

**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 OIP PUD (Office-Institutional-Professional Planned Unit Development) & B-1 (General Business) to R-1 (Single-Family Residential) pursuant to an application for rezoning of property owned by Stonebridge Partners, LLC submitted on September 26, 2016.

**ENACTMENT CLAUSE**

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for zoning change submitted by Williams & Associates, Land Planners PC on September 26, 2016 requesting rezoning of a ±39.556 acre tract of land located on the west side of Stonebridge Parkway at the intersection of Latham Drive in the 221<sup>st</sup> G.M.D., Oconee County, Georgia, (TP# B-06-025), 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 OIP PUD (Office-Institutional-Professional Planned Unit Development) & B-1 (General Business) to R-1 (Single-Family Residential) 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 May 15, 2017, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on June 6, 2017.

ADOPTED AND APPROVED, this 6<sup>th</sup> day of June, 2017.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY: \_\_\_\_\_  
John Daniell, Chairman  
\_\_\_\_\_  
Mark Thomas, Member  
\_\_\_\_\_  
Chuck Horton, Member  
\_\_\_\_\_  
W. E. "Bubber" Wilkes, Member  
\_\_\_\_\_  
Mark Saxon, Member

ATTEST

\_\_\_\_\_  
Kathy Hayes  
Clerk, Board of Commissioners



# EXHIBIT "A" TO REZONE #6985

## Page 2 of 5 NARRATIVE

### Village at Stonebridge A Residential Subdivision

0 Stonebridge Parkway, The western corner of the intersection of Stonebridge Parkway and Latham Drive, Watkinsville, Georgia  
OIP PUD & B-1 to R-1 -- 39.556 Acres  
Tax Parcel #806-025  
Rezoning Submittal -- September 26, 2016  
Revised Submittal -- January 30, 2017

#### Narrative

Village at Stonebridge is a proposed residential subdivision to be located on a 39.556 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 rezoning documentation associated with this request.

The project is to be exclusively developed as an upscale single-family residential subdivision of approximately 35 lots, one of which will be configured to contain roughly 10 acres and includes greenspace and conservation area. 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 rezoning concept plan that accompanies this narrative illustrates a maximum of 35 lots ranging in size from 0.69 acres to around 10.08 acres. The average lot size will be around 0.69 acres.

#### The Site

The subject 39.556 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 Future Development Map 2030 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

#### Access

Access will be via a proposed road off of Stonebridge Parkway. Turn lane improvements as required by the OC-UDC are illustrated on the rezoning concept plan. Access will be in compliance with the OC-UDC and reviewed during the site development plans approval stage of the project.

#### 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				P.M. Peak Hour		
			ADT	A.M. Peak Hour		Enter	Exit	Total	
			2-Way	Enter	Exit	Enter	Exit	Total	
Single-Family Detached Housing (210)	34	Dwelling Units	389	8	25	34	25	15	40
Total	34		389	8	25	34	25	15	40

#### 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 zoning efforts on the subject property in December 2016. The Preliminary Plat and Site Development Plans for the improvements will be submitted for approval by March 2017. 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 January 2018 and August 2018.

#### 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

Buffers are not required for this development per OC-UDC Section 806. 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

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 34 total units

#### Proposed Water Demand:

$$(100 \text{ gpd} \times 2.6 \times 34 \text{ units}) = 8,840 \text{ gpd}$$

#### Peak Water Demand:

$$8,840 \text{ gpd} / 16 \text{ hr./day} = 552.50 \text{ gal./hr.} = 9.21 \text{ gpm}$$

$$9.21 \text{ gpm} \times 3 (\text{peaking factor}) = 27.63 \text{ gpm peak}$$

#### Sewage Disposal

Conventional septic tanks and drain-fields are planned for the development. A soil survey map is currently being 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 will be reconfigured as necessary based on soil suitability for drain-field installation. The soil survey map will be submitted to the Oconee County Health Department coinciding with the submittal of the Preliminary Plat to the Oconee County Planning Department.

#### Surface Water Drainage

Concrete curb & gutter, county approved pipe, and grassed & natural waterways will be employed to collect and divert storm water to a proposed storm water management facility. 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.



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

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

Total Completed Project Value \$15,300,000

#### Amenity Area

No amenities are proposed for this development.

# Village at Stonebridge

RECEIVED  
SEP 26 2016  
By \_\_\_\_\_








**Representative Architecture**



**Williams & Associates**  
LAND PLANNERS, PC

## LEGAL DESCRIPTION

### 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

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.







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

**REZONE CASE #:** 6985

**DATE:** March 24, 2017

**STAFF REPORT BY:** Andrew C. Stern, Planner

**APPLICANT NAME:** Williams & Associates, Land Planners PC

**PROPERTY OWNER:** Stonebridge Partners, LLC

**LOCATION:** South side of Hog Mountain Road & west side of Stonebridge Parkway

**PARCEL SIZE:** ±39.556 Acres

**EXISTING ZONING:** O-I-P PUD (Office-Institutional-Professional Planned Unit Development) & B-1 (Highway Business)

**EXISTING LAND USE:** Vacant

**ACTION REQUESTED:** Rezone O-I-P PUD & B-1 to R-1 (Single-Family Residential)

**REQUEST SUMMARY:** The owner is requesting rezoning approval in order to develop a single-family residential subdivision.

**STAFF RECOMMENDATION:** Staff recommends approval of this rezone request subject to conditions.

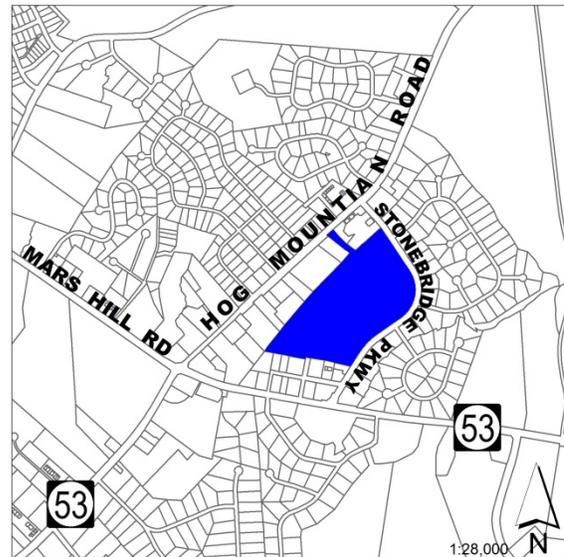
**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** November 14, 2016, December 12, 2016, February 20, 2017, March 20, 2017, & May 15, 2017

