

JPC Design and Construction, LLC

264 Alabama Boulevard

P.O. 710

Jackson, Georgia 30233

2/26/19

Mr. Gabriel Quintas, Assistant Director

Oconee County Planning and Code Enforcement Department

1291 Greensboro Highway

Watkinsville, Georgia 30677

RE: Zoning Narrative for JPC Design and Construction LLC, 32.079 acres at US Hwy. 78 and Mars Hill Road, Oconee County, Georgia. Tax Parcel numbers: B 02 061, B 02 046, B 02 046A, B 02 046B, B 02 046C.

Mr. Quintas,

Please accept this Zoning Narrative on behalf of JPC Design and Construction, LLC. We are requesting rezoning from A-1 and B-2 to B-2 on 32.079 acres located at the southwest intersection of US Hwy. 78 and Mars Hill Road. The properties current use is mixed, with a commercial retail center with a convenience store and gas at the intersection, single family residential, and agricultural. Adjacent zoning to the property is A-1, B-1, and B-2. Adjacent land uses are agricultural and single family residential. Property across US Hwy. 78 are a mix of commercial and single family residential zoning and land uses.

We are asking for the entire 32.079 acres to be rezoned to B-2 for a commercial retail development. Including 11 outparcels and approximately 12 buildings. Included in our application is a concept plan. The plan has a big box retail anchor store (68,000 sq ft) with adjacent retail stores and outparcels (2 at 12,000 sq ft each). There is a future hotel site (50,400 sq ft and 200 rooms), commercial office and institutional outparcel (5,000 sq ft), and commercial retail/fast food outparcels along Hwy 78 (five total at 3,000 to 3,500 sq ft each). There is an existing 12,100 sf existing store at the intersection of Hwy 78 and Mars Hill Road that will be demolished to make way for a new 10,000 sf +/- building. This new store will include a convenience store with 7,200 sf. and a Burger King with 2,800 sf. There will be 10 fueling MPD's with 20 fueling positions. The convenience store and Burger King site will have a total of 101 parking spaces (this includes the fueling positions), and a drive thru lane for the Burger King. This new store will significantly upgrade the existing store there now.

The total square footage of the commercial retail is 173,400 square feet (or 132,000 square feet and a 200 room hotel site).

Phase 1 of the development will include the corner lot with convenience store and Burger King. This is slated for completion in 2019. Phase 2 of the development will include all other outparcels and will have a buildout of 2020-2022. All outparcel building values are proposed and estimated as follows as shown on the Concept Plan:

Outparcel 1, office and institutional: \$2,000,000
Outparcel 2, Retail/Restaurant: \$1,500,000
Outparcel 3, Retail/Restaurant: \$1,200,000
Outparcel 4, Retail/Restaurant: \$1,200,000
Outparcel 5, Retail/Restaurant: \$900,000
Outparcel 6, Retail/Restaurant: 1,100,000
Outparcel 7, Convenience Store/Fast Food: \$2,950,000
Outparcel 8, Office/Retail: \$2,500,000
Outparcel 9, Office/Retail: \$2,500,000
Outparcel 10, Hotel: \$7,500,000
Outparcel 11, Big Box/Retail: \$15,000,000
Total Estimated Building Value: \$38,350,000

There will be three entrances on Mars Hill Road, and two right in/right out on US Hwy 78. There is an existing traffic signal at the intersection of US 78 and Mars Hill Road. Existing estimated traffic counts on US Hwy 78/SR 10 (Monroe Hwy) according to A&R Engineering traffic study are: 20,400 vehicles per day west of Trotters Walk and 18,100 vehicles per day northeast of University Pkwy. On Mars Hill Rd. there are 4,920 vehicles per day.

Proposed trip generation for the entire project, which has a minimum 4 year build out, is 19,939 total trips arriving and departing from the site. Note that new external trip generation with reductions for mixed use and pass by trips is less at 11,835 total. Applicant would also note that Phase 1 of the development will only include the fast food with drive through and super convenience market/gas station component, which only adds 7,671 total trips. A complete traffic study has been completed by A&R Engineering, Inc. and is included in this application.

The project will have curb and gutter and sidewalks where Oconee County requires them. Also, buffers adjacent to residential property will be provided per the Oconee County Unified Development Code. Buffers to all side and rear property lines that are 1 or 2 family residential will have a 50' Buffer. Per Table 8.1 in Section 806. Buffers; Where Required. Landscaping will meet or exceed Oconee County standards. There are currently no professional Landscape plans for the entire project, but landscape renderings will be provided by JPC Design and Construction.

There should be no impact to the school system since this request is commercial in nature. Water is available along Mars Hill Road, and sewer is available at the intersection of US Hwy 78 and Mars Hill Rd. Oconee County Water and Sewer has provided a letter to that effect. Estimated gallons of water per day is as follows: Convenience store/Burger King 1,333 GPD, Hotel 2,833 GPD, Big Box Retail 2,500 GPD, 8 outparcels 1,166 GPD, or a total of 19,994 GPD.

All other utilities which will serve the building are: electric, gas, phone/internet, and garbage pickup. Storm water drainage will conform to Oconee County Ordinances. Likely an above ground master storm water detention pond will be constructed to the rear of the site that will serve the entire property, since topography lends itself to that. Site engineering is underway, but final design is not complete.

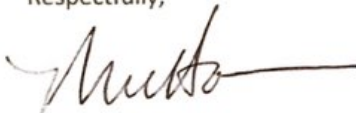
The building facades will consist of masonry materials, Block, Brick, Stone, Glass, and Metal framing. Gas canopies will have column masonry matching the building. Signage will be internally lit. Example building and signage renderings will be available upon request by staff. Colors and imagery will conform to County standards.

Jones Petroleum, Inc. and CSI, Inc. will own and operate the initial convenience store and Burger King at the intersection of Hwy 78 and Mars Hill Road in the Phase 1 of the project. Both companies are owned by Mr. William B. Jones. All grounds and open space areas will be maintained by the owner and/or commercial HOA. Remaining outparcels in Phase 2 of the project are TBD as far as future ownership.

Finally, the total estimated value of the project at completion is \$ 75 million.

We thank you for your consideration in this matter.

Respectfully,

A handwritten signature in black ink, appearing to read "Mike Horne", with a long horizontal flourish extending to the right.

Mike Horne, Project Manager

JPC Design and Construction, LLC

Jones Petroleum, Inc.