

**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 O-I-P (Office-Institutional-Professional) & B-1 (General Business) to O-I-P (Office-Institutional-Professional) with modified conditions pursuant to an application for rezoning of property owned by Cat Creek Development Company, Et Al submitted on August 28, 2017.

**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 on August 28, 2017 requesting rezoning of a ±14.889 acre tract of land located on the south side of US Highway 78 in the 240<sup>th</sup> G.M.D., Oconee County, Georgia, (B-02U-001, B-02U-001PS, B-02U-001CA, B-02U-003, B-02U-030, B-02U-040, B-02U-050A, B-02U-050B, B-02U-060A, B-02U-060B, B-02U-070, B-02U-080A, B-02U-080B, B-02U-090, B-02U-100, B-02U-110, B-02U-120, B-02U-130, B-02U-140, B-02U-150, B-02U-160, B-02U-170, B-02U-180, B-02U-190, B-02U-200, B-02U-210, B-02U-220, B-02U-230, & B-02U-240), 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 O-I-P (Office-Institutional-Professional) & B-1 (General Business) to O-I-P (Office-Institutional-Professional) with modified conditions 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 October 16, 2017, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on November 7, 2017.

ADOPTED AND APPROVED, this 7<sup>th</sup> day of November, 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 #7282

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## CONDITIONS

This Zoning Amendment shall be subject to the following conditions which shall be fulfilled by the developer at his/her expense:

1. The development shall be connected to the Oconee County water and sewer systems at the developer's expense in a manner approved by the Oconee County Utility Department and the Oconee County Public Works Department. No building permits shall be issued without approvals from the Oconee County Utility Department.
2. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative architectural sketches and other documents submitted with the zoning application and attached hereto, paying special attention to the materials and design elements shown in the representative photos.
3. The total building floor area of the development shall not exceed 140,610 sf.
4. Site lighting shall be oriented to the interior of the site so as not to impose glare or objectionable light levels on the neighboring residential property. Light levels shall be zero-foot candles at property lines of any adjoining residential-zoned or residential-use property.

## TAX MAP



## NARRATIVE

# EXHIBIT "A" TO REZONE #7282

**Narrative**

Hampton Valley Business Park is an existing office development located on a 14.028 acre tract. There are multiple property owners within the park with the majority of the property owned by Cat Creek Development Company. There is also an additional 0.861 acres owned by Cat Creek Development Company that is currently zoned B-1 that will be included in the rezone request. Mr. Ferrell Scruggs Sr. with Cat Creek Development Company will act as the primary contact person for the owners and developers. Williams & Associates has been engaged by the developer to act as agent in the preparation of the necessary rezone documentation associated with this request.

**The Site**

The subject parcels of the rezone currently exist as a total of 14.889 acres. The project fronts on US Hwy 78/Monroe Highway for approximately 319 LF. The property has been developed as an office use complex with infrastructure and parking lots installed. The topography drops gently from north to south, to an existing stormwater management facility. Existing zoning and land uses surrounding the parcel are as follows: to the north – US Highway 78; to the west – A-1 & R-2 MPD zoned parcels with residences; to the south – two (2) A-1 zoned tracts with residences; to the east: A-1 zoned parcels with residences and an existing commercial business, also OIP zoned lot with daycare. The Future Development Map 2030 identifies the site primarily with a Future Character Area designation of Community Village along with a small portion designated as Suburban Living.

**The Development**

A portion of the property was zoned B-1 in October of 2004 for a car wash that was never developed. The remainder of the property was also zoned in October of 2004 for OIP and subsequently developed as an office complex. Approximately 4 units were constructed shortly thereafter, but the majority of the property has remained vacant with supporting infrastructure in place. The proposed rezoning modification will allow an assisted living component to be added to the office complex. The modification is necessary because the 2004 zoning amendment specifically excluded the following as allowed uses: nursing home, convalescent center, group personal care home, and congregate personal care home. This exclusion applies to assisted living as a primary use.

Cat Creek Development Company plans to construct and maintain ownership of the assisted living component. The remaining condominium lots will continue to be made available for sale to individual purchasers interested in locating some type of OIP use business appropriate for this type of development. It is the continued intent from the original zoning for the site to be used as a high-end location for corporate headquarters and companies, which require a high visibility, campus like setting.

For the newly proposed assisted living component, easements will be provided for vehicular circulation (ingress and egress), as well as for the installation of public utilities if necessary. The lot will be constructed with curb & gutter parking and sidewalks. All utilities will be underground. Extensive landscaping, including buffers and shade trees, will be installed throughout the development. The remainder of the office units are proposed to be constructed in multiple phases as demand necessitates.

**Buildings**

The existing offices are 2,640 sf. each and total 10,560 sf. The offices exist as 3 duplex units and one large single unit. The remaining office portion of the project will have multiple buildings with various floor areas, totaling 44,640 square feet. The proposed office buildings will remain as originally zoned being stick frame built with stone and brick veneer on all facades. The buildings will consist of two sizes, which is associated with the number of units. There are 4 proposed quadrplexes with a floor plan area of 3,240 sf. each and equaling 16 units. There are 12 proposed duplexes with a floor plan area of 2,640 sf. each and equaling 24 units. Interior finishes will be left to the discretion of the existing covenants as well as the individual tenant and will be in the context of that particular occupant.

The proposed assisted living facility will be a total of 85,410 sf. Buildings will be wood or steel construction, with exterior facades and accents including, but not limited to: architectural brick, stone, simulated or cultured stone, cast stone, cement fiber board plank siding, board and batten siding, shingle siding, stucco and cedar plank or shingle siding. The roofs are to be gabled structures. Roofing material to include asphalt shingles and/or metal. See attached representative architecture. Buildings will be built with multiple phases employed.

An architectural review board will be added to the condominium association to ensure that all proposed buildings within the Hampton Valley Business Park, to include but not be limited to the proposed assisted living facility, will comply with the covenants

associated with the development which shall be amended to include minimum architectural and construction requirements generally consistent with each building currently constructed within the Hampton Valley Business Park to ensure that each new building constructed will be consistent, in terms of appearance and construction materials, with the existing office buildings located within the Hampton Valley Business Park, and that no building shall be constructed within the Hampton Valley Business Park without the express approval and consent of the architectural review board.

**Water Supply**

A 12" water main currently exists in the right-of-way of US Highway 78 with waterline extensions throughout the existing 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**

Assisted Living: 96 beds rooms / 20 resident staff  
 96 beds rooms x ((150 gpd/bed \* 50%)\*1.15) = 8,280 GPD  
 20 resident staff x ((100 gpd/bed \* 50%)\*1.15) = 1,150 GPD  
Office: 55,200 sf. x 5.75 gpd/100sf. = 3,174 GPD  
**Total Capacity Required 12,604 GPD AVG. Total**

**Sewage Disposal**

Sewage disposal will be via Oconee County Public Utilities. A public sewer line extension exists within the development. Estimated demands have been submitted to the Oconee County Public Utilities Department and a sewer availability letter accompanies this rezone request.

**Probable Sewer Demand**

Assisted Living: 96 beds rooms / 20 resident staff  
 96 beds rooms x (150 gpd/bed \* 50%) = 7,200 GPD  
 20 resident staff x (100 gpd/bed \* 50%) = 1,000 GPD  
Office: 55,200 sf. x 5 gpd/100sf. = 2,760 GPD  
**Total Capacity Required 10,960 GPD AVG. Total**

**Surface Water Drainage**

Concrete curb & gutter, corrugated pipe, and grassed & natural waterways will be employed to collect and divert storm water to the existing shared stormwater management facility. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. Stormwater management will be in compliance with the Oconee County UDC.

**Access**

Access will remain via the single existing drive from US Highway 78. No additional improvements are anticipated at this time as it relates to access.

**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	Trip Generation								
		Unit	ADT	A.M. Peak Hour			P.M. Peak Hour			
				2-Way	Enter	Exit	Total	Enter	Exit	Total
Assisted Living (256)	96	Beds	255	9	5	23	9	32	21	
General Office Building (720)	55.2	1,000 SF, GFA	606	205	14	119	24	116	140	
		<b>Net New Primary Trips</b>	<b>1,001</b>	<b>113</b>	<b>19</b>	<b>132</b>	<b>33</b>	<b>128</b>	<b>161</b>	

**Schools**

Impact to schools will be positive by generating an increased positive net tax base without generating more students. 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 November 2017. A revised Preliminary Site Plan and Site Development Plans for the assisted living development will be submitted for approval in March 2018. Construction improvements of the assisted living facility will commence upon approval of those plans, possibly near the middle of 2018. Infrastructure and building construction will require a minimum of 4-6 months to complete. The remaining office buildings will be developed on an individual basis as demand necessitates.

**Maintenance of Common Areas**

Common areas are currently part of the existing development. The future owner(s) of the lots and buildings will be responsible for all maintenance. There is a condominium association currently in place with a maintenance plan addressing the use of all common areas, including all private parking areas, paving, landscaping, storm water management facility, and other associated common areas. This was provided prior to the subdivision of the lots to Oconee County at the time of lot platting.

**Landscaping and Buffers**

Street trees, parking lot buffers, and parking lot tree plantings will be installed in accordance with the Oconee County UDC. A buffer is shown along the adjacent property lines to the east, south, and west, as required by OC-UDC Section 806. Any additional required buffers will be illustrated on site development plans or as directed by Oconee County.

**Utilities**

No utility relocations are anticipated at this time, however, existing utilities located onsite that do 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, sewer, telephone, cable TV & internet access.

**Garbage Collection**

Garbage collection will be handled by private contract service.

**Sidewalks**

Concrete sidewalks will be constructed to service the project and provide customer access and circulation. Sidewalks will be installed during the individual office building construction and after building construction and completion of all underground utility service installation for the assisted living component.

