

**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 (Multi-Family Residential – Master Planned Development) to O-I-P (Office-Institutional-Professional) pursuant to an application for rezoning of property owned by Eco Development Group, LLC submitted on June 2, 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 Beall & Company on June 2, 2014 requesting rezoning a ±24.556 acre tract of land located on the north side of SR 316 and Langford Drive and the south side of Lake Pointe Drive in the 1331st G.M.D., Oconee County, Georgia, (TP# C-1AG-1 – C-1AG-25), 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 (Multi-Family Residential – Master Planned Development) 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 a Public Hearing was duly held by same on August 18, 2014, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on September 2, 2014.

ADOPTED AND APPROVED, this 2nd day of September, 2014.

OCONEE COUNTY BOARD OF COMMISSIONERS

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

Jim Luke
Jim Luke, Member

John Daniell
John Daniell, Member

Margaret S. Hale
Margaret S. Hale, Member

Mark Saxton
Mark Saxton, Member

ATTEST:

Jane 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 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. 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. Buildings shall have exteriors of hardy-plank, brick, stucco, stone or cultured stone. All roofs shall have architectural shingles. No dwelling shall have a flat façade.
3. Site and building design shall meet the required standards of all state and local fire safety codes.
4. The total building floor area of the development shall not exceed 185,392 Sf.

ARCHITECTURAL SKETCHES

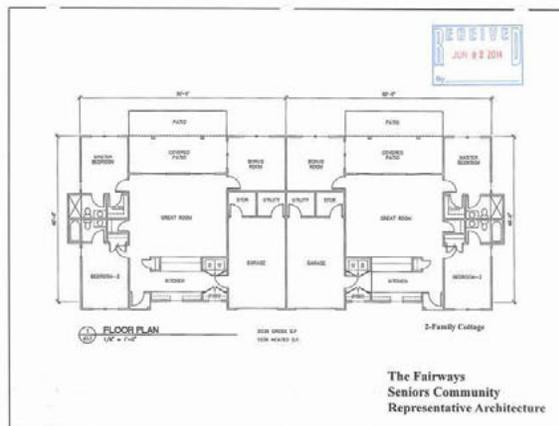
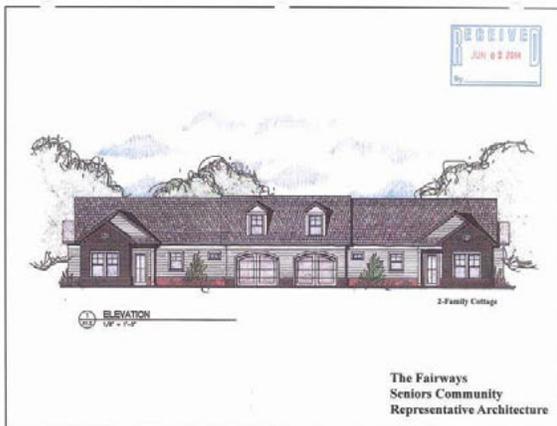


EXHIBIT "A" TO ZONING AMENDMENT #6560

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NARRATIVE

The FAIRWAYS
Seniors Community
24.556 Acres on Langford Drive
Oconee County Georgia
Rezone From R3 MPD to OIP
April 28, 2014
(revised 6/02/2014 & 6/19/2014)

Narrative

The developers of the THREE SIXTEEN PROFESSIONAL QUARTER project have recently placed adjoining properties owned by ECO DEVELOPMENT, LLC under contract for purposes of rezoning the subject property for a seniors continuum of care retirement community (termed *continuing care retirement community in the UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY*). The 24.556 acres presently known as *The Fairways R-3 Master Planned Development* are to be rezoned and purchased by *Oconee Medical Holdings, LLC*. *Beall & Company* has been engaged by the property owners and the developers to act as agent in the preparation of the necessary rezone documentation associated with the rezone request.

