

**SPECIAL USE APPROVAL  
OCONEE COUNTY, GEORGIA**

**TITLE**

A Resolution granting Special Use Approval, as provided by the Unified Development Code of Oconee County, Georgia, pursuant to Article 12, Division I et seq.

**ENACTMENT CLAUSE**

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for a change in conditions of approval for Special Use case no. 7659, submitted by Abe Abouhamdan, P.E., on November 26, 2018 requesting Special Use Approval on a ±6.567 acres of land located west of Dials Mill Road in the 240<sup>th</sup> G.M.D., Oconee County, Georgia, tax parcel no. B-01P-OS2 and portion of tax parcel no. B-01P-008, on property owned by Ellington Farms Development Partners, LLC, the Board of Commissioners of Oconee County does hereby grant following:

SECTION 1. A Resolution granting Special Use Approval for the property described above and on the attached Exhibit A is hereby granted for Wildflower Meadows subdivision amenity lot two and is hereby denied for Wildflower Meadows subdivision amenity lot one.

Said Special Use Approval 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 Resolution be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Resolution.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 Resolution shall take effect this date.

Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on January 22, 2019, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on February 5, 2019.

ADOPTED AND APPROVED, this 5<sup>th</sup> day of February, 2019.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY:

John Daniell  
John Daniell, Chairman

Mark Thomas  
Mark Thomas, Member

Chuck Horton  
Chuck Horton, Member

W. E. "Bubber" Wilkes  
W. E. "Bubber" Wilkes, Member

Mark Saxon  
Mark Saxon, Member

ATTEST:

Kathy Hayes  
Kathy Hayes  
Clerk, Board of Commissioners



**CONDITIONS**

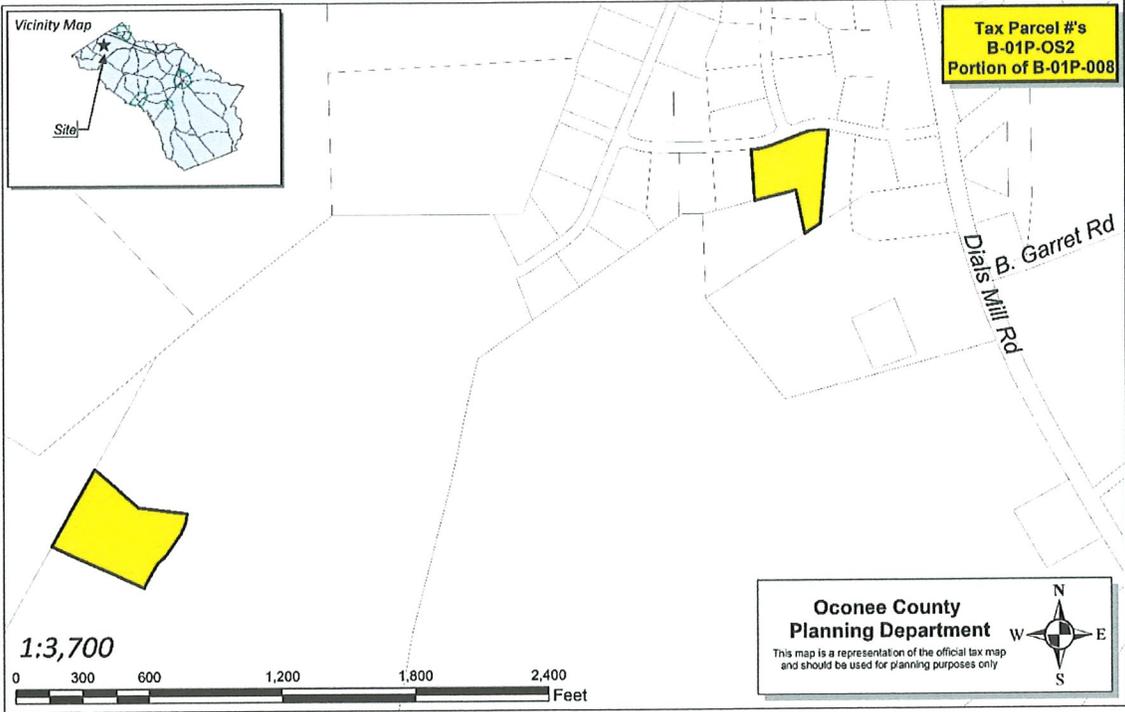
**Staff recommends conditional approval of this rezone request. Staff recommends the following conditions to be fulfilled by the owner/developer at their expense:**

1. The developer shall apply for an administrative variance from the Oconee County Planning and Code Enforcement Department to reduce the required parking for amenity area 2 by 10% or increase the parking for amenity area 2 to include 34 spaces, in compliance with UDC Sec. 604. Furthermore, if such variance is not approved the developer shall be required to submit a revised special use concept plan, subject to approval by the Director of Planning and Code Enforcement, meeting all applicable requirements set forth in the Unified Development Code.
2. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.

EXHIBIT "A" TO SPECIAL USE APPROVAL #7659

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TAX MAP



LEGAL DESCRIPTION

**Amenity Area #1- Legal Description**

Wildflower Meadows S/D Phase I

All that tract or parcel of land lying and being in the 240th G.M. District of Oconee County, Georgia, being designated Amenity Area #1 on Final Subdivision Plat for Wildflower Meadows Phase 1 prepared by A.B.E. Consulting, Inc. dated May, 21<sup>st</sup> 2014 and recorded in Plat Book 38 page 88, and being more particularly described as follows: Beginning at the Southeastern right of way of Wild Flower Trail (50' R/W) at a common line with lands of Michael Alan Blair and Ellington Farms Development Partners, LLC.

Thence South 05 Degrees 18 Minutes 16 Seconds West a distance of 422.85 feet to a point;  
Thence South 57 Degrees 18 Minutes 49 Seconds West a distance of 81.20 feet to a ½" IPC;  
Thence North 11 Degrees 16 Minutes 29 Seconds West a distance of 199.65 feet to a ½" RB;  
Thence South 75 Degrees 57 Minutes 23 Seconds West a distance of 193.72 feet;  
Thence South 03 Degrees 27 Minutes 47 Seconds East a distance of 231.03 feet;  
Thence South 86 Degrees 32 Minutes 13 Seconds West a distance of 9.36 feet;  
Thence along the arc of a curve to the right (said curve having a radius of 275.00 feet, an arc length of 82.27 feet, a chord bearing of South 77 Degrees 57 Minutes 59 Seconds West and a chord length of 81.97 feet);  
Thence South 69 Degrees 23 Minutes 44 Seconds West a distance of 158.20 feet,  
Thence along the arc of a curve to the left (said curve having a radius of 225.00 feet, an arc length of 112.61 feet, a chord bearing of South 83 Degrees 44 Minutes 00 Seconds West and a chord length of 111.44 feet) back to The POINT OF BEGINNING.

Said Tract having an area of 97,444 Square Feet, or 2.237 Acres more or less.

**Amenity Area #2- Legal Description**

Wildflower Meadows S/D Phase II & III

All that tract or parcel of land lying and being in the 240th G.M. District of Oconee County, Georgia, being more particularly described as follows: Commencing at the Southwestern right of way corner of Foxglove Court (50' R/W) and Lily Lane (50' R/W)  
North 00 Degrees 38 Minutes 56 Seconds West a distance of 30.03 feet;

Thence along the arc of a curve to the right (said curve having a radius of 275.00 feet, an arc length of 102.94 feet, a chord bearing of North 29 Degrees 11 Minutes 29 Seconds West and a chord length of 102.34 feet);

Thence along the arc of a curve to the right (said curve having a radius of 275.00 feet, an arc length of 90.41 feet, a chord bearing of North 09 Degrees 02 Minutes 58 Seconds West and a chord length of 90.00 feet);

Thence along the arc of a curve to the right (said curve having a radius of 275.00 feet, an arc length of 70.39 feet, a chord bearing of North 07 Degrees 42 Minutes 03 Seconds East and a chord length of 70.20 feet); to the TRUE POINT OF BEGINNING:

Thence North 70 Degrees 47 Minutes 44 Seconds West a distance of 458.23 feet;  
Thence North 29 Degrees 02 Minutes 40 Seconds East a distance of 449.18 feet;  
Thence South 54 Degrees 58 Minutes 06 Seconds East a distance of 271.91 feet;  
Thence South 89 Degrees 49 Minutes 01 Seconds East a distance of 203.53 feet;  
Thence South 15 Degrees 53 Minutes 35 Seconds West a distance of 98.90 feet;  
Thence along the arc of a curve to the right (said curve having a radius of 225.00 feet, an arc length of 93.33 feet, a chord bearing of South 27 Degrees 46 Minutes 34 Seconds West and a chord length of 92.66 feet);  
Thence South 39 Degrees 39 Minutes 34 Seconds West a distance of 136.91 feet,  
Thence along the arc of a curve to the left (said curve having a radius of 275.00 feet, an arc length of 118.16 feet, a chord bearing of South 27 Degrees 20 Minutes 48 Seconds West and a chord length of 117.29 feet) back to The TRUE POINT OF BEGINNING.

Said parcel having an area of 188,744 Square Feet, or 4.333 Acres more or less.

