

The Northeast Georgia Regional Commission (NEGRC) has completed its review of the following Development of Regional Impact (DRI). This report contains the NEGRC's assessment of how the proposed project relates to the policies, programs, and projects articulated in the Regional Plan and Regional Resource Plan. Also included is an assessment of likely interjurisdictional impacts resulting from the proposed development, as well as all comments received from identified affected parties and others during the fifteen-day comment period.

The materials presented in this report are purely advisory and under no circumstances should be considered as binding or infringing upon the host jurisdiction's right to determine for itself the appropriateness of development within its boundaries.

Transmittal of this DRI report officially completes the DRI process. The submitting local government may proceed with whatever final official actions it deems appropriate regarding the proposed project, but it is encouraged to take the materials presented in the DRI report into consideration when rendering its decision.

| | |
|-----------------------------------|---------------|
| Project I.D.: | DRI #3324 |
| Name of Project: | Meadowlands |
| Name of Host Jurisdiction: | Oconee County |

Background

DRI review was initiated following the developer's request for a rezoning from Oconee County. The project was previously reviewed as DRI 1958; the NEGRC determined an additional review was warranted due to the significant lapse of time and proposed changes to the previously reviewed development. Potentially affected parties were asked to submit comments on the proposal during the 15-day period of 05/24/21—06/08/21. A final report for the proposal was initially sent out 06/11/2021; this revised final report was prepared to reflect the updated site plans that were submitted following the review. Because the information submitted on the two DRI forms remains unchanged, no comments were received during the 15-day comment period, and the updated site plans show a project that better aligns with regional and local planning documents, the NEGRC determined that issuance of a revised final report that properly reflects the currently proposed project was appropriate.

Proposed Development

Smith Planning Group (on behalf of the Developer) is proposing construction of 179,000 square feet of commercial space and 517-units of housing, including a Continuing Care Residential Community (CCRC). This represents a decrease from the original 425,000 square feet of commercial space, and an increase from the original 416 proposed residential units. The proposed development would occupy property totaling 111 acres along the northwest side of US Hwy 78, in unincorporated Oconee County (parcels: B02 012E, B02 012D, and B01 084B). Additionally, amenity areas are proposed in and around the CCRC; approximately 1,300 parking spaces would serve the project. Internal streets, seven stormwater detention basins, and other associated infrastructure are also proposed. The project would be completed in one phase by 2027. Currently, the site is undeveloped and crossed by a gas pipe line easement.

Compatibility with Existing Plans

The site is identified as “Suburban Neighborhood” on the Oconee County Joint Comprehensive Plan’s Character Areas Map (dated 04/25/2018). The Plan describes Suburban Neighborhood areas as “pedestrian-friendly residential neighborhoods” and notes that “denser residential development is logically located in areas adjacent to nonresidential uses (p.36).” AR-2, AR-1, and R-1 are listed as compatible unincorporated Oconee County zoning districts for this character area; however, according to the Comprehensive Plan, a development’s true compatibility with this character area is determined based on additional factors, including water and sewer availability and the type of development proposed. The Comprehensive Plan states that the character area’s intent “is to provide for future development projects that are suitable with existing residential development in size, scale and overall density (p. 36).” The revised proposal includes Private Drive A and C, plus Private Street B, which all have strong potential to be pedestrian-friendly. The front doors open onto the street, street trees would provide critical shade as they grow, and parking is placed in the rear of the buildings. Provided that the new streets have slow automobile speeds, residents at the Villages and even those who live in the adjacent Belfair Subdivision would be able to walk to the shops and grocery store if the proposed street connection to Ruby Way was approved. The decision to dramatically reduce the commercial square footage and add a variety of residential housing decreases the impact on surrounding properties and aligns the scale of the project with the Comprehensive Plan. Generally, the proposal appears consistent with Oconee’s Comprehensive Plan.

The site is identified as “Developing” on the Northeast Georgia Regional Plan’s Regional Land Use Map (dated 6/7/2018). The Regional Plan recommends development that matches the region’s workforce, prices in the lifecycle cost of infrastructure, creates a sense of place, builds a compact development pattern on existing infrastructure, creates diverse and affordable housing, and compliments existing and planned transportation options—especially non-automobile transportation modes. Generally, the proposal is consistent with these Regional Plan recommendations.

Although the site itself is multi-modal friendly, the proposal’s location along US-78 limits its ability to fully meet the Regional Plan’s recommendation to build projects that are accessible via multiple modes of transportation. The vast majority of the 9,000 new trips generated by the project would need to be taken by automobile on US-78, due to the limited availability of safe, comfortable, and useful bike and pedestrian access from outside the site. US-78 is designed to serve as an efficient, high-speed connection between Athens, Monroe, and metro-Atlanta. Adding 9,000 new local trips would likely increase congestion on the road and degrade its ability to serve its intended purpose. The high-speed design of the roadway also precludes it from becoming a safe place for bicycle and pedestrian travel. However, the Regional Commission does note that the revised proposal lowers the number of new daily trips by 10,000 from the previous DRI for this site. This should be considered a significant improvement!

The Regional Commission supports the proposal’s provision of multiple types of housing including “Missing Middle Housing” like cottage courts, mansion flats, and quadplexes. Currently, there is a severe shortage of these types of residences and approval of the project would allow a greater variety of households to find housing that fits their needs.

The Regional Plan recommends a compact development pattern, and the site design does a good job of clustering buildings and de-emphasizing parking to create a walkable neighborhood where visitors and customers can park once and still access multiple destinations. However, the area around the proposed grocery store, in the Market section of the project, still has too much surface parking. Consolidating the

parking and allowing parking spaces to serve multiple businesses would create more efficient use of parking spaces and reduce the overall number of spaces needed. The parking at the CCRC should also be reduced since many of those residents may not require a personal vehicle. Overall this version of the project should be seen as a dramatic improvement over the previously approved proposal.

Potential Interjurisdictional Impacts

The applicant indicates that the project is not expected to affect any of the environmental quality factors identified on the DRI Additional Form, including water supply watersheds, groundwater recharge areas, protected mountain and river corridors, floodplains, historic resources, and other environmentally sensitive resources. Barber Creek is located along the western edge of the proposed commercial portion of the development; an existing pond is located on the western edge of the proposed CCRC development, fed by a stream that runs offsite to the west.

The National Wetland Inventory (NWI) identifies ten (10) acres of wetlands onsite and 137.5 acres of wetlands within one (1) mile of the site. The Northeast Georgia Regional Plan's Conservation and Development Map (dated 7/19/2018) identifies 10 (ten) acres of "Conservation" land onsite and 130 acres of "Conservation" land within one (1) mile of the site. The 130 acres of "Conservation" land are also identified as part of the Northeast Georgia Green Infrastructure Network by the Northeast Georgia Resource Management Plan for Regionally Important Resources. No Regionally Important Resource sites are within one mile of the property.

An estimated 46% of the site would be covered in impervious surfaces, and seven detention basins are planned to manage stormwater runoff. Generally, the proposal should be designed to minimize disruption to the existing streams and associated wetlands and floodplains to avoid future erosion, flooding, and degraded water quality onsite and downstream from the site. Low impact design measures, like bioswales and rain gardens, should be incorporated into the project design. At minimum, the project should be in accordance with the latest edition of the Georgia Stormwater Management Manual (Blue Book) and meet all relevant EPD requirements.