**BOARD OF COMMISSIONERS:** June 6 2017

**ATTACHMENTS:**

- Application
- Zoning Impact Analysis
- Narrative
- Representative Photos
- Site Review
- Aerial Photo
- Tax Map
- Composite Plat
- Concept Plan



**BACKGROUND INFORMATION & FINDINGS OF FACT**

**HISTORY**

- In 1989, the B-1 (General Business) portion of the subject property was rezoned from A-2 to B-1 in conjunction with a larger parent tract for a business park.
- In 1996, the O-I-P PUD portion of the parcel was rezoned from A-2 to O-I-P- PUD for a retirement community.
- In 2005, the portion of the subject parcel zoned B-1 was combined with the larger tract when sold to the present owners.
- The subject property has never been developed

**SITE VISIT DESCRIPTION**

- Primarily wooded tract with terrain gently sloping to the southeast

**SURROUNDING LAND USE AND ZONING**

	EXISTING LAND USES	EXISTING ZONING
<b>NORTH</b>	Medical offices & single-family residential subdivision	B-1 (General Business), O-I-P (Office-Professional-Institutional), & R-1 (Single-Family Residential)
<b>SOUTH</b>	Business park with professional offices, mini-storage and car wash, fast food restaurants, and community bank	B-1 (General Business)
<b>EAST</b>	Single-family residential subdivision	R-1 (Single-Family Residential) & AR-1 (Agricultural Residential One Acre)
<b>WEST</b>	Shopping center, automotive businesses, professional offices, and gas station with convenience store	B-2 (Highway Business) & ) O-I-P (Office-Professional-Institutional)

**PROPOSED PROJECT DESCRIPTION**

- 33 lot single-family subdivision
  - minimum dwelling size of 2,200 Sf one-story and 2,400 Sf two-story homes
  - dwelling prices - \$400,000- \$500,000
  - lot sizes - 0.69 acres to 10.01 acres with an average lot size of 0.69 acres
  - dwelling exteriors – predominantly brick with stucco, stone, hardy-board and other material detailing
  - dwellings will be “stick-built” and have a “traditional” appearance

**TRAFFIC PROJECTIONS**

- 368 ADT, 32 a.m. & 38 p.m. peak hour trips (ITE Trip Generation, 9<sup>th</sup> Edition 2012)
- Development will be accessed via one entrance off Stonebridge Parkway

**PUBLIC FACILITIES**

**Water:**

- Development proposes to connect to the existing water main in the right-of-way of Stonebridge Parkway to serve the project
- Estimated demand for water usage is 8,320 gallons per day

**Roads:**

- The project will be served by one entrance off Stonebridge Parkway
- If a Special Exception Variance is approved, seven lots would have direct access to Stonebridge Parkway
- The project entrance will include a deceleration lane and acceleration taper

**ENVIRONMENTAL**

- No 100 Year Flood Plain or Jurisdictional Wetland areas are located on the site
- Stormwater management facilities will be constructed to control stormwater run-off

**COMMENTS FROM OTHER DEPARTMENTS & AGENCIES****PUBLIC WORKS**

- Public Works request that sufficient land area be dedicated to construct a cul-de-sac at the end of Village Drive

**UTILITY DEPARTMENT**

- Complete water line extension form

**CODE ENFORCEMENT**

- Clarify if location of Storm Water Management Area is in Conservation Area.

**STAFF ANALYSIS**

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE "STANDARDS FOR REZONING CONSIDERATION" AS SET FORTH IN SECTION 1207.01 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

- A. How does the current request compare to the existing uses and zoning of nearby properties?** Properties north, south, and west of the subject parcel are primarily zoned B-1 (General Business) or B-2 (Highway Business) and are developed for commercial and professional uses. Properties to the east across Stonebridge Parkway are zoned AR-1 (Agricultural Residential One Acre) and R-1 (Single-Family Residential) and part of the Daniell Plantation subdivision.
- B. To what extent are property values diminished by the particular zoning restrictions of the current zoning category?** The O-I-P PUD zoning classification does not diminish the property value on the subject property. The property was rezoned in 1996 to develop the property as a "Life Care" Retirement Community. No PUD development plan was submitted and the parcel has remained undeveloped. Downzoning the property to R-1 would allow the property to be developed for residential purposes.
- C. To what extent does the destruction of the property values of the individual property owner promote the health, safety, or general welfare of the public with consideration to:**
- 1. Population density and effect on community facilities such as streets, schools, water and sewer?** County facilities, services, and infrastructure should be adequate to accommodate the proposed development. The project entrance off Stonebridge Parkway is proposed to include a deceleration lane. Water capacity is available to serve the proposed development and sewage disposal will be handled through conventional septic tanks and drain fields.
  - 2. Environmental impact?** The site does not contain any 100-year floodplain or Jurisdictional Wetland areas. Stormwater management facilities are proposed to control stormwater runoff. Wastewater disposal is not proposed for this development.
  - 3. Effect on adjoining property values?** The proposed development will be an upscale single-family residential subdivision with minimum dwelling sizes of 2,200 Sf. If the dwellings are constructed as described in this request, adjoining property values should be enhanced.
- D. What is the relative gain to the public in maintaining the current zoning category, as compared to the hardship imposed upon the current property owner?** There is little to no gain to the public in maintaining the current O-I-P PUD zoning on the property when compared to the proposed development plan. Relative gains to the public under the proposed R-1 zoning would include increased tax revenue, an increase in the supply of new homes in the area, and increased compatibility with adjoining residential developments. The hardship imposed on the property owner under the current O-I-P PUD zoning would be the inability to develop the property as a major subdivision.
- E. What is the length of time that the property has been vacant as currently zoned, considered in the context of land development in the area in the vicinity of the property?** The property has never been developed. The property was rezoned in 1996 to be developed as a "Life Care" Retirement Community but PUD plans were never submitted for the project.
- F. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?** The purpose of the R-1 (Single-Family Residential) zoning district is to protect and promote a suitable environment for family life, to discourage any use which would generate other than residential traffic on

minor streets and to protect the orderly and future development of land in accordance with comprehensive development plans for the county. This request meets the intent of the stated purpose of the R-1 zoning district.