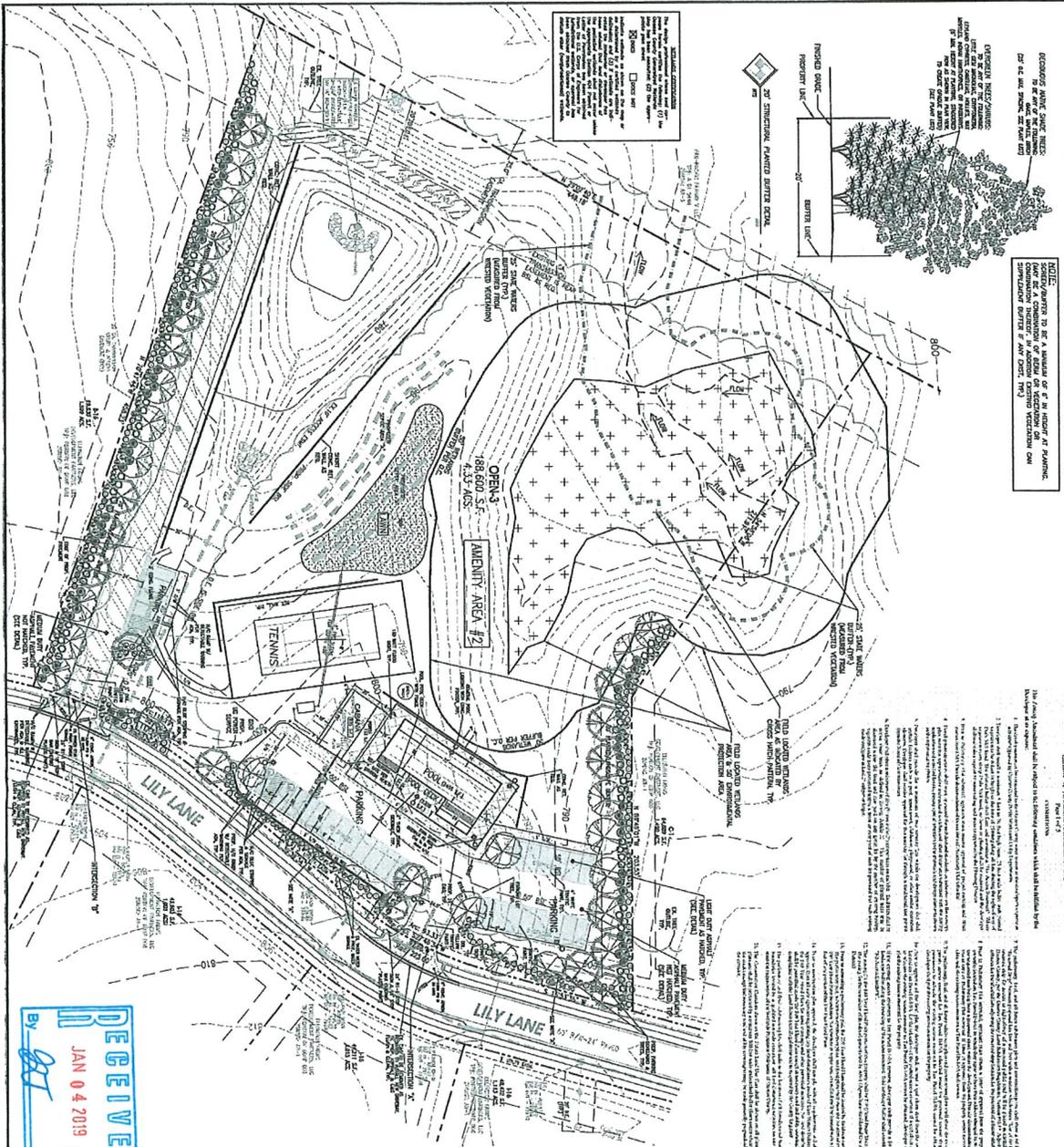




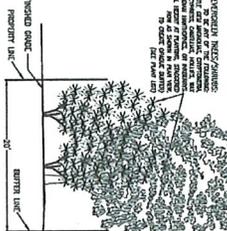


# EXHIBIT "A" TO SPECIAL USE APPROVAL #7659

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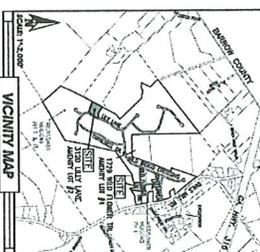


**RECORDED PLANT SPECIES**  
 SOLELY LISTED TO BE A GUIDE FOR PLANTING.  
 CONSTRUCTION NUMBER: 11-21-18  
 PREPARED BY: J. W. SMITH, INC.



**NOTICE**  
 THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

1. The user shall be responsible for obtaining all necessary permits and approvals from all applicable agencies and authorities.
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10. The user shall be responsible for obtaining all necessary permits and approvals from all applicable agencies and authorities.



**PROJECT DATA**  
 OWNER: J. W. SMITH, INC.  
 PROJECT: 11-21-18  
 SHEET: 3 OF 3

**AMENITY LOT #1**  
 AMENITY LOT #2

**STAIR DISTANCE**

INDICATOR	STAIR DISTANCE
AMENITY LOT #1	20' (20' MIN)
AMENITY LOT #2	20' (20' MIN)
AMENITY LOT #3	20' (20' MIN)
AMENITY LOT #4	20' (20' MIN)
AMENITY LOT #5	20' (20' MIN)
AMENITY LOT #6	20' (20' MIN)
AMENITY LOT #7	20' (20' MIN)
AMENITY LOT #8	20' (20' MIN)
AMENITY LOT #9	20' (20' MIN)
AMENITY LOT #10	20' (20' MIN)

**AMENITY LOT #1**  
 AMENITY LOT #2

**STAIR DISTANCE**

AMENITY LOT #1 SHALL BE CONSIDERED AS A SEPARATE LOT AND SHALL BE CONSIDERED AS A SEPARATE LOT FOR THE PURPOSES OF THE SPECIAL USE APPROVAL.

**ISSUED FOR PERMITTING**

**SPECIAL USE CONCEPT PLAN**

**6.67 ACRES**

**TAX PARCELS: 817, 822 & 823**

**EXISTING ZONING: A-1**

**COONOR COUNTY, GA**

**CONSULTING INC.**

COMPREHENSIVE ENGINEERING SERVICES

CIVIL ENGINEERING

LAND SURVEYING

LAND PLANNING

LANDSCAPE ARCHITECTURE

SOIL LAYING & EROSION CONTROL

WETLAND & ENVIRONMENTAL ENGINEERING

2410 HOG MOUNTAIN ROAD

SUITE 101

WINDYBROOK, GA 30687

706-425-8601 FAX

706-425-8602

www.abcconsulting.com

**REVISIONS**

NO.	DATE	DESCRIPTION

**DATE: 11-21-18**

**PROJECT #: 06-054-15**

**GRAPHIC SCALE**

0" = 10'

1" = 20'

SCALE: 1" = 20'

**SHEET #**

3 OF 3

# EXHIBIT "A" TO SPECIAL USE APPROVAL #7659

## Page 8 of 8 NARRATIVE



### SPECIAL USE NARRATIVE

#### Wildflower Meadows Subdivision Amenity Lots Special Use Request - Amenities for Residential Subdivision

3120 Lilly Lane and 1729 Wildflower Trail, Statham, Oconee County, GA 30666  
6.567 Acres Total - Tax Parcels # B01P OS2 & Portion of B01P 008

November 26, 2018

#### PROPOSED USE

The subject amenity lots will be used for passive and active recreational facilities for Wildflower Meadows Subdivision. Special Use Approval is required for these amenities as stipulated in the rezoning conditions for the overall residential subdivision. The amenity lots will include a large pool, pool / cabana house, a tennis court, disk golf, cornhole courts, and horseshoe pits. Amenity Area #1 will provide, disk golf, cornhole courts, horseshoe pits, sod lawn, and natural / mulch trails with benches / seating with views of the permanent pool pond and natural areas. Wooden arbors will be constructed at entry ways for Amenity Area #1. Amenity Area #2 will include a large pool, pool / cabana house, a tennis court, parking lot and a sod lawn. Parking and access drives are being provided for the Amenity Area #2 as required by current codes.

These amenity areas will provide active and passive recreational facilities within Wildflower Meadows Subdivision. Overall, the proposed amenity areas are consistent with the initial intent of the subdivision development. Please refer to the attachment for architectural features of the pool / cabana house. The proposed access drives are planned with proper site distances per the current UDC requirements. The proposed landscaping / screening meets and exceeds the current requirements. parking lot screening is not required by current codes since the proposed parking areas will be more than 3' below existing grades at the road. However, the Owner elected to add landscape screening for the parking areas for beautification and site enhancement purposes.

Special consideration has been taken to minimize impacts to the existing environmental areas on site as well as downstream of the sites. All environmental areas have been established with the proper environmental buffers. Several retaining walls have been included to minimize grading on-site. Maintaining existing vegetations to the extent possible will provide adequate screen and enhance the natural feel of these amenities.

The proposed amenities will be established or constructed in 1 phase.