The applicant states that a traffic study is currently underway, but would not be completed in time to be submitted for this review. The Developer provided the following traffic volume estimates: 1,293 average daily trips would be generated by the CCRC portion of the development and 7,643 trips would be generated commercial development (8,936 daily trips for the total project). No AM or PM Peak Hour estimates were provided. Sidewalks are proposed throughout the site, as well as walking trails in the CCRC portion of the development. Bike lanes should also be considered, especially on Private Drive A to its connection with Ruby Way, and between Talus Drive and Private Street B. The portion of the site bordering US-78 would have a highly-connected street network comprised of Private Street B, Private Drive A, and Private Drive C. Access to the site would come from one entrance on Dials Mill Road, one entrance from Talus Drive, one connection to Ruby Way, and two entrances from US-78. Currently, access to the non-CCRC section of the Village would be restricted by security gates including one on the only Dials Mill Road entrance. The security gates on the non-CCRC residences significantly degrade the benefits of creating a walkable street network and are not recommended. Privatizing the entrance from Dials Mill Road, in particular, would increase the number of vehicles that would need to turn and travel on US-78. This could increase the number of crashes at that intersection. The connections to Ruby Way and Talus Drive are also crucial if the project is to be pedestrian and bike friendly. Public safety access and response times would also be improved with these connections. There is also a duplicate street that connects Private Street B with Private Drive C that should be eliminated to

enhance the central “park,” decrease street maintenance expenses, and reduce stormwater runoff. Finally, the streets are listed at 25 feet wide. If on-street parking is commonly used throughout these streets, then this width would likely be sufficiently narrow to ensure safe and slow automobile speeds. However, if on-street parking is not present or regularly used, 25 feet is likely too wide for a neighborhood street.

The project would be served by the Oconee County water and sewer systems, with estimated daily demands of 0.162 MGD (0.123 for the CCRC and 0.039 for the commercial portion) for water and for sewer. The applicant states that these demands can be covered by existing capacity and that no water or sewer line extensions will be required to serve the project.

The applicant estimates that the project would be worth \$136 million at build-out in 2027 and generate just over \$1 million in annual local taxes. On a per-acre basis, the project would be worth \$1,232,597 and generate \$9,861 in tax revenue. The project may not generate enough tax revenue to pay for infrastructure lifecycle maintenance expenses. Prior to approval, the County should measure the life cycle costs of the infrastructure needed to serve this project to ensure that they would not be committing to more maintenance expenses than the new tax revenue can cover.

Comments from Affected Parties

None received.

THE VILLAGE AT MEADOWLANDS

OCONEE COUNTY

SEALS:

SHEET TITLE:

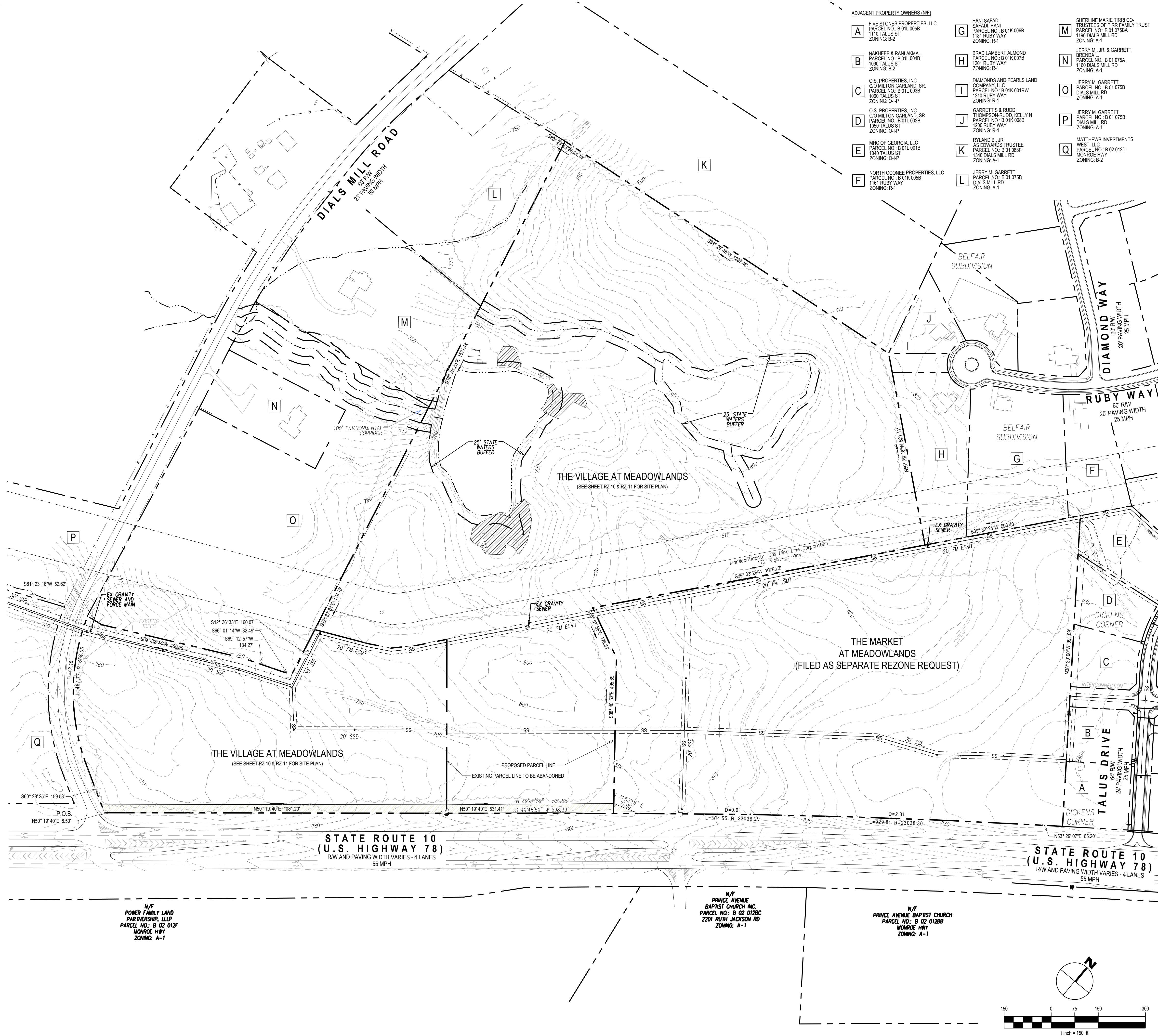
EXISTING
CONDITIONS

SHEET ISSUE: 04/19/21 PROJECT NO. 21-3037

SHEET NO.

RZ-00

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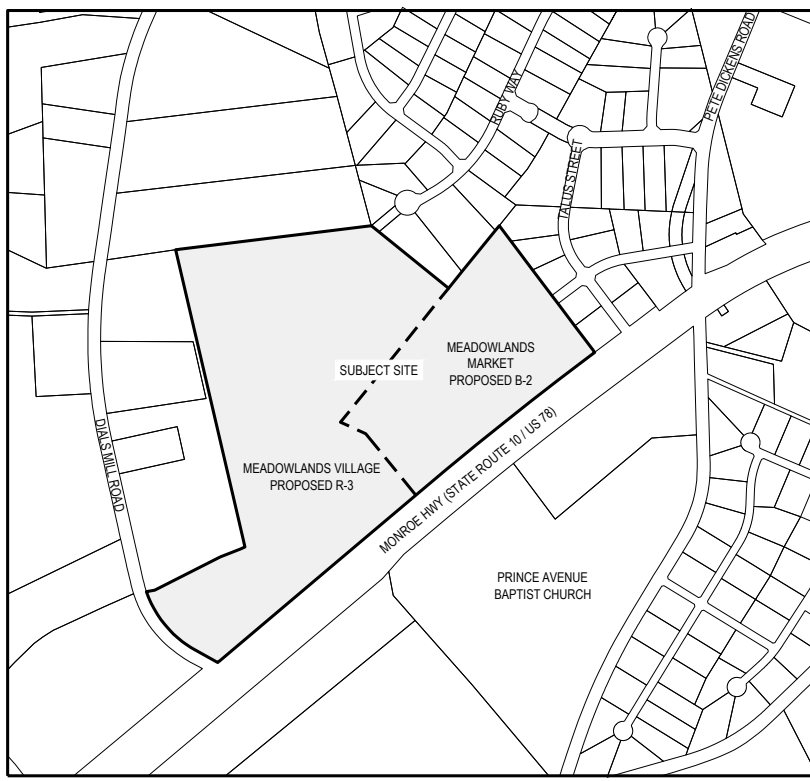