The Site

The subject property under contract is presently known as THE FAIRWAYS residential development. Said project is a 24.556 acre R3 Master Planned Development consisting of 25 platted residential lots, 78 platted townhouse pads, a dedicated water system, a dedicated sanitary sewer system, dedicated access/utility easements, paved private access drives, and related items.

The Development

The entire acreage of what is presently the FAIRWAYS residential development will be redeveloped into a *continuum of care retirement community* campus. The proposed development will include: a) one multi-story assisted and independent living building of approximate 112,000 square feet that will feature 158 beds, a full service dining facility, a main kitchen, beauty shop, library, community center, living room, convenience store, mail delivery, ATM, courtesy van, open air and covered parking areas, sidewalks and gardens; b) 23, 2-unit cottages with each unit having 2-bedrooms, garage and concrete drive; c) 1 single 2-bedroom unit; and d) a 1200 SF clubhouse for use by the active seniors and guests. The developer hopes to work out a paved pedestrian/cart path interconnection easement with the present owners of Jennings Mill Country Club.

The proposed community will offer the residents the opportunity to maintain their independence as long as possible, while having the options for services as they want or need them.

The community will provide daily meals, housekeeping, laundry services, security, staffed activities, maintenance services and transportation services.

The project 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.

It is anticipated that the project infrastructure will be developed in one phase over an 8-12 month period. Build-out the proposed buildings is anticipated to last approximately 12 months.

Buildings

The building exteriors will be predominately brick and "hardy" siding with stucco, stone, cultured stone detailing (see representative architecture exhibits). The multi-story building will have 3 stories each with 32,000± SF and a basement of 16,000± SF. Each unit of the 2-family cottages is 1,536 SF heated plus the 1-car garage.

The total square footage for the cottage units is:

23 duplex buildings x 2 x 1,536 SF	=	70,656 SF
1 single cottage building x 1,536 SF	=	1,536 SF
		72,192 SF

Water Supply

The petitioner would prefer to utilize any of the existing infrastructure that can be salvaged and is willing to extend the existing water main from CADUCEUS PHASE I to create a "loop system" with the existing water system in the FAIRWAYS.

Sewage Disposal

Most of the existing sanitary sewer installed to serve the original FAIRWAYS R-3 MPD project will be preserved in the areas where the 2-family cottages are to be constructed. Some of the existing sanitary sewer lines crossing to the multi-story area of the site can be preserved and some new lines will be required.

Probable Project Waste-Water

- *assume 75 gpd per bed for independent/assisted living
- *assume 50 gpd per staff member
- *assume 30 staff members
- *assume 206 gpd per 2-family unit
- *assume 23, 2-family cottages

158 beds x 75 gpd/bed	=	11,850 gpd
30 staff x 50 gpd/staff	=	1,500 gpd
23 x 2 x 206 gpd	=	9,276 gpd
1 x 206 gpd	=	206 gpd
Total Project Waste-Water		22,832 gpd

Surface Water Drainage

Concrete curb & gutter, county approved pipe, and sheet flow will be employed to collect and divert storm-water to existing detention/retention 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

Private access and utility easements will be extended from their location in CADUCEUS PHASE I and interconnect with Langford Drive at multiple locations to provide enhanced circulation between the developments.

Per code 250 (Retirement Community) of the Trip Generation Manual, the trip rates are as follows:

0.29 ADT/unit Peak Hour A.M.
0.37 ADT/unit Peak Hour P.M.
2.76 ADT/unit Saturday
2.62 ADT/unit weekday

*assume 158 independent/assisted units	=	158 units
*assume 23.5 2-family cottages x 2 units	=	47 units
Total Units		205 units

205 units x 2.76 ADT/unit	=	566 Average Daily Trips
x 0.29	=	164 Peak Hour A.M. Trips
x 0.37	=	210 Peak Hour P.M. Trips

These trips will now have the option of entering/exiting at two locations rather than one by virtue of the interconnection of the two projects.

Schedule

The petitioners plan to complete the zoning efforts on the subject property by August 2014. Construction of the project infrastructure will commence immediately upon approval of the construction plans. The infrastructure will require a minimum of 8-12 months and building construction will require a minimum of 12 months to complete.

