

**APPROVAL OF A SPECIAL EXCEPTION VARIANCE
FROM THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting approval of a Special Exception Variance based upon the allowances under the Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1303, to grant approval of a Special Exception Variance pursuant to an application requesting approval of a Special Exception Variance on property owned by Stonebridge Partners, LLC submitted on April 20, 2020.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting Special Exception Variance approval submitted by Williams & Associates, Land Planners PC on April 20, 2020, regarding a ±39.55-acre tract of land located east of Hog Mountain Road and west of Stonebridge Parkway in the 241st G.M.D., Oconee County, Georgia, (tax parcel no. B-06AA-001), the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A Resolution granting Special Exception Variance approval for the property described above and also described in the attached Exhibit "A" is hereby granted to allow the elimination of a 25' incompatible use buffer between office use and single-family residential use, and the elimination of a 50' incompatible use buffer between commercial use and a single-family residential use.

Said Special Exception Variance 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. Effective Date. This Resolution shall take effect this date.

Said Special Exception Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on July 7, 2020.

ADOPTED AND APPROVED, this 7th day of July, 2020.



OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton (by: Kathy Hayes)
Chuck Horton, Member

Vacant, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes
Clerk, Board of Commissioners

Kathy Hayes

From: Chuck Horton
Sent: Monday, July 6, 2020 11:54 AM
To: Kathy Hayes
Subject: Sighting of documents

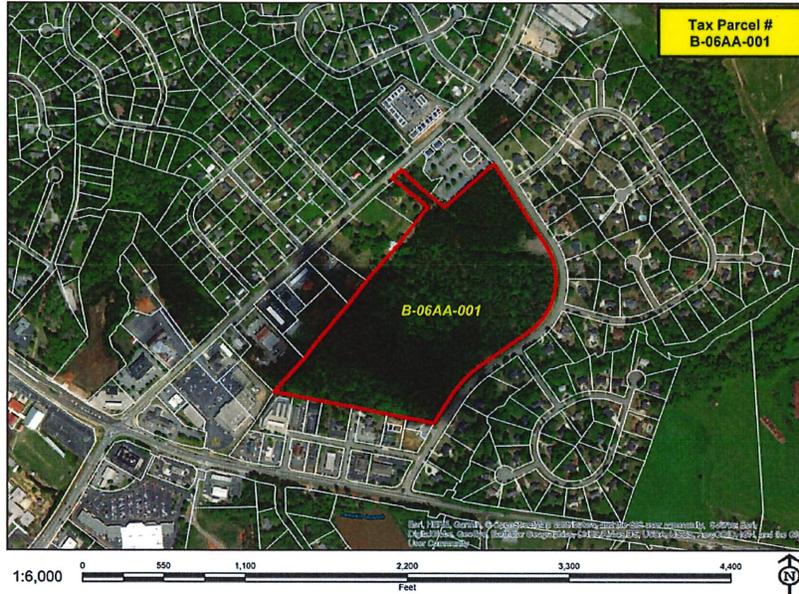
To whom it might concern. Because of my recent surgery and the inability of going to the courthouse I give permission for the county clerk, Kathy Hayes to sign county documents for me.

Respectfully
Chuck Horton

Sent from my iPad

TAX MAP

Variance # P20-0091 - Stonebridge Partners, LLC



NARRATIVE

Village at Stonebridge

A Residential Subdivision

0 Stonebridge Parkway, The western corner of the intersection of Stonebridge Parkway and Latham Drive, Watkinsville, Georgia

R-1 – 39.566 Acres

Tax Parcel #B06AA-001

Variance Submittal – April 20, 2020

Narrative

Village at Stonebridge is a proposed residential subdivision to be located on a 39.566 acre tract and developed by the current property owners, Stonebridge Partners, LLC. Mr. Steve Ebbert will act as the primary contact person for the owners. Williams & Associates has been engaged by the property owners to act as their agent in the preparation of the necessary variance documentation associated with this request.

The project is to be exclusively developed as an upscale single-family residential subdivision of approximately 32 lots, one of which has been configured to contain roughly 10 acres and includes greenspace and conservation area and one which will serve as a stormwater management facility. The project will feature a mixture of quality housing ranging in price from \$400,000 to \$500,000, with a minimum of 2200 square feet for single-story and 2400 square feet for two-story homes. All home construction will be "stick-built" on site. All lots will be fee simple ownership.

The proposed single-family residential development is being designed in accordance with the R-1 zoning and development regulations of Oconee County. The rezone concept plan that accompanies this narrative illustrates a maximum of 32 lots ranging in size from 0.69 acres to around 10.01 acres. The average lot size will be around 0.69 acres.

The Site

The subject 39.566 acre tract fronts on the western side of Stonebridge Parkway for approximately 2,223 LF. The tract is predominantly a wooded area that is a mixture of pines and hardwoods. There are no existing structures onsite. The tract generally slopes northeast to southwest to an existing drainage corridor and culvert that goes under Stonebridge Parkway. Existing zoning and land uses surrounding the parcel are as follows: to the north and west – B-1, B-2, & OIP zoned commercial lots and businesses; to the east – Stonebridge Parkway and existing R-1 lots with residences; to the south – B-1 zoned commercial lots and businesses. The 2040 Character Areas Map identifies the site with a Future Character Area designation of Civic Center.

The Development

The project will be constructed with private curb & gutter streets, 60' right-of-way width, and 4' wide sidewalks throughout. Handicap ramps will be installed by the

developer at all crosswalk locations throughout the development. All utilities will be underground. The project will be developed in a single phase over a 1-year period.

Buildings

The building exteriors will be predominately brick with stucco and *hardy-board* and other material detailing (see representative architecture photographs). The average unit size will be around 2,300 square feet. The buildings are designed to have a "traditional" appearance. All buildings will incorporate features of exceptional architectural design.

Water Supply

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

Probable Water Demand

- *assume water use 100 gal./person/day
- *assume 2.6 persons/unit
- *assume 30 total residential units

Proposed Water Demand:

$$(100 \text{ gpd} \times 2.6 \times 30 \text{ units}) = 7,800 \text{ gpd}$$

Peak Water Demand:

$$7,800 \text{ gpd} / 16 \text{ hr./day} = 487.5 \text{ gal/hr.} = 8.125 \text{ gpm}$$

$$8.125 \text{ gpm} \times 3(\text{peaking factor}) = 24.375 \text{ gpm peak}$$

Sewage Disposal

Conventional septic tanks and drain-fields are planned for the development. A soil survey map has been prepared by an approved soil scientist to insure that each building will be constructed in an area with appropriate soils per county and state regulations. Lots have been configured based on soil suitability for drain-field installation. The soil survey map has been submitted to the Oconee County Health Department and is currently under review.

Surface Water Drainage

Concrete curb & gutter, county approved pipe, and grassed & natural waterways will be employed to collect and divert storm water to the 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 facility will be designed to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with the site development plans. Stormwater management will be in compliance with the Oconee County UDC.

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P20-0091

Access

Access will be via a proposed road off Stonebridge Parkway as well as directly onto Stonebridge Parkway for 6 lots of the proposed development. Turn lane improvements as required by the OC-UDC are illustrated on the rezone concept plan. A special exception variance has been submitted and approved for the 6 lots to have direct access onto Stonebridge Parkway (Special Exception Variance #7132).

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			P.M. Peak Hour			
			2-Way	Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached Housing (210)	30	Dwelling Units	347	8	23	31	22	13	36
Total	30		347	8	23	31	22	13	36

Schools

Impact to schools will be positive by generating an increased positive net tax base due to the upscale price range of proposed homes. There will be favorable initial and ongoing ripple economic impact on the county as a result of this development.

Schedule

The petitioners plan to complete the variance efforts on the subject property in June 2020. The Preliminary Plat and Site Development Plans for the improvements are currently in review by Oconee County Departments. Construction of the project infrastructure will commence immediately upon approval of these plans. The infrastructure and building construction will require a minimum of 12 months to complete. The total build-out of the project should be completed between July 2021 and July 2021.