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ADJACENT PROPERTY OWNERS (N/F)

- A** FIVE STONES PROPERTIES, LLC
PARCEL NO.: B 01K 005B
1110 TALUS ST
ZONING: B-2
- B** NAWHEEB & RANI AKMAL
PARCEL NO.: B 01K 004B
1050 TALUS ST
ZONING: B-2
- C** O.S. PROPERTIES, INC
C/O MILTON GARLAND, SR.
PARCEL NO.: B 01L 003B
1050 TALUS ST
ZONING: C-1-P
- D** O.S. PROPERTIES, INC
C/O MILTON GARLAND, SR.
PARCEL NO.: B 01L 002B
1050 TALUS ST
ZONING: C-1-P
- E** MNC OF GEORGIA, LLC
PARCEL NO.: B 01L 001B
1040 TALUS ST
ZONING: C-1-P
- F** NORTH OCOREE PROPERTIES, LLC
PARCEL NO.: B 01K 005B
1151 RUBY WAY
ZONING: R-1
- G** HANI SAFADI
SAFADI, HANI
PARCEL NO.: B 01K 006B
1151 RUBY WAY
ZONING: R-1
- H** BRAD LAMBERT ALMOND
PARCEL NO.: B 01K 007B
1201 RUBY WAY
ZONING: R-1
- I** DIAMONDS AND PEARLS LAND
COMPANY, LLC
PARCEL NO.: B 01K 001RW
1210 RUBY WAY
ZONING: R-1
- J** GARRETT S & RUDD
THOMPSON-RUDD, KELLY N
PARCEL NO.: B 01K 008B
1200 RUBY WAY
ZONING: R-1
- K** RYLAND B., JR.
AS EDWARDS TRUSTEE
PARCEL NO.: B 01 083F
1340 DIALS MILL RD
ZONING: A-1
- L** JERRY M. GARRETT
PARCEL NO.: B 01 075B
DIALS MILL RD
ZONING: A-1
- M** SHERLINE MARIE TIRRI CO.
TRUSTEES OF TIRRI FAMILY TRUST
PARCEL NO.: B 01 075BA
1150 DIALS MILL RD
ZONING: A-1
- N** JERRY M., JR. & GARRETT,
BRENDA L.
PARCEL NO.: B 01 075A
1160 DIALS MILL RD
ZONING: A-1
- O** JERRY M. GARRETT
PARCEL NO.: B 01 075B
DIALS MILL RD
ZONING: A-1
- P** JERRY M. GARRETT
PARCEL NO.: B 01 075B
DIALS MILL RD
ZONING: A-1
- Q** MATTHEWS INVESTMENTS
WEST, LLC
PARCEL NO.: B 02 012D
MONROE HWY
ZONING: B-2



VICINITY MAP
SCALE: 1" = 1200'

OWNER
ELLINGTON FARMS DEVELOPMENT PARTNERS LLC
2300 PETE DICKENS ROAD
BOGART, GA 30622
CONTACT: MARK JENNINGS

APPLICANT
SMITH PLANNING GROUP
1022 TWELVE OAKS CIR STE 201
WATKINSVILLE, GA 30677
CONTACT: BOB SMITH, RLA
BOB@SMITHPLANNINGGROUP.COM
706-769-9515

| PROJECT INFORMATION | |
|------------------------------------|--|
| ADDRESS | US HIGHWAY 78 & 1011 PETE DICKENS ROAD |
| PARCEL NUMBER | B 02 012E & PORTIONS OF B 01 084B |
| TOTAL ACREAGE | 89.79 AC OF B 02 012E & B 01 084B |
| ACREAGE TO BE REZONED | 62.32 AC |
| EXISTING ZONING | R-3 & B-2 |
| PROPOSED ZONING | R-3 |
| EXISTING USE | UNDEVELOPED |
| PROPOSED USE | RESIDENTIAL (CONTINUING CARE RETIREMENT COMMUNITY) |
| OPEN SPACE OUTSIDE STORMWATER AREA | 20.70 AC OR 33% |

| DEVELOPMENT SUMMARY | | |
|---------------------------|--------------|------------|
| | NO. OF BLDGS | UNITS |
| MANSSION FLATS | 5 | 20 |
| QUADRAPLEX | 11 | 44 |
| MERWEATHER FLATS | 5 | 25 |
| COTTAGES | 28 | 28 |
| ASSISTED LIVING CENTER | 1 | 250 |
| INDEPENDANT LIVING CENTER | 1 | 150 |
| TOTAL | 51 | 517 |

| PARKING | | |
|-----------------------|--------------|----------|
| | REQUIRED | PROVIDED |
| RETIREMENT COMMUNITY | 267 (1/UNIT) | 267 |
| NURSING CARE FACILITY | 100 | 125 |
| ADA SPACES | 8 | 8 |

| PROJECT INFORMATION | |
|---------------------|--|
| FEMA FLOOD | NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS 130100040B, DATED 09/02/2009. THERE ARE NO ENVIRONMENTAL AREAS ON OR ADJACENT TO THIS SITE. |
| SIGNAGE | NO SIGNS ARE PROPOSED AT THIS TIME. A SEPARATE PERMIT WILL BE FILED FOR SIGN. |
| SURVEY INFO | BOUNDARY AND INFORMATION FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY WOODS AND CHASTAIN SURVEYORS LLC, DATED 10/01/2004. EXISTING TOPOGRAPHY PROVIDED BY AERIAL MAPPING CONTROL (WOODS AND CHASTAIN). |
| LIGHTING | THIS PROJECT SHALL MEET ALL OCOREE COUNTY ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY SHIELDED IN ACCORDANCE WITH OCOREE COUNTY STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY. |
| STORMWATER | STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL. |
| PHASING | THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE, BEGINNING UPON APPROVAL OF ALL REQUIRED PLANS AND AFTER OBTAINING ALL REQUIRED PERMITS. |
| UTILITIES | THE OWNER, ALL AT OWNER'S EXPENSE, SHALL CONSTRUCT THE IMPROVEMENTS REQUIRED BY THE COUNTY FOR PUBLIC WATER AND PUBLIC WASTE WATER SERVICES FOR SUBJECT PROPERTY AND SHALL CONVEY SAME TO THE COUNTY, FREE OF ALL LIENS. SAID IMPROVEMENTS SHALL INCLUDE ALL ON-SITE IMPROVEMENTS AND SUCH OFF-SITE IMPROVEMENTS AS ARE REQUIRED BY THE COUNTY TO PROVIDE SERVICE TO SUBJECT PROPERTY. |
| WATER SUPPLY | OCOREE COUNTY |
| SEWERAGE DISPOSAL | OCOREE COUNTY |
| SOLID WASTE | PRIVATE SERVICE |

THE VILLAGE AT MEADOWLANDS

OCOREE COUNTY

SEALS:



SHEET TITLE:

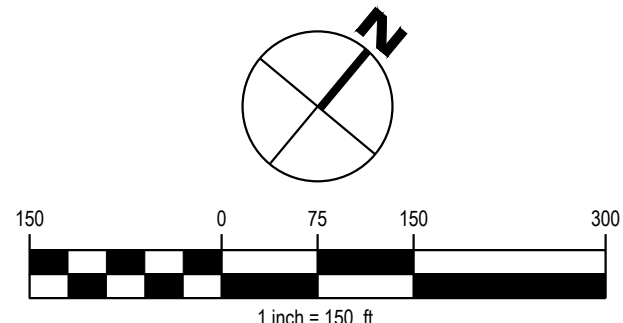
OVERALL
REZONE &
SPECIAL USE
SITE PLAN

SHEET ISSUE: 04/19/21

PROJECT NO. 21-3037

SHEET NO.