- G. How does this request conform with or diverge from established land use patterns?** Established land use patterns have residential and commercial development near the intersection with Hog Mountain Road and Experiment Station Road.
- H. How does this request conform with or diverge from the Future Land Use Map or the goals and objectives of the Comprehensive Plan?** The 2030 Future Development Map designates this tract with a character area of "Civic Center". The Civic Center character area is the center of civic activities in unincorporated Oconee County. The Civic Center character area includes a relatively high-intensity mix of businesses and retail shopping, office and employment opportunities, sports and recreational complexes, the full range of public schools, a college campus and other public and semi-public uses (such as the Oconee Civic Center, religious institutions and cemeteries, and libraries and potentially museums) that create a multi-dimensional environment. A residential component is in place that adds people to the area and creates a 24-hour Character Area. This Character Area is a vibrant place where people can live, work, recreate and shop.

Development strategies for residential development in the Civic Center character area should be guided by the Suburban Living character area, including:

- Protect existing neighborhoods from negative impacts.
- Retain and conserve the existing sound housing stock.
- Promote new residential development that fosters a sense of community and provides essential mobility, recreation and open space, while assuring suitability with surrounding neighborhoods.
- Promote innovative and mixed-use development, such as MPDs, in appropriate locations.
- Promote walkability within each community through path systems or sidewalks, particularly connecting to such focal points as schools, parks, community centers or commercial activity centers within walking distance of residences.
- Limit higher intensity duplex and multi-family development to areas where a transition between established nonresidential centers and single-family neighborhoods is needed.
- Housing designed for senior residents should be encouraged in master planned developments where appropriate retail and professional services can be close at hand.

Under the development guidelines for the Civic Center character area, the R-1 (Single-Family Residential) zoning district is identified as an appropriate zoning classification for this character area. Based upon the proposed development plan, this request complies with the development strategies, goals and objectives for the Civic Center character area.

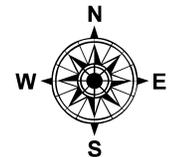
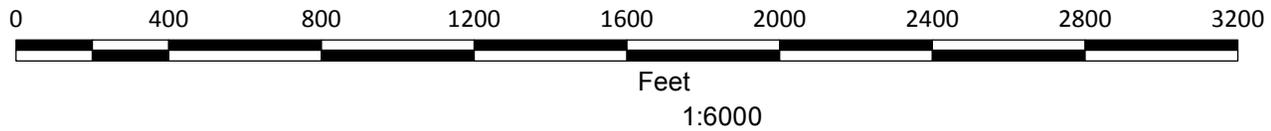
- I. What is the availability of adequate sites for the proposed use in districts that permit such use?** There are a number of existing residential developments with unimproved lots, as well as, undeveloped properties zoned for residential development located throughout Oconee County.
- J. Is the site suitable for the proposed use relative to the requirements set forth in the Unified Development Code (off-street parking, setbacks, buffer zones, open space, etc.)?** The site is suitable for the proposed development to meet the requirements of the Oconee County Unified Development Code.

## **STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS**

Based on Board of Commissioners policies, decision making criteria and standards outlined in the development codes of Oconee County, staff recommends **approval subject to the following conditions to be fulfilled by the developer at his/her expense:**

1. The development must be connected to the Oconee County water system at the developer's expense in a manner approved by Oconee County Public Works and Utility Departments.
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.
3. The development shall not contain more than 32 single-family residential lots.
4. Minimum dwelling sizes shall be 2,200 Sf.
5. Unless a Special Exception Variance (see Variance #7132) is approved, the developer shall comply with the lot design standard required under Unified Development Code 1003.09.a(3) that in no case shall lots within a major subdivision have vehicular access to an existing street located outside the development.
6. Corner lots with frontage along Stonebridge Parkway and the proposed public street shall be platted with a 1' No Access Easement along the Stonebridge Parkway frontage.
7. A planting screen reservation of at least 10 feet in width, or equivalent natural landscape buffer, shall be installed along the Hog Mountain Road property line of the double frontage lot and said planting screen reservation shall form and constitute a No Access Easement.
8. Any required stormwater retention and/or detention areas shall be incorporated into common areas and not within individual lots.
9. The existing Access Easement shall be abandoned prior to final plat approval.
10. Sufficient land area shall be dedicated to Oconee County to construct a cul-de-sac at the end of Village Drive.

# 2016 Aerial Photograph





**811**  
 KNOW WHAT'S BELOW  
 CALL BEFORE YOU DIG  
 THREE WORKING DAYS  
 BEFORE YOU DIG

**LEGEND**

- DB = DEED BOOK
- FB = PLAT BOOK
- ZK = ZONING DEMARCATION LINE
- TY = TYPICAL
- EX = EXISTING
- PR = PROPOSED
- TBA = TO BE ABANDONED
- TBR = TO BE REMOVED
- TBF = TO BE FILLED
- U.E. = UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- OC = OPENING
- C = COMPACT PAVING
- OSSA = OPEN SOIL SURFACE AREA
- BSL = BUILDING SETBACK LINE
- PSL = PARKING SETBACK LINE
- FTE = FINISHED FLOOR ELEVATION
- SSE = SANITARY SEWER MANHOLE
- UC = UTILITY CORNER
- PC = PROPERTY CORNER
- PCF = PROPERTY CORNER FOUND
- PCF = IRON PIN FOUND
- PCF = IRON PIN SET - 1/2" REBAR
- CMF = CONCRETE FOUNDATION FOUND
- OIP = OPEN TOP PIPE
- CO = CLEAN OUT
- SSMH = SANITARY SEWER MANHOLE
- DP = DUCTILE IRON PIPE
- FI = FIRE HYDRANT
- WM = WATER METER
- WV = WATER VALVE
- TP = TELEPHONE POLE
- PP = POWER POLE
- PTP = POWER TELEPHONE POLE
- LP = LIGHTPOST
- SSC = SURVEY SIGNAL
- UPED = UNDERGROUND TELEPHONE
- PEDESTAL
- TO = TRANSFORMER
- TR = TRANSFORMER
- DI = DROP INLET
- CI = CAST IRON
- HI = HOOKED CORNER INLET
- JB = JUNCTION BOX
- OCS = OUTLET CONTROL STRUCTURE
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- IC = INVERT ELEVATION
- LWCB = LEFT WING CATCH BASIN
- RWCB = RIGHT WING CATCH BASIN
- OWCB = DOUBLE WING CATCH BASIN
- FES = FLARED END SECTION
- CUT WIRE =
- SANITARY SEWER
- WATER
- UNDERGROUND UTILITY
- OVERHEAD UTILITY
- UNDERGROUND TELEPHONE
- GAS

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

**EXISTING UTILITIES NOTE**  
 THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING, INCLUDING GAS, ELECTRICAL AND TELECOMMUNICATION LINES. EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE. ANY DAMAGE TO SUCH UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. WILLIAMS & ASSOCIATES SHALL BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.