- Total Acreage: 6.567 Acres

- Adjacent Land Use and Zoning Amenity Area #1:  
to the North- AR-1

Existing Uses  
Single Family Residence

Wildflower Meadows Subdivision Amenity Lot  
Special Use Narrative

Page 1 of 4



to the East- AR-1  
to the South- A-1  
to the West- A-1

Single Family Residence  
Single Family Residence  
Single Family Residence

- Existing Zoning: AR-1
- Existing Use: Vacant Open Space Lot
- Proposed Zoning: AR-1 - Special Use for Amenity Areas
- Proposed Use: Amenity Area with Active and Passive Recreational facilities

- Adjacent Land Use and Zoning Amenity Area #2:  
to the North- AR-1  
to the East- AR-1  
to the South- AR-1  
to the West- AR-3
- Uses  
Vacant Residential Lot  
Vacant Residential Lot  
Vacant Residential Lot  
Vacant Lot

- Existing Zoning: AR-1
- Existing Use: Vacant Open Space Lot
- Proposed Zoning: AR-1 - Special Use for Amenity Areas
- Proposed Use: Amenity Areas with Active and Passive Recreational Facilities

#### TRAFFIC

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 7<sup>th</sup> Edition. Traffic projections are estimated based on a Recreational Community Center category as follows:

Total ADT: 22.88 trips per day (TPD) on average.  
Peaks are encountered on Saturdays and Sundays  
TPD - Trips per Day. i.e. each visit is counted as 2 trips. Therefore,  
24 TPD indicates approximately 12 visits per day to the site office.

AM Peak: 2.69 trips  
PM Peak: 2.39 trips

The proposed driveways will be utilized for the main access and parking by residents and users at the Amenity Area #2.

Based on the above ADT estimates and roadway design and conditions, the proposed Special Use request will have minimal to no impact to existing roadway infrastructure.

#### SCHOOLS

No impact to schools is anticipated since the proposed Special Use is for the amenity lots within an existing residential subdivision.

Wildflower Meadows Subdivision Amenity Lot  
Special Use Narrative

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#### WATER AND SEWER

Public water service will be utilized for the amenity areas. The County public water line (8" diameter) is located within the existing rights-of-way for both amenity lots.

A private on-site septic system will be utilized for sewerage disposal. Additional, water demands are minimal since occasional use of water is anticipated.

Total water demands have been estimated to be as following:  
1. Water 500 GPD max. (gallons per day) Total  
2. Sewer N/A - On-site Septic System

#### STORMWATER RUNOFF / DRAINAGE

Existing drainage patterns will remain and natural terrain to the extent possible. The existing stormwater management facility will be modified and expanded as required for the Amenity Area #2. Minimum to no impact is anticipated from the proposed Amenity Area #1. All stormwater management systems will be designed and constructed in accordance with the current UDC requirements at the time of construction plans permitting.

#### BUILDING AND FAÇADE MATERIALS

A pool / cabana house is being proposed for the Amenity Area #2. The building architectural elements are consistent with the overall look and feel of the homes within the subdivision. The proposed pool house is of typical and traditional construction. Please refer to the attached elevation sheet for the proposed building facades and architectural materials. Building facades will be predominantly brick and /or stone with cement fiber siding and cedar shakes for accents and gable ends.

#### ESTIMATED VALUE OF PROJECT AT COMPLETION

The proposed project has an estimated value in today's dollars of \$375,000 to \$425,000 at completion.

#### OWNERSHIP AND MAINTENANCE OF COMMON OPEN SPACE

The amenity areas will be owned and maintained by the Wildflower Meadows Subdivision Home Owners Association.

#### ARCHITECTURAL SKETCHES / PHOTOS, SIGN AND LANDSCAPING

Representative architectural elevations are included with this submittal. A project or entrance signage is proposed for the Amenity Area #2. The proposed sign will be designed, permitted and constructed to meet current County Sign Ordinance at the time of permitting.

Wildflower Meadows Subdivision Amenity Lot  
Special Use Narrative

Page 3 of 4



#### SCHEDULE

The following is a tentative schedule for the proposed amenity areas development:

Proposed Amenity Areas Construction is anticipated to be completed by Dec. 2021

#### OUTDOOR LIGHTING

Outdoor lighting will be designed and constructed in accordance with current UDC requirements at the time of permitting. All site lighting will be fully shielded as such to minimize glare and light pollution to surrounding areas.

Wildflower Meadows Subdivision Amenity Lot  
Special Use Narrative

Page 4 of 4



# OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: \_\_\_\_\_ to \_\_\_\_\_  Change in Conditions of Approval for Case #: 4992
- Special Use Approval for: Amenity Lots for Wildflower Meadows S/D in the AR-1 Zoning District

### Applicant

Name: Abe Abouhamdan, P.E.

Address: 2410 Hog Mountain Road  
(No P.O. Boxes)  
Suite #103  
Watkinsville, GA 30677

Telephone: 706-613-8900

### Property Owner

Name: Ellington Farms Dev. Partners, LLC

Address: 2300 Pete Dickens Road  
(No P.O. Boxes)  
Bogart, GA 30622

Telephone: 706-850-6477

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] Date: 12-3-18 Notarized: [Signature]



### Property

Location: 3120 Lilly Ln & 1729 Wildflower Tr  
(Physical Description)  
Statham, GA 30666

Tax Parcel Number: B01P OS2 & portion of B 01P 008

Size (Acres): 6.567 Current Zoning: AR-1

Future Development Map—Character Area Designation: Suburban Neighborhood

### Use

Current Use: Vacant Open Space

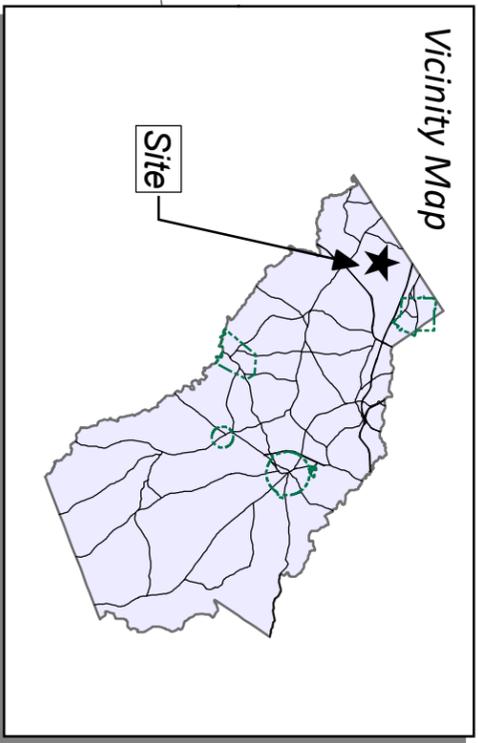
Proposed Use: Amenity Lots for S/D

### Attachments (check all that apply)

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Property Owner's Authorization (if applicable)  | <input checked="" type="checkbox"/> Narrative (Detailed Description of the Request) |
| <input checked="" type="checkbox"/> Application Fee                                 | <input checked="" type="checkbox"/> Concept Plan                                    |
| <input checked="" type="checkbox"/> Warranty Deed                                   | <input checked="" type="checkbox"/> Attachments to the Concept Plan:                |
| <input checked="" type="checkbox"/> Typed Legal Description                         | <input checked="" type="checkbox"/> Water and/or Sewer Capacity Letter from OCUD    |
| <input checked="" type="checkbox"/> Plat of Survey                                  | <input checked="" type="checkbox"/> Representative Architecture/Photographs         |
| <input checked="" type="checkbox"/> Disclosures (Interest & Campaign Contributions) | <input checked="" type="checkbox"/> Proof all property taxes paid in full           |
| <input checked="" type="checkbox"/> Zoning Impact Analysis                          | <input type="checkbox"/> Other Attachments: _____                                   |

For Oconee County Staff Use Only

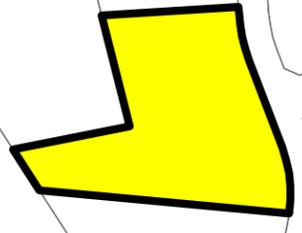
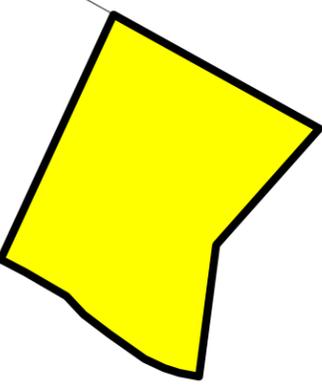
<b>Application</b>  By <u>[Signature]</u>	Date Received: <u>12/26/18</u> Date Accepted: <u>12/4/18</u>	APPLICATION NUMBER <u>7659</u>
	<input type="checkbox"/> RDC Transmitted to RDC <input type="checkbox"/> Date: _____ <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Date Submitted: _____ <input type="checkbox"/> Findings Complete	<b>Planning Commission</b> Date: <u>1/22/19</u> <input type="checkbox"/> Approval <input type="checkbox"/> With Conditions <input type="checkbox"/> Denial
	<input type="checkbox"/> Posted: _____ Ad: _____ Ad: _____ <input type="checkbox"/> Application Withdrawn <input type="checkbox"/> Date: _____	<b>Board of Commissioners</b> Date: <u>2/5/19</u> <input type="checkbox"/> Approved <input type="checkbox"/> With Conditions <input type="checkbox"/> Denied