RZ-10





THE VILLAGE AT MEADOWLANDS

OCONEE COUNTY

SEALS:



SHEET TITLE:

**REZONE AND
SPECIAL USE
SITE PLAN
ENLARGEMENT**

SHEET ISSUE: 04/19/21

PROJECT NO. 21-3037

SHEET NO.

RZ-11

THE MARKET AT MEADOWLANDS

OCONEE COUNTY

SEALS:

SHEET TITLE:

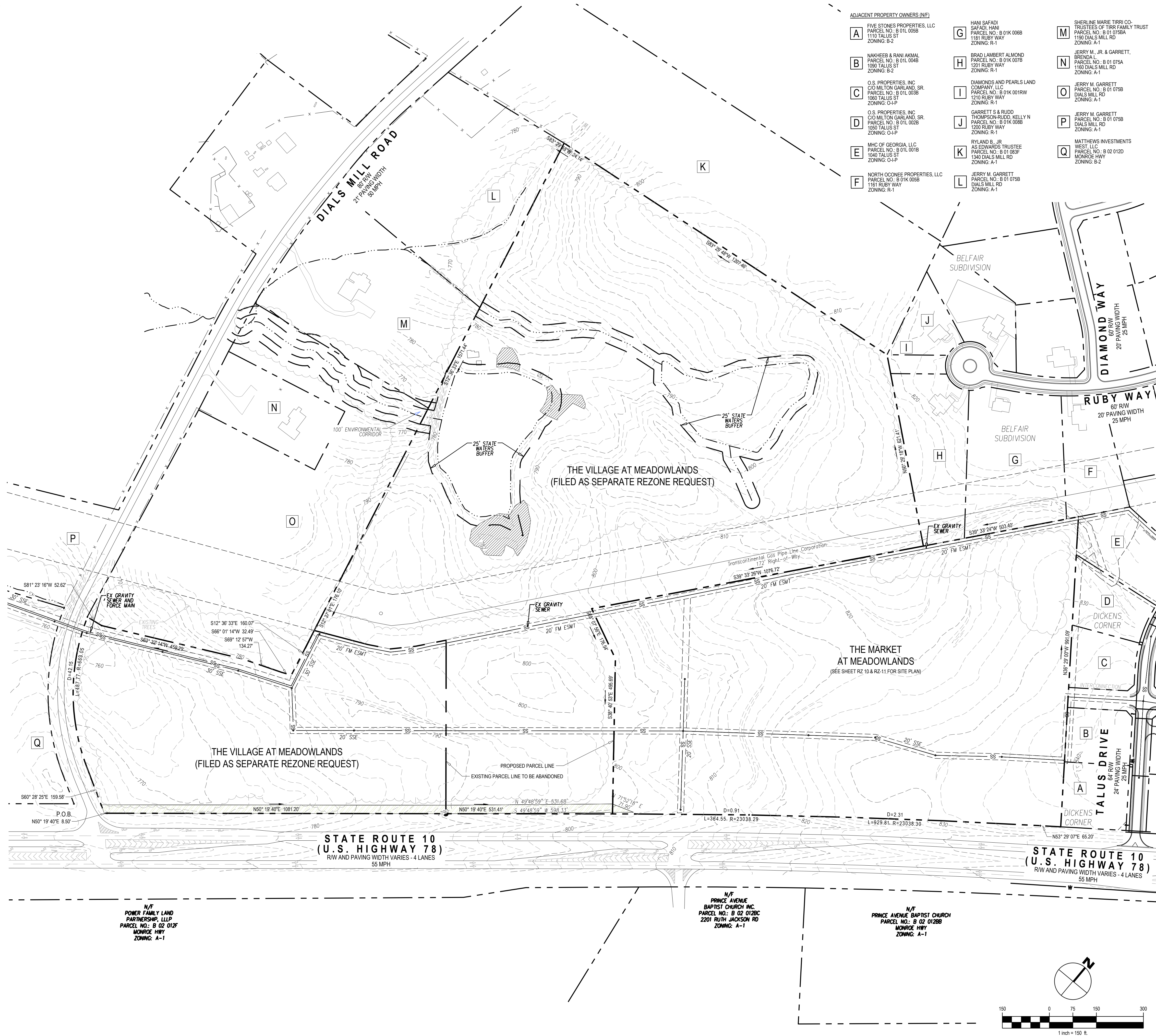
EXISTING
CONDITIONS

SHEET ISSUE: 04/19/21 PROJECT NO. 21-3037

SHEET NO.

