:

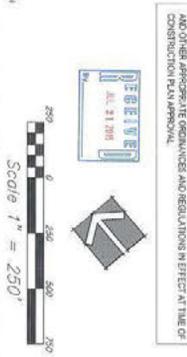
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NOTE:
 1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE OF CALIFORNIA.
 2. THE PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND ENGINEER.
 3. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND ENGINEER.
 4. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND ENGINEER.

REVISIONS:

NO.	DATE	DESCRIPTION
1	6/28/16	Final
2	7/1/16	Final



THE GEORGIA CLUB
 Barber Creek South
 MPD Rezone
 263.73 Acres
 Barber Creek Road
 Oconee County, GA

Beall & Company
 Architects & Engineers
 2015 Main Street, Suite 100
 Marietta, GA 30067
 (770) 575-9900
 www.beallandcompany.com

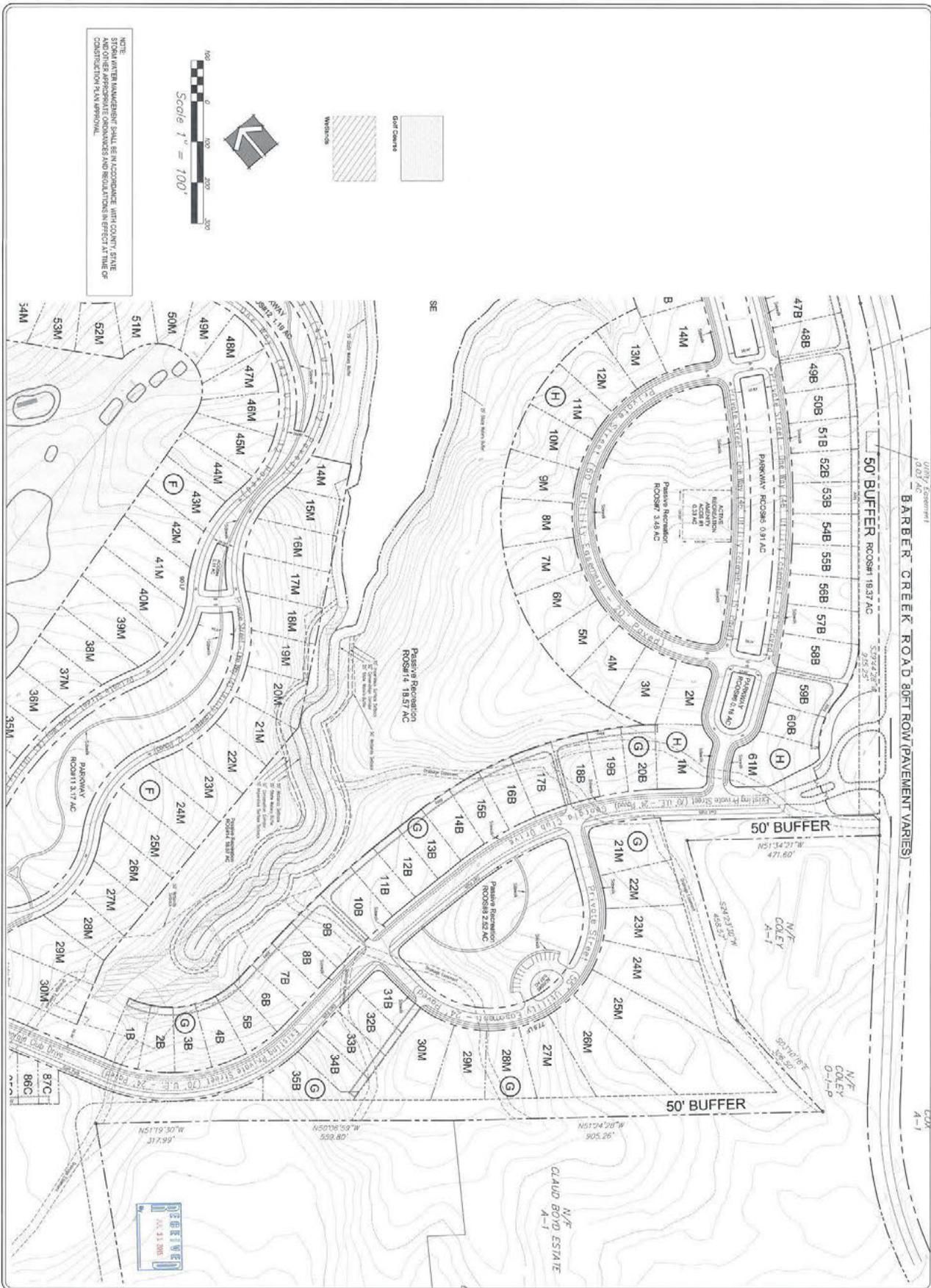
2

DATE: 12-14-16
TIME: 10:00 AM
SCALE: 1" = 250'

NOTICE: THESE DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THESE DRAWINGS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF BEALL AND COMPANY AND ASSOCIATED PROJECT CONSULTANTS.

EXHIBIT "A" TO ZONING AMENDMENT #6730

DEVELOPMENT PLAN CONT.