Maintenance of Common Areas

All areas of the project will be owned and maintained by the by a private corporation experienced in the design, development, marketing, management and ownership of comparable "age-in-place" seniors communities.

Buffers

Street trees and parking lot buffers will be installed throughout the development. 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 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.

OIP Uses to be Excluded

Veterinary office	
Electronic shopping & mail order	Direct selling establishments
Commercial parking lots and garages	
News Syndicates	Private Business Schools
Private technical & trade schools	Language schools
Museums	Commercial historical sites
Wholesale Trade, Showrooms & Outdoor storage	
Intercity couriers	Telephone and wired telecommunications carriers
Alternate "stealth" Towers/Antennae /Additions to existing towers	
Electric power transmission & distribution lines	
Natural gas distribution	
General medical & surgical hospital	Specialty Hospital
Cemeteries & mausoleums	Private Schools: kindergarten/elementary/secondary
Private Schools: jr. college	Private schools: college & university

Project Valuation

Based on a total of 205 units in the retirement campus then the total value of the project at build-out will be approximately \$11,750,000.00.

EXHIBIT "A" TO ZONING AMENDMENT #6560

LEGAL DESCRIPTION

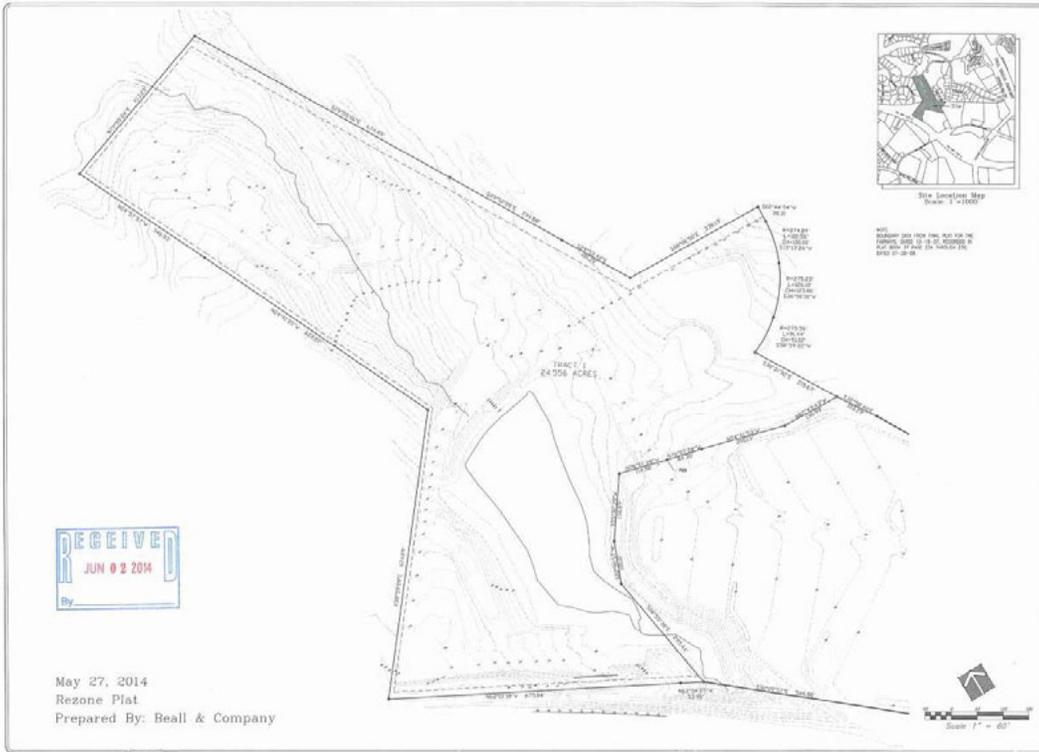
All that tract of parcel of land lying and being in the county of Oconee, State of Georgia, GMD 1331, and described as a 24.556 acre tract on a Rezone Plat prepared by BEALL & COMPANY, INC., dated 5/27/2014, more particularly described as follows:

POINT OF BEGINNING is at an iron pin located at the northeastern most end of the Langford Drive 64' dedicated right-of-way;

- Thence N76°07'28"W, a distance of 114.58' to an iron pin;
- Thence S35°32'39"W, a distance of 156.69' to an iron pin;
- Thence S22°00'57"W, a distance of 100.01' to an iron pin;
- Thence S08°55'38"E, a distance of 295.44' to an iron pin;
- Thence N62°04'25"W, a distance of 53.46' to an iron pin;
- Thence N62°01'18"W, a distance of 675.84' to an iron pin;
- Thence N38°59'09"E, a distance of 674.09' to an iron pin;
- Thence N24°41'05"W, a distance of 624.07' to an iron pin;
- Thence N24°57'57"W, a distance of 346.93' to an iron pin;
- Thence N70°55'24"E, a distance of 413.23' to an iron pin;

- Thence S29°55'06"E, a distance of 674.45' to an iron pin;
 - Thence S29°52'05"E, a distance of 294.88' to an iron pin;
 - Thence S29°53'42"E, a distance of 181.20' to an iron pin;
 - Thence S88°06'50"E, a distance of 338.13' to an iron pin;
 - Thence S02°44'54"W, a distance of 38.31' to an iron pin;
 - Thence S13°13'26"W, an arc distance of 100.56', chord length of 100.00', and radius of 274.84' to an iron pin;
 - Thence S36°50'10"W, an arc distance of 126.10', chord length of 125.00', and radius of 275.23' to an iron pin;
 - Thence S58°59'22"W, an arc distance of 91.44', chord length of 91.02', and radius of 275.56' to an iron pin;
 - Thence S30°31'32"E, a distance of 215.67' to an iron pin;
 - Thence N87°43'43"W, a distance of 136.99' to an iron pin;
 - Thence N4°41'53"W, a distance of 200.13' to an iron pin;
 - Thence N76°07'28"W, a distance of 84.35' to an iron pin at the **POINT OF BEGINNING**.
- END OF DESCRIPTION.