Maintenance of Common Areas

A homeowner's association will be created to provide for the mandatory fees associated with the control and continued maintenance of all common areas including but not limited to community facilities and storm water management facilities within the project.

Landscaping and Buffers

A special exception variance has been submitted for a reduction from the 50' & 25' buffers to 0', along rear property line of lots 9&10, for the required buffer between land uses (UDC 806). UDC Sec. 808.02. States that "when a proposed development adjoins an existing development of a higher intensity, but the full width of the required buffer does not exist on the existing development, the new development shall provide a buffer of adequate width to meet the full width required on Table 8.1 when considered in

combination with any existing buffer on the property of the adjoining existing development." The adjacent office and commercial developments do not have any type of buffer on their respective lots. This required buffer came to light at the site development plan stage of the project and impacts two proposed lots. Any additional required buffers will be illustrated on site development plans or as directed by Oconee County. Extensive landscaping will be provided at the project entrance. Lot one of the development will be configured to contain roughly 10 acres and includes greenspace and conservation area as well as a portion of the required stormwater management.

Utilities

A sanitary sewer utility relocation is the only utility relocation anticipated at this time. Any existing utilities located onsite that require relocation during the project construction shall be per the direction of the utility provider. All new utilities are proposed to be underground. Proposed utilities to serve the facility are power, gas, water, telephone, cable TV & internet access.

Garbage Collection

Garbage collection will be handled by private contract service. Roll carts will be utilized throughout the development.

Sidewalks

Concrete sidewalks will be constructed throughout the project. Sidewalks will be installed following home 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, 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. A street light tax district is proposed for this development.

Development Valuation

30 single-family detached homes
Average price = \$450,000

Total Completed Project Value \$13,500,000

Amenity Area

No amenities are proposed for this development.

Variance

A Special Exception Variance is requested from UDC Sec. 806 allowing a reduction in the 25 foot and 50 foot required buffer between land uses. The reduction is to allow for the lots as approved on the rezone concept plan to remain. The buffer impacts the state requirements for usable lot area and would require the combination of the lots, resulting in the loss of one of the lots to meet state requirements.

Sec. 1303.03. Standards for special exception variance approval.

A special exception variance may be granted upon a finding that the relief, if granted:

a. Would not cause substantial detriment to the public good:

The allowance of the reduction in the buffer will not cause a substantial detriment to the public good because there is no advantage to the public if the buffer exists or not.

b. Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:

The allowance of the reduction in the buffer will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity because no buffer currently exists on the office and commercial developments. The reduction in the buffer would be toward the rear of the office and commercial developments and on the residential lots that are the less intense use.

c. Would not diminish and impair property values within the surrounding neighborhood:

The allowance of the reduction in the buffer will not diminish nor impair property values within the surrounding neighborhood because the majority of the tracts in the immediate vicinity of the buffer reduction are already commercially zoned or office/commercial uses exist onsite.

d. Would not impair the purpose and intent of this Development Code.

The reduction of the buffer makes sense in light of the surroundings of the adjacent property. This property exists much like an infill development in a larger town where residential would be adjacent to office or commercial. If a buyer's preference is not to be adjacent to commercial, they are not obligated to purchase the lot or home. If the buffer is provided, there is currently no mechanism to refrain the residential home purchaser from removing the buffer to expand lawn or landscaping in the future. The intent of the UDC is to provide buffers in areas to protect the lesser intense use. With the situation of caveat emptor or "buyer beware" for the residential lot purchaser, the allowance of the

reduction in the buffer does not impair the purpose and intent of the Unified Development Code for the two subject lots.

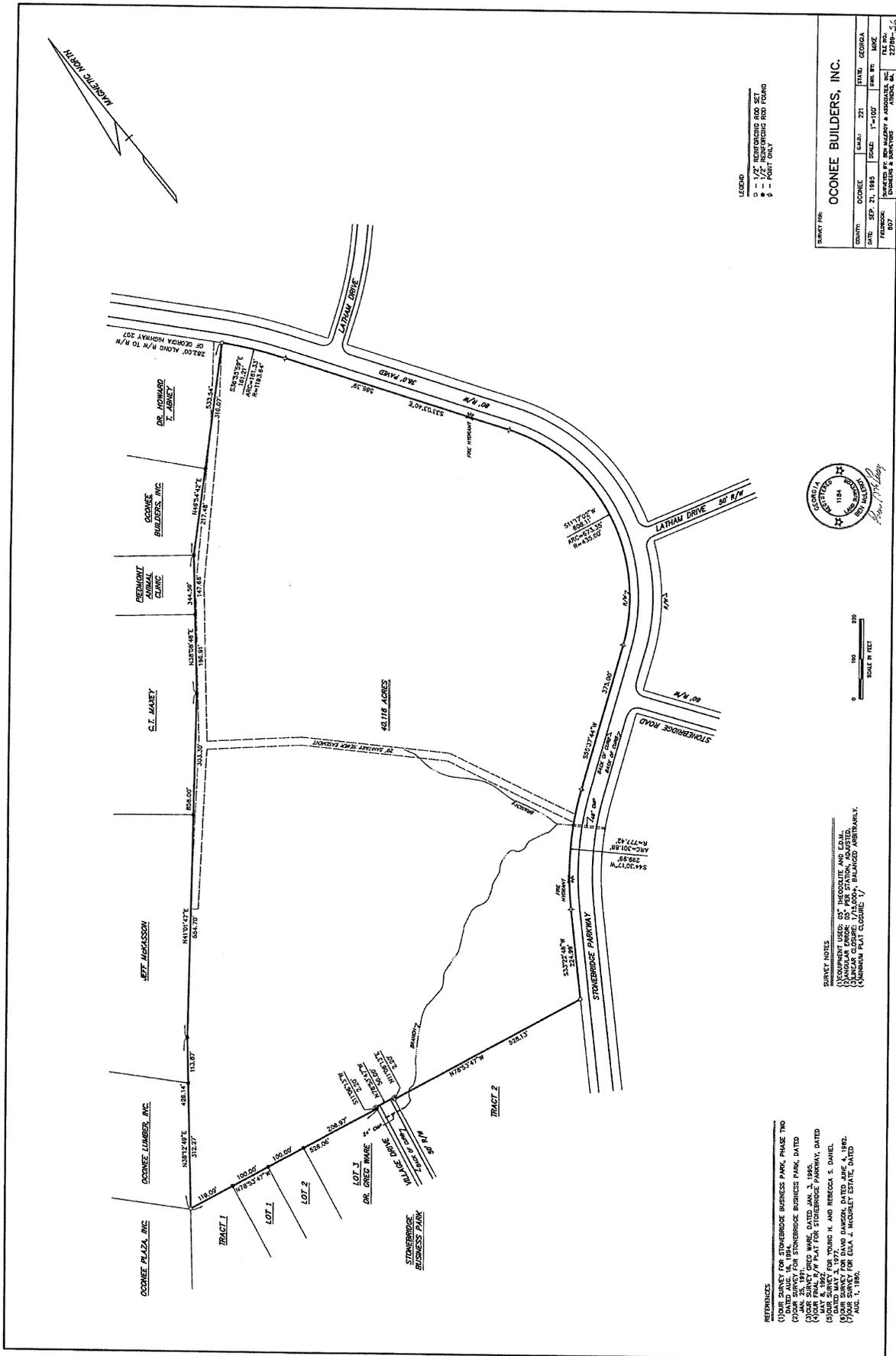
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Oconee County, Georgia, G.M.D. 221, containing 39.556 acres, more or less, and being more particularly described as:

To find the true point of beginning, commence at the point of intersection of the southeasterly right of way line of Georgia Highway 207 (a/k/a Hog Mountain Road) (80' r/o/w) with the westerly or southwesterly right of way line of Stonebridge Parkway (80' r/o/w), thence run along and with the southwesterly right of way line of Stonebridge Parkway the following courses and distances: south 42 degrees 19 minutes 46 seconds east 260.24 feet to a point and thence an arc to the right 124.46 feet, said arc having a radius of 1193.66 feet and being subtended by a chord distance of 124.40 feet at south 39 degrees 20 minutes 46 seconds east to an iron pin, said iron pin being the TRUE POINT OF BEGINNING of the within described lands; thence continuing along and with the westerly right of way line of Stonebridge Parkway the following courses and distances: an arc to the right 68.73 feet, said arc having a radius of 1193.65 feet and being subtended by a chord distance of 68.72 feet at south 34 degrees 41 minutes 59 seconds east to an iron pin; south 32 degrees 41 minutes 53 seconds east, 285.03 feet to an iron pin; south 32 degrees 41 minutes 53 seconds east 298.60 feet to an iron pin; an arc to the right 669.62 feet, said arc having a radius of 435.00 feet and being subtended by a chord distance of 605.44 feet at south 11 degrees 24 minutes 06 seconds west to an iron pin; south 55 degrees 30 minutes 05 seconds west 368.90 feet to an iron pin; an arc to the left 315.49 feet, said arc having a radius of 792.56 feet and being subtended by a chord distance of 313.41 feet at south 44 degrees 31 minutes 53 seconds west to an iron pin; and south 32 degrees 26 minutes 13 seconds west 217.06 feet to an iron pin; thence leaving the westerly right of way line of Stonebridge Parkway and running north 78 degrees 48 minutes 44 seconds west 245.25 feet to an iron pin; thence continuing north 78 degrees 48 minutes 44 seconds west 282.88 feet to a point located on the easterly right of way line of Village Drive; thence along and with the easterly right of way line of Village Drive north 10 degrees 22 minutes 21 seconds east 2.20 feet to an iron pin; thence along the northerly terminus line of Village Drive north 79 degrees 37 minutes 39 seconds west 49.86 feet to an iron pin; thence along and with the westerly right of way line of Village Drive south 10 degrees 22 minutes 21 seconds west 2.20 feet to an iron pin; thence north 78 degrees 49 minutes 14 seconds west 207.21 feet to an iron pin; thence north 78 degrees 44 minutes 02 seconds west 99.87 feet to an iron pin; thence north 78 degrees 57 minutes 11 seconds west 100.19 feet to an iron pin; thence north 79 degrees 31 minutes 59 seconds west 119.62 feet to an iron pin; thence north 38 degrees 16 minutes 39 seconds east 313.95 feet to an iron pin; thence north 38 degrees 38 minutes 26 seconds east 113.70 feet to an iron pin; thence north 41 degrees 01 minute 47 seconds east 363.86 feet to an iron pin; thence continuing north 41 degrees 01 minute 47 seconds east degrees 26 minutes 43 seconds west 312.53 feet to a point located on the southeasterly right of way line of Georgia Highway 207; thence running along and with the southeasterly right of way line of Georgia Highway 207 north 48 degrees 37 minutes 04 seconds east 70.50 feet to an iron pin and north 49 degrees 30 minutes 49 seconds east 19.90 feet to an iron pin; thence leaving said right of way line and running south 41 degrees 24 minutes 34 seconds east 24.12 feet to an iron pin; thence an arc to the left 176.05 feet, said arc having a radius of 1000.00 feet and being subtended by a chord distance of 175.82 feet at south 46 degrees 27 minutes 10 seconds east to an iron pin; thence south 51 degrees 29 minutes 47 seconds east 107.70 feet to an iron pin; thence south 51 degrees 29 minutes 13 seconds east 80.34 feet to an iron pin; thence north 48 degrees 36 minutes 25 seconds east 444.01 feet to an iron pin located on the westerly right of way line of Stonebridge Parkway, said iron pin being the true point of beginning.

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P20-0091

Page 5 of 6
PLAT





**Planning Department
Oconee County, Georgia
STAFF REPORT**

VARIANCE CASE #: P20-0091

DATE: June 23, 2020

STAFF REPORT BY: Grace B. Tuschak, Senior Planner

APPLICANT NAME: Williams & Associates, Land Planners, PC

PROPERTY OWNER: Stonebridge Partners, LLC

LOCATION: East of Hog Mountain Road and west of Stonebridge Parkway

PARCEL SIZE: ±39.55 acres

EXISTING ZONING: R-1 (Single family residential)

EXISTING LAND USE: Vacant/undeveloped

TYPE OF VARIANCE REQUESTED: Special Exception Variance

REQUEST SUMMARY: The applicant is requesting a variance to waive a 25-foot landscape buffer between office use and single family residential use and to waive a 50-foot landscape buffer between commercial use and single family residential use.

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: July 7, 2020

ATTACHMENTS:

- Application
- Narrative
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat
- Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property was rezoned from OIP (Office-Institutional-Professional) and B-1 (General Business) to R-1 (single family residential) on 09/26/2017 in order to allow for the development of a 35-lot single family residential subdivision
- A preliminary plat and subdivision construction plans were submitted to the Planning Department for review on 11/19/2019. All Development Review Committee reviews have been approved with the exception of the Environmental Health Department, which has required that lots 9 and 10 be combined in order to achieve the required 25,500 square feet of usable soil area per lot

VARIANCE DESCRIPTION

- Incompatible use buffers may not be counted toward the required usable soil area per lot and the petitioner is requesting a variance from the following two code sections in order to waive the required buffers and achieve the minimum required usable soil area for lots 9 and 10:
 - **UDC Section 806 – Buffers; where required.**
A buffer meeting or exceeding the following widths shall be required between any multi-family or nonresidential development project along a side or rear lot line that abuts a less intense land use, as follows:

Table 8.1: Situations Where Buffer Required					
	① Provide a buffer on the lot of this use ↓ ↓ ↓ ↓ ↓				
② Along a side or rear lot line next to this less intense use or zoning ↓	1- or 2-Family Residence	Multi-Family	Office or Institutional	Commercial	Industrial
AG Agricultural land, or Active Agricultural use in any zoning district	N/A ¹	15 feet ¹	15 feet	15 feet	25 feet
1- or 2-Family Residential ²	None	25 feet	25 feet	50 feet	100 feet
Multi-Family Residential	None	None	25 feet	25 feet	50 feet
Office, Institutional, Commercial or Industrial	None	None	None	None	None
¹ See separation requirements for certain uses in Article 3. ² Includes any land zoned AR-3, AR, R-1 or R-2, and any 1- or 2-Family Residential use zoned AG or R-3.					

- UDC Section 808.02.b, Width of buffer.
When a proposed development adjoins an existing development of a higher intensity, but the full width of the required buffer does not exist on the existing development, the new development shall provide a buffer of adequate width to meet the full width required on Table 8.1 when considered in combination with any existing buffer on the property of the adjoining existing development.

PUBLIC FACILITIES

- County services should not be significantly affected by the present request

ENVIRONMENTAL

- No 100-year flood plain or wetlands are known to exist on the property
- State waters are known to exist on the subject property and should not be affected by the present request

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR SPECIAL EXCEPTION VARIANCE APPROVAL” AS SET FORTH IN SECTION 1303.03 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE.

Special exception variances may be granted upon findings that if granted, the relief will not cause an occurrence of any of the following:

a. Cause a substantial detriment to the public good:

No significant negative impact to the tax base or to nearby public infrastructure, schools, or environmentally sensitive areas should result from granting a waiver of landscape buffers as proposed. Staff holds that approval of the present request should not cause any substantial detriment to the public good.

b. Be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:

Waiving the required landscape buffers is anticipated to primarily impact the subject property. Adjacent commercial land uses are more intense and should not be negatively impacted by approval of the request. Staff holds that the approval of the present request should not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity.

c. Diminish and impair property values within the surrounding neighborhood:

The majority of adjacent parcels are zoned commercial and it is unlikely that waiving the required landscape buffers would impair property values within the surrounding neighborhood.

d. Impair the purpose and intent of this Development Code:

The intent of UDC Sections 806 and 808.02.b is to protect lower intensity land uses from potential negative impacts of adjacent higher intensity land uses. Despite the absence of a required landscape buffer on adjacent parcels, the rear portion of said adjacent properties is currently vegetated, serving as a buffer and protecting the subject property from adverse impacts. If in the future adjacent commercial properties wish to expand their building footprints, a landscape buffer on adjacent commercial properties would be required at that time. Staff holds that the present request should not impair the purpose and intent of this Development Code.