Vicinity Map

**Tax Parcel #'s**  
**B-01P-OS2**  
**Portion of B-01P-008**

Dials Mill Rd  
B. Garret Rd



**1:3,700**

**Oconee County**  
**Planning Department**

This map is a representation of the official tax map and should be used for planning purposes only

**Tax Parcel #'s**  
**B-01P-OS2**  
**Portion of B-01P-008**



**Planning and Code Enforcement Department  
Oconee County, Georgia  
STAFF REPORT**

**SPECIAL USE CASE NO.** 7659

**DATE:** December 31, 2018

**STAFF REPORT BY:** Grace Tuschak, Planner

**APPLICANT NAME:** Abe Abouhamdan, P.E.

**PROPERTY OWNER:** Ellington Farms Development Partners, LLC

**LOCATION:** West of Dials Mill Road, along Wildflower Trail and proposed Lily Lane

**PARCEL SIZE:** ± 6.567 acres; ±2.237 tract along Wildflower Trail, ±4.333 tract along proposed Lily Lane

**EXISTING ZONING:** AR-1

**2040 CHARACTER AREAS MAP:** Suburban Neighborhood

**EXISTING LAND USE:** Open space, undeveloped

**SPECIAL USE REQUESTED:** Two amenity lots for the Wildflower Meadows subdivision

**REQUEST SUMMARY:** The applicant is proposing to develop the subject lots as passive and active recreational facilities for the Wildflower Meadows subdivision; special use approval is required in accordance with condition no. 5 of rezone no. 4992.

**STAFF RECOMMENDATION:** Staff recommends conditional approval of this special use request.

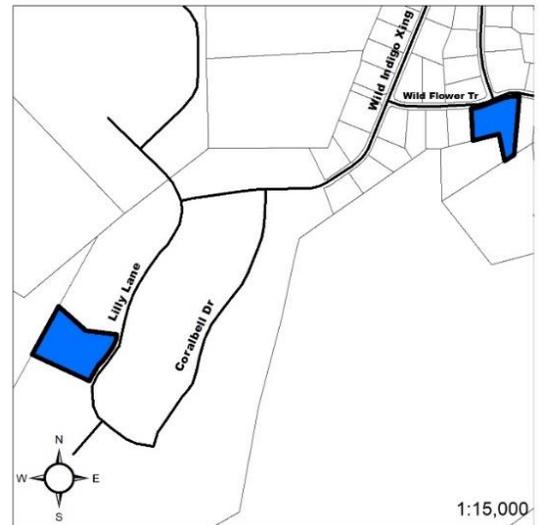
**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** January 22, 2019

**BOARD OF COMMISSIONERS:** February 5, 2019

**ATTACHMENTS:**

- Application
- Narrative
- Special Use Impact Analysis
- Site Review
- Aerial Photo
- Tax Map
- Plats of Survey
- Concept Plans submitted 01/04/19
- Concept Plans submitted 12/04/2018
- Copy of Rezone No. 4992



## **BACKGROUND INFORMATION & FINDINGS OF FACT**

### **HISTORY**

- On June 6, 2006, rezone no. 4992 was approved by the BOC, rezoning the subject parcels from A-1 (Agricultural District) to AR-1 (Agricultural Residential One-Acre District) and FP (Flood Prone Overlay District) to allow for the development of a single-family residential subdivision.
- The preliminary plat for Phase I of Wildflower Meadows subdivision was approved 09/18/2006 and a revision was approved on 02/15/2013. Subdivision construction plans for the subdivision were approved 03/15/2007. Phase I of the subdivision was final platted on 9/11/2014 and all residential lots within Phase I have been built upon.
- The preliminary plat for Phase II of the Wildflower Meadows subdivision was approved on 09/18/2006 and a revision was approved on 04/15/2016. Subdivision construction plans for Phase II of the subdivision were approved on 04/05/2007. Phase II of Wildflower Meadows Subdivision has not been final platted and is not currently accessible to the public.

### **SITE AND PROPOSED PROJECT DESCRIPTION**

The applicant is proposing to develop parcel B-01-OS2 and a portion of B-01-008 as amenity lots for the Wildflower Meadows subdivision and is requesting special use approval in accordance with rezone no. 4992, condition no. 5. Amenity area 1, located within Phase I of the subdivision, contains a fenced stormwater retention pond; the back portion of the lot is wooded and undeveloped. The same is proposed to consist of  $\pm 2.237$  acres of passive and active recreation areas including disk golf, cornhole, horseshoe pits, grassed lawn and natural areas. Natural/mulch trails and benches are proposed to be constructed around the fenced stormwater retention pond. Amenity area 2, located within Phase II of the subdivision, is currently undeveloped and heavily wooded. The same is proposed to consist of  $\pm 4.333$  acres of active and passive recreation areas including a pool, cabana house, tennis court, grassed lawn, and parking lot. Amenity area 2 is proposed to be subdivided from B-01-008 during the final plat process for Phase II.

### **SURROUNDING LAND USE AND ZONING**

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Open space	AR-1 (Agricultural Residential One Acre) and A-1 (Agricultural)
<b>SOUTH</b>	Wooded area and pastureland	A-1 (Agricultural)
<b>EAST</b>	Wooded area and pastureland	A-1 (Agricultural)
<b>WEST</b>	Wooded area and pastureland	A-1 (Agricultural)

### **PUBLIC FACILITIES**

#### **Water:**

- No water is proposed for amenity area 1.
- Oconee County water is proposed for amenity area 2; Oconee County Water Resources Department has indicated with a Water Availability Letter dated 11/26/2018 that sufficient water capacity exists for the proposed amenity area.

#### **Sewer**

- No sewage disposal is proposed for amenity area 1.
- Sewage disposal for amenity area 2 is proposed to be handled through a private on-site individual septic system.

#### **Roads**

- Both amenity lots are proposed to be accessed via the subdivision's interior roads.

## ENVIRONMENTAL

- Proposed amenity area 2 contains field located wetlands and a 50' environmental protection area buffer, a 20' drainage/access easement, and a 30' Georgia Power transmission utility and access easement. No construction is proposed in the wetland area or corresponding 50' buffer.
  - Both amenity lots contain stormwater detention ponds.
  - All wetlands and associated buffers are considered primary conservation areas and are therefore required to be recorded as a permanent natural resources easement, in accordance with UDC Sec. 928 (a). The natural resources easement must be depicted on all site development plans and final plats for amenity area 2.
- 

## STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR SPECIAL USE CONSIDERATION” AS SET FORTH IN SECTION 1207.02 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

- A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?** The subject site is currently zoned AR-1 (Agricultural Residential One-Acre). Amenity lots for recreational use by residents of a subdivision are considered an ancillary use to the primary residential use of the surrounding lots. The special use is being requested in order to comply with Condition #5 of rezone no. 4992, which states the following:

“Developer shall provide for a minimum of two amenity lots within the development that shall include facilities such as a pool, tennis court, clubhouse, playground, or other similar recreation elements. Developer shall receive approval for this amenity lot through a conditional use permit from the Board of Commissioners.”

Staff believes that the special use requested complies with the stated goals and intent of this zoning condition and stated purpose of the zoning district.

- B. Is the proposed special use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?** The 2040 Character Areas Map designates the subject site a character area of Suburban Neighborhood. The 2040 Comprehensive Plan specifically cites “single-family residential subdivisions, conservation subdivisions, and master-planned developments” as primary land uses within this character area. The proposed special use is intended to create recreational areas to serve residents of Wildflower Meadows subdivision, and should not pose any detriment to the suburban character of the neighborhood. Staff believes that the present request is in keeping with the goals, objectives, purpose, and intent of the Comprehensive Plan.
- C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?** Amenity lots are a common component of single-family residential subdivisions and should not impede the development of the surrounding property for residential use.
- D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?** The proposed location and character of the special use are in conformity with rezone no. 4992. Staff holds that the amenity lots are improvements that complement the surrounding neighborhood and are consistent with a desirable pattern of development for the locality in general.
- E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?** Proposed access to both amenity areas will be via interior roads of Wildflower Meadows subdivision. Since the amenity lots are intended to serve only residents of the subdivision, this access should be adequate to serve the proposed special use.

- F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?** Any impacts from additional vehicular traffic to the amenity lots are insignificant as use of such areas will be restricted to residents of the subdivision. The amenity areas will be additionally served by interior concrete sidewalks for access by pedestrians. The proposed access via interior roads should be adequate to provide for traffic and pedestrian safety, anticipated increased traffic flow, and ingress and egress by emergency vehicles.
- G. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?** Existing public facilities should be adequate to serve the proposed amenity lots. The special use should not result in any significant impact on public schools, police, and fire protection.
- Amenity area 1 would not require water or sewer service.
  - Amenity area 2 would be serviced by private septic system and Oconee County water. The Oconee County Water Resources Department has indicated that sufficient water capacity exists to serve the proposed special use.
- H. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, and odor?**
- Amenity area 1: No parking, loading, dumpsters, or service areas are proposed.
  - Amenity area 2: Landscape strips and vehicle use area screening are proposed along Lily Lane, in compliance Article 8 of the UDC.
- I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?** The hours and manner of operation will be controlled by the Wildflower Meadows Subdivision Homeowners Association. Typical use of the proposed amenity lots should be during daylight hours and should not have any adverse effects on other properties in the area.
- J. Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, or location of buildings or other structures on neighboring properties?** The only building proposed as part of the present request is a pool cabana in amenity area 2. The cabana is proposed to be smaller than residences in the subdivision and the associated architectural representations show that the building is compatible with the height, size, and location of buildings on neighboring properties.