PROPERTY SURVEY

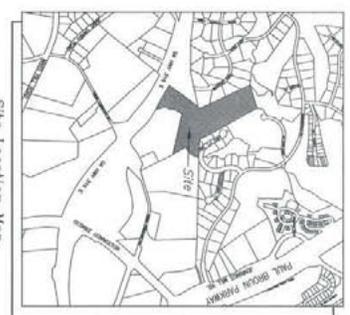
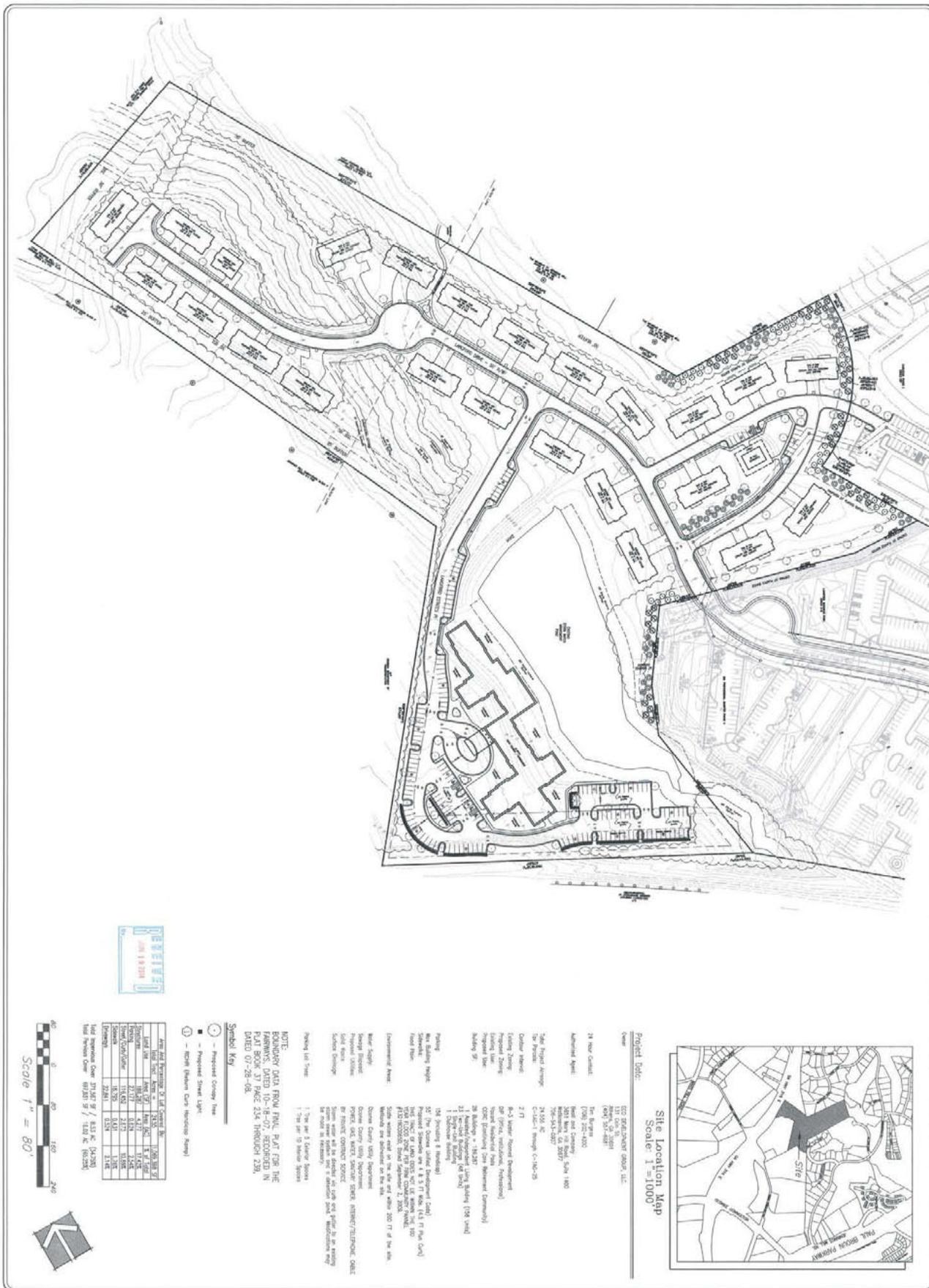


TAX MAP



EXHIBIT "A" TO ZONING AMENDMENT #6560

DEVELOPMENT PLAN - 1 of 3



Project Date: 02/24/2014
 Project Name: THE FAIRWAYS SENIORS COMMUNITY
 Project Address: 24,556 ACRES, LANGFORD DRIVE, OCOEE COUNTY, GEORGIA

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<p>Beall & Company Professional Services 2001, Hwy 100 East Marietta, GA 30067 (770) 542-0077 www.beallandcompany.com</p>	<p>The Fairways Seniors Community 24,556 Acres Langford Drive Oconee County, Georgia</p>	<p>DEVELOPER: The Fairways Seniors Community 2001, Hwy 100 East Marietta, GA 30067 (770) 542-0077</p>	<p>EA/DBA CONSULTANT: BEALL & COMPANY 2001, Hwy 100 East Marietta, GA 30067 (770) 542-0077</p>	<p>DATE: 6/19/14</p> <p>REVISION:</p> <table border="1"> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>1</td> <td>For Planning Department Comments</td> <td>6/19/14</td> </tr> </table>	No.	Description	Date	1	For Planning Department Comments	6/19/14	<p>SCALE: 1" = 80'</p> <p>RP1</p> <p>01P Rezone Concept Plan</p>
No.	Description	Date									
1	For Planning Department Comments	6/19/14									