STAFF SUMMARY & CONDITIONAL RECOMMENDATIONS

Based upon the standards and limitations for special exception variance approval, this request **does meet the necessary conditions to grant a special exception variance.**

Village at Stonebridge

A Residential Subdivision

0 Stonebridge Parkway, The western corner of the intersection of Stonebridge Parkway and Latham Drive, Watkinsville, Georgia

R-1 – 39.566 Acres

Tax Parcel #B06AA-001

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developer at all crosswalk locations throughout the development. All utilities will be underground. The project will be developed in a single phase over a 1-year period.

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Surface Water Drainage

Concrete curb & gutter, county approved pipe, and grassed & natural waterways will be employed to collect and divert storm water to the 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 facility will be designed to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with the site development plans. Stormwater management will be in compliance with the Oconee County UDC.

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Trip Generation									
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combination with any existing buffer on the property of the adjoining existing development.” The adjacent office and commercial developments do not have any type of buffer on their respective lots. This required buffer came to light at the site development plan stage of the project and impacts two proposed lots. Any additional required buffers will be illustrated on site development plans or as directed by Oconee County. Extensive landscaping will be provided at the project entrance. Lot one of the development will be configured to contain roughly 10 acres and includes greenspace and conservation area as well as a portion of the required stormwater management.

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Development Valuation

30 single-family detached homes
Average price = \$450,000

Total Completed Project Value \$13,500,000

Amenity Area

No amenities are proposed for this development.

Variance

A Special Exception Variance is requested from UDC Sec. 806 allowing a reduction in the 25 foot and 50 foot required buffer between land uses. The reduction is to allow for the lots as approved on the rezone concept plan to remain. The buffer impacts the state requirements for usable lot area and would require the combination of the lots, resulting in the loss of one of the lots to meet state requirements.

Sec. 1303.03. Standards for special exception variance approval.

A special exception variance may be granted upon a finding that the relief, if granted:

a. Would not cause substantial detriment to the public good:

The allowance of the reduction in the buffer will not cause a substantial detriment to the public good because there is no advantage to the public if the buffer exists or not.

b. Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:

The allowance of the reduction in the buffer will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity because no buffer currently exists on the office and commercial developments. The reduction in the buffer would be toward the rear of the office and commercial developments and on the residential lots that are the less intense use.

c. Would not diminish and impair property values within the surrounding neighborhood:

The allowance of the reduction in the buffer will not diminish nor impair property values within the surrounding neighborhood because the majority of the tracts in the immediate vicinity of the buffer reduction are already commercially zoned or office/commercial uses exist onsite.

d. Would not impair the purpose and intent of this Development Code.

The reduction of the buffer makes sense in light of the surroundings of the adjacent property. This property exists much like an infill development in a larger town where residential would be adjacent to office or commercial. If a buyer's preference is not to be adjacent to commercial, they are not obligated to purchase the lot or home. If the buffer is provided, there is currently no mechanism to refrain the residential home purchaser from removing the buffer to expand lawn or landscaping in the future. The intent of the UDC is to provide buffers in areas to protect the lesser intense use. With the situation of caveat emptor or "buyer beware" for the residential lot purchaser, the allowance of the

reduction in the buffer does not impair the purpose and intent of the Unified Development Code for the two subject lots.



OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

Tax Parcel #: _____

Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of applicant or agent: _____

Address (No P.O. boxes): _____

City, State, & Zip Code: _____

Telephone Number: _____

SIGNATURE OF OWNER OR MANAGING MEMBER: _____

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): _____

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: _____

DATE: _____

NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS _____ DAY OF _____, 20_____

NOTARY SIGNATURE: _____

DATE: _____

SEAL:

APPLICANT'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING

Pursuant to section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67 A-1 et seq. shall be guilty of a misdemeanor.

- A. Name of local government official to whom the campaign contribution or gift was made (or N/A if not applicable):

- B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution (or N/A if not applicable):

Amount: _____

Date of contribution: _____

- C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning (or N/A if not applicable).

Mike Greenlee, Director of Operations, Williams & Associates, Land Planners, P.C.

Applicant Printed Name



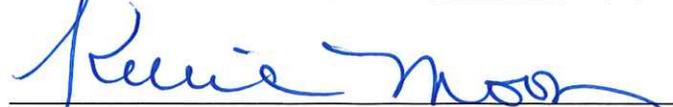
Signature of Applicant

4/16/2020

Date

NOTARIZATION:

Sworn to and subscribed before this 16th April day of, 2020.



Notary Signature



**DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA**

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of Commissioners, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

Tax Parcel Number:
B-06AA-001

Mike Greenlee, Director of Operations, Williams & Associates, Land Planners, P.C.

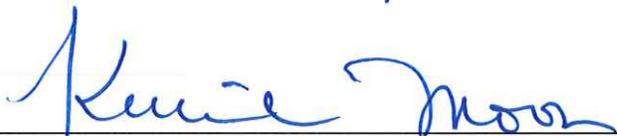
Applicant Printed Name


Signature of Applicant

4/16/2020
Date

NOTARIZATION:

Sworn to and subscribed before this 16th April day of, 202020.


Notary Signature

Seal:



2019 Property Tax Statement

JENNIFER T. RIDDLE
 Oconee County Tax Commissioner
 PO BOX 106
 WATKINSVILLE, GA 30677
 oconeecountypay.com

MAKE CHECK/MONEY ORDER PAYABLE TO:
 Oconee County Tax Commissioner

STONEBRIDGE PARTNERS, LLC
 1551 JENNINGS MILL RD
 SUITE 1400A
 WATKINSVILLE, GA 30677

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-15759	11/20/2019	\$0.00	\$10684.11	\$0.00	Paid 11/22/2019

Map: B 06AA 001

Printed: 04/14/2020

Location: STONEBRIDGE PKWY

Please note that taxes outstanding as of 11/15 (or applicable due date) will be subject to additional interest and penalties set forth by Georgia law.

If property tax remains unpaid, the Office of the Tax Commissioner has the right and responsibility to levy on the property for nonpayment (additional fees apply). This is considered a last resort tax collection and other collection methods are always preferred.

Please visit our website oconeecountypay.com for additional information and to make online payments.

JENNIFER T. RIDDLE
 Oconee County Tax Commissioner
 PO BOX 106
 WATKINSVILLE, GA 30677
 oconeecountypay.com