**EROSION CONTROL NOTES**  
 EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND SHALL BE MAINTAINED UNTIL A PERMANENT GROUND COVER IS ESTABLISHED.

SOIL EROSION PREVENTION METHODS THAT ARE DEEMED NECESSARY ON THIS SITE WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES AND CODES.

**GENERAL NOTES**

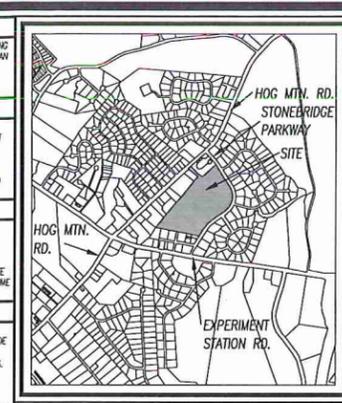
1. ALL UTILITIES ARE APPROXIMATELY LOCATED.
2. ALL PROPOSED UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.
3. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE OCONEE COUNTY CODE OF ORDINANCES AT THE TIME THE PERMITS ARE REQUESTED.
4. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.

**REZONE 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 CUTTER WITHIN PROPERTY BOUNDARIES SHALL BE 24" UNLESS OTHERWISE NOTED.
4. ANY SIGNS FOR THE PROJECT WILL REQUIRE SEPARATE PERMITS. DETAILS OF SIGN DESIGN, SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE OCONEE COUNTY CODE ENFORCEMENT AND PLANNING OFFICES FOR REVIEW AND APPROVAL PRIOR TO DESTRUCTION.
5. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE OCONEE COUNTY CODE OF ORDINANCES 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. 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.

**R-1 ZONING REGULATIONS**

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



**VICINITY MAP**  
 SCALE: 1" = 2,000'

**PROJECT DATA**

PROPERTY OWNER: STONEBRIDGE PARTNERS, LLC  
 1551 JENNINGS MILL ROAD, SUITE 1400A  
 BOCAWATON, GEORGIA 30022  
 ATTN: STEVE EBERHART, 706.549.5050

DEVELOPER: STONEBRIDGE PARTNERS, LLC  
 1551 JENNINGS MILL ROAD, SUITE 1400A  
 BOCAWATON, GEORGIA 30022  
 ATTN: STEVE EBERHART, 706.549.5050

AUTHORIZED AGENT: WILLIAMS & ASSOCIATES  
 2470 DANIELS BRIDGE RD, SUITE 161  
 ATHENS, GA 30608  
 706.310.0400

PHYSICAL ADDRESS: 0 STONEBRIDGE PARKWAY  
 TAX PARCEL: 806-025  
 GMD: 241  
 TOTAL PROJECT ACREAGE: 39.556 ACRES (1,723,061.44 SF.)  
 CONTOUR INTERVAL: 2' OCONEE COUNTY GIS TOPO.  
 BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A WARRANTY DEED LEGAL DESCRIPTION DEED BOOK 826 PAGE 73-77.

EXISTING ZONING: OP PUD & B-1  
 PROPOSED ZONING: R-1  
 EXISTING USE: VACANT PROPERTY  
 PROPOSED USE: RESIDENTIAL

FLOOD PLAIN: NO PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAN ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13218000650, 700, 1300 & 1350 DATED 09/02/2009.

THERE ARE STATE WATERS ONSITE AND WITHIN 200' OF THE SITE.  
 THERE ARE NO WETLANDS DELINEATED ON SITE.  
 WATER SUPPLY: OCONEE COUNTY PUBLIC UTILITIES DEPARTMENT  
 SEWAGE DISPOSAL: INDIVIDUAL SEPTIC TANKS AND DRAINFIELDS.  
 SOLID WASTE: BY PRIVATE CONTRACT  
 UTILITIES: POWER, GAS, WATER, SEWER, TELEPHONE, CABLE TV

SITE DRAINAGE: CONCRETE CURB AND CUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.

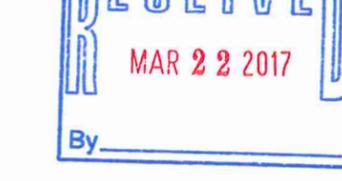
**SITE COVERAGE DATA**

TOTAL PROJECT ACREAGE: 39.556 ACRES (1,723,061.44 SF.)  
 FUTURE ROAD: 3.4539 ACRES (150,452.78 SF.)  
 NET SITE ACREAGE: 36.1021 ACRES (1,572,608.66 SF.)

EXISTING LOT COVERAGE: 0.00 SF (0.00% OF SITE)  
 PROPOSED LOT COVERAGE: 90,092.06 SF. (5.73% OF NET SITE)  
 PAVING: 71,094.52 SF. (4.52% OF NET SITE)  
 SIDEWALKS & CONCRETE AREAS: 18,997.54 SF. (1.21% OF NET SITE)

**LOT DATA**

PROPOSED LOTS: 33  
 LARGEST LOT: 10,008 ACRES  
 SMALLEST LOT: 0.6887 ACRES  
 AVERAGE LOT: 0.688 ACRES  
 PROPOSED BUILDING VOLUME: <400



**GRAPHIC SCALE**

(IN FEET)  
 1 inch = 100 ft.