**Public & Semi-public Areas**

Access and drainage easements will be dedicated to Oconee County. Additional easements for water, sewer, power, gas, telephone, cable TV & internet access will be dedicated as required for specific utility construction.

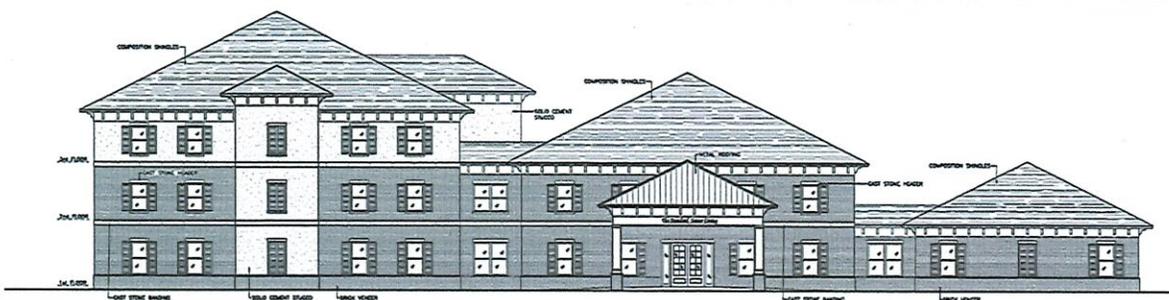
**Outdoor Lighting**

Ornamental or box type light fixtures on metal poles will be installed to illuminate the assisted living development for safety and security. Lighting will be oriented inward and downward within the proposed development. A lighting plan will be submitted to the Oconee Planning Department illustrating lighting templates and proposed fixtures. This plan will be reviewed during the site development plans approval stage of the project.

**Development Valuation**

Proposed estimated total value of the project at completion: \$8,000,000.00

# Hampton Valley Business Park



Representative Architecture



## LEGAL DESCRIPTION

### LEGAL DESCRIPTION OBP ZONING TRACT

All that tract, or parcel of land, lying and being in Oconee County, Georgia, G.M.D. 240, containing 14.028 acres, more or less. Said tract being the same as that shown in "Final Plat For: Hampton Valley Business Park" by Apalachee Land Surveying, Inc., dated May 5, 2006 and being more particularly described as:

Beginning at the northerly right-of-way intersection of Ruth Jackson Road and U.S. Highway 78, traveling in a easterly direction, approximately 352.40' along the southern right-of-way, to an concrete monument, thence S 77° 08' 45" W, a distance of 58.23' to an iron pin; Thence N 83° 02' 02" W, a distance of 131.14' to an iron pin; said pin being the **POINT OF BEGINNING**.

Thence S 08° 35' 32" W, a distance of 170.07' to a point;

Thence 78.28' along the arc of a curve to the left, said curve having a radius of 62.50', a chord bearing of S 11° 29' 18" E, and a chord distance of 73.23' to a point;

Thence S 81° 24' 28" E, a distance of 287.50' to a point;

Thence S 16° 11' 16" W, a distance of 858.87' to an iron pin;

Thence S 87° 13' 27" E, a distance of 315.04' to an iron pin;

Thence S 19° 06' 55" W, a distance of 24.20' to an iron pin;

Thence N 50° 43' 41" W, a distance of 14.04' to a concrete monument;

Thence N 87° 14' 44" W, a distance of 583.50' to a concrete monument;

Thence N 05° 29' 51" E, a distance of 153.16' to an iron pin;

Thence N 80° 34' 54" W, a distance of 117.19' to an iron axle;

Thence N 81° 40' 03" W, a distance of 253.37' to a point;

Thence N 04° 44' 11" E, a distance of 603.37' to an iron pin;

Thence S 80° 40' 29" E, a distance of 207.68' to an iron pin;

Thence N 05° 10' 03" E, a distance of 379.67' to an iron pin;

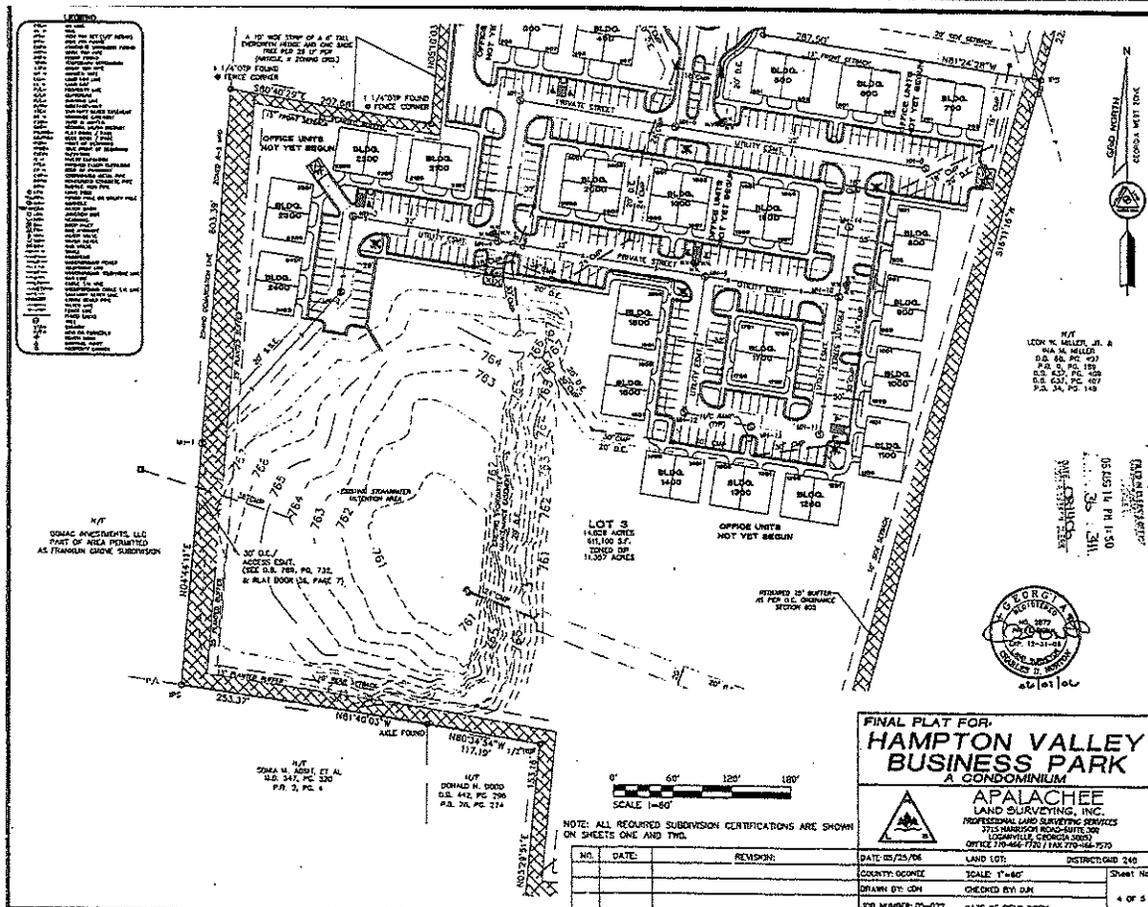
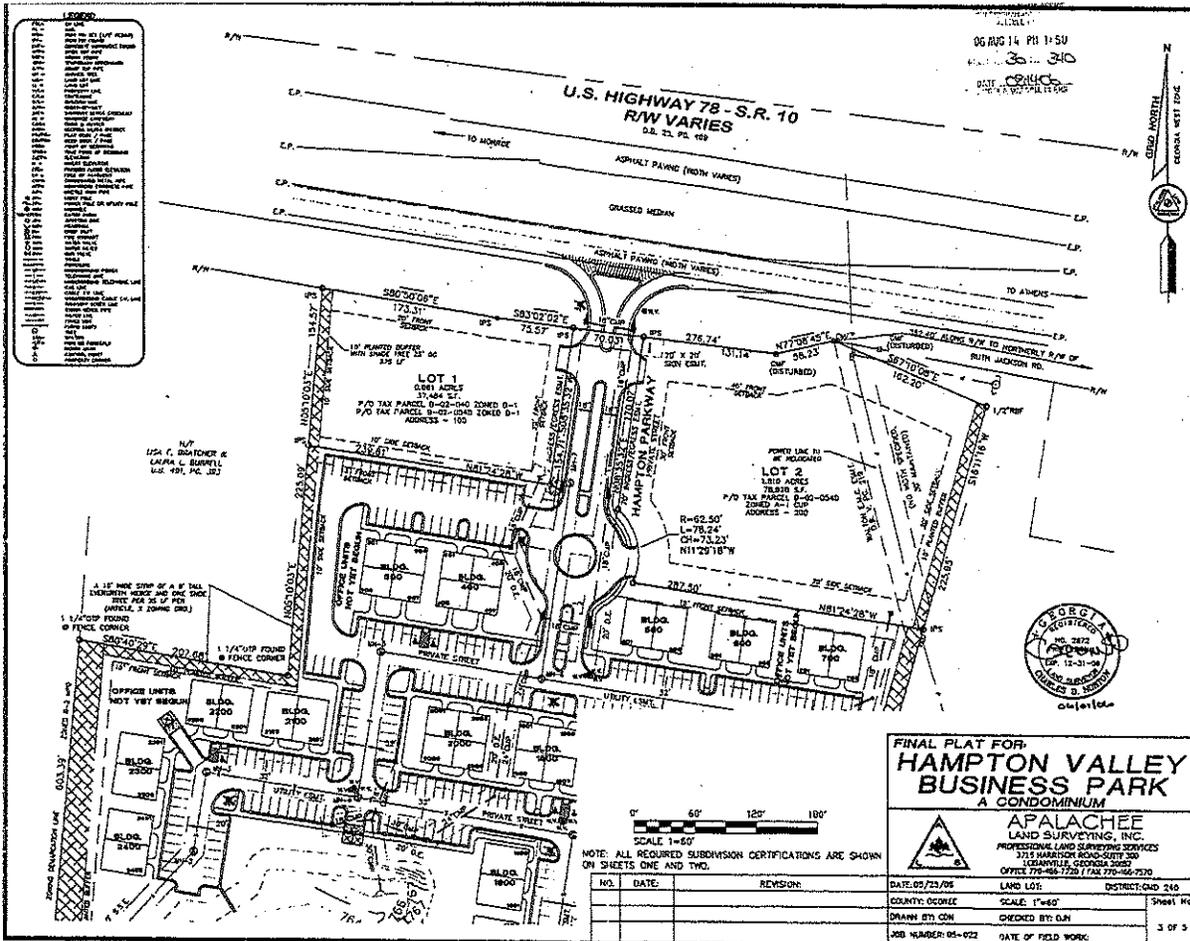
Thence S 80° 50' 06" E, a distance of 173.31' to an iron pin;

Thence S 83° 02' 02" E, a distance of 145.60' to a point; said pin being the **POINT OF BEGINNING**.