Tax Payer: STONEBRIDGE PARTNERS, LLC

Map Code: B 06AA 001 Real

Description: 826/73-77 28/51 ; R1 SUBDIVISON @ STONEBRIDG

Location: STONEBRIDGE PKWY

Bill No: 2019-15759

District: 001

Phone: (706) 769-3917 Fax: (706) 769-3964

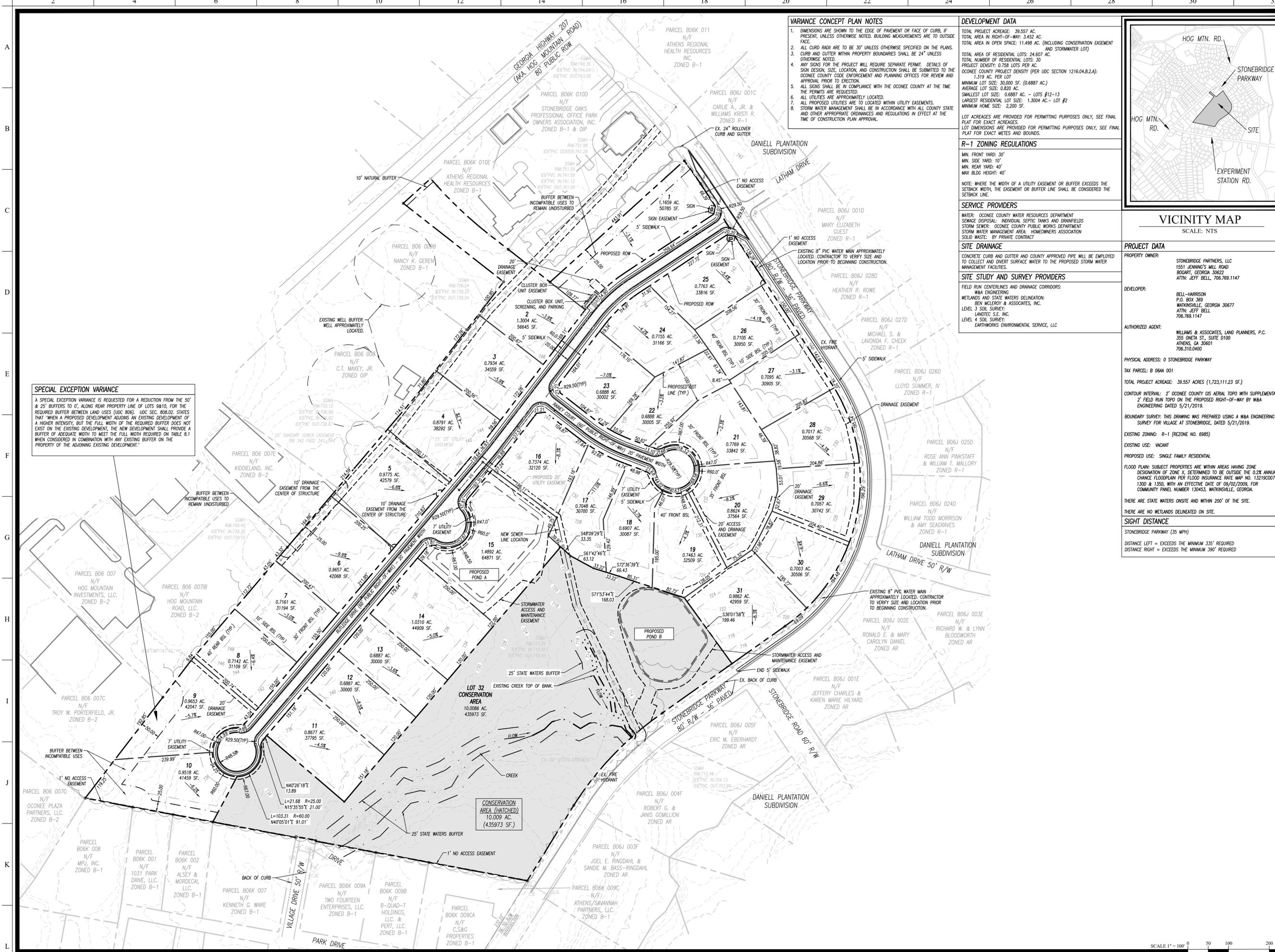
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	1,152,000.00	0.0000	\$1,152,000.00	11/20/2019			

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$1,152,000.00	\$460,800.00	\$0.00	\$460,800.00	10.826000	\$4,988.62	\$0.00	\$4,988.62
INSURANCE PREMIUM ROLL BAC	\$1,152,000.00	\$460,800.00	\$0.00	\$460,800.00	-0.940000	\$0.00	-\$433.15	-\$433.15
SALES TAX ROLLBACK	\$1,152,000.00	\$460,800.00	\$0.00	\$460,800.00	-3.200000	\$0.00	-\$1,474.56	-\$1,474.56
SCHOOL M&O	\$1,152,000.00	\$460,800.00	\$0.00	\$460,800.00	16.500000	\$7,603.20	\$0.00	\$7,603.20
STATE TAX	\$1,152,000.00	\$460,800.00	\$0.00	\$460,800.00	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					23.186000	\$12,591.82	-\$1,907.71	\$10,684.11

We accept partial payments. Outstanding balances as of the due date will accrue interest monthly and additional penalties. Payments can be made in person, by mail or online at oconeecountypay.com. We accept cash, check (e-check online-\$1.50), money order, and debit/credit cards. There is a service fee to pay with a card in the office or online. Please remit top portion to your mortgage company if applicable. Status of payment received may be verified online at oconeecountypay.com. Mortgage companies usually remit payment the first week of November.

Owner occupied residences may qualify for certain homestead exemptions. PERSONS OVER AGE 65 MAY BE ELIGIBLE FOR ADDITIONAL EXEMPTIONS (age 62 eligibility-net income less than \$10,000). The full law relating to each exemption must be referred in order to determine eligibility (details available at oconeecountypay.com or 706-769-3917). Applications for homestead exemptions must be received by April 1, 2020. It is not necessary to refile for exemptions each year, unless there is a change in the property deed.

Current Due	\$10,684.11
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$10,684.11
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/22/2019



SPECIAL EXCEPTION VARIANCE
 A SPECIAL EXCEPTION VARIANCE IS REQUESTED FOR A REDUCTION FROM THE 50' & 25' BUFFERS TO 0', ALONG REAR PROPERTY LINE OF LOTS 9&10, FOR THE REQUIRED BUFFER BETWEEN LAND USES (UDC 806). LOC SEC. 200.02 STATES THAT "WHEN A PROPOSED DEVELOPMENT ADJAINS AN EXISTING DEVELOPMENT OF A HIGHER INTENSITY, BUT THE FULL WIDTH OF THE REQUIRED BUFFER DOES NOT EXIST ON THE EXISTING DEVELOPMENT, THE NEW DEVELOPMENT SHALL PROVIDE A BUFFER OF ADEQUATE WIDTH TO MEET THE FULL WIDTH REQUIRED ON TABLE 8.1 WHEN CONSIDERED IN COMBINATION WITH ANY EXISTING BUFFER ON THE PROPERTY OF THE ADJOINING EXISTING DEVELOPMENT."

- VARIANCE CONCEPT PLAN NOTES**
1. DIMENSIONS ARE SHOWN TO THE EDGE OF PAVEMENT OR FACE OF CURB, IF PRESENT, UNLESS OTHERWISE NOTED. BUILDING MEASUREMENTS ARE TO OUTSIDE FACE.
 2. ALL CURB RADI ARE TO BE 30' UNLESS OTHERWISE SPECIFIED ON THE PLANS.
 3. CURB AND GUTTER WITHIN PROPERTY BOUNDARIES SHALL BE 24" UNLESS OTHERWISE NOTED.
 4. ANY SIGNS FOR THE PROJECT WILL REQUIRE SEPARATE PERMIT. DETAILS OF SIGN DESIGN, SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE OCOOEE COUNTY CODE ENFORCEMENT AND PLANNING OFFICES FOR REVIEW AND APPROVAL PRIOR TO ERECTION.
 5. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE OCOOEE COUNTY AT THE TIME THE PERMITS ARE REQUESTED.
 6. ALL UTILITIES ARE APPROXIMATELY LOCATED.
 7. ALL PROPOSED UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.
 8. ALL STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.

DEVELOPMENT DATA

TOTAL PROJECT ACREAGE: 39.557 AC.
 TOTAL AREA IN RIGHT-OF-WAY: 3,432 AC.
 TOTAL AREA IN OPEN SPACE: 11,499 AC. (INCLUDING CONSERVATION EASEMENT AND STORMWATER LOT)

TOTAL AREA OF RESIDENTIAL LOTS: 24,807 AC.
 TOTAL NUMBER OF RESIDENTIAL LOTS: 30
 PROJECT DENSITY: 0.758 LOTS PER AC.
 OCOOEE COUNTY PROJECT DENSITY (PER UDC SECTION 1216.04.B.2A): 1.319 AC. PER LOT

MINIMUM LOT SIZE: 30,000 SF. (0.6887 AC.)
 AVERAGE LOT SIZE: 0.820 AC.
 SMALLEST LOT SIZE: 0.6887 AC. - LOTS #12-13
 LARGEST RESIDENTIAL LOT SIZE: 1,3004 AC. - LOT #2
 MINIMUM HOME SIZE: 2,200 SF.