14198  
 REZONE  
 CONCEPT PLAN  
 01

**Williams & Associates**  
 ENGINEERING SURVEYING  
 LANDSCAPE ARCHITECTURE

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

www.gapanning.com

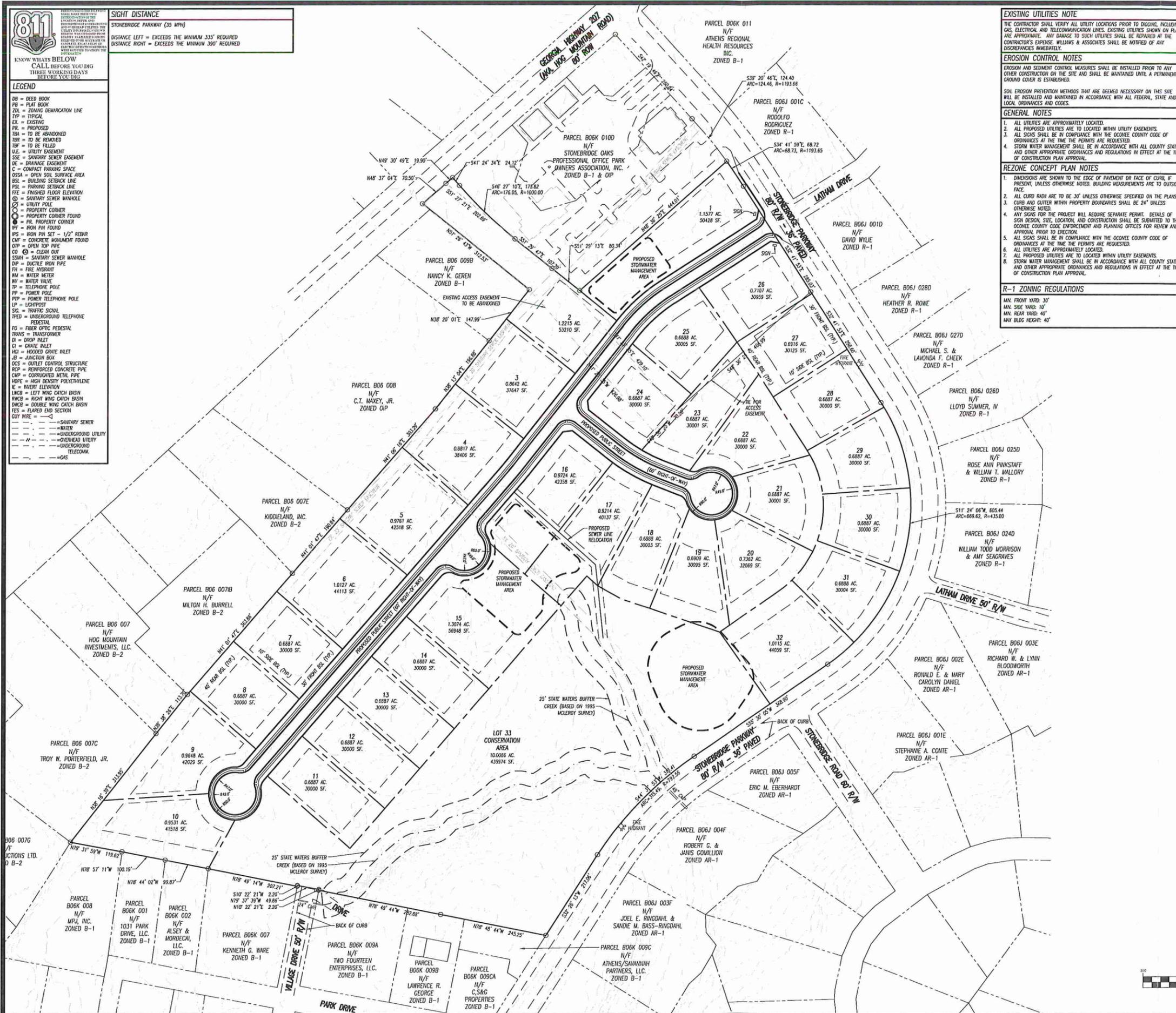
**VILLAGE AT STONEBRIDGE**  
 OCONEE COUNTY, GEORGIA  
 39.556 ACRES - 0 STONEBRIDGE PARKWAY

DATE: 09.26.2016

REVISIONS	
DATE	COMMENT
09.30.16	REVISIONS PER CUPD COMMENTS
10.02.16	REVISIONS PER LEVEL III SOILS
10.04.16	REVISIONS PER CUPD COMMENTS
01.30.17	REVISIONS PER CUPD COMMENTS
03.07.17	REVISIONS PER CONSERVATION AREA
03.22.17	REVISIONS PER CONSERVATION AREA AND VARIANCE REQUEST



ALL DRAWINGS SHALL REMAIN THE PROPERTY OF WILLIAMS & ASSOCIATES. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. WILLIAMS & ASSOCIATES SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.





www.gaplanning.com

2470 Daniells Bridge Rd  
Bldg 100, Suite 161  
Athens, GA 30606  
706/310.0400 P  
706/310.0411 F

March 22, 2017

CONSTITUTIONAL CHALLENGE

In Re:

Request of Williams & Associates as Applicant for the Owner, Stonebridge Partners, LLC., for the rezoning of 39.556 acres (aka Village at Stonebridge) from OIP PUD & B-1 to R-1, located at the western corner of the intersection of Stonebridge Parkway and Latham Drive (parcel B06-025) in Oconee County, Georgia,

Application No.     **To Be Determined**    

Williams & Associates as Applicant and Stonebridge Partners, LLC. as Owner, hereby provide and assert denial of the above referenced zoning request amounts to an unconstitutional deprivation of the property and arbitrary confiscation of the property without just compensation under the Constitution of the United States and the Constitution of the State of Georgia. Further, the denial of this request violates the equal protection clause of the Constitution of the United States.

Williams & Associates, Applicant for Owners

By:  (SEAL)  
Frank Pittman, Partner

Hand Delivered on March 27, 2017 to the Oconee County Planning Department  
(along with other rezone documents)





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

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.





## **Village at Stonebridge**

A Residential Subdivision

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

**OIP PUD & B-1 to R-1 – 39.556 Acres**

**Tax Parcel #B06-025**

Rezone Submittal – September 26, 2016

Revised Submittal – March 27, 2017

### **Narrative**

**Village at Stonebridge** is a proposed residential subdivision to be located on a 39.556 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 rezone documentation associated with this request.

The project is to be exclusively developed as an upscale single-family residential subdivision of approximately 33 lots, one of which will be configured to contain roughly 10 acres and includes greenspace and conservation area. 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.

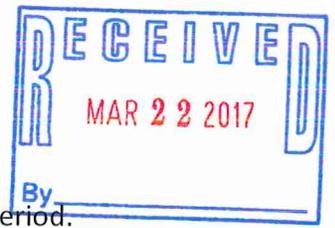
The proposed single-family residential development is being designed in accordance with the R-1 zoning and development regulations of Oconee County. The rezone concept plan that accompanies this narrative illustrates a maximum of 35 lots ranging in size from 0.69 acres to around 10.01 acres. The average lot size will be around 0.69 acres.

### **The Site**

The subject 39.556 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 Future Development Map 2030 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 32 total units

Proposed Water Demand:

$$(100 \text{ gpd} \times 2.6 \times 32 \text{ units}) = 8,320 \text{ gpd}$$

Peak Water Demand:

$$8,320 \text{ gpd}/16 \text{ hr./day} = 520 \text{ gal/hr.} = 8.67 \text{ gpm}$$

$$8.67 \text{ gpm} \times 3(\text{peaking factor}) = 26 \text{ gpm peak}$$

### **Sewage Disposal**

Conventional septic tanks and drain-fields are planned for the development. A soil survey map is currently being 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 will be reconfigured as necessary based on soil suitability for drain-field installation. The soil survey map will be submitted to the Oconee County Health Department coinciding with the submittal of the Preliminary Plat to the Oconee County Planning Department.