---

### **STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS**

**Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends approval of the present special use request subject to the following conditions to be fulfilled by the developer/owner at their expense:**

1. The developer shall apply for an administrative variance from the Oconee County Planning and Code Enforcement Department to reduce the required parking for amenity area 2 by 10% **or** increase the parking for amenity area 2 to include 34 spaces, in compliance with UDC Sec. 604. Furthermore, if such variance is not approved the developer shall be required to submit a revised special use concept plan, subject to approval by the Director of Planning and Code Enforcement, meeting all applicable requirements set forth in the Unified Development Code.
2. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.

# SPECIAL USE CONCEPT PLAN:

FOR:

## WILDFLOWER MEADOWS AMENITY LOTS

1729 WILDFLOWER TRAIL (Amenity Area #1)

& 3120 LILLY LANE (Amenity Area #2)

STATHAM GA 30666

OCONEE COUNTY, GA

(2.237 Amenity Area #1 & 4.33 ACRE SITE Amenity Area #2)

6.567 ACRES TOTAL



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SITE 103  
WATKINSVILLE, GA 30677  
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**WILDFLOWER MEADOWS AMENITY LOTS**  
Amenity Areas #1 & #2  
1729 WILDFLOWER TRAIL  
& 3120 LILLY LANE

6.567 ACRES  
TAX PARCEL#S: B01P 0S2 & PORTION OF B01P 008  
EXISTING ZONING: AR-1  
OCONEE COUNTY, GA.

**SPECIAL USE CONCEPT PLAN COVER SHEET**



REVISIONS

NO.	DATE	DESCRIPTION

DATE: 11-21-18

PROJECT #: 06-054-15

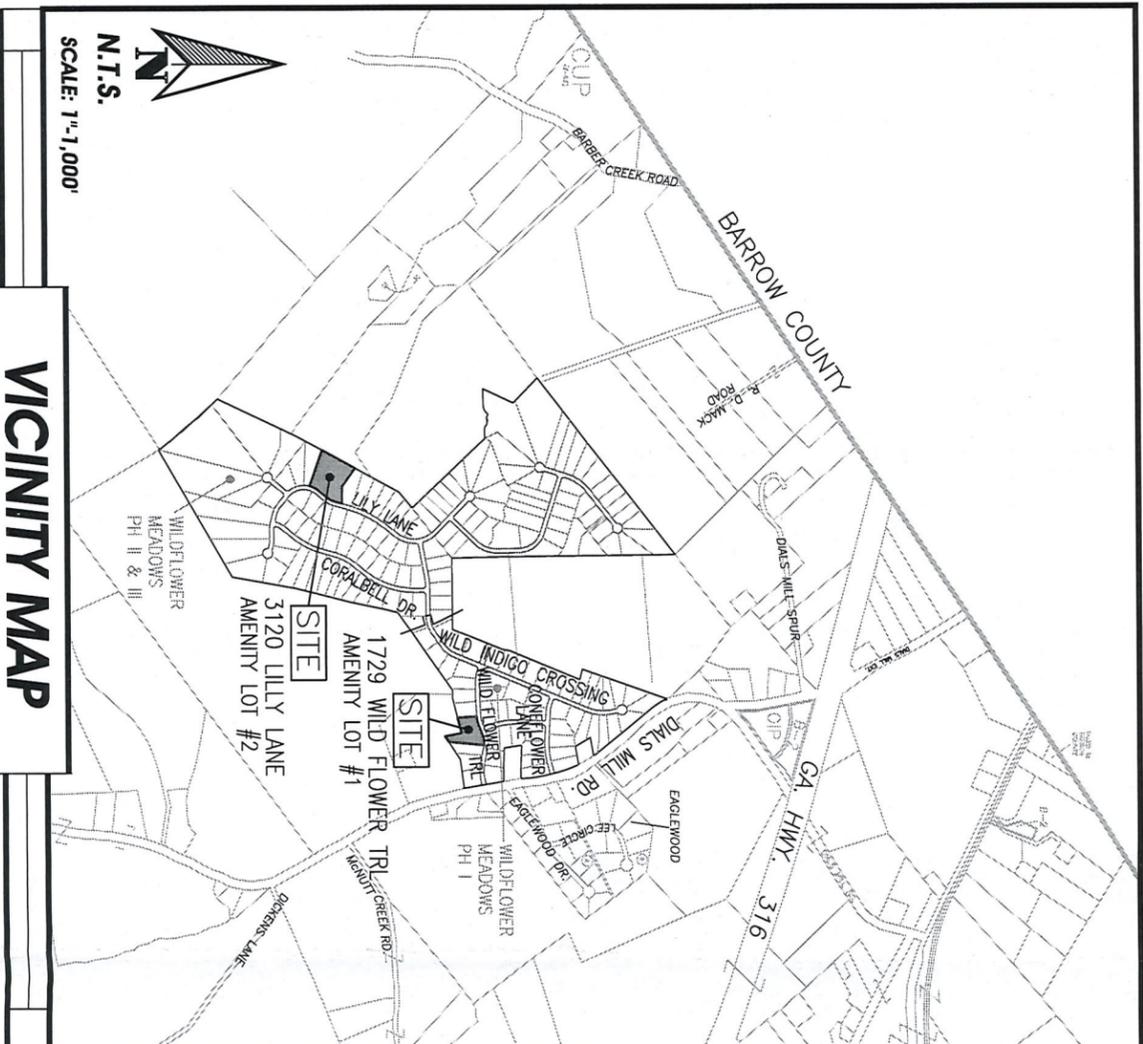
SHEET #

1

3

### SHEET INDEX

- 1 COVER SHEET
- 2 SPECIAL USE CONCEPT PLAN  
1729 WILD FLOWER TRAIL (Amenity Area #1)
- 3 SPECIAL USE CONCEPT PLAN  
3120 LILLY LANE (Amenity Area #2)



### VICINITY MAP

N.T.S.

SCALE: 1"=1,000'

**CLIENT / OWNER / DEVELOPER**  
**CONTRACTOR/PRIMARY PERMITTEE:**  
ATHENS CONSTRUCTION GROUP  
PROPERTY HOLDINGS, LLC

**CONTACT: MR. MARK JENNINGS**  
ADDRESS: 2300 PETE DICKENS ROAD  
ADDRESS: BOGART, GA 30622  
PHONE: 706-850-6477

**24 HOUR CONTACT:**  
**CONTACT: MR. MARK JENNINGS**  
ADDRESS: 2300 PETE DICKENS ROAD  
ADDRESS: BOGART, GA 30622  
PHONE: 706-207-0031

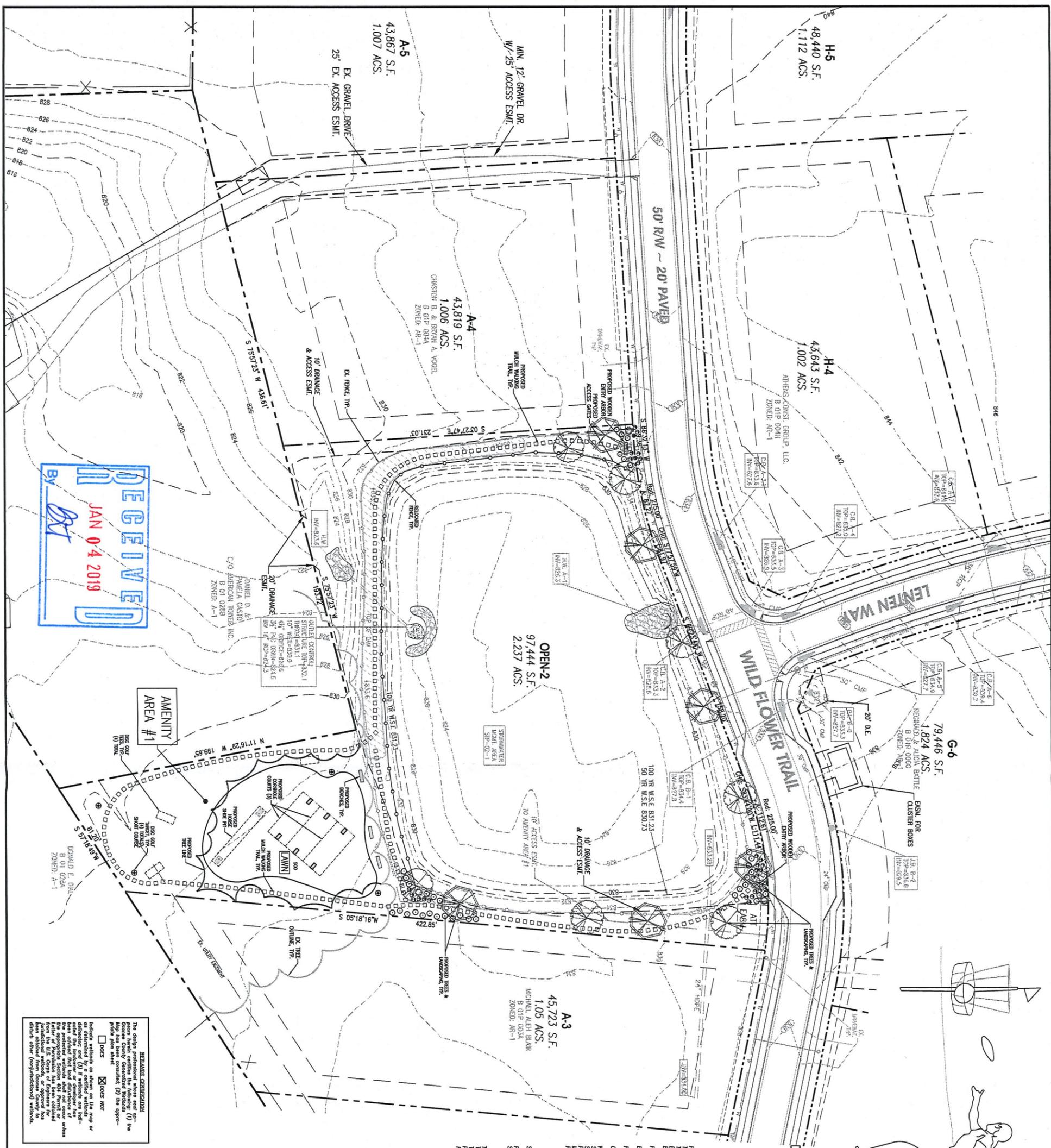
AMENITY LOT SHALL BE OWNED & MAINTAINED BY THE WILDFLOWER MEADOWS SUBDIVISION F.I.O.A.

STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECTS AT TIME OF CONSTRUCTION PLAN APPROVAL.



Know what's below.

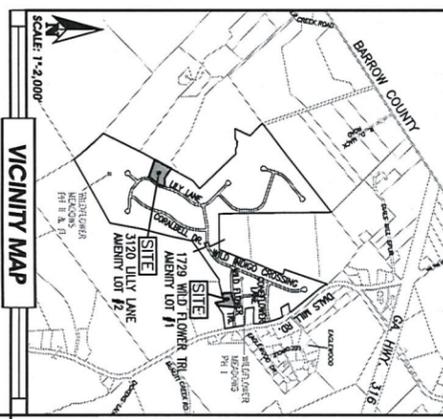
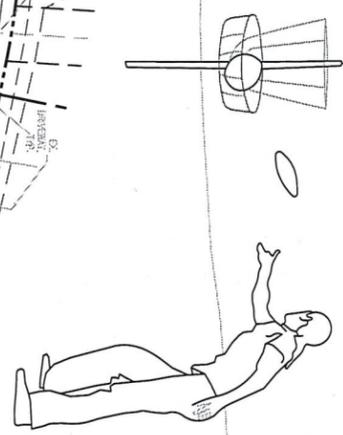
Call before you dig.  
COLORS FOR utility location:  
White = Gas  
Yellow = Electric  
Red = Fire  
Blue = Sewer  
Green = Water



RECEIVED

JAN 04 2019

BY: *[Signature]*



**PROJECT DATA**

OWNER/DEVELOPER: ELLINGTON FARMS DEVELOPMENT PARTNERS, LLC  
 MR. JAYR JENNINGS, ROAD  
 BARROW, GEORGIA 30622  
 706-850-6477

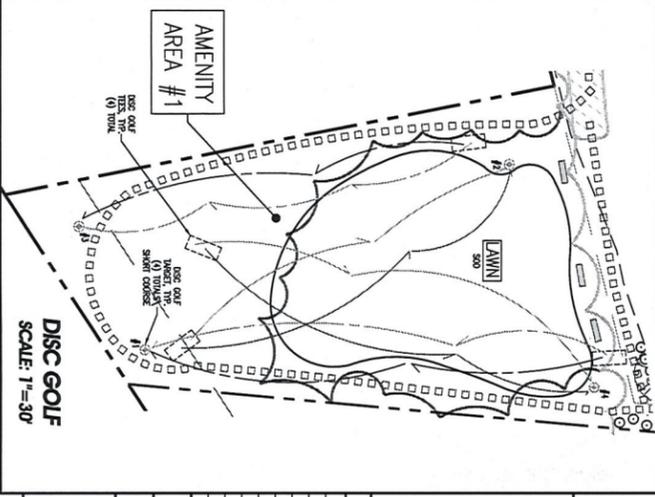
AUTHORIZED AGENT: ABE CONSULTING, INC.  
 CONTACT: JEFF ABRAMOWICZ, PE  
 WATKINSVILLE, GA 30677  
 706-813-8900

PHYSICAL ADDRESS: 1729 WILD FLOWER TRAIL, STAMPAH, GA 30666  
 TAX PARCEL NUMBER: 170102  
 EXISTING ZONING: AR-1  
 PROPOSED ZONING: AR-1  
 PROPOSED USE: RESIDENTIAL, S/D AMENITY LOT & STORMWATER MGMT. AREA

BOUNDARY TAKEN FROM RURAL PLOT BY ABE CONSULTING, INC. FOR OWNER  
 FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING  
 TO FIRM COMMUNITY PANEL NUMBER 13219C DATED SEPTEMBER 9, 2009.  
 CONTOUR INTERVAL: 2' TOPO. BY BECKOW AERIAL MAPPING DATED 8-7-2006 &  
 WATER SURVEY: NONE  
 SEWAGE DISPOSAL: NONE  
 SOLID WASTE: NONE  
 LANDFILL BUILDING: IDENT. NOT TO EXCEED 35'  
 REQUIRED BUILDING SETBACKS (N/A BECAUSE NOT A BUILDABLE LOT)  
 FRONT: 50'  
 REAR: 50'  
 SIDE: 50'

BLDG. ENVELOPE: WARE DEPENDING ON LOT SIZE & SHAPE.  
 SURFACE TO BE BUILT ON: 1' PHASE WITH A BUILT OUT DATE OF DEC. 2020.  
 PHASING: SHOWN TO BE APPROVED OVER STORMWATER PERMIT IN ACCORDANCE WITH THE REGULATIONS  
 LISTED VERSION OF THE UNIFIED DEVELOPMENT CODE.

TOTAL LAND AREA: 2,237 ACRES/97,444 S.F.  
 TOTAL GROWING AREA: 1,714 ACRES/74,408 S.F.  
 TOTAL PAVING AREA: 0 S.F./0.0 ACRES/0.0X  
 REQUIRED/PROPOSED PARKING: NONE REQUIRED OR PROPOSED  
 FUTURE LAND USE CATEGORY: SUBURBAN NEIGHBORHOOD



AMENITY LOT SHALL BE OWNED & MAINTAINED BY THE  
 WILDFLOWER MEADOWS SUBDIVISION HOA.

STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY,  
 STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN  
 EFFECTS AT TIME OF CONSTRUCTION PLAN APPROVAL.

**METADATA CONSIDERATIONS:**  
 The design professional whose seal and signature are on this plan has been consulted by the sponsor and has been satisfied that the information provided is true and correct. The design professional has been satisfied that the information provided is true and correct. The design professional has been satisfied that the information provided is true and correct.

LOCKS  
 DUCKS NOT

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 dbe@abec consultinginc.com  
 www.abec consultinginc.com

**WILDFLOWER MEADOWS AMENITY LOTS**  
 Amenity Areas # 1 & #2  
 1729 WILDFLOWER TRAIL  
 & 3120 LILLY LANE

6.567 ACRES  
 TAX PARCEL #S: 801P 002 &  
 PORTION OF 801P 008  
 EXISTING ZONING: AR-1  
 OCONEE COUNTY, GA.

**SPECIAL USE CONCEPT PLAN**

**ISSUED FOR PERMITTING**



REVISIONS	DATE

DATE: 11-21-18  
 PROJECT #: 06-054-15

GRAPHIC SCALE  
 0' 15' 30' 60' 90'  
 SCALE: 1"=30'