LOT ACREAGES ARE PROVIDED FOR PERMITTING PURPOSES ONLY, SEE FINAL PLAT FOR EXACT ACREAGES.
 LOT DIMENSIONS ARE PROVIDED FOR PERMITTING PURPOSES ONLY, SEE FINAL PLAT FOR EXACT METES AND BOUNDS.

R-1 ZONING REGULATIONS

MIN. FRONT YARD: 30'
 MIN. SIDE YARD: 10'
 MIN. REAR YARD: 40'
 MAX. BLDG HEIGHT: 40'

NOTE: WHERE THE WIDTH OF A UTILITY EASEMENT OR BUFFER EXCEEDS THE SETBACK WIDTH, THE EASEMENT OR BUFFER LINE SHALL BE CONSIDERED THE SETBACK LINE.

SERVICE PROVIDERS

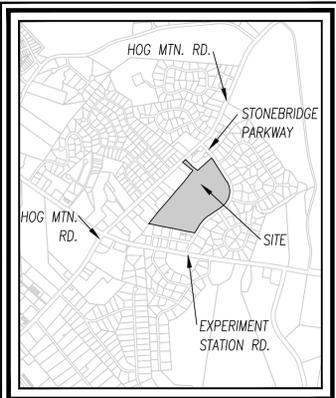
WATER: OCOOEE COUNTY WATER RESOURCES DEPARTMENT
 SEWER DISPOSAL: INDIVIDUAL SEPTIC TANKS AND DRAINFIELDS
 STORM SEWER: OCOOEE COUNTY PUBLIC WORKS DEPARTMENT
 STORM WATER MANAGEMENT AREA: HOMEOWNERS ASSOCIATION
 SOLID WASTE: BY PRIVATE CONTRACT

SITE DRAINAGE

CONCRETE CURB AND GUTTER AND COUNTRY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITIES.

SITE STUDY AND SURVEY PROVIDERS

FIELD RUN CENTERLINES AND DRAINAGE CORRIDORS:
 W&A ENGINEERING
 WETLANDS AND STATE WATERS DELINEATION:
 BEN MOSELEY & ASSOCIATES, INC.
 LEVEL 3 SOIL SURVEY:
 LANDTEC S.E. INC.
 LEVEL 4 SOIL SURVEY:
 EARTHWORKS ENVIRONMENTAL SERVICE, LLC



VICINITY MAP
SCALE: NTS

PROJECT DATA

PROPERTY OWNER: STONEBRIDGE PARTNERS, LLC
 1551 DENNING'S MILL ROAD
 BOONVILLE, GEORGIA 30622
 ATTN: JEFF BELL, 706.769.1147

DEVELOPER: BELL-HARRISON
 P.O. BOX 369
 WATKINSVILLE, GEORGIA 30677
 ATTN: JEFF BELL
 706.769.1147

AUTHORIZED AGENT: WILLIAMS & ASSOCIATES, LAND PLANNERS, P.C.
 355 ONETA ST., SUITE D100
 ATHENS, GA 30601
 706.310.0400

PHYSICAL ADDRESS: 0 STONEBRIDGE PARKWAY
 TAX PARCEL: B 06AA 001
 TOTAL PROJECT ACREAGE: 39.557 ACRES (1,723,111.23 SF.)
 CONTOUR INTERVAL: 2' OCOOEE COUNTY GIS AERIAL TOPO WITH SUPPLEMENTAL 2' FIELD RUN TOPO ON THE PROPOSED RIGHT-OF-WAY BY W&A ENGINEERING DATED 5/21/2019.
 BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A W&A ENGINEERING SURVEY FOR VILLAGE AT STONEBRIDGE, DATED 5/21/2019.
 EXISTING ZONING: R-1 (REZONE NO. 6985)
 EXISTING USE: VACANT
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13219C0007D, 1300 & 1350, WITH AN EFFECTIVE DATE OF 09/02/2009, FOR COMMUNITY PANEL NUMBER 130453, WATKINSVILLE, GEORGIA.
 THERE ARE STATE WATERS ONSITE AND WITHIN 200' OF THE SITE.
 THERE ARE NO WETLANDS DELINEATED ON SITE.

SIGHT DISTANCE

STONEBRIDGE PARKWAY (35 MPH)
 DISTANCE LEFT = EXCEEDS THE MINIMUM 335' REQUIRED
 DISTANCE RIGHT = EXCEEDS THE MINIMUM 390' REQUIRED

W&A Engineering
 CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
 TRAFFIC ENGINEERING - SURVEYING
 ECONOMIC DEVELOPMENT

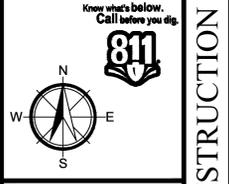
355 Oneta Street, Suite D100
 Athens, GA 30601
 P: (706) 310-0400 • F: (706) 310-0411
 waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL BE RESPONSIBLE FOR ALL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL BE RESPONSIBLE FOR PROTECTING THESE INSTRUMENTS FROM COPYRIGHT LAW.

VILLAGE AT STONEBRIDGE
 OCOOEE COUNTY, GEORGIA
 0 STONEBRIDGE PARKWAY - 39.557 ACRES

DATE: 04/16/2020

REVISIONS	
DATE	COMMENT

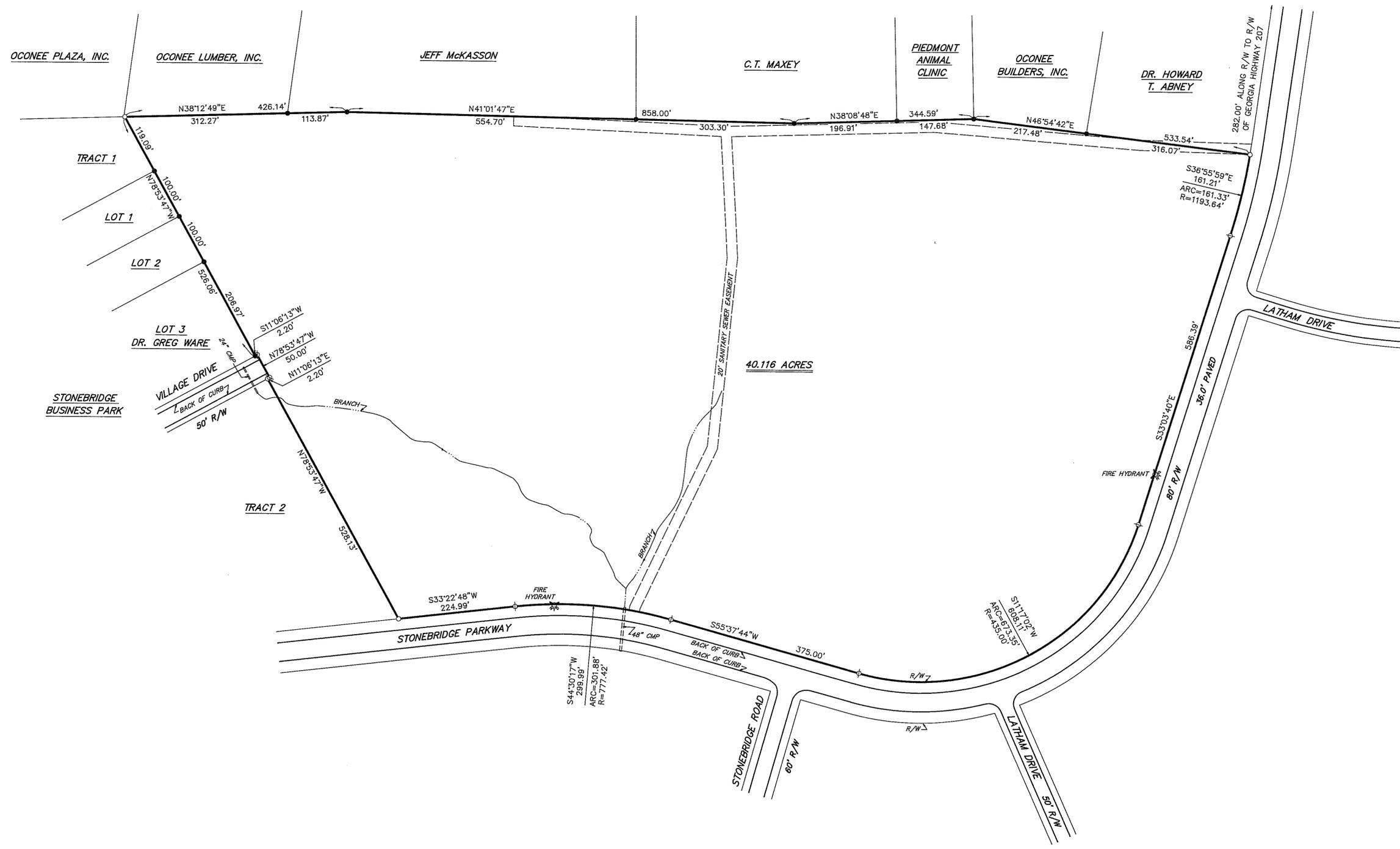
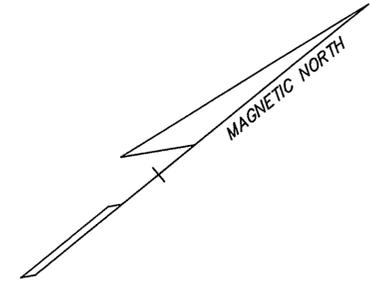