### **Surface Water Drainage**

Concrete curb & gutter, county approved pipe, and grassed & natural waterways will be employed to collect and divert storm water to a proposed storm water management facility. 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.



### **Access**

Access will be via a proposed road off Stonebridge Parkway as well as directly onto Stonebridge Parkway for 7 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 for the 7 lots to have direct access onto Stonebridge Parkway, otherwise, access will be in compliance with the OC-UDC and reviewed during the site development plans approval stage of the project.

### **Traffic**

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation, 9<sup>th</sup> Edition*.

Land Use (ITE Code)	Intensity	Unit	Trip Generation						
			ADT	A.M. Peak Hour			P.M. Peak Hour		
			2-Way	Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached Housing (210)	32	Dwelling Units	368	8	24	32	24	14	38
Total	32		368	8	24	32	24	14	38

### **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 zoning efforts on the subject property in June 2017. The Preliminary Plat and Site Development Plans for the improvements will be submitted for approval by September 2017. 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 2018 and July 2019.

### **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**

Buffers are not required for this development per OC-UDC Section 806. 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**

---

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

Total Completed Project Value \$14,400,000

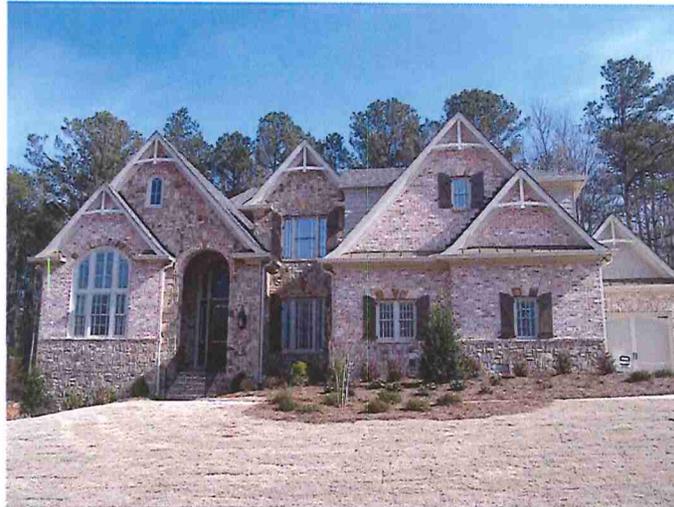
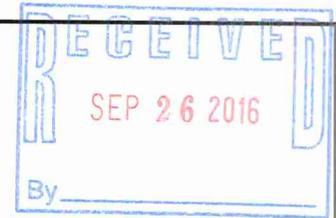
### **Amenity Area**

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No amenities are proposed for this development.



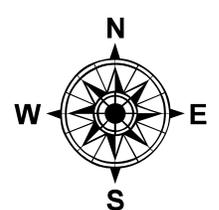
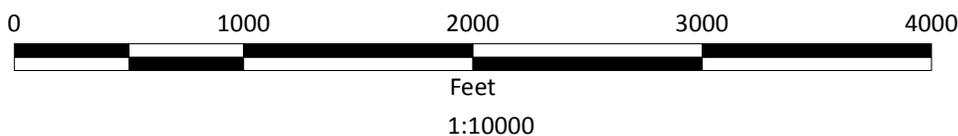
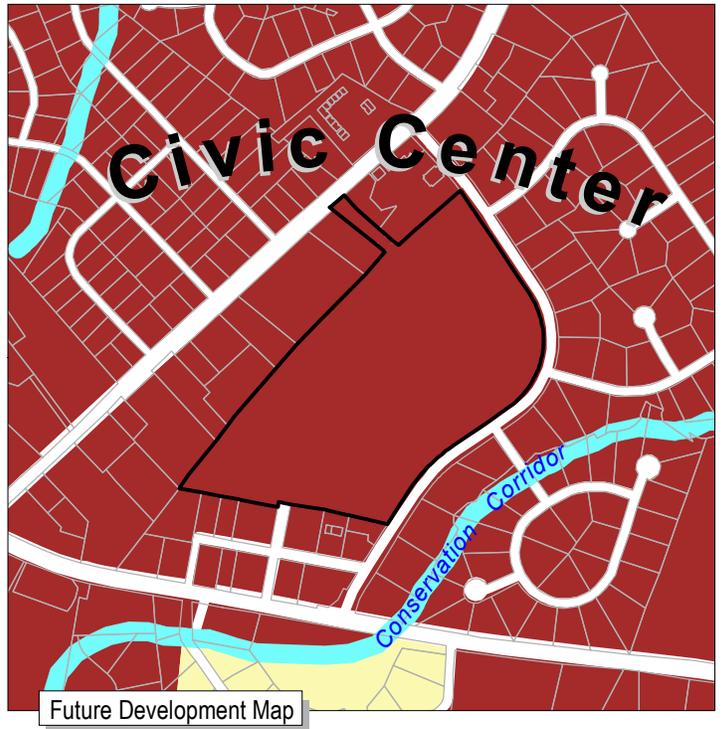
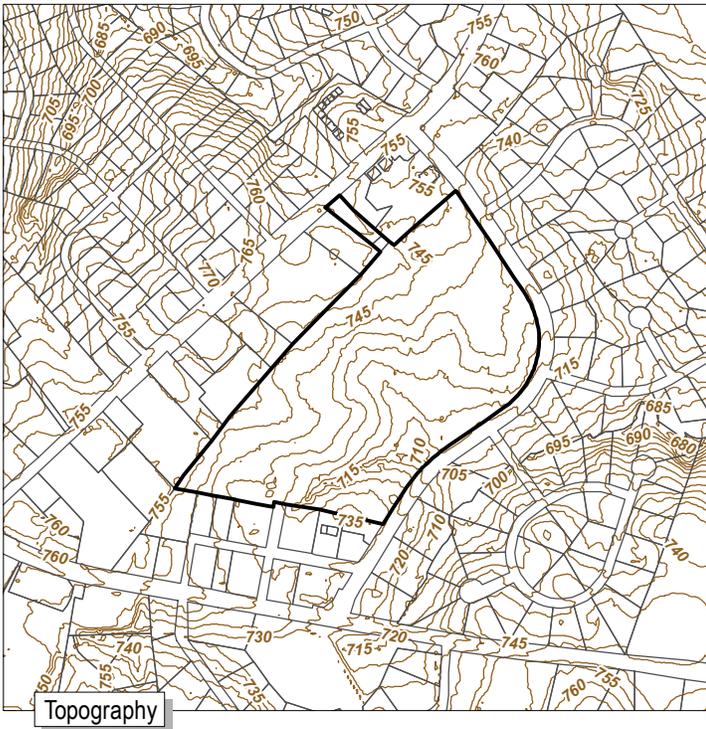
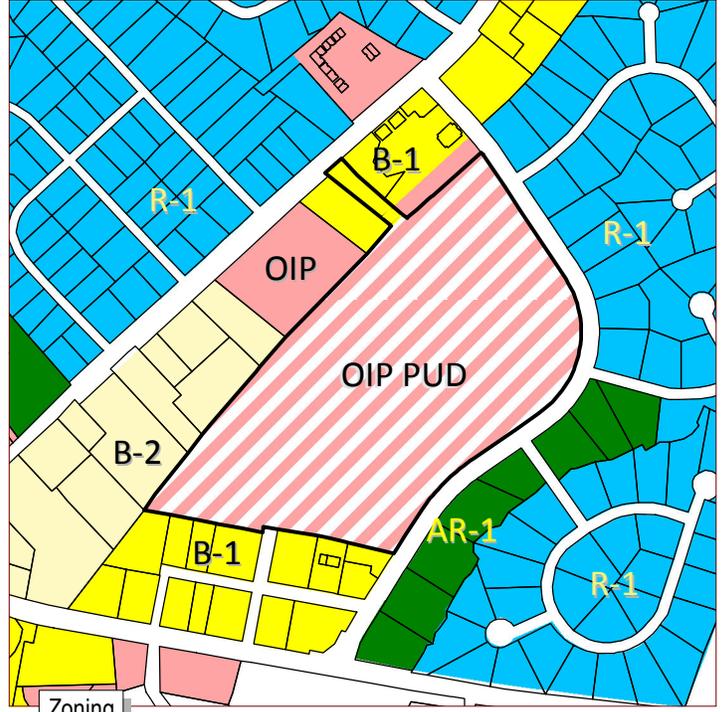
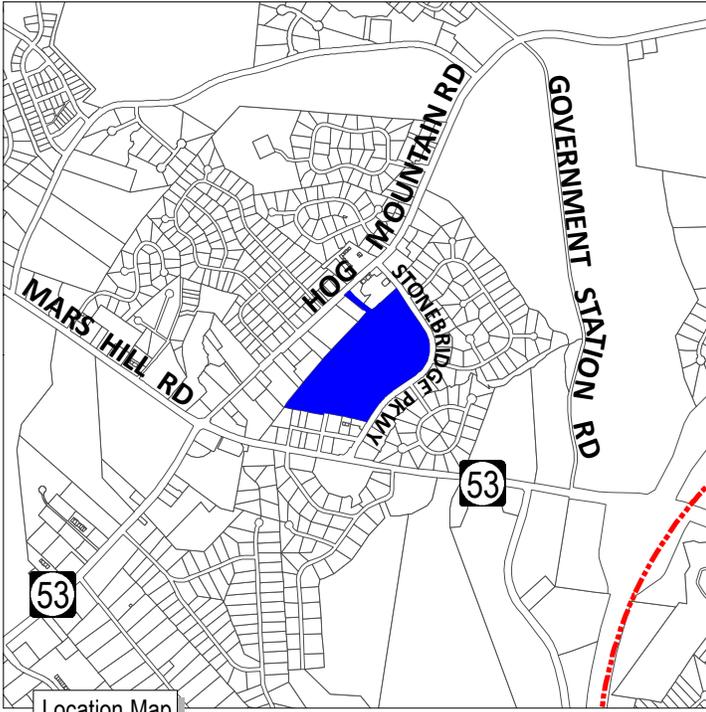
# Village at Stonebridge