EXHIBIT "A" TO REZONE #7282

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PLAT







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

**REZONE CASE #:** 7282

**DATE:** September 22, 2017

**STAFF REPORT BY:** Mackenzie Battista, Planner & Gabriel Quintas, Planner

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

**PROPERTY OWNER:** Cat Creek Development Company, Et al.

**LOCATION:** 2881 Monroe Highway, between Ruth Jackson Road and Lincoln Drive

**PARCEL SIZE:** ±14.889 Acres

**EXISTING ZONING:** OIP (Office, Institutional, Professional) & B-1 (General Business)

**EXISTING LAND USE:** Office condominium complex

**ACTION REQUESTED:** Rezone OIP and B-1 to OIP with modifications to rezone # 4022 and 4023

**REQUEST SUMMARY:** The property owners are petitioning for a rezone of this property to allow an assisted living component to be added to the office condominium complex.

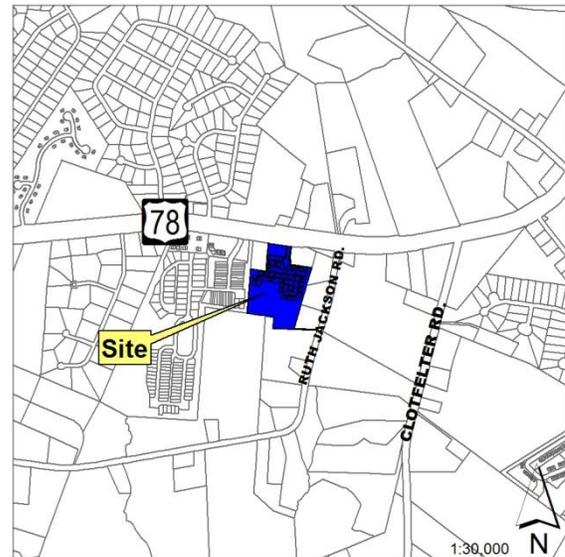
**STAFF RECOMMENDATION:** Staff recommends approval of this rezone request subject to conditions.

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** October 16, 2017

**BOARD OF COMMISSIONERS:** November 7, 2017

- ATTACHMENTS:**
- Application
  - Zoning Impact Analysis
  - Narrative
  - Representative Photos
  - Site Review
  - Aerial Photo
  - Tax Map
  - Concept Plan
  - Plat of Survey



**BACKGROUND INFORMATION & FINDINGS OF FACT**

**HISTORY**

- A 0.861-acre portion of the subject property was rezoned from A-1 to B-1 by the BOC in 2004 (rezone # 4023) for a car wash development; the same portion remains vacant.
- The remaining 14.028-acre portion of the subject property was rezoned from A-1 to OIP by the BOC in 2004 (rezone # 4022) for an office condominium complex.
- The Hampton Valley Business Park was final platted in 2006 as a condominium development.

**SITE VISIT DESCRIPTION**

- The subject site contains four office units constructed shortly after the property was final platted in 2006. The site has existing paved private drives with curb and parking areas, and it remains mostly vacant.

**SURROUNDING LAND USE AND ZONING**

	EXISTING LAND USES	EXISTING ZONING
<b>NORTH</b>	Single-family residential, undeveloped	A-1 (Agricultural) & B-2 (Highway Business)
<b>SOUTH</b>	Single-family residential, conservation use, undeveloped	A-1 (Agricultural)
<b>EAST</b>	Single-family residential, agricultural, church, day care center	A-1 (Agricultural) & OIP (Office, Institutional, Professional)
<b>WEST</b>	Residential, retail, office, institutional	R-2 MPD (Two-Family Residential, Master Planned Development)

**PROPOSED PROJECT DESCRIPTION**

- Condominium Office Park
  - Multiple buildings totaling **55,200 sf** (Existing 10,560 sf; proposed 44,640 sf)
- Assisted Living Facility
  - Multiple buildings totaling **85,410 sf**
  - 96 beds

**TRAFFIC PROJECTIONS**

- The development is projected to generate the following traffic volumes:
  - Assisted living facility:
    - 255 ADT, 13 AM and 21 PM peak hour trips
  - Office condominium complex:
    - 836 ADT, 119 AM and 140 PM peak hour trips
  - Total projections:
    - 1,091 ADT, 132 AM and 161 PM peak hour trips

**PUBLIC FACILITIES**

**Water:**

- A county water mainline exists in the right-of-way of US Highway 78.
- The estimated water usage is:
  - Assisted living facility: 9,430 GPD
  - Office condominium complex: 3,174 GPD
  - Project total: 12,604 GPD

**Sewer:**

- A county sewer line extension exists within the development
- The estimated sewer usage is:
  - Assisted living facility: 8,200 GPD
  - Office condominium complex: 2,760 GPD
  - Project total: 10,960 GPD

**ENVIRONMENTAL**

- No 100 Year Flood Plain or Jurisdictional Wetland areas are located on the site.
- Storm water will be directed to the existing onsite stormwater management facility.

**COMMENTS FROM OTHER DEPARTMENTS & AGENCIES**

- No comments.

**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?** The present request is compatible with the developing commercial/professional corridor along US Highway 78. There are a number of existing retail stores, professional offices, and institutional uses present in the immediate vicinity of the subject property. The master planned development to the immediate west of the site presently contains a restaurant, professional offices, and a bank. Further east of the subject property there is a hospice center.
- B. To what extent are property values diminished by the particular zoning restrictions of the current zoning category?** The subject property value is diminished in so far as the previous zoning resolution specifically excluded assisted living facilities as a primary use.
- 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?** It is anticipated that streets and schools will experience little or no impact. Furthermore, the Oconee County Utility Department has indicated that water capacity currently exists for the subject location and the proposed uses, but sufficient sewer capacity for the proposed development is not currently available.
  - 2. Environmental impact?** There are no environmentally sensitive areas on the property.
  - 3. Effect on adjoining property values?** It is not anticipated that approval of the present request will have any negative effects on adjoining property values.
- 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 no apparent gain to the public in maintaining the current zoning for development of a car wash facility. The hardship imposed upon the property owner would be the inability to add an assisted living component to the subject site.
- 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 of the vicinity of the property?** The northwest 0.861-acre portion of the subject property rezoned to B-1 in 2004 for a car wash remains vacant. The remainder of the property was rezoned to OIP in 2004 for an office complex development. Four of the proposed office units were constructed shortly after the final plat for the Hampton Valley Business Park was recorded in 2006, but the majority of the property remains vacant. Land development in the last ten years has been characterized by a slow transition from agricultural and low-density residential uses to a mix of institutional, professional, commercial, and higher density residential uses.

- F. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?** The Office, Institutional, Professional district (OIP) is intended to provide an area for professional offices and institutional uses including assisted living facilities. Staff believes that the proposed use is consistent with the stated purpose of the zoning district being requested.
- G. How does this request conform with or diverge from established land use patterns?** The proposed development is consistent with the emerging commercial, institutional, and professional uses in the area.
- 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 the majority of the subject tract with a character area of "Community Village". The area is characterized by community-serving "mixed-used developments that combine residential, commercial, service, and recreational uses." A small southern portion of the property is designated "Suburban Living," and the same is proposed to remain vacant and undisturbed according to the submitted concept plan. Staff believes that the proposed development is in keeping with the goals and objectives of the Comprehensive Plan.
- I. What is the availability of adequate sites for the proposed use in districts that permit such use?** There are few sites that are currently zoned OIP in the area, and none are located as uniquely as the subject tract along a major thoroughfare.
- 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 subject site is suitable for the proposed development relative to the requirements set forth in the Unified Development Code. It should be noted that the required 25-foot incompatible-use buffers along adjoining residential uses are not depicted in the submitted concept plan.

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## **STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS**

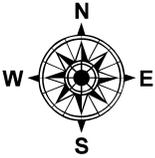
**Staff recommends approval of this rezone request. If this request is approved, staff recommends the following conditions to be fulfilled by the developer at his/her expense:**

1. The development shall be connected to the Oconee County water and sewer systems at the developer's expense in a manner approved by the Oconee County Utility Department and the Oconee County Public Works Department. No building permits shall be issued without approvals from the Oconee County Utility Department.
2. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative architectural sketches and other documents submitted with the zoning application and attached hereto, paying special attention to the materials and design elements shown in the representative photos.
3. A landscape buffer between incompatible uses shall be installed, in accordance with Section 806 of the Unified Development Code, along the property lines of Parcel B 02 039.
4. The total building floor area of the development shall not exceed 140,610 sf.
5. Site lighting shall be oriented to the interior of the site so as not to impose glare or objectionable light levels on the neighboring residential property. Light levels shall be zero-foot candles at property lines of any adjoining residential-zoned or residential-use property.