RZ-00

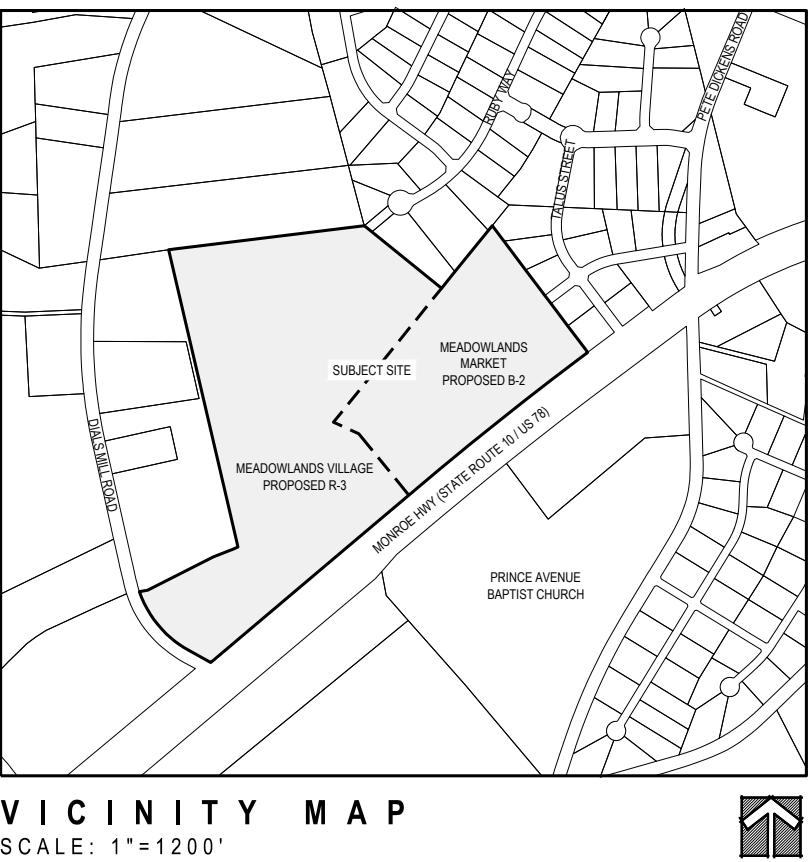
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| ADJACENT PROPERTY OWNERS (NFI) | | | | | |
|--------------------------------|---|----------|--|----------|---|
| A | FIVE STONES PROPERTIES, LLC PARCEL NO.: B 01K 005B 1110 TALUS ST ZONING: B-2 | G | HANI SAFADI SAFADI, HANI PARCEL NO.: B 01K 006B 1151 RUBY WAY ZONING: R-1 | M | SHERLINE MARIE TIRRI CO. TRUSTEES OF TIRRI FAMILY TRUST PARCEL NO.: B 01 075BA 1150 DIALS MILL RD ZONING: A-1 |
| B | NAWHEEB & RANI AKMAL PARCEL NO.: B 01L 004B 1050 TALUS ST ZONING: B-2 | H | BRAD LAMBERT ALMOND PARCEL NO.: B 01K 007B 1201 RUBY WAY ZONING: R-1 | N | JERRY M., JR. & GARRETT, BRENDA L. PARCEL NO.: B 01 075A 1160 DIALS MILL RD ZONING: A-1 |
| C | O.S. PROPERTIES, INC C/O MILTON GARLAND, SR. PARCEL NO.: B 01L 003B 1050 TALUS ST ZONING: C-1-P | I | DAMONDS AND PEARLS LAND COMPANY, LLC PARCEL NO.: B 01K 001RW 1210 RUBY WAY ZONING: R-1 | O | JERRY M. GARRETT PARCEL NO.: B 01 075B DIALS MILL RD ZONING: A-1 |
| D | O.S. PROPERTIES, INC C/O MILTON GARLAND, SR. PARCEL NO.: B 01L 002B 1050 TALUS ST ZONING: C-1-P | J | GARRETT S & RUDD THOMPSON-RUDD, KELLY N PARCEL NO.: B 01K 008B 1200 RUBY WAY ZONING: R-1 | P | JERRY M. GARRETT PARCEL NO.: B 01 075B DIALS MILL RD ZONING: A-1 |
| E | MHC OF GEORGIA, LLC PARCEL NO.: B 01L 001B 1040 TALUS ST ZONING: C-1-P | K | RYLAND B., JR. AS EDWARDS TRUSTEE PARCEL NO.: B 01 083F 1340 DIALS MILL RD ZONING: A-1 | Q | MATTHEWS INVESTMENTS WEST, LLC PARCEL NO.: B 02 012D MONROE HWY ZONING: B-2 |
| F | NORTH OCONEE PROPERTIES, LLC PARCEL NO.: B 01K 005B 1151 RUBY WAY ZONING: R-1 | L | JERRY M. GARRETT PARCEL NO.: B 01 075B DIALS MILL RD ZONING: A-1 | | |



OWNER
ELLINGTON FARMS DEVELOPMENT PARTNERS LLC
2300 PETE DICKENS ROAD
BOGART, GA 30622
CONTACT: MARK JENNINGS

APPLICANT
SMITH PLANNING GROUP
1022 TWELVE OAKS CIR STE 201
WATKINSVILLE, GA 30677
CONTACT: BOB SMITH, RLA
BOB@SMITHPLANNINGGROUP.COM
706-769-9515

| PROJECT INFORMATION | |
|-----------------------|--|
| ADDRESS | US HIGHWAY 78 & 1011 PETE DICKENS ROAD |
| PARCEL NUMBER | PORTIONS OF B 01 084B |
| TOTAL ACREAGE | 75.46 AC OF B 01 084B |
| ACREAGE TO BE REZONED | 27.47 |
| EXISTING ZONING | B-2 |
| PROPOSED ZONING | B-2 |
| EXISTING USE | UNDEVELOPED |
| PROPOSED USE | COMMERCIAL |

| DEVELOPMENT SUMMARY | |
|---------------------|------------|
| COMMERCIAL SPACE | 179,000 SF |
| TOTAL | 179,000 SF |

| PARKING | | |
|--------------------------------|-------------|----------|
| | REQUIRED | PROVIDED |
| GENERAL RETAIL 1 PER 280 SF | 895 | 895 |
| ADA SPACES | 2% OF TOTAL | 18 |
| TOTAL | 895 | 895 |

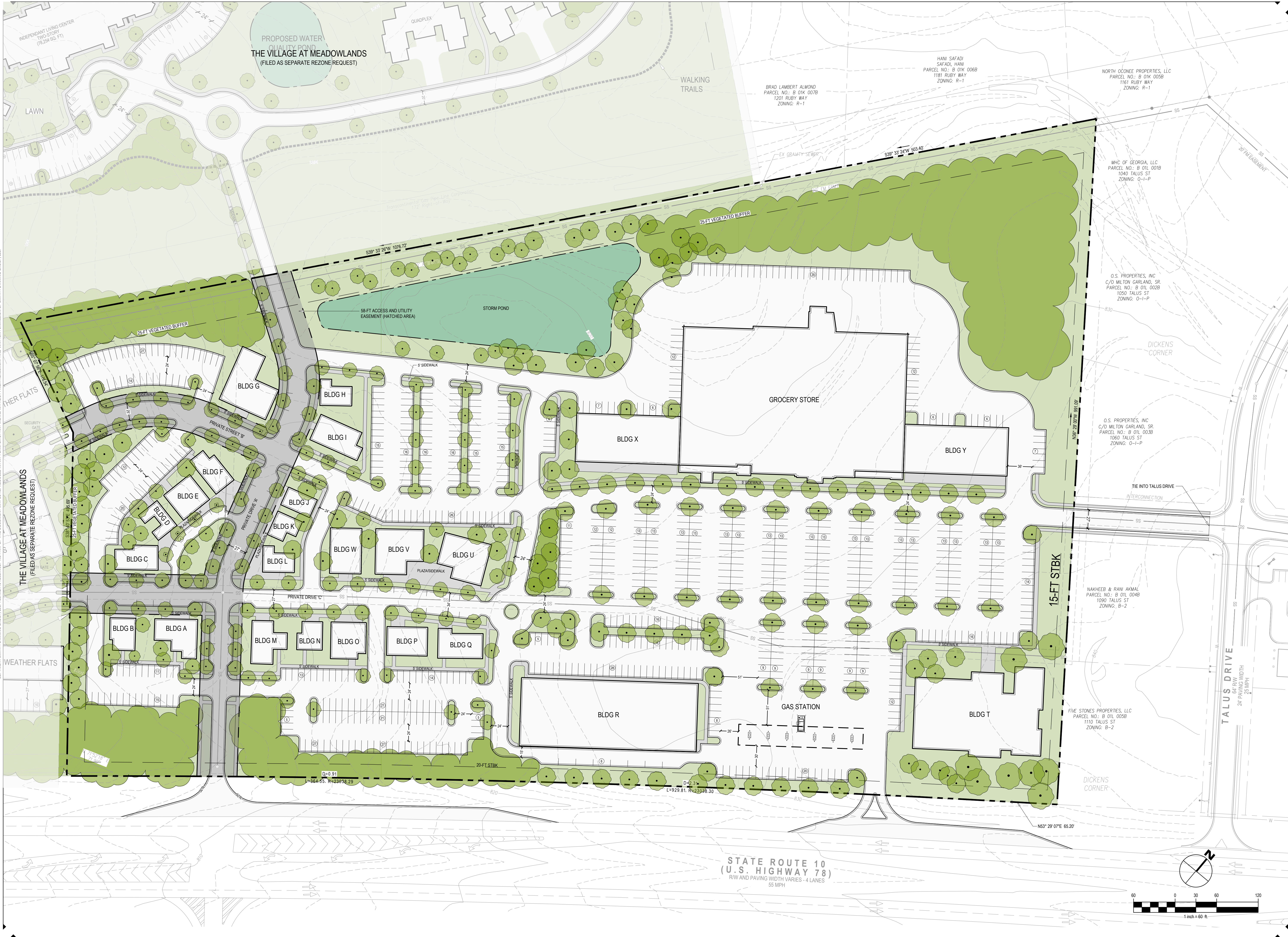
| PROJECT INFORMATION | |
|---------------------|---|
| FEMA FLOOD | NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS 13219C0045D, DATED 09/02/2009. THERE ARE NO ENVIRONMENTAL AREAS ON OR ADJACENT TO THIS SITE. |
| SIGNAGE | NO SIGNS ARE PROPOSED AT THIS TIME. A SEPARATE PERMIT WILL BE FILED FOR SIGN. |
| SURVEY INFO | BOUNDARY AND INFORMATION FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY WOODS AND CHASTAIN SURVEYORS LLC, DATED 10/01/2004. EXISTING TOPOGRAPHY PROVIDED BY AERIAL MAPPING CONTROL (WOODS AND CHASTAIN) |
| LIGHTING | THIS PROJECT SHALL MEET ALL OCONEE COUNTY ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY SHIELDED IN ACCORDANCE WITH OCONEE COUNTY STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY. |
| STORMWATER | STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL |
| PHASING | THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE, BEGINNING UPON APPROVAL OF ALL REQUIRED PLANS AND AFTER OBTAINING ALL REQUIRED PERMITS. |
| UTILITIES | THE OWNER, ALL AT OWNERS EXPENSE, SHALL CONSTRUCT THE IMPROVEMENTS REQUIRED BY THE COUNTY FOR PUBLIC WATER AND PUBLIC WASTE WATER SERVICES FOR SUBJECT PROPERTY AND SHALL CONVEY SAME TO THE COUNTY, FREE OF ALL LIENS. SAID IMPROVEMENTS SHALL INCLUDE ALL ON-SITE IMPROVEMENTS AND SUCH OFF-SITE IMPROVEMENTS AS ARE REQUIRED BY THE COUNTY TO PROVIDE SERVICE TO SUBJECT PROPERTY. |
| WATER SUPPLY | OCONEE COUNTY |
| SEWERAGE DISPOSAL | OCONEE COUNTY |
| SOLID WASTE | PRIVATE SERVICE |