Know what's below. Call before you dig. 811 logo

GEORGIA REGISTERED PROFESSIONAL ENGINEER
 No. 31742
 JON M. WILLIAMS
 5/24/2020

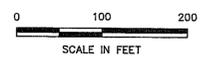
14198
 VARIANCE CONCEPT PLAN
VC01

FOR CONSTRUCTION



- REFERENCES**
- (1)OUR SURVEY FOR STONEBRIDGE BUSINESS PARK, PHASE TWO DATED AUG. 16, 1994.
 - (2)OUR SURVEY FOR STONEBRIDGE BUSINESS PARK, DATED JAN. 25, 1991.
 - (3)OUR SURVEY GREG WARE, DATED JAN. 3, 1995.
 - (4)OUR FINAL R/W PLAT FOR STONEBRIDGE PARKWAY, DATED MAY 8, 1992.
 - (5)OUR SURVEY FOR YOUNG H. AND REBECCA S. DANIEL DATED MAY 3, 1977.
 - (6)OUR SURVEY FOR DAVID DAWSON, DATED JUNE 4, 1982.
 - (7)OUR SURVEY FOR EULA J. McCURLEY ESTATE, DATED AUG. 1, 1980.

- SURVEY NOTES**
- (1)EQUIPMENT USED: 05" THEODOLITE AND E.D.M.
 - (2)ANGULAR ERROR: 05" PER STATION, ADJUSTED.
 - (3)LINEAR CLOSURE: 1/15,000+, BALANCED ARBITRARILY.
 - (4)MINIMUM PLAT CLOSURE: 1/



- LEGEND**
- - 1/2" REINFORCING ROD SET
 - - 1/2" REINFORCING ROD FOUND
 - φ - POINT ONLY

SURVEY FOR:			
OCONEE BUILDERS, INC.			
COUNTY:	OCONEE	G.M.D.:	221
STATE:	GEORGIA	DATE:	SEP. 21, 1995
SCALE:	1"=100'	DWN. BY:	MIKE
FIELDBOOK:	807	SURVEYED BY:	BEN McLEROY & ASSOCIATES, INC. ENGINEERS & SURVEYORS
FILE NO.:	22769-56	ATHENS, GA.	

AFTER RECORDING RETURN TO:
FORTSON, BENTLEY & GRIFFIN, P.A.
P.O. BOX 1144
ATHENS, GEORGIA 30603

RETURN TO:
DONALD W. HANSFORD, PC
P.O. BOX 1376
WATKINSVILLE, GA 30677

DOCH 007957
FILED IN OFFICE
09/15/2005 04:59 PM
BK:826 PG:73-77
ANGELA WATSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY

Angela Watson
REAL ESTATE TRANSFER TAX
PAID: \$1986.40
PL-61108-2005-001659

-----[Space Above This Line For Recording Data]-----

LIMITED WARRANTY DEED

STATE OF GEORGIA, Athens-Clarke County.

THIS INDENTURE made and entered into this 15th day of September
in the year of our Lord Two Thousand Five (2005) between

**ATHENS REGIONAL HEALTH RESOURCES, INC., a Georgia non-profit
corporation**

of the County of Athens-Clarke, State of Georgia, as **Grantor**, and

STONEBRIDGE PARTNERS, LLC, a Georgia limited liability company

of the County of Oconee, State of Georgia, as **Grantee**.

In this deed, wherever the context so requires, the masculine gender includes feminine and/or neuter and the singular number includes the plural. Wherever herein a verb, pronoun or other part of speech is used in the singular, and there be more than one Grantor or Grantee, said singular part of speech shall be deemed to read as the plural, and each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein. Wherever herein Grantor or Grantee is used, the same shall be considered to mean as well, the heirs, executors, administrators, successors, representatives and assigns of the same.

WITNESSETH, that the said Grantor, for and in consideration of the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS**, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

ALL that tract or parcel of land, situate, lying and being in Oconee County, Georgia, containing an aggregate of 39.556 acres, more or less, and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said described property, with all and singular, the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee, his heirs, executors, administrators, successors and assigns, forever, in Fee Simple,

AND THE SAID GRANTOR will warrant and will forever defend the right and title to the above described property unto the said Grantee, his heirs, executors, administrators, successors and assigns, against all persons lawfully claiming through or under the undersigned, subject however to those certain permitted exceptions set forth on Exhibit "B" attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand, affixed his seal, and delivered these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

ATHENS REGIONAL HEALTH RESOURCES, INC., a Georgia non-profit corporation

Lisa Patterson Culbertson
Unofficial Witness

BY: *W. Larry Webb* (SEAL)
W. Larry Webb Trustee

NOTARY PUBLIC

BY: *Carl R. Nichols* (SEAL)
Carl R. Nichols, Trustee

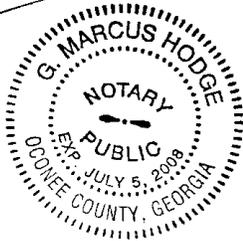


EXHIBIT "A"

All that tract or parcel of land, containing 39.556 acres, more or less in the aggregate, situate, lying and being on the westerly and northwesterly side of Stonebridge Parkway, in the 221st District, G. M. of Oconee County, Georgia, and being shown and described as TRACT "A" containing 3.497 acres, TRACT "B" containing 34.872 acres, and TRACT "C" containing 1.187 acres, all according to that certain plat of survey entitled "Survey For: Athens Regional Health Resources, Inc.," dated February 3, 2004, revised December 22, 2004, prepared by Landmark Engineering Corporation, certified by J. R. Holland, Georgia Registered Surveyor No. 1087, and being particularly described according to said survey as follows:

To find the true point of beginning, commence at the point of intersection of the southeasterly right of way line of Georgia Highway 207 (a/k/a Hog Mountain Road) (80' r/o/w) with the westerly or southwesterly right of way line of Stonebridge Parkway (80' r/o/w), thence run along and with the southwesterly right of way line of Stonebridge Parkway the following courses and distances: south 42 degrees 19 minutes 46 seconds east 260.24 feet to a point and thence an arc to the right 124.46 feet, said arc having a radius of 1193.66 feet and being subtended by a chord distance of 124.40 feet at south 39 degrees 20 minutes 46 seconds east to an iron pin, said iron pin being the TRUE POINT OF BEGINNING of the within described lands; thence continuing along and with the westerly right of way line of Stonebridge Parkway the following courses and distances: an arc to the right 68.72 feet, said arc having a radius of 1193.65 feet and being subtended by a chord distance of 68.72 feet at south 34 degrees 41 minutes 59 seconds east to an iron pin; south 32 degrees 41 minutes 53 seconds east 285.03 feet to an iron pin; south 32 degrees 41 minutes 53 seconds east 298.60 feet to an iron pin; an arc to the right 669.63 feet, said arc having a radius of 435.00 feet and being subtended by a chord distance of 605.44 feet at south 11 degrees 24 minutes 06 seconds west to an iron pin; south 55 degrees 30 minutes 05 seconds west 368.90 feet to an iron pin; an arc to the left 315.49 feet, said arc having a radius of 792.56 feet and being subtended by a chord distance of 313.41 feet at south 44 degrees 31 minutes 53 seconds west to an iron pin; and south 32 degrees 26 minutes 13 seconds west 217.06 feet to an iron pin; thence leaving the westerly right of way line of Stonebridge Parkway and running north 78 degrees 48 minutes 44 seconds west 245.25 feet to an iron pin; thence continuing north 78 degrees 48 minutes 44 seconds west 282.88 feet to a point located on the easterly right of way line of Village Drive; thence along and with the easterly right of way line of Village Drive north 10 degrees 22 minutes 21 seconds east 2.20 feet to an iron pin; thence along the northerly terminus line of Village Drive north 79 degrees 37 minutes 39 seconds west 49.86 feet to an iron pin; thence along and with the westerly right of way line of Village Drive south 10 degrees 22 minutes 21 seconds west 2.20 feet to an iron pin; thence north 78 degrees 49 minutes 14 seconds west 207.21 feet to an iron pin; thence north 78 degrees 44 minutes 02 seconds west 99.87 feet to an iron pin; thence north 78 degrees 57 minutes 11 seconds west 100.19 feet to an iron pin; thence north 79 degrees 31 minutes 59 seconds west 119.62 feet to an iron pin; thence north 38 degrees 16 minutes 39 seconds east 313.95 feet to an iron pin; thence north 38 degrees 38 minutes 26 seconds east 113.70 feet to an iron pin; thence north 41 degrees 01 minute 47 seconds east 363.86 feet to an iron pin; thence continuing north 41 degrees 01 minute 47 seconds east 190.84 feet to an iron pin; thence north 41 degrees 06 minutes 16 seconds east 303.29 feet to an iron pin; thence north 38 degrees 13 minutes 04 seconds east 196.88 feet to an iron pin; thence north 38 degrees 20 minutes 01 second east 147.99 feet to an iron pin;

thence north 51 degrees 26 minutes 43 seconds west 312.53 feet to a point located on the southeasterly right of way line of Georgia Highway 207; thence running along and with the southeasterly right of way line of Georgia Highway 207 north 48 degrees 37 minutes 04 seconds east 70.50 feet to an iron pin and north 49 degrees 30 minutes 49 seconds east 19.90 feet to an iron pin; thence leaving said right of way line and running south 41 degrees 24 minutes 34 seconds east 24.12 feet to an iron pin; thence an arc to the left 176.05 feet, said arc having a radius of 1000.00 feet and being subtended by a chord distance of 175.82 feet at south 46 degrees 27 minutes 10 seconds east to an iron pin; thence south 51 degrees 29 minutes 47 seconds east 107.70 feet to an iron pin; thence south 51 degrees 29 minutes 13 seconds east 80.34 feet to an iron pin; thence north 48 degrees 36 minutes 25 seconds east 444.01 feet to an iron pin located on the westerly right of way line of Stonebridge Parkway, said iron pin being the true point of beginning.

THERE IS HEREBY RESERVED by Grantor, its successors and assigns, over, through and across that certain area (the "Access Easement Area") of the above-described property, said Access Easement Area being designated as TRACT "C" 1.187 Acre, Access Easement, on the above-referenced plat of survey, a non-exclusive, perpetual easement for purposes of ingress and egress, including the placement, installation, and maintenance of utilities, for the benefit of adjoining property designated as "Stonebridge Condominiums" on the above-referenced plat of survey, and said Access Easement Area being particularly described as follows:

To find the true point of beginning of the Access Easement Area, commence at the point of intersection of the southeasterly right of way line of Georgia Highway 207 (a/k/a Hog Mountain Road) (80' r/o/w) with the westerly or southwesterly right of way line of Stonebridge Parkway (80' r/o/w), thence run along and with the southwesterly right of way line of Stonebridge Parkway the following courses and distances: south 42 degrees 19 minutes 46 seconds east 260.24 feet to a point; thence an arc to the right 124.46 feet, said arc having a radius of 1193.66 feet and being subtended by a chord distance of 124.40 feet at south 39 degrees 20 minutes 46 seconds east to an iron pin; thence an arc to the right 68.72 feet, said arc having a radius of 1193.65 feet and being subtended by a chord distance of 68.72 feet at south 34 degrees 41 minutes 59 seconds east to an iron pin; thence south 32 degrees 41 minutes 53 seconds east 285.03 feet to an iron pin; thence leaving said right of way line and running south 48 degrees 36 minutes 25 seconds west 407.00 feet to an iron pin, said iron pin being the TRUE POINT OF BEGINNING of the Access Easement Area, thence continue south 48 degrees 36 minutes 25 seconds west 70.25 feet to an iron pin; thence north 41 degrees 23 minutes 35 seconds west 426.98 feet to an iron pin; thence north 51 degrees 26 minutes 43 seconds west 312.53 feet to a point located on the southeasterly right of way line of Georgia Highway 207; thence running along and with the southeasterly right of way line of Georgia Highway 207 north 48 degrees 37 minutes 04 seconds east 70.50 feet to an iron pin; thence leaving said right of way line and running south 51 degrees 27 minutes 21 seconds east 202.69 feet to an iron pin; thence south 51 degrees 29 minutes 47 seconds east 107.70 feet to an iron pin; thence south 41 degrees 23 minutes 35 seconds east 429.10 feet to an iron pin, said iron pin being the true point of beginning of the Access Easement Area.

EXHIBIT "B"

1. All taxes for the year 2006 and subsequent years.
2. All matters as disclosed on that certain plat of survey entitled "Survey of Athens Regional Health Resources, Inc." dated February 3, 2004, revised on December 22, 2004, prepared by Landmark Engineering Corporation, J.R Holland, Registered Land Surveyor.
3. Right of Way Easement from Wattson Daniel to The Walton Electric Membership Corporation dated May 27, 1938 and recorded in Deed Book V, page 186, said Clerk's Office.
4. Right of Way Easement from Mrs. Hattie M. Hall to The Walton Electric Membership Corporation dated May 27, 1938, and recorded in Deed Book V, page 189, said Clerk's Office.
5. Right of Way Easement from Oconee Builders, Inc. to Southern Bell Telephone and Telegraph Company dated January 5, 1990, and recorded in Deed Book 117, page 227, said Clerk's Office.
6. Sewer Line Easement between Oconee Builders, Inc. and The County of Oconee dated June 20, 1995, and recorded in Deed Book 342, page 341, said Clerk's Office.
7. Rights of upper and lower riparian owners in and to the waters crossing or abutting subject property and the natural flow thereof, free from diminution or pollution.
8. Easement Agreement by and between Athens Regional Health Resources, Inc. and Stonebridge Oaks Professional Office Park Owners Association, Inc. dated October 31, 2000 and recorded in Deed Book 520, page 173, said Clerk's Office.