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NO.	REVISION	DATE
1	Planning Commission	4/29/2015
2	Planning Commission	5/14/2015

3.1

APD R-3
A
Concept Plan

DATE: 12-28-14
TIME: 12:00

BEALL & COMPANY
Lead Planner
Address: 1000
City: Raleigh, NC 27601
Phone: 919-877-7777
www.beallandcompany.com

THE GEORGIA CLUB
Barber Creek South
MPD Rezone
263.73 Acres
Barber Creek Road
Oconee County, GA

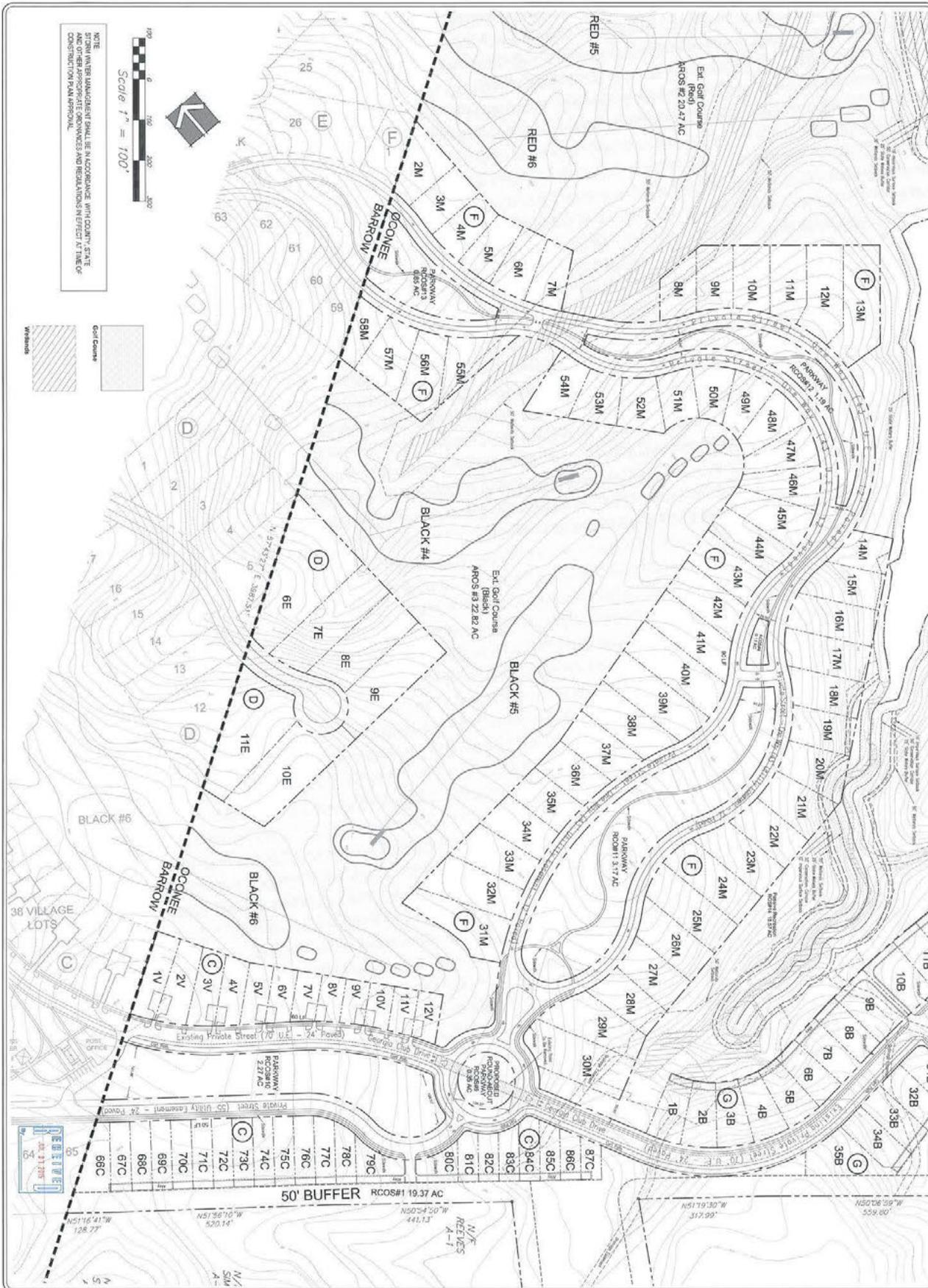
OWNER/DEVELOPER:
The Georgia Club at Land, LLC
2000 Barber Creek Road
Barber Creek, GA 30007
Phone: 770-662-2700

3d BIM CONSULTANT:
Tom Vukobratovic
Phone: 770-662-2700

REGISTERED PROFESSIONAL ENGINEER
No. 12554
Exp. 12/31/15
CLAUDE L. JONES, P.E.

EXHIBIT "A" TO ZONING AMENDMENT #6730

DEVELOPMENT PLAN CONT.



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<p>DATE: 01-24-14</p> <p>SCALE: 1" = 100'</p> <p>3.2</p>	<p>MPD R-3</p> <p>4</p> <p>Concept Plan</p>
	<p>DATE: 01/24/14</p> <p>SCALE: 1" = 100'</p>



BEALL & COMPANY
 3000 N. WILSON
 SUITE 100
 WASHINGTON, DC 20007
 (703) 685-0788

THE GEORGIA CLUB
 Barber Creek South
 MPD Rezone
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