THE MARKET AT MEADOWLANDS
OCONEE COUNTY



REZONE SITE PLAN

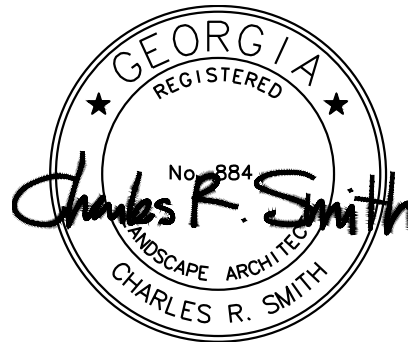
SHEET ISSUE: 04/19/21 PROJECT NO. 21-3037



THE MARKET AT MEADOWLANDS

OCONEE COUNTY

SEALS:



SHEET TITLE:

REZONE SITE
PLAN
ENLARGEMENT

SHEET ISSUE: 04/19/21

PROJECT NO. 21-3037

SHEET NO.

RZ11

REZONE & SPECIAL USE REQUEST REPORT

19 APRIL 2021

THE VILLAGE AT MEADOWLANDS

Oconee County, Georgia

INTRODUCTION

The Village at Meadowlands is a Continuing Care Retirement Community (CCRC) that seeks to serve the aging population of Oconee County. The development aims to assist the growing demand for independent living units while offering the amenities and options of an assisted living facility as the residents age. The request would expand the existing CRCC and existing R-3 zoning to allow for additional independent living units.

SITE HISTORY AND CURRENT USE

Meadowlands contains two parcels located on along Monroe Highway, 0 Monroe Hwy and 1011 Pete Dickens Rd, and contains a total of 89.79 acres. The northern portion of the site is partially wooded with a mixture of hardwoods and pines with a small spring-fed pond in the northwestern corner of the property. Along the Monroe Hwy. frontage, the property has a gentle slope from the northeast towards the southwest and is partially wooded with open pasture lands. These parcels have had several zoning actions to permit the original Meadowlands development (Rezone Case Nos. 5780 & 5781); however, the site is currently vacant of any structures or improvements.

EXISTING ZONING

The site is currently zoned B-2 and R-3 which was the result of several zoning actions approved in 2008. The intent of the development was to have commercial uses along the entire frontage of Monroe Hwy and included a 20.75-acre parcel to the west of Dials Mill Road. It is important to note that this parcel (Parcel No. B 02 012D) is not being modified as part of this rezone request. All conditions of Rezone No. 5780 remain in effect for this parcel. The remaining parcels (Parcel Nos. B 02 012E and B 01 084B) are zoned B-2 and R-3. Parcel B 02 012E contains 14.33 acres and is zoned B-2 in its entirety. Parcel No. B 01 084B is split zoned, with approximately 26.485 acres zoned B-2 and 40.749 acres zoned R-3 for the purposes of constructing a CCRC. The CCRC also required a Special Use Permit approval (SU-5782). There

are also two accompanying variance approvals that reduced the incompatible use buffers between the residential and commercial uses and to allow the use of private streets within the R-3 zoned property (V-5785A and V-5785B).

FUTURE DEVELOPMENT MAP

The Future Development Map designates the site as Suburban Neighborhood. No changes to the Character Areas Map are proposed with this request.

PROPOSED USE

The rezone request is to allow for the development of a CCRC on 61.75-acres. The Village at Meadowlands will offer both assisted and independent living. This model offers the opportunity for residents to maintain their independence while having the options for service as the need or want arises. This expansion of the R-3 zone speaks to the growing demand for independent living units within Oconee County.

The development would include several types of units. Along the Monroe Hwy. frontage is a dedicated independent living community that is comprised of 28 cottages, 7 quadraplex buildings, 5 mansion flats buildings, and 5 Meriweather flat buildings which equates to 101 independent living units in this area of the Village. Across the gas pipeline easement, the CCRC will contain two- multi-story buildings for both assisted and independent living as well as four quadraplex buildings for independent living. Within the multi-story buildings there will be a main kitchen, dining hall, billiard room, clinic, exercise room, postal facility, computer center and hair salon. The total number of units for the entire CCRC is 521-units.

It is anticipated that the average cottage resident will be 72-75 years old, potentially couples, and at least one person still able to drive. Independent living apartment residents will be an average of 80 years old, fewer couples with less than half of the residents no longer driving. Assisted living residents will generally be 82-85 years old and need help with 2 or more activities of daily living.

The Village at Meadowlands will include several amenities for residents. These amenities include pool, whirlpool, pavilion, lake, walking and nature trail network, and open green space. Additionally, the community will provide daily meals, housekeeping, laundry services, 24-hour security, activities staff, maintenance services, and transportation services. There will be a maximum of 35 employees during the largest shift of the assisted living facility. The overall facility will likely employ 60-70 people upon completion.

ARCHITECTURE

Architecture styles between the various building types will complement one another to create one cohesive, architecturally compatible community. Exterior material shall consist of brick, stone (including faux stone), wood or cementitious siding with trim accents.

The multi-story buildings for both independent and assisted living will contain 400 units between the two buildings. The three-story assisted living building will have 250 one-bedroom units that will be

between 600-ft and 915-sf in size. The two-story independent living building will have 150 one-bedroom units and range in the same unit size as the other multi-story building.