# Cat Creek Development Company, LLC. Et Al



Feet  
1:4000





# OCONEE COUNTY ZONING CHANGE APPLICATION

**Requested Action:**

- Rezoning from: OIP & B1 to OIP WITH MODIFIED CONDITIONS  Change in Conditions of Approval for Case # \_\_\_\_\_
- Special Use Approval for: \_\_\_\_\_ in \_\_\_\_\_ Zoning District

**Applicant**

Name: Williams & Associates, Land Planners PC  
 Address: 2470 Daniells Bridge Road  
Suite 161 (No P.O. Boxes)  
Athens, GA 30606  
 Telephone: (706) 310-0400

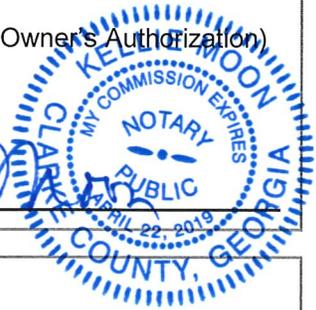
**Property Owner**

Name: Cat Creek Development Company, Etal.  
 Address: 4679 Old Hwy. 41 North  
Hahira, GA 31632 (No P.O. Boxes)  
 Telephone: (706) 474-1348 - Kyle Ward - Broker

**Applicant is** (check one):  the Property Owner  Not the Property Owner (attach Property Owner's Authorization)

**Applicant's Certification:** I hereby certify that the information contained in and attached to this application is true and correct.

Signature: [Signature] - WILLIAMS & ASSOC. - ABENT FOR OWNER Date: 08/25/17 Notarized: [Signature]

**Property**

Location: 2881 Monroe Highway  
 (Physical Description)  
 Tax Parcel Number: Multiple, See attached list  
 Size (Acres): 14.889 Current Zoning: OIP & B1  
 Future Development Map-Character Area Designation: Community Village & Suburban Living

**Use**

Current Use: Office  
 Proposed Use: Office & Assisted Living

**Attachments** (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed
- Typed Legal Description
- Plat of Survey
- Disclosures (Interests and Campaign Contributions)
- Zoning Impact Analysis
- Narrative (Detailed Description of the Request)
- Concept Plan
- Attachments to the Concept Plan:
  - Pre-approved Sanitary Sewer Extension Submittal
  - Representative Architecture/Photographs
- Proof all property taxes paid in full
- Other Attachments: \_\_\_\_\_

For Oconee County Staff Use Only

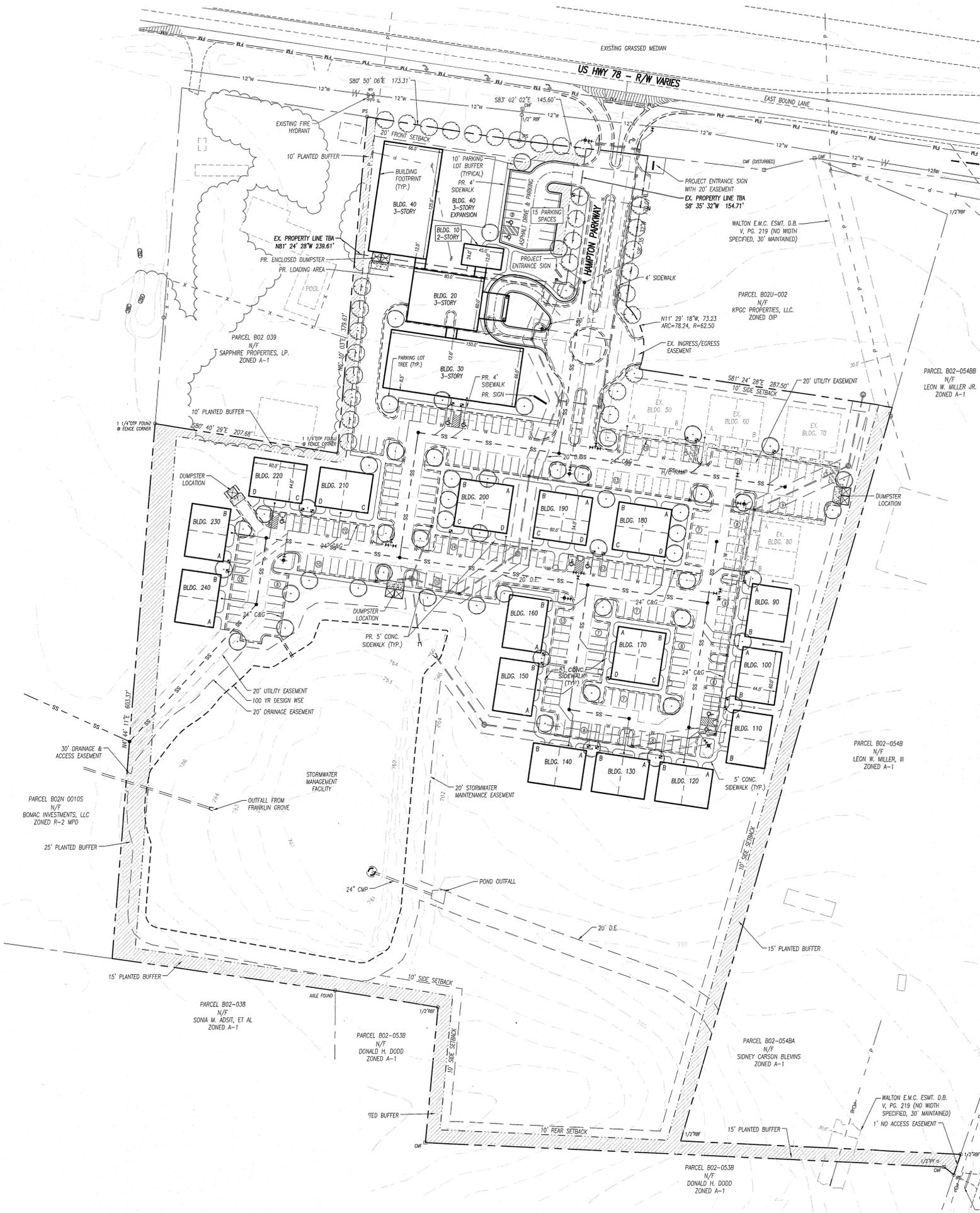
**Application**  
 Date Received: \_\_\_\_\_ Date Accepted: \_\_\_\_\_  
 DRI Transmitted to RDC  Date: \_\_\_\_\_  N/A  
 Date Submitted: \_\_\_\_\_  Findings Complete  
 Posted: \_\_\_\_\_ Ad: \_\_\_\_\_ Ad: \_\_\_\_\_  
 Application Withdrawn  Date: \_\_\_\_\_

**APPLICATION NUMBER**   
**Action**  
**Planning Commission** Date: \_\_\_\_\_  
 Approval  With Conditions  Denial  
**Board of Commissioners** Date: \_\_\_\_\_  
 Approved  With Conditions  Denied

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

**LEGEND**

DB = DEED BOOK  
 PB = PLAT BOOK  
 ZDL = ZONING DEMARCATION LINE  
 TYP = TYPICAL  
 EX = EXISTING  
 PR = PROPOSED  
 TBA = TO BE ABANDONED  
 TBR = TO BE REMOVED  
 TBF = TO BE FILLED  
 U.E. = UTILITY EASEMENT  
 S.S.E. = SANITARY SEWER EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 C = COMPACT PARKING SPACE  
 O.S.A. = OPEN SOIL SURFACE AREA  
 B.S.L. = BUILDING SETBACK LINE  
 P.S.L. = PARKING SETBACK LINE  
 F.F.E. = FINISHED FLOOR ELEVATION  
 S.M.H. = SANITARY SEWER MANHOLE  
 U.P. = UTILITY POLE  
 P.C.F. = PROPERTY CORNER FOUND  
 P.C.F. = PROPERTY CORNER  
 P.F. = IRON PIN FOUND  
 P.S. = IRON PIN SET - 1/2" REBAR  
 C.M.F. = CONCRETE MONUMENT FOUND  
 O.T.P. = OPEN TOP PIPE  
 C.O. = CLEAN OUT  
 S.S.H. = SANITARY SEWER MANHOLE  
 D.I.P. = DUCTILE IRON PIPE  
 F.H. = FIRE HYDRANT  
 W.M. = WATER METER  
 W.V. = WATER VALVE  
 T.P. = TELEPHONE POLE  
 P.P. = POWER POLE  
 P.T.P. = POWER TELEPHONE POLE  
 L.P. = LIGHTPOST  
 S.C. = TRAFFIC SIGNAL  
 T.P.E.D. = UNDERGROUND TELEPHONE PEDESTAL  
 T.O. = FIBER OPTIC PEDESTAL  
 T.R. = TRANSFORMER  
 D.I. = DROP INLET  
 G.I. = GRATE INLET  
 H.G.I. = HOODED GRATE INLET  
 R.B. = RAINWATER BOX  
 O.C.S. = OUTLET CONTROL STRUCTURE  
 R.C.P. = REINFORCED CONCRETE PIPE  
 C.M.P. = CORRUGATED METAL PIPE  
 H.D.P.E. = HIGH DENSITY POLYETHYLENE  
 I.E. = INVERT ELEVATION  
 L.W.C.B. = LEFT WING CATCH BASIN  
 R.W.C.B. = RIGHT WING CATCH BASIN  
 D.W.C.B. = DOUBLE WING CATCH BASIN  
 F.E.S. = FLARED END SECTION  
 S.W. = SANITARY SEWER  
 W. = WATER  
 U.U. = UNDERGROUND UTILITY  
 O.U. = OVERHEAD UTILITY  
 T. = UNDERGROUND TELECOMM.  
 G.S. = GAS



**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 UDC 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 4.5' 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 OCONEE COUNTY CODE ENFORCEMENT AND PLANNING OFFICES FOR REVIEW AND APPROVAL PRIOR TO ERECTION.  
 5. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE OCONEE COUNTY UDC AT THE TIME THE PERMITS ARE REQUESTED.  
 6. PARKING LOT SCREENING SHRUBS ARE PROPOSED TO BE PLANTED 3' ON CENTER.  
 7. ALL UTILITIES ARE APPROXIMATELY LOCATED.  
 8. ALL PROPOSED UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.  
 9. 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.