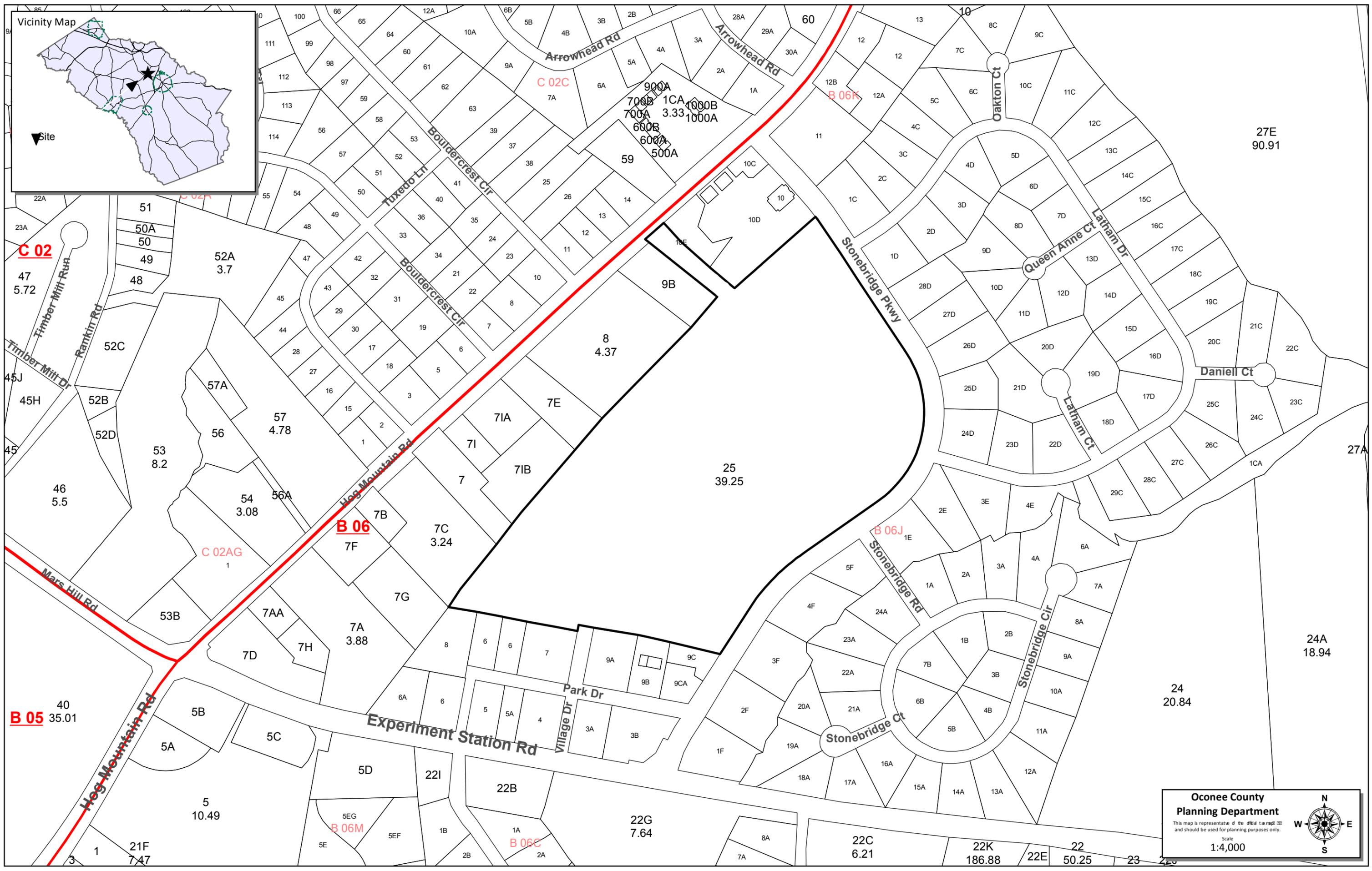
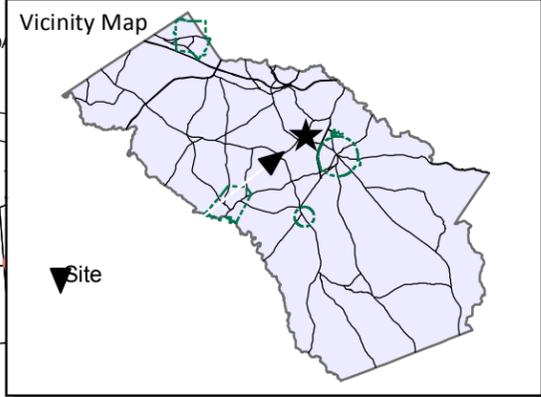