The quadraplexes are designed for independent living residents with each of the 11 buildings containing 4 two-bedroom units. This equates to a total of 44 units for this building type. Each unit will be approximately 1,400-sf. The quadraplex units are designed to accommodate garages and off-street guest parking.

Meriweather flats will contain 5-units per building with each unit containing two-bedrooms. This building type will be four-stories with parking on the first floor. The second and third floors of these building types will have 2 two-bedroom units that are 2,500-sf. The fourth floor will have 1 penthouse unit that is between 3,700-sf and 5,000-sf. The total number of units for this building type will be 25-units.

Similar to the building type above, the mansion flats will be 5 two-story buildings with 4-units per building. The units will be two-bedrooms and have surface parking lots for both guests and residents. The square footage of the mansion flats units will be 1,750-sf per unit.

The independent living cottages will be the only detached units in the CCRC development. Each cottage will have 2-bedrooms per unit and detached garages for parking and storage. The size the cottages will 1,400-sf.

Below is the building typology chart to illustrate total building and unit counts:

| Building Type | Number of Buildings | Units |
|-----------------------|---------------------|-------|
| Multi-Story Buildings | 2 | 400 |
| Mansion Flats | 5 | 20 |
| Quadraplex | 11 | 44 |
| Meriweather Flats | 5 | 25 |
| Cottages | 28 | 28 |

PEDESTRIAN CIRCULATION

The Village at Meadowlands will be a complete walkable community with nearby access to retail and service centers. Streets within the development have been designed with 5-foot-wide sidewalk on each side to create an active interconnected framework. All living units will front common community green spaces and garages are accessed by a rear alley. The development has been designed as a grided street system with the central blocks allocated for lush parks and landscaping. This encourages foot traffic from the units into the community spaces. Within the Village at Meadowlands, there is an extensive natural trail network that connects units to greenways and the Market at Meadowlands.

COMMON OPEN SPACE

The Village at Meadowlands will have open spaces which includes parks, walking trails, and community

greenspace. The walking trail network in The Village at Meadowlands connects the entire CCRC to the commercial spaces located within the Market at Meadowlands.

Passive recreation sites are included in the open spaces. This will include access to preserved areas via a walking trail network. Within the amenities area, there will be recreational activities offered such as swimming, bar-b-que and picnic areas, and outdoor social activity areas.

VEHICULAR ACCESS AND TRAFFIC GENERATION

The main access drive to The Village at Meadowlands will be directly from Monroe Hwy. From this access drive, two access points into the independent living section will be provided. An additional access drive will be provided from Dials Mill Road. All the access drives into the independent living section are proposed to be private and will be gated.

Traffic generation for the overall Meadowlands development (The Village at Meadowlands and The Market at Meadowlands) will decrease as the subject area is currently zoned B-2 and approved for more intensive commercial uses. This is due to a reduction in the leasable commercial area of The Market at Meadowlands by 246,212.2-sf. This equates to 10,513 average trips per day (ADT) according to The Institute of Transportation Engineers, *Trip Generation, 9th Edition*, for a Shopping Center (code 820).

Below is the traffic projection based on the Institute of Transportation Engineers, *Trip Generation, 9th Edition*.

| TRIP GENERATION ANALYSIS for VILLAGE AT MEADOWLANDS PROJECT | | | | | | | | | |
|---|------------|-------|-----------|---------|-------|--------|---------|-------|--------|
| PROPOSED | | | | | | | | | |
| Description/ITE Code | Units Type | Units | ADT 2-WAY | PEAK AM | | | PEAK PM | | |
| | | | | AM Hour | AM In | AM Out | PM Hour | PM In | PM Out |
| Continuing Care Retirement Comm 255 | OCC. UNIT | 517.0 | 1,293 | 78 | 50 | 27 | 103 | 41 | 62 |
| TOTAL TRIPS: | | | 1,293 | 78 | 50 | 27 | 103 | 41 | 62 |

LANDSCAPING AND BUFFERING

Street trees will be planted an average of every 40-ft along all proposed streets. Natural, landscaped, and structural buffers will be provided as required by Oconee County.

The approved 25-ft landscape buffer that is illustrated along the north, east and western property line will remain and be expanded to include the proposed R-3 district expansion along the property lines that abut the neighboring AG zoned parcel.

PARKING

Parking for visitors, staff, and residents will be constructed in accordance with Oconee County design

standards and development regulations. Parking areas in the proposed independent living area will vary between unit types. All units are designed to be alley fed to promote an active sidewalk network. With the exception of the mansion flats, all units will be equipped with a garage. The mansion flat will utilize a surface parking lot at the rear of the structure. Cottages will be alley fed with detached garage parking.

UTILITIES AND SERVICES

Water supply will be delivered by an existing 12-in diameter water line within the R/W of Monroe Hwy. and connected to an 8-in waterline along Talus Street and an 8-in waterline on Ruby Way. Water mains will be extended from these existing lines into and throughout the development. The proposed development will be served by a gravity sewer line that will convey wastewater to an existing lift station. Peak water and sewer demand is calculated below.

Water = 147,160 GPD

Maximum Day Demand = 153.3 GPM

Peak Hour Demand = 383.2 GPM

Sewer = 147,160 GPD

A water and sewer availability request letter has been submitted to Oconee County Public Utilities for evaluation.

LIGHTING

Full cut-off streetlights will be placed at the appropriate intervals and at intersections in such a manner that no light trespass will occur beyond the property boundaries.

STORMWATER MANAGEMENT AND WATER QUALITY

In order to protect downstream properties from flooding, stormwater will be collected in drainage structures and directed into stormwater management basins. These basins will be constructed on site where necessary to prevent an increase in runoff onto adjacent properties and water courses. All local and state regulations shall be followed in the construction and maintenance of stormwater detention areas and stormwater quality basins.

Concrete curb and gutter, county approved pipe, grasses and natural waterways will be employed to collect and divert stormwater to proposed detention/retention areas, infiltration, and water quality basins. Post development run-off will be maintained at predevelopment rates for 2-, 5-, 10-, 25-, and 50-year events. Proposed stormwater management structures will be designed to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site improvement construction plans.

ENVIRONMENTAL IMPACTS

The proposed expansion of the CCRC will have no adverse impact on the environment. All local and state regulations will be followed to protect adjacent lands and water courses from the effects of erosion and

sedimentation during construction. No negative effects on air quality are anticipated to result from this development.

TRASH DISPOSAL AND RECYCLING

Trash and recyclables will be collected by private contract service.

REZONE REQUEST REPORT

19 APRIL 2021

THE MARKET at MEADOWLANDS

Oconee County, Georgia

INTRODUCTION

Meadowlands is a mixed-use development with a Village Center and Market designed to provide services for those living in the vicinity and in the adjacent Village at the Meadowlands, a Continuing Care Retirement Community which lies adjacent. The Market at Meadowlands is a commercial center that anchors the site to the surrounding neighborhoods. This section of the development will be publicly accessible offering a grocery store, restaurants, retail, pharmacy/drug store, and other miscellaneous commercial businesses.

This development was originally permitted in 2008, but was never constructed. In an effort to bring life back into the project, several modifications are being requested to update the site to current market demands regarding both the commercial and CCRC components of Meadowlands. This request would reduce the existing B-2 zoning boundaries from 69.803-acres to 27-acres.