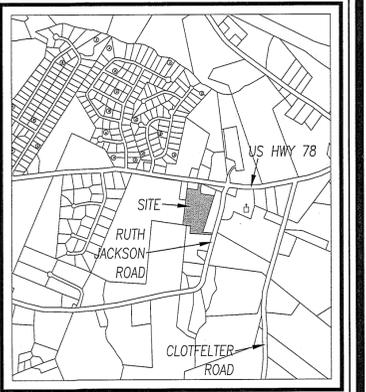
**OIP ZONING REGULATIONS**  
 MIN. FRONT YARD: 20'  
 MIN. SIDE YARD: 10'  
 MIN. REAR YARD: 10'  
 MAX. BLDG HEIGHT: 40'

**SITE COVERAGE DATA**  
 TOTAL PROJECT ACREAGE: 14.889 ACRES (648,583.53 SF.)  
 FUTURE ROW: 0.00 ACRES (0.00 SF.)  
 NET SITE ACREAGE: 14.889 ACRES (648,583.53 SF.)  
 EXISTING LOT COVERAGE: 140,563.73 SF. (0.22% OF SITE)  
 FUTURE ROW: 0.00 ACRES (0.00 SF.)  
 PAVING: 125,701.62 SF. (0.19% OF SITE)  
 CONCRETE & SIDEWALKS: 4,302.11 SF. (0.01% OF SITE)  
 PROPOSED LOT COVERAGE: 231,996.54 SF. (35.77% OF NET SITE)  
 BUILDINGS & CANOPY: 85,382.00 SF. (13.16% OF NET SITE)  
 PAVING: 125,060.97 SF. (19.28% OF NET SITE)  
 SIDEWALKS & CONCRETE AREAS: 21,563.57 SF. (3.32% OF NET SITE)  
 TOTAL LANDSCAPE AREA: 416,597.00 SF. (64.23% OF NET SITE)  
 MIN. REQUIRED PARKING LOT LANDSCAPE AREA: 6%  
 PROPOSED P-LANDSCAPE AREA: 26,688 (25,258.82 SF.), BASED ON 94,670.44 SF. VEHICLE USE AREA DESIGNATED AS PARKING  
 PARKING LOT TREES & SCREEN:  
 1/5 EXTERIOR SPACES = 277/5 = 55.4 REQUIRED  
 58 PROPOSED  
 1/10 INTERIOR SPACES = 0/10 = 0 REQUIRED  
 0 PROPOSED  
 A 3' EVERGREEN HEDGE IS PROPOSED WHERE PARKING IS ADJACENT TO THE ROAD RIGHT OF WAY.  
 1 SHADE TREE REQUIRED / 1500 SF. VEHICLE USE AREA NOT DESIGNATED AS AUTOMOBILE PARKING.  
 30,229.99 SF. / 1,500 SF. = 20.15 REQUIRED  
 23 PROPOSED

**PARKING DATA**  
 REQUIRED PARKING: 242 SPACES  
 GENERAL OFFICE = 3.5 SPACES PER 1,000 SF. GROSS FLOOR AREA  
 (55,200 SF. / 1,000) (3.5) = 194 REQUIRED SPACES  
 PERSONAL CARE HOME = 1 SPACE FOR EACH 2 RESIDENTS OR BEDS  
 96 BEDS/2 BEDS = 48 REQUIRED SPACES

**PROPOSED PARKING: 277 SPACES**  
 STANDARD SURFACE: 270 (9'x19'), 11 OF THOSE ARE HANDICAP ACCESSIBLE)  
 REDUCED SURFACE: 7 (8'x17.5')

**BUILDING DATA**  
 OVERALL BUILDING AREA: 140,610.00 SF.  
 EXISTING BUILDING AREA: 10,560 SF.  
 BUILDING 50 = 2,640 SF.  
 BUILDING 60 = 2,640 SF.  
 BUILDING 70 = 2,640 SF.  
 BUILDING 80 = 2,640 SF.  
 PROPOSED BUILDING AREA: 130,050 SF.  
 BUILDING 10 = 2,160 SF.  
 BUILDING 20 = 14,400 SF.  
 BUILDING 30 = 29,700 SF.  
 BUILDING 40 = 24,750 SF.  
 BUILDING 90 = 2,640 SF.  
 BUILDING 100 = 2,640 SF.  
 BUILDING 110 = 2,640 SF.  
 BUILDING 120 = 2,640 SF.  
 BUILDING 130 = 2,640 SF.  
 BUILDING 140 = 2,640 SF.  
 BUILDING 150 = 2,640 SF.  
 BUILDING 160 = 2,640 SF.  
 BUILDING 170 = 3,240 SF.  
 BUILDING 180 = 3,240 SF.  
 BUILDING 190 = 3,240 SF.  
 BUILDING 200 = 3,240 SF.  
 BUILDING 210 = 2,640 SF.  
 BUILDING 220 = 2,640 SF.  
 BUILDING 230 = 2,640 SF.  
 BUILDING 240 = 2,640 SF.  
 PROPOSED BUILDING HEIGHT: <40'



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

**PROJECT DATA**

PROPERTY OWNER: CAT CREEK DEVELOPMENT COMPANY  
 4679 OLD HWY. 41 NORTH  
 HAHRA, GEORGIA 31632  
 ATTN: KYLE WARD - BROKER, 706.474.1348

DEVELOPER: CAT CREEK DEVELOPMENT COMPANY  
 4679 OLD HWY. 41 NORTH  
 HAHRA, GEORGIA 31632  
 ATTN: KYLE WARD - BROKER, 706.474.1348

AUTHORIZED AGENT: WILLIAMS & ASSOCIATES  
 2470 DANIELLS BRIDGE RD. SUITE 161  
 ATHENS, GA 30606  
 706.310.0400

PHYSICAL ADDRESS: 2881 MONROE HIGHWAY

TAX PARCEL: MULTIPLE PARCELS, SEE ATTACHED LIST

GMD: 240

TOTAL PROJECT ACREAGE: 14.889 ACRES (648,583.53 SF.)

CONTOUR INTERVAL: 2' AERIAL TOPO BY BEI AERIAL FIELD RUN TOPO IN THE DRAINAGE AREA BY APALACHEE LAND SURVEYING, INC.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A APALACHEE LAND SURVEYING, INC. BOUNDARY SURVEY.

EXISTING ZONING: OIP

PROPOSED ZONING: OIP WITH MODIFIED CONDITIONS

EXISTING USE: OFFICE AND A VACANT COMMERCIAL ZONED LOT

PROPOSED USE: OFFICE AND ASSISTED LIVING

FLOOD PLAIN: NO PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAIN ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13219C0045D DATED 09/02/2009.

THERE ARE NO STATE WATERS ONSITE, NOR WITHIN 200' OF THE SITE.

THERE ARE NO WETLANDS DELINEATED ON SITE.

WATER SUPPLY: OCONEE COUNTY PUBLIC UTILITIES DEPARTMENT

SEWAGE DISPOSAL: OCONEE COUNTY PUBLIC UTILITIES DEPARTMENT

SOLID WASTE: BY PRIVATE CONTRACT

UTILITIES: POWER, GAS, WATER, SEWER, TELEPHONE, CABLE TV

SITE DRAINAGE: CONCRETE CURBS AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE EXISTING STORM WATER MANAGEMENT FACILITY.

**DATE: 08.25.2017**

**REVISIONS**

DATE	COMMENT
X	X

**GRAPHIC SCALE**  
 (IN FEET)  
 1 inch = 60 ft.

**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

**HAMPTON VALLEY  
 BUSINESS PARK**  
 OCONEE COUNTY, GEORGIA  
 14.889 ACRES - 2881 MONROE HIGHWAY

**DATE: 08.25.2017**

**REVISIONS**

**GEORGIA**  
 REGISTERED PROFESSIONAL SURVEYOR  
 JOHN M. WILLIAMS  
 25/08/2017

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.

17174  
**REZONE  
 CONCEPT PLAN**

**01**

**Hampton Valley Business Park**  
A Mixed Use Development  
2881 Monroe Highway, Bogart, Georgia  
**B-1 & OIP to OIP with Modified Conditions – 14.889 Acres**  
**Multiple Tax Parcels (see attached list)**

Rezoning Submittal – August 28, 2017

**Narrative**

---

**Hampton Valley Business Park** is an existing office development located on a 14.028 acre tract. There are multiple property owners within the park with the majority of the property owned by Cat Creek Development Company. There is also an additional 0.861 acres owned by Cat Creek Development Company that is currently zoned B-1 that will be included in the rezoning request. Mr. Ferrell Scruggs Sr. with Cat Creek Development Company will act as the primary contact person for the owners and developers. Williams & Associates has been engaged by the developer to act as agent in the preparation of the necessary rezoning documentation associated with this request.