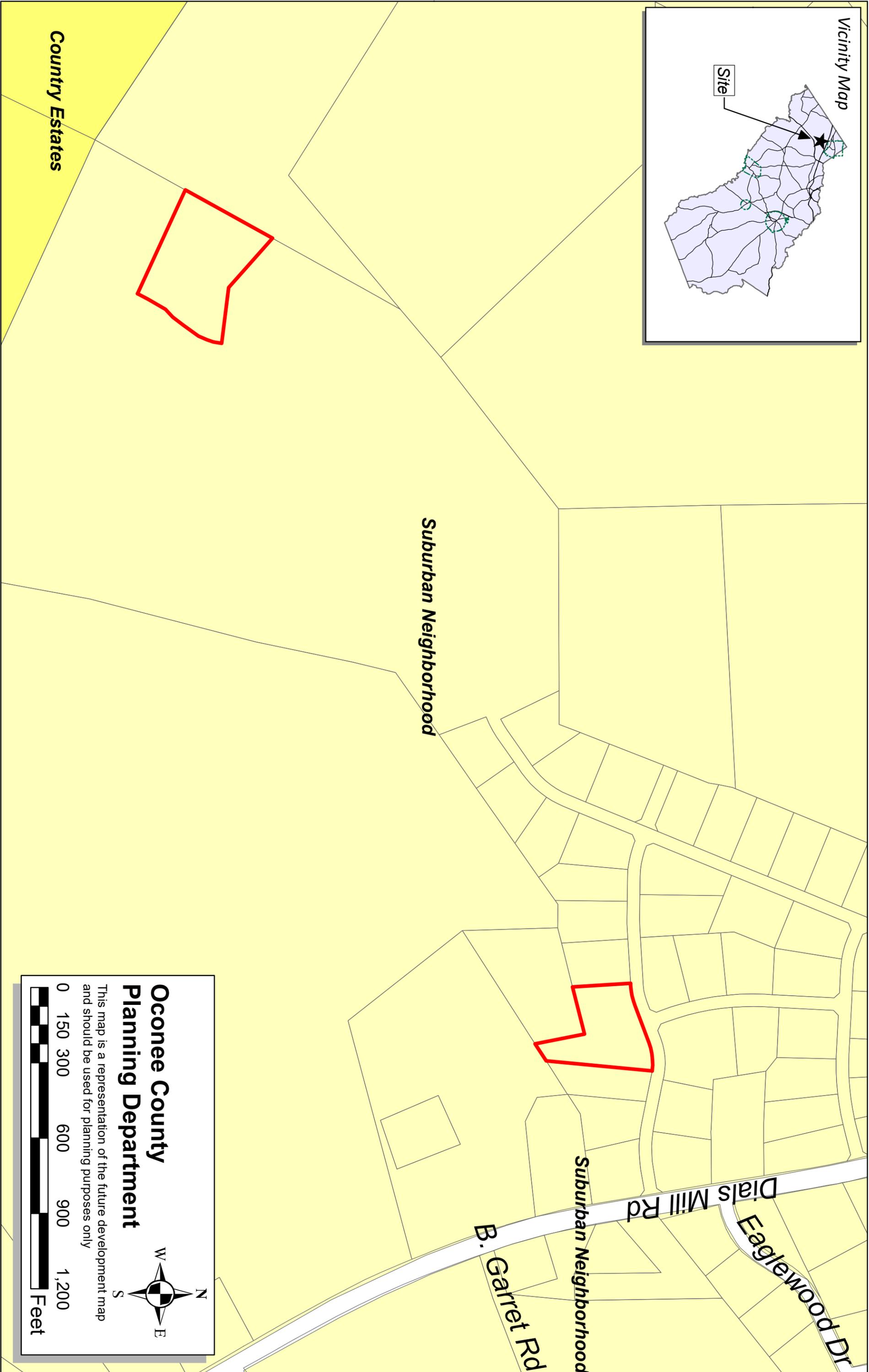
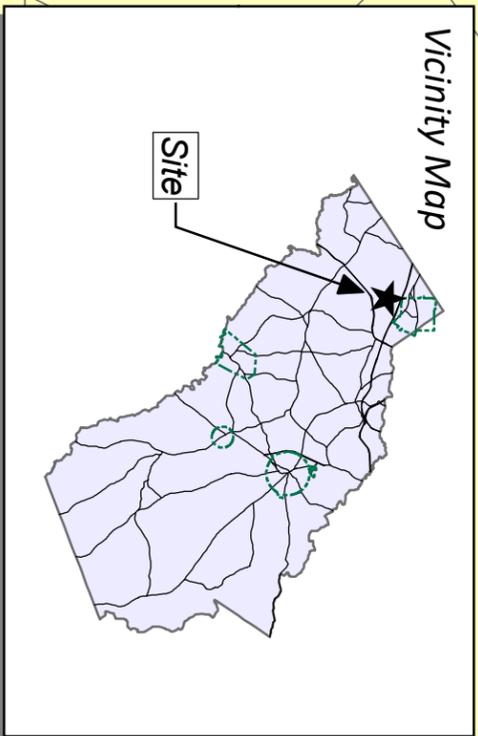
**SHEET #**

2

3

MAGNETIC NORTH





**Oconee County**  
**Planning Department**

This map is a representation of the future development map and should be used for planning purposes only

0 150 300 600 900 1,200 Feet

The block contains the title 'Oconee County Planning Department', a compass rose with 'N', 'S', 'E', and 'W' directions, a disclaimer 'This map is a representation of the future development map and should be used for planning purposes only', and a scale bar with markings at 0, 150, 300, 600, 900, and 1,200 feet.

## Amenity Area #1- Legal Description

### Wildflower Meadows S/D Phase 1

All that tract or parcel of land lying and being in the 240th G.M. District of Oconee County, Georgia, being designated Amenity Area #1 on Final Subdivision Plat for Wildflower Meadows Phase 1 prepared by A.B.E. Consulting, Inc. dated May, 21<sup>st</sup> 2014 and recorded in Plat Book 38 page 88, and being more particularly described as follows: Beginning at the Southeastern right of way of Wild Flower Trail (50' R/W) at a common line with lands of Michael Alan Blair and Ellington Farms Development Partners, LLC.

Thence South 05 Degrees 18 Minutes 16 Seconds West a distance of 422.85 feet to a point;  
Thence South 57 Degrees 18 Minutes 49 Seconds West a distance of 81.20 feet to a ½" IPC;  
Thence North 11 Degrees 16 Minutes 29 Seconds West a distance of 199.65 feet to a ½" RB;  
Thence South 75 Degrees 57 Minutes 23 Seconds West a distance of 193.72 feet;  
Thence South 03 Degrees 27 Minutes 47 Seconds East a distance of 231.03 feet;  
Thence South 86 Degrees 32 Minutes 13 Seconds West a distance of 9.36 feet;  
Thence along the arc of a curve to the right (said curve having a radius of 275.00 feet, an arc length of 82.27 feet, a chord bearing of South 77 Degrees 57 Minutes 59 Seconds West and a chord length of 81.97 feet);  
Thence South 69 Degrees 23 Minutes 44 Seconds West a distance of 158.20 feet,  
Thence along the arc of a curve to the left (said curve having a radius of 225.00 feet, an arc length of 112.61 feet, a chord bearing of South 83 Degrees 44 Minutes 00 Seconds West and a chord length of 111.44 feet) back to The POINT OF BEGINNING.

Said Tract having an area of 97,444 Square Feet, or 2.237 Acres more or less.



## Amenity Area #2- Legal Description

### Wildflower Meadows S/D Phase II & III

All that tract or parcel of land lying and being in the 240th G.M. District of Oconee County, Georgia, being more particularly described as follows: Commencing at the Southwestern right of way corner of Foxglove Court (50' R/W) and Lily Lane (50' R/W) North 00 Degrees 38 Minutes 56 Seconds West a distance of 30.03 feet; Thence along the arc of a curve to the right (said curve having a radius of 275.00 feet, an arc length of 102.94 feet, a chord bearing of North 29 Degrees 11 Minutes 29 Seconds West and a chord length of 102.34 feet); Thence along the arc of a curve to the right (said curve having a radius of 275.00 feet, an arc length of 90.41 feet, a chord bearing of North 09 Degrees 02 Minutes 58 Seconds West and a chord length of 90.00 feet); Thence along the arc of a curve to the right (said curve having a radius of 275.00 feet, an arc length of 70.39 feet, a chord bearing of North 07 Degrees 42 Minutes 03 Seconds East and a chord length of 70.20 feet); to the TRUE POINT OF BEINNING:

Thence North 70 Degrees 47 Minutes 44 Seconds West a distance of 458.23 feet;  
Thence North 29 Degrees 02 Minutes 40 Seconds East a distance of 449.18 feet;  
Thence South 54 Degrees 58 Minutes 06 Seconds East a distance of 271.91 feet;  
Thence South 89 Degrees 49 Minutes 01 Seconds East a distance of 203.53 feet;  
Thence South 15 Degrees 53 Minutes 35 Seconds West a distance of 98.90 feet;  
Thence along the arc of a curve to the right (said curve having a radius of 225.00 feet, an arc length of 93.33 feet, a chord bearing of South 27 Degrees 46 Minutes 34 Seconds West and a chord length of 92.66 feet);  
Thence South 39 Degrees 39 Minutes 34 Seconds West a distance of 136.91 feet,  
Thence along the arc of a curve to the left (said curve having a radius of 275.00 feet, an arc length of 118.16 feet, a chord bearing of South 27 Degrees 20 Minutes 48 Seconds West and a chord length of 117.29 feet) back to The TRUE POINT OF BEGINNING.

Said parcel having an area of 188,744 Square Feet, or 4.333 Acres more or less.





## SPECIAL USE NARRATIVE

### Wildflower Meadows Subdivision Amenity Lots Special Use Request - Amenities for Residential Subdivision

3120 Lilly Lane and 1729 Wildflower Trail, Statham, Oconee County, GA 30666  
6.567 Acres Total – Tax Parcels # B01P OS2 & Portion of B01P 008

November 26, 2018

#### PROPOSED USE

The subject amenity lots will be used for passive and active recreational facilities for Wildflower Meadows Subdivision. Special Use Approval is required for these amenities as stipulated in the rezone conditions for the overall residential subdivision. The amenity lots will include a large pool, pool / cabana house, a tennis court, disk golf, cornhole courts, and horseshoe pits. Amenity Area #1 will provide, disk golf, cornhole courts, horseshoe pits, sod lawn, and natural / mulch trails with benches / seating with views of the permanent pool pond and natural areas. Wooden arbors will be constructed at entry ways for Amenity Area #1. Amenity Area #2 will include a large pool, pool / cabana house, a tennis court, parking lot and a sod lawn. Parking and access drives are being provided for the Amenity Area #2 as required by current codes.