SITE HISTORY AND CURRENT USE

Meadowlands contains two parcels located on along Monroe Highway, 0 Monroe Hwy. (Parcel No. B 02 012E) and 1011 Pete Dickens Rd, (Parcel No. B 01 084B), and contains a total of 89.79 acres. The northern portion of the site is partially wooded with a mixture of hardwoods and pines with a small spring-fed pond in the northwestern corner of the property. Along the Monroe Hwy. frontage, the property has a gentle slope from the northeast towards the southwest and is partially wooded with open pasture lands. These parcels have had several zoning actions to permit the original Meadowlands development (Rezone Case Nos. 5780 & 5781); however, the site is currently vacant of any structures or improvements.

There are existing commercial uses within the immediate area. Dickens Corner is zoned B-2 and OIP, and is located along the northeastern property line. Within this commercial area are dental groups, a Dollar General store, veterinary office, and a driving school. Located along the rear property boundary is a 175-

ft wide Williams Gas Pipeline easement, which will separate the proposed commercial development from the Belfair Subdivision and surrounding AG zoned parcels.

EXISTING ZONING

The site is currently zoned B-2 and R-3 which was the result of several zoning actions approved in 2008. The intent of the development was to have commercial uses along the entire frontage of Monroe Hwy. and included a 20.75-acre parcel to the west of Dials Mill Road. It is important to note that this parcel (Parcel No. B 02 012D) is not being modified as part of this rezone request. All conditions of Rezone No. 5780 remain in effect for this parcel. The remaining parcels (Parcel Nos. B 02 012E and B 01 084B are zoned B-2 and R-3. Parcel B 02 012E contains 14.33 acres and is zoned B-2 in its entirety. Parcel No. B 01 084B is split zoned, with approximately 26.485 acres zoned B-2 and 40.749 acres zoned R-3 for the purposes of constructing a CCRC. The CCRC also required a Special Use Permit approval (SU-5782). There are also two accompanying variance approvals that reduced the incompatible use buffers between the residential and commercial uses and to allow the use of private streets within the R-3 zoned property (V-5785A and V-5785B).

FUTURE DEVELOPMENT MAP

The Character Areas Map Suburban Neighborhood. No changes to the Character Areas Map are proposed with this request. The property has been zoned B-2 since 2008. Taking into consideration the larger Meadowlands development, the intent is to create a neighborhood with residential units anchored by a commercial center. The development as a whole meets the intention of the Suburban Neighborhood designation.

PROPOSED USE

The purpose of the B-2 commercial rezone to create a complete neighborhood by including an anchoring commercial center. The Market at Meadowlands will offer gift shops, coffee shops, restaurants, retail businesses, home furnishing, and other similar types of businesses in addition to a 65,000-sf grocery store. The total square footage for the Market at Meadowlands will not exceed 179,000-sf.

The site has been designed in two elements: the first being the larger grocery store center and the second being the smaller scale commercial buildings along the main access street. The larger grocery center is designed for larger scale retailers while the smaller buildings are designed for restaurants, local business, artisans, coffee shops, and other small-scale business.

The Market is located along the main access street, achieving connectivity and walkability throughout Meadowlands. Outdoor plazas are incorporated to facilitate interactions between residents and businesses through events such as arts and crafts exhibits, outdoor dining, and special events.

ARCHITECTURE

Exterior material shall consist of brick, stone (including faux stone), wood or cementitious siding with trim accents. Buildings will vary in size with the largest being the grocery store at 65,000-sf. All buildings

will incorporate architectural elements with a common theme to create cohesion throughout the Market. See representative architecture exhibits for more details.

PEDESTRIAN CIRCULATION

The Market at Meadowlands will be located along a portion of the Monroe Hwy. frontage and extend along both sides of the main access street into the development. The street design and building placements have been arranged so that the development engages with both vehicular and pedestrian traffic. The main access street bends and winds around the commercial units drawing attention to the buildings and tenant spaces. Buildings are placed along the street frontage with parking areas located at the rear. There is also an extensive sidewalk and trail network that aim to engage foot traffic into the Market.

COMMUNAL SPACE

Proposed within the Market are outdoor plazas and green pockets for gathering, event spaces, and exhibits. These areas will also connect to the larger CCRC portion of the site to create a sense of place and walkability throughout the site.

VEHICULAR ACCESS AND TRAFFIC GENERATION

The Market at Meadowlands will provide two access points off Monroe Hwy. and three access points within the development. All streets will be private and constructed to Oconee County standards as required by the Oconee County Unified Development Code.

Traffic generation for the overall site will decrease as this portion was intended for more intense commercial uses. As a result of expanding the adjacent CCRC into the currently zoned B-2 parcel (see companion rezone request), overall traffic generation the Meadowlands development is reduced by 10,513 ADT. The proposed development will contain a maximum of 179,000-sf of leasable floor space, which equates to 7,643 ADT. Below is the traffic projection based on the Institute of Transportation Engineers, *Trip Generation*, 9th Edition.

TRIP GENERATION ANALYSIS
for
MARKET AT MEADOWLANDS PROJECT

PROPOSED

| Description/ITE Code | Units Type | Units | ADT 2-WAY | PEAK AM | | | PEAK PM | | |
|--------------------------|------------|-------|-----------|---------|-------|--------|---------|-------|--------|
| | | | | AM Hour | AM In | AM Out | PM Hour | PM In | PM Out |
| Shopping Center 820 Rate | KSF2 | 179.0 | 7,643 | 172 | 70 | 43 | 664 | 210 | 228 |
| TOTAL TRIPS: | | | 7,643 | 172 | 70 | 43 | 664 | 210 | 228 |

LANDSCAPING AND BUFFERING

Street trees will be planted every 40-ft along all proposed private and public streets. Natural, landscaped, and structural buffers will be provided as required by Oconee County. The proposed buffers will only be disturbed as required for access, utility construction, and stormwater management as noted on the site plan.

PARKING

Parking for patrons and staff of the Market at Meadowlands will meet Oconee County Unified Development Code standards. With the exception of the parking facility for the grocery store, parking areas are located behind the commercial buildings that front interior streets to better accommodate the pedestrian.

UTILITIES AND SERVICES

Water supply will be delivered by an existing 12-in diameter water line within the R/W of Monroe Hwy. and connected to an 8-in waterline along Talus Street and an 8-in waterline on Ruby Way. Water mains will be extended from these existing lines into and throughout the development. The proposed development will be served by a gravity sewer line that will convey wastewater to a existing lift station. Peak water and sewer demand is calculated below.

Water = 47,200 GPD

Maximum Day Demand = 49.2 GPM

Peak Hour Demand = 122.9 GPM

Sewer = 47,200 GPD

A water and sewer availability request letter has been submitted to Oconee County Public Utilities for evaluation.

LIGHTING

Full cut-off streetlights will be placed at the appropriate intervals and at intersections in such a manner that no light trespass will occur beyond the property boundaries.

STORMWATER MANAGEMENT AND WATER QUALITY

Concrete curb and gutter, county approved pipe, grasses and natural waterways will be employed to collect and divert stormwater to proposed detention/retention areas, infiltration, and water quality basins. Post development run-off will be maintained at predevelopment rates for 2-, 5-, 10-, 25-, and 50-year events. Proposed stormwater management structures will be designed to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site improvement construction plans.

The development will also incorporate pervious parking in selected areas to reduce conventional impervious parking and allow for infiltrations prior to discharge onto vegetated surfaces.

ENVIRONMENTAL IMPACTS

The proposed rezone will have no direct impact on the environment. All local and state regulations will be followed in order to protect adjacent lands and water courses from the effects of erosion and sedimentation during construction. No negative effects on air quality are anticipated to result from this development.

TRASH DISPOSAL AND RECYCLING

Trash and recyclables will be collected by private contract service.