**The Site**

---

The subject parcels of the rezoning currently exist as a total of 14.889 acres. The project fronts on US Hwy 78/Monroe Highway for approximately 319 LF. The property has been developed as an office use complex with infrastructure and parking lots installed. The topography drops gently from north to south, to an existing stormwater management facility. Existing zoning and land uses surrounding the parcel are as follows: to the north – US Highway 78; to the west – A-1 & R-2 MPD zoned parcels with residences; to the south – two (2) A-1 zoned tracts with residences; to the east: A-1 zoned parcels with residences and an existing commercial business, also OIP zoned lot with daycare. The Future Development Map 2030 identifies the site primarily with a Future Character Area designation of Community Village along with a small portion designated as Suburban Living.

**The Development**

---

A portion of the property was zoned B-1 in October of 2004 for a car wash that was never developed. The remainder of the property was also zoned in October of 2004 for OIP and subsequently developed as an office complex. Approximately 4 units were constructed shortly thereafter, but the majority of the property has remained vacant with supporting infrastructure in place. The proposed rezoning modification will allow an assisted living component to be added to the office complex. The modification is necessary because the 2004 zoning amendment specifically excluded the following as allowed uses: nursing home, convalescent center, group personal care home, and congregate personal care home. This exclusion applies to assisted living as a primary use.

Cat Creek Development Company plans to construct and maintain ownership of the assisted living component. The remaining condominium lots will continue to be made available for sale to individual purchasers interested in locating some type of OIP use business appropriate for this type of development. It is the continued intent from the original zoning for the site to be used as a high-end location for corporate headquarters and companies, which require a high visibility, campus like setting.

For the newly proposed assisted living component, easements will be provided for vehicular circulation (ingress and egress), as well as for the installation of public utilities if necessary. The lot will be constructed with curb & gutter parking and sidewalks. All utilities will be underground. Extensive landscaping, including buffers and shade trees, will be installed throughout the development. The remainder of the office units are proposed to be constructed in multiple phases as demand necessitates.

### **Buildings**

---

The existing offices are 2,640 sf. each and total 10,560 sf. The offices exist as 3 duplex units and one large single unit. The remaining office portion of the project will have multiple buildings with various floor areas, totaling 44,640 square feet. The proposed office buildings will remain as originally zoned being stick frame built with stone and brick veneer on all facades. The buildings will consist of two sizes, which is associated with the number of units. There are 4 proposed quadrplexes with a floor plan area of 3,240 sf. each and equaling 16 units. There are 12 proposed duplexes with a floor plan area of 2,640 sf. each and equaling 24 units. Interior finishes will be left to the discretion of the existing covenants as well as the individual tenant and will be in the context of that particular occupant.

The proposed assisted living facility will be a total of 85,410 sf. Buildings will be wood or steel construction, with exterior facades and accents including, but not limited to: architectural brick, stone, simulated or cultured stone, cast stone, cement fiber board plank siding, board and batten siding, shingle siding, stucco and cedar plank or shingle siding. The roofs are to be gabled structures. Roofing material to include asphalt shingles and/or metal. See attached representative architecture. Buildings will be built with multiple phases employed.

An architectural review board will be added to the condominium association to ensure that all proposed buildings within the Hampton Valley Business Park, to include but not be limited to the proposed assisted living facility, will comply with the covenants associated with the development which shall be amended to include minimum architectural and construction requirements generally consistent with each building currently constructed within the Hampton Valley Business Park to ensure that each new building constructed will be consistent, in terms of appearance and construction materials, with the existing office buildings located within the Hampton Valley Business Park, and that no building shall be constructed within the Hampton Valley Business Park without the express approval and consent of the architectural review board.

### Water Supply

---

A 12" water main currently exists in the right-of-way of US Highway 78 with waterline extensions throughout the existing 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

Assisted Living: 96 beds rooms / 20 resident staff

96 beds rooms x ((150 gpd/bed \* 50%)\*1.15) = 8,280 GPD

20 resident staff x ((100 gpd/bed \* 50%)\*1.15) = 1,150 GPD

Office: 55,200 sf. x 5.75 gpd/100sf. = 3,174 GPD

---

**Total Capacity Required      12,604 GPD AVG. Total**

### Sewage Disposal

---

Sewage disposal will be via Oconee County Public Utilities. A public sewer line extension exists within the development. Estimated demands have been submitted to the Oconee County Public Utilities Department and a sewer availability letter accompanies this rezone request.

#### Probable Sewer Demand

Assisted Living: 96 beds rooms / 20 resident staff

96 beds rooms x (150 gpd/bed \* 50%) = 7,200 GPD

20 resident staff x (100 gpd/bed \* 50%) = 1,000 GPD

Office: 55,200 sf. x 5 gpd/100sf. = 2,760 GPD

---

**Total Capacity Required      10,960 GPD AVG. Total**

### Surface Water Drainage

---

Concrete curb & gutter, corrugated pipe, and grassed & natural waterways will be employed to collect and divert storm water to the existing shared stormwater management facility. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. Stormwater management will be in compliance with the Oconee County UDC.

### Access

---

Access will remain via the single existing drive from US Highway 78. No additional improvements are anticipated at this time as it relates to access.

### Traffic

---

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

Trip Generation									
Land Use (ITE Code)	Intensity	Unit	ADT	A.M. Peak Hour			P.M. Peak Hour		
				2-Way	Enter	Exit	Total	Enter	Exit
Assisted Living (254)	96	Beds	255	9	5	13	9	12	21
General Office Building (710)	55.2	1,000 SF. GFA	836	105	14	119	24	116	140
<b>Net New Primary Trips</b>			<b>1,091</b>	<b>113</b>	<b>19</b>	<b>132</b>	<b>33</b>	<b>128</b>	<b>161</b>

### **Schools**

---

Impact to schools will be positive by generating an increased positive net tax base without generating more students. 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 November 2017. A revised Preliminary Site Plan and Site Development Plans for the assisted living development will be submitted for approval in March 2018. Construction improvements of the assisted living facility will commence upon approval of those plans, possibly near the middle of 2018. Infrastructure and building construction will require a minimum of 4-6 months to complete. The remaining office buildings will be developed on an individual basis as demand necessitates.

### **Maintenance of Common Areas**

---

Common areas are currently part of the existing development. The future owner(s) of the lots and buildings will be responsible for all maintenance. There is a condominium association currently in place with a maintenance plan addressing the use of all common areas, including all private parking areas, paving, landscaping, storm water management facility, and other associated common areas. This was provided prior to the subdivision of the lots to Oconee County at the time of lot platting.

### **Landscaping and Buffers**

---

Street trees, parking lot buffers, and parking lot tree plantings will be installed in accordance with the Oconee County UDC. A buffer is shown along the adjacent property lines to the east, south, and west, as required by OC-UDC Section 806. Any additional required buffers will be illustrated on site development plans or as directed by Oconee County.

### **Utilities**

---

No utility relocations are anticipated at this time, however, existing utilities located onsite that do 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, sewer, telephone, cable TV & internet access.

### **Garbage Collection**

---

Garbage collection will be handled by private contract service.

### **Sidewalks**

---

Concrete sidewalks will be constructed to service the project and provide customer access and circulation. Sidewalks will be installed during the individual office building construction and after building construction and completion of all underground utility service installation for the assisted living component.

### **Public & Semi-public Areas**

---

Access and drainage easements will be dedicated to Oconee County. Additional easements for water, sewer, power, gas, telephone, cable TV & internet access will be dedicated as required for specific utility construction.

### **Outdoor Lighting**

---

Ornamental or box type light fixtures on metal poles will be installed to illuminate the assisted living development for safety and security. Lighting will be oriented inward and downward within the proposed development. A lighting plan will be submitted to the Oconee Planning Department illustrating lighting templates and proposed fixtures. This plan will be reviewed during the site development plans approval stage of the project.

### **Development Valuation**

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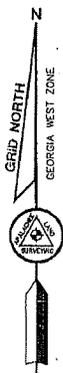
Proposed estimated total value of the project at completion: \$8,000,000.00

06 AUG 14 PH 1:50

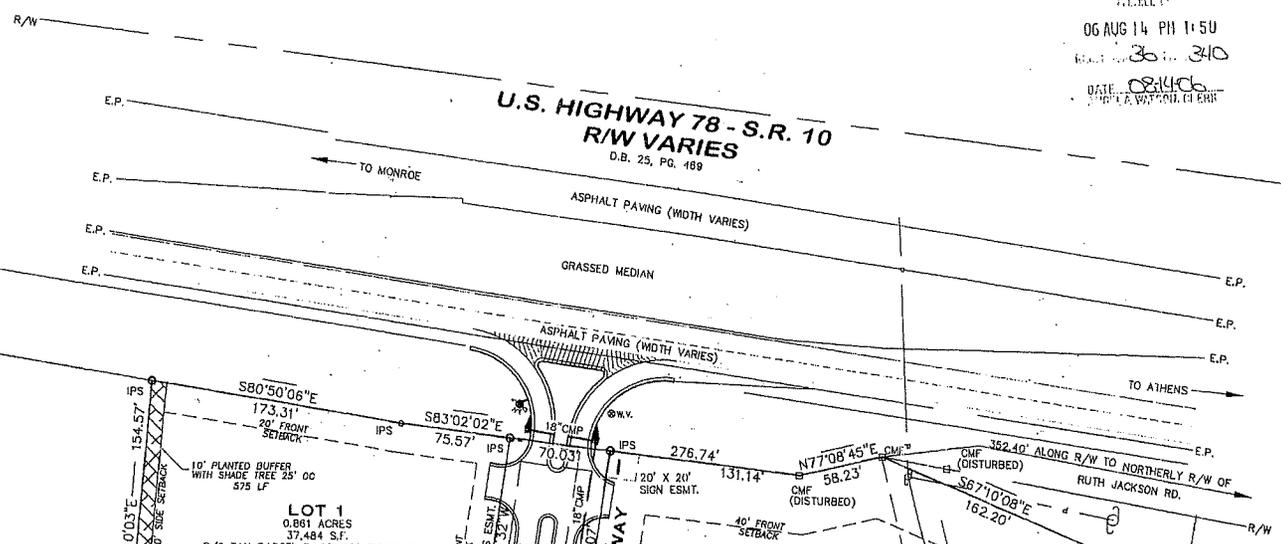
36-340

DATE: 08/14/06

BY: A. WATSON, C.S.