Representative Architecture



# Stonebridge Partners, LLC Site Review





Oconee County  
Planning Department  
This map is representative of the official tax map and should be used for planning purposes only.  
Scale  
1:4,000

## ZONING IMPACT ANALYSIS

### Standards for Rezone Consideration *(Village at Stonebridge – R-1 Rezone)*

- A. Consider the proposed use and existing uses and zoning of nearby property:  
The proposed use and zoning is appropriate given the low density proposed and emerging developing trends in the general vicinity. The property is currently zoned B-1 & OIP PUD for a retirement community. Existing uses and zonings in the immediate vicinity are a mixture of residential, commercial and office uses. The zoning classifications bordering the site to the north and west are B-1, B-2, & OIP zoned commercial lots and businesses; to the east is Stonebridge Parkway and existing R-1 lots with residences; to the south are B-1 zoned commercial lots and businesses.
- B. Consider the extent to which property values are diminished by the particular zoning restrictions of the current zoning:  
The existing OIP PUD & B-1 zoning classification for the property does not diminish the property value other than that specific zoning is limited to that specific use developed in the manner of the approved rezone. The R-1 zoning is a down zoning of the property to a lower zoning classification.
- C. Consider the extent to which the destruction of property values of the individual property owner promotes the health, safety, morals or general welfare of the public with consideration to:
- (1) Population density and effect on community facilities such as streets, schools, water and sewer:  
Roads presently serving the site and the general area will experience minimum impact; an 8" water main currently exists in the right-of-way of Stonebridge Parkway; an extension of the watermain is proposed for the development; impact to schools will be positive by generating an increased positive net tax base due to the upscale price range of the proposed homes; there will be favorable initial and ongoing ripple economic impact on the county as a result of this development.
- (2) Environmental impact:  
Potential increase in storm-water runoff will be mitigated through the use of a storm water management facility to be designed in compliance with Oconee County ordinances; Water quality concerns will be mitigated through the use of filtration devices, infiltration structures, and water quality monitoring; Enhanced "best management practices" will be employed to address soil erosion/sediment control concerns.
- (3) Effect on adjoining property values:  
There will be no negative effect on adjoining property values.



- D. Consider the relative gain to the public, as compared to the hardship imposed upon the individual property owner:  
There is no gain to the public if this rezone request is denied because there is no benefit for the property to remain under its' current zoning and configuration compared to the proposed zoning and configuration.
- E. Consider the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property:  
The property has been vacant as zoned OIP PUD & B-1 since 1996. Current trends in this area of the county have been predominantly toward a mixture of residential, office, and commercial businesses.
- F. Consider the consistency of the proposed use with the stated purpose of the zoning district that is being requested:  
The R-1 zoning district is established to protect and promote a suitable environment for family life, to discourage any use which would generate other than residential traffic on minor streets and to protect the orderly future development of land in accordance with comprehensive development plans for the county. The proposed use is in accordance with the R-1 zoning district classification.
- G. Consider the conformity with or divergence from any established land use patterns:  
The development patterns in the area reflect the residential use and intent of the proposed development. The project's proposed lot sizes and price range also reflect the development patterns in the area.
- H. Consider the conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan:  
The Future Development Map illustrates the property as *Civic Center*. The Civic Center Character Area is, quite literally, the center of civic activities in unincorporated Oconee County. The Character Area includes a relatively high-intensity mix of businesses and retail shopping, office and employment opportunities, sports and recreational complexes, the full range of public schools, a college campus and other public and semi-public uses (such as the Oconee Civic Center, religious institutions and cemeteries, and libraries and potentially museums) that create a multi-dimensional environment. A residential component is in place that adds people to the area and creates a 24-hour Character Area. This Character Area is a vibrant place where people can live, work, recreate and shop. Recognizing the Future Development Map as a guide, and that the *Civic Center* Character Area development guidelines allow single family detached subdivisions as appropriate primary land uses, then the zoning of this property to R-1 is consistent with the Future Development Map and is in keeping with the goals and objectives of the Oconee County Comprehensive Plan.



- I. Consider the availability of adequate sites for the proposed use in districts that permit such use:

Currently there are no sites available with the unique character and location of the subject property in the vicinity. There are sites that are currently zoned R-1 in the county, but none are located uniquely this close to Butler's Crossing. There are no properties with as much relative acreage, road frontage, visibility and available direct access as the subject tract. This property's location and surrounding development trends make it unlike any other in the area.

- J. Consider the suitability of the site for the proposed use relative to the requirements set forth in this Development Code such as off-street parking, setbacks, buffer zones, and open space:

The site is suitable for the proposed use relative to the requirements as set forth in the Oconee County UDC. The rezone concept plan indicates all required setbacks, buffers and necessary requirements, proving that from a requirement basis, the site is suitable for the request.