These amenity areas will provide active and passive recreational facilities within Wildflower Meadows Subdivision. Overall, the proposed amenity areas are consistent with the initial intent of the subdivision development. Please refer to the attachment for architectural features of the pool / cabana house. The proposed access drives are planned with proper site distances per the current UDC requirements. The proposed landscaping / screening meets and exceeds the current requirements. parking lot screening is not required by current codes since the proposed parking areas will be more than 3' below existing grades at the road. However, the Owner elected to add landscape screening for the parking areas for beautification and site enhancement purposes.

Special consideration has been taken to minimize impacts to the existing environmental areas on site as well as downstream of the sites. All environmental areas have been established with the proper environmental buffers. Several retaining walls have been included to minimize grading on-site. Maintaining existing vegetations to the extent possible will provide adequate screen and enhance the natural feel of these amenities.

The proposed amenities will be established or constructed in 1 phase.

- Total Acreage: 6.567 Acres
- Adjacent Land Use and Zoning Amenity Area #1:  
to the North- AR-1

Existing Uses  
Single Family Residence

to the East-	AR-1	Single Family Residence
to the South-	A-1	Single Family Residence
to the West-	A-1	Single Family Residence

- Existing Zoning: AR-1
- Existing Use: Vacant Open Space Lot
- Proposed Zoning: AR-1 - Special Use for Amenity Areas
- Proposed Use: Amenity Area with Active and Passive Recreational facilities

- Adjacent Land Use and Zoning Amenity Area #2:

to the North-	AR-1	<u>Uses</u>
to the East-	AR-1	Vacant Residential Lot
to the South-	AR-1	Vacant Residential Lot
to the West-	AR-3	Vacant Residential Lot
		Vacant Lot

- Existing Zoning: AR-1
- Existing Use: Vacant Open Space Lot
- Proposed Zoning: AR-1 - Special Use for Amenity Areas
- Proposed Use: Amenity Areas with Active and Passive Recreational Facilities

## TRAFFIC

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 7<sup>th</sup> Edition. Traffic projections are estimated based on a Recreational Community Center category as follows:

Total ADT: 22.88 trips per day (TPD) on average.  
 Peaks are encountered on Saturdays and Sundays  
 TPD = Trips per Day. i.e. each visit is counted as 2 trips. Therefore,  
 24 TPD indicates approximately 12 visits per day to the site office.

AM Peak: 2.69 trips  
 PM Peak: 2.39 trips

The proposed driveways will be utilized for the main access and parking by residents and users at the Amenity Area #2.

Based on the above ADT estimates and roadway design and conditions, the proposed Special Use request will have minimal to no impact to existing roadway infrastructure.

## SCHOOLS

No impact to schools is anticipated since the proposed Special Use is for the amenity lots within an existing residential subdivision.

## **WATER AND SEWER**

Public water service will be utilized for the amenity areas. The County public water line (8" diameter) is located within the existing rights-of-way for both amenity lots.

A private on-site septic system will be utilized for sewerage disposal. Additional, water demands are minimal since occasional use of water is anticipated.

Total water demands have been estimated to be as following:

- |          |                                      |
|----------|--------------------------------------|
| 1. Water | 500 GPD max. (gallons per day) Total |
| 2. Sewer | N/A - On-site Septic System          |

## **STORMWATER RUNOFF / DRAINAGE**

Existing drainage patterns will remain and natural terrain to the extent possible. The existing stormwater management facility will be modified and expanded as required for the Amenity Area #2. Minimum to no impact is anticipated from the proposed Amenity Area #1. All stormwater management systems will be designed and constructed in accordance with the current UDC requirements at the time of construction plans permitting.

## **BUILDING AND FAÇADE MATERIALS**

A pool / cabana house is being proposed for the Amenity Area #2. The building architectural elements are consistent with the overall look and feel of the homes within the subdivision. The proposed pool house is of typical and traditional construction. Please refer to the attached elevation sheet for the proposed building facades and architectural materials. Building facades will be predominantly brick and /or stone with cement fiber siding and cedar shakes for accents and gable ends.

## **ESTIMATED VALUE OF PROJECT AT COMPLETION**

The proposed project has an estimated value in today's dollars of \$375,000 to \$425,000 at completion.

## **OWNERSHIP AND MAINTENANCE OF COMMON OPEN SPACE**

The amenity areas will be owned and maintained by the Wildflower Meadows Subdivision Home Owners Association.

## **ARCHITECTURAL SKETCHES / PHOTOS, SIGN AND LANDSCAPING**

Representative architectural elevations are included with this submittal. A project or entrance signage is proposed for the Amenity Area #2. The proposed sign will be designed, permitted and constructed to meet current County Sign Ordinance at the time of permitting.

## **SCHEDULE**

The following is a tentative schedule for the proposed amenity areas development:

Proposed Amenity Areas Construction is anticipated to be completed by Dec. 2021

## **OUTDOOR LIGHTING**

Outdoor lighting will be designed and constructed in accordance with current UDC requirements at the time of permitting. All site lighting will be fully shielded as such to minimize glare and light pollution to surrounding areas.

## Special Use / Zoning Impact Analysis

### Wildflower Meadows Subdivision Amenity Lots Special Use Request - Amenities for Residential Subdivision

3120 Lilly Lane and 1729 Wildflower Trail, Statham, Oconee County, GA 30666  
6.567 Acres Total – Tax Parcels # B01P OS2 & Portion of B01P 008  
November 26, 2018

#### Section 1207.02 Standards for Special Use Consideration

- A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?**

*The proposed special use will be consistent with the stated purpose of the AR-1 (residential) zoning district. These amenity lots were shown on the rezone plan for the overall subdivision. Amenity lots are allowed in the AR-1 zoning district.*

- B. Is the proposed special use compatible with the goals, objectives, purpose and intent of the Community Agenda?**

*The proposed Special Use is compatible with the overall goals and objectives of the Community Agenda. Amenity lots are a part of residential subdivisions and do reduce travel, reduce impacts to the environment, lessen the pressure on County facilities, and provide recreational area for Owners and users of the subdivision.*

- C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?**

*The proposed Special Use will not impede the normal and orderly development or uses predominately in the area. These amenity areas were included and expected to be in the overall subdivision development plans to provide active and passive recreational areas. These amenities are considered an asset and perks for the subdivision residents.*

- D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?**

*The proposed Special Use for the amenities is consistent with a desirable pattern of development to allow subdivision residents the flexibility and availability of the recreational / open space areas. These amenities are an expected and desired part of the subdivision development. These amenity areas are proposed within the subdivision boundaries which is a consistent pattern for the residential community.*



**E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?**

*The proposed Special Use will generate a minimum number of additional trips. Active amenity area usually have traffic patterns that do not coincide with the morning and evening rush hours. Passive amenity area will have minimum to no impact to existing roads since there is no parking or associated drives are proposed. Based on the average estimated trips per day (23 TPD), the existing type of streets providing access to the subject areas will be more than adequate. Furthermore, the existing streets were found in good working order.*

**F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?**

*Access to the amenity areas, as designed, will be more than adequate for the proposed use by the residents. Access to the property is adequate for typical and customary use by emergency vehicles. Pedestrian safety is established by the incorporation of sidewalks and trails and proper site distances. Offstreet Parking is provided within the active amenity area with proper isles, spacing, sidewalks and signage, as required. Sidewalks connectivity is provided from the site to the right-of-way at Amenity Area #2 .*

**G. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?**

*Based on the proposed use of residential recreational amenities within a residential subdivision, there will be no significant change or increase of demand for public facilities. This request will not create an increase for additional schools, police, or fire protection. The active amenity lot is being served with public water and an on-site private septic system. These amenity areas are an accessory use to the subdivision. The active amenity lot will have minimum to no impacts to water or other public facilities.*

**H. Are or will refuse, service parking, and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?**

*The proposed parking area will be screened with proper vegetation as record by the current UDC. Refuse will be handled by a private waste hauler utilizing small residential waste and recycling containers. Large dumpsters or loading / unloading areas are not being proposed for these areas. The active amenity area is also set below street level which will further minimize any impacts to the neighboring properties. All proposed site lighting will be designed in accordance with the*

*current UDC requirements. All site lighting will be fully shielded to minimize light or glare. Noise effects will be minimum and is expected from a customary residential amenity lots. The pool house and tennis court are set a minimum of 50' away from property lines and right-of way per current setback requirements. No adverse effects such as noise, light, glare or odor is anticipated.*

**I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?**

*The typical hours of operation will be in general based on daylight hours. Typically, most of the use of the amenities will be during the day time. The Homeowners Association will own and be in charge of maintaining these facilities, including use and operating schedule. Based on the intermittent amenity uses within a residential subdivision, adverse effects to other properties in the area are not anticipated.*

**J. Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or others structures on neighboring properties?**

*The proposed pool / cabana house is compatible and smaller, in terms of height, size and location, with the neighboring residential homes. The pool house, pool and tennis court are set back 50' minimum from all property lines including the right-of-way. These setback are larger or more strict than of any residential homes in the AR-1 zoning district.*