**U.S. HIGHWAY 78 - S.R. 10**  
R/W VARIES  
D.B. 23, PG. 489



- LEGEND**
- DL = ON LINE
  - HL = MAX. FROM PIV SET (1/2" RECORD)
  - FP = FROM PIV FOUND
  - CP = CONCRETE CURBMENT FOUND
  - OP = OPEN TOP PIPE
  - BP = BENCH MARK
  - TP = TEMPORARY BENCHMARK
  - CPM = CROWN TOP PIPE
  - HT = MARKED TREE
  - LL = LAND LOT LINE
  - PL = PROPERTY LINE
  - CL = CENTERLINE
  - BL = BUILDING LINE
  - R/W = RIGHT-OF-WAY
  - SE = SANITARY SEWER EASEMENT
  - OE = ORANGE EASEMENT
  - SW & OTH = GEORGIA VALLEY DISTRICT
  - MB = MAIN BOOK / PAGE
  - DB = DEED BOOK / PAGE
  - PO = POINT OF BEGINNING
  - LEV = TRUE POINT OF BEGINNING ELEVATION
  - SEV = STREET ELEVATION
  - FE = FINISHED FLOOR ELEVATION
  - EP = EDGE OF PAVEMENT
  - CPM = CORRUGATED METAL PIPE
  - OPM = REINFORCED CONCRETE PIPE
  - OP = OPEN TOP PIPE
  - LP = LIGHT POLE
  - FP = FLOWER POLE OR UTILITY POLE
  - MP = MANHOLE
  - CB = CENTER BENCH
  - JB = JUNCTION BOX
  - LE = LATERAL
  - DR = DROP RILEY
  - TR = TRUNK
  - WV = WATER VALVE
  - GV = GAS VALVE
  - MS = METER
  - FW = FIRE
  - ST = STATION
  - NO = NON-FORMERLY
  - MB = MAIN BOOK
  - CP = CONCRETE POINT
  - PC = PROPERTY CORNER

N/F  
LISA F. BRATCHER &  
LAURA L. BURRELL  
D.B. 491, PG. 393

A 10' WIDE STRIP OF A 6" TALL  
EVERGREEN HEDGE AND ONE SHOE  
TREE PER 25 LF PER  
(ARTICLE X ZONING ORD.)



**FINAL PLAT FOR:  
HAMPTON VALLEY  
BUSINESS PARK  
A CONDOMINIUM**



**APALACHEE**  
LAND SURVEYING, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
3715 HARRISON ROAD-SUITE 300  
LOGANVILLE, GEORGIA 30052  
OFFICE 770-466-7720 / FAX 770-466-7570

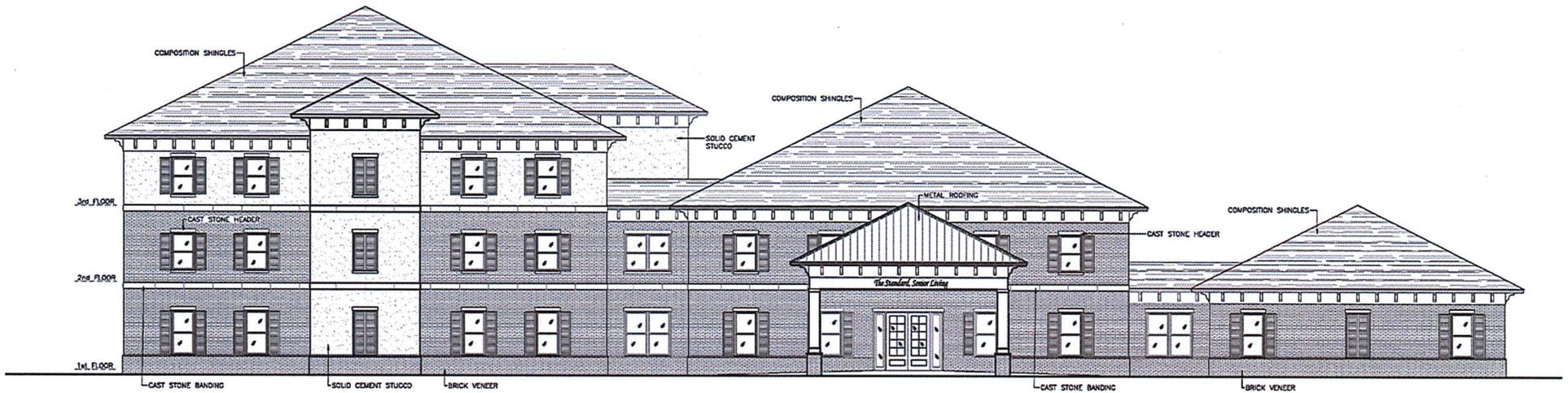
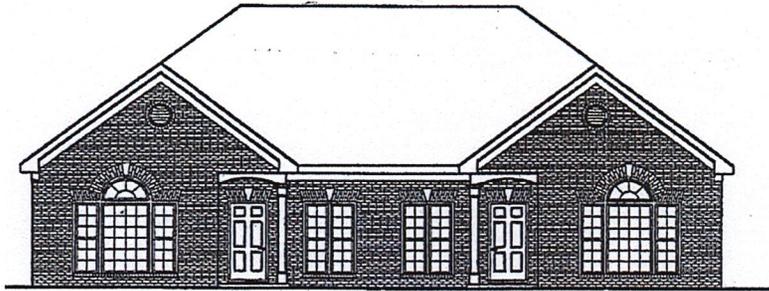


NOTE: ALL REQUIRED SUBDIVISION CERTIFICATIONS ARE SHOWN ON SHEETS ONE AND TWO.

NO.	DATE:	REVISION:	DATE: 05/25/06	LAND LOT:	DISTRICT: GMD 240
			COUNTY: OCOREE	SCALE: 1"=60'	Sheet No.
			DRAWN BY: CDN	CHECKED BY: DJN	3 OF 5
			JOB NUMBER: 05-022	DATE OF FIELD WORK:	



# Hampton Valley Business Park

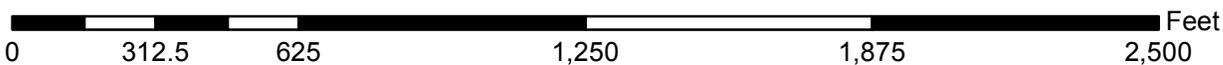
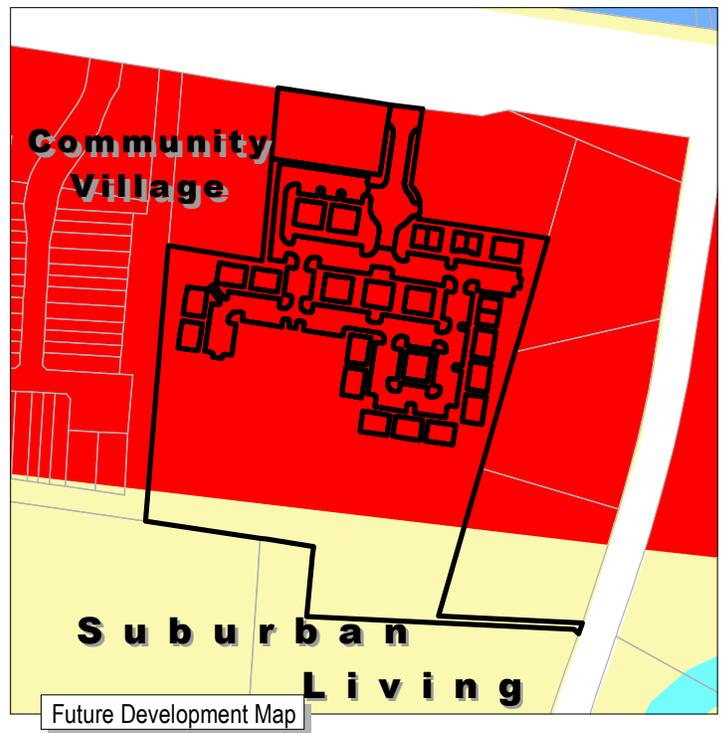
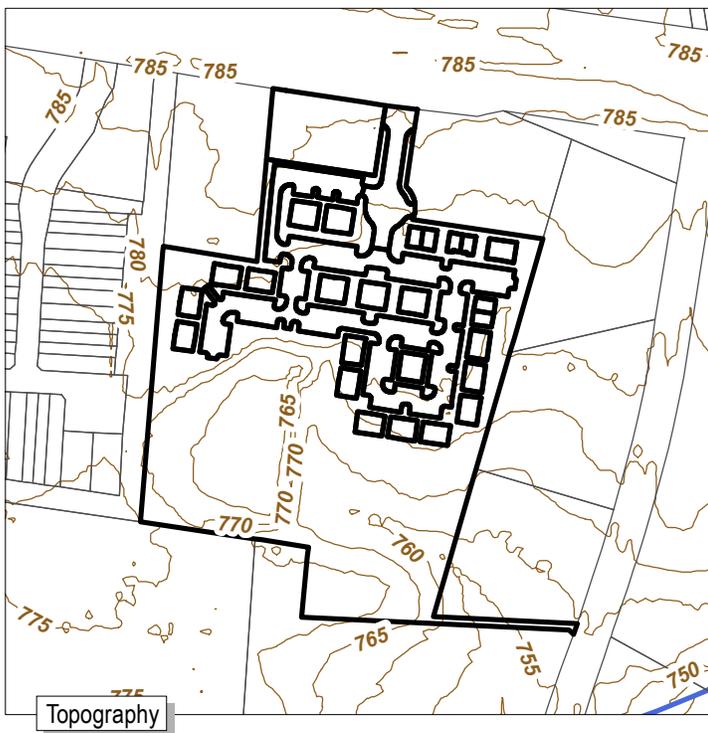
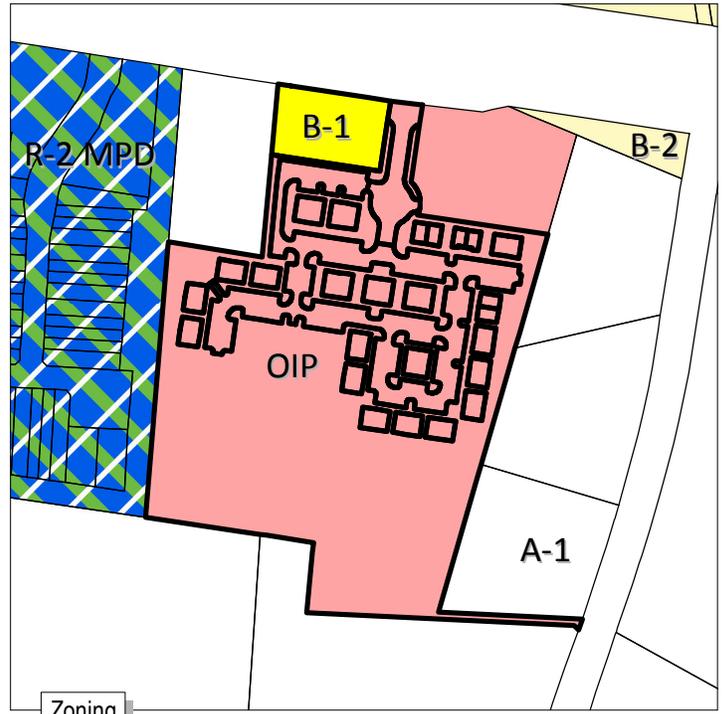
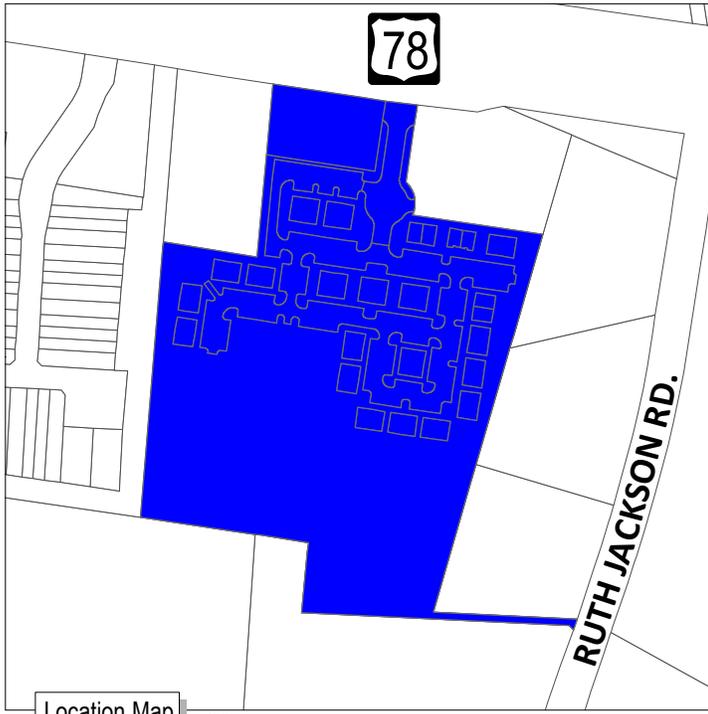


Representative Architecture

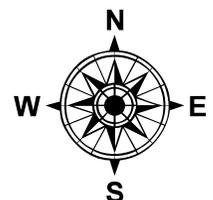


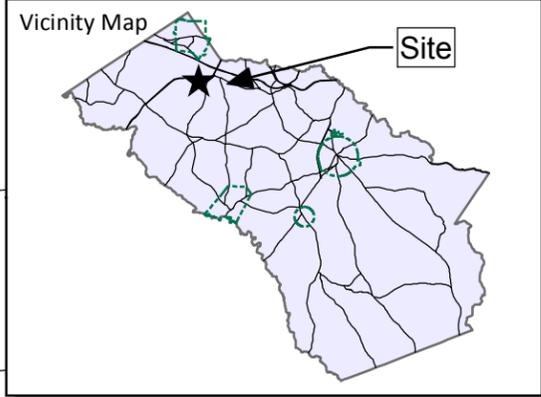
**Williams  
& Associates**  
LAND PLANNERS, PC

# Cat Creek Development Company, Et Al. Site Review



1:5000





**Oconee County**  
**Planning Department**  
This map is representative of the official tax map and should be used for planning purposes only.

Scale  
**1:3,000**

## ZONING IMPACT ANALYSIS

### Standards for Rezone Consideration

#### *(Hampton Valley Business Park – OIP with modified conditions)*

- A. Consider the proposed use and existing uses and zoning of nearby property:  
The proposed use and zoning is appropriate given the site's location along a major highway such as US Highway 78. The property is currently zoned OIP for office uses and B-1 for a car wash. Existing uses and zonings in the immediate vicinity are a mixture of residential, retail, office, and commercial service oriented uses. The zoning classifications bordering the site to the west are A-1 and R-2 MPD and to the south and east, A-1. There are multiple residential, office and commercial service oriented zoning classifications across US Highway 78 and along the Highway 78 corridor. The petitioners will be utilizing their own property to act as a buffer between the proposed development and other properties.
- B. Consider the extent to which property values are diminished by the particular zoning restrictions of the current zoning:  
The existing OIP & B1 zoning classification for the property does diminish the property value. The property must be rezoned in order to allow the development of an assisted living facility. Once the property is rezoned and redeveloped then the property value will be significantly greater.
- 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:  
Arterial roads presently serving the site and the general area will experience minimum impact (decel lane and entrance improvements are in place to service the existing development); a 12" water main currently exists in the right-of-way of US Highway 78; a sanitary sewer main currently exists in an easement located on the subject property; impact to schools will be positive by generating increased tax base without generating more students; 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 the existing storm water management facility that has been designed in compliance with Oconee County ordinances; Enhanced "best management practices" will be employed to address soil erosion/sediment control concerns during construction.
- (3) Effect on adjoining property values:  
There will be no negative effect on adjoining property values. The request is a modification to the existing OIP & B1 zoning to allow for an assisted living facility.

- 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. The hardship imposed on the property owner under the current OIP & B1 zoning would be the inability to develop the property for an assisted living facility. There is no relative gain 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:  
A portion of the property was zoned B-1 in October of 2004 for a car wash that was never developed. The remainder of the property was also zoned in October of 2004 for OIP and subsequently developed as an office complex. Approximately 4 units were constructed shortly thereafter, but the majority of the property has remained vacant with supporting infrastructure in place. Current trends in this area of the county and along the Highway 78 corridor have been predominantly toward a mixture of residential, retail and office businesses, with the latter being more prevalent in recent years. Recent development trends include the residential buildout of the Franklin Grove Subdivision, the development of RaceTrac to the east, and commercial build out to the west in developments such as Striplings, Dickens Crossing, and Franklin Grove commercial and office, as well as additions to the Prince Avenue Church campus.
- F. Consider the consistency of the proposed use with the stated purpose of the zoning district that is being requested:  
The OIP, Office Institutional Professional District is established to provide a location for business and professional offices as well as for social, fraternal, political, civic, and community organizations. The district is also designed for institutional uses such as hospitals, nursing homes, convalescent centers, institutional planned developments and clinics. The proposed development will be consistent with those objectives with assisted living being part of that personal care objective and office businesses located in buildings of high character.
- G. Consider the conformity with or divergence from any established land use patterns:  
The development patterns in the area reflect the commercial use and intent of the proposed development. Established land use patterns in regards to approved zonings and actual developments for commercial and office uses exist along the US Highway 78 corridor and specifically at this particular location.
- 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 primarily as *Community Village*. There is a small portion illustrated as *Suburban Living* to the south. The Community Village Character Area is "typically located at the convergence of important transportation corridors. Community Village Centers are envisioned as places where a compatible mixture of higher-intensity commercial uses are located, such as larger-scaled shopping centers, professional offices and services. Mixed-use developments that combine residential, commercial, service, and recreational uses integrated and linked together by a

comprehensive circulation system are encouraged in these areas. Community Village Centers include shopping and service facilities that offer a wide variety of goods and services, including both convenience goods for neighborhood residents and shopping goods for a market area consisting of many neighborhoods.....the commercial village concept may include a variety of small businesses, offices, retail shops.....Types of uses typical of a Community Village Center include a large grocery or drug store, small office complexes such as "office condominiums," financial institutions, full service restaurants and medical/dental clinics, gas stations, a residential component such as lofts or residences above ground level office or retail.

Recognizing the Future Development Map as a guide, and that the *Community Village* Character Area development guidelines allow OIP uses and specifically small offices and mixed use developments offering commercial and professional services, then the modified zoning of this property to OIP allowing an assisted living component 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 no sites that are currently zoned OIP that allow assisted living in the immediate area. There are sites currently zoned OIP in the county and immediate area, but the lots are smaller and not suitable for this type of development. Also, there are no sites located uniquely as you approach Highway 316 along a major thoroughfare such as US Highway 78 with as much relative acreage, road frontage, visibility, available direct access as the subject tract, or the infrastructure to support such facility that is currently in place. 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 setbacks, buffers and necessary requirements, proving that from a requirement basis, the site is suitable for the request.