

**AMENDMENT  
TO THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA  
AND THE ZONING MAPS OF OCONEE COUNTY, GEORGIA**

**TITLE**

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classification AG (Agricultural) to OIP (Office Institutional Professional) pursuant to an application for rezoning of property owned Nina G. Maxey submitted on October 21, 2019.

**ENACTMENT CLAUSE**

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for zoning change submitted by ABE Consulting, Inc. on October 21, 2019, requesting rezoning of a ±0.999-acre tract of land located south of Hog Mountain Road in the 221<sup>st</sup> G.M.D., Oconee County, Georgia, (tax parcel no. B-06A-020C), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

SECTION 1. An Ordinance known as the “Unified Development Code of Oconee County, Georgia” as enacted and amended by the Board of Commissioners of Oconee County and the Zoning Maps described therein are hereby amended as follows:

The zoning classification for the property described on the attached “Exhibit A” is hereby changed from classification AG (Agricultural) to OIP (Office Institutional Professional) for the purpose as set forth in “Exhibit A” attached hereto.

Said rezone is subject to the following conditions: as set forth in “Exhibit A” attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Ordinance shall take effect this date.

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on December 9, 2019, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on January 7, 2020.

ADOPTED AND APPROVED, this 7<sup>th</sup> day of January, 2020.



**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY: \_\_\_\_\_

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

William E. Wilkes, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes  
Kathy Hayes  
Clerk, Board of Commissioners

**EXHIBIT "A" TO REZONE NO P19-0063**

1. 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.
2. 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.
3. Prior to issuance of a development permit for Phase II, the development shall be connected to public waste water services in a manner approved by the Oconee County Water Resources Department.
4. The total building square footage shall not exceed 4,252 square feet.
5. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of the principal structure with black painted metal/steel enclosure doors. Enclosures made of wood or chain link are prohibited.
6. The existing private access drive shall be improved in compliance with UDC Sec. 1012.07.
7. In addition to the disallowed uses proffered by the applicant in the narrative statement, the following uses shall not be allowed on the subject property:

Personal care homes, congregate (more than 15 under care)
Day care center (more than 18 persons in care)

**TAX MAP**



**EXHIBIT "A" TO REZONE NO P19-0063**

Page 2 of 5

**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in the 221<sup>st</sup> G.M. District, Oconee County, Georgia, being designated on a Retracement Survey prepared by A.B.E. Consulting, Inc. and certified by Stacy C. Carroll dated September 25, 2019 and recorded in Plat Book 2019 page 123, and being more particularly described as follows:

COMMENCING at one-half inch rebar found on the Southeast right of way of Hog Mountain Road (100' R/W) at a common property corner with lands of Bath Family Development, LLC. and K & B Management, Inc. Said rebar lies 591.93' East along the Southeast right of way Hog Mountain Road from the Northeast right of way Jamestown Boulevard. Thence South 39 Degrees 31 Minutes 22 Seconds East a distance of 435.52 feet along a common property line with Bath Family Development, LLC. and K & B Management, Inc. to a five-eighths inch rod, The POINT OF BEGINNING.

Thence North 51 Degrees 32 Minutes 22 Seconds East a distance of 100.18 feet along a common property line with Bath Family Development, LLC to a five-eighths inch rod at a common corner with Bath Family Development, LLC. and Linda B. Allen;

Thence South 39 Degrees 07 Minutes 27 Seconds East a distance of 209.04 feet along a common property line with Linda B. Allen and Allen & Linda Dockery to a five-eighths inch rod found;

Thence South 51 Degrees 43 Minutes 27 Seconds West a distance of 208.20 feet along a common property line with Ashley Glen Partners, LLC., Harris Properties of GA, LLC. and Colony Square Business Center, LLC. to a one-half inch rebar found;

Thence North 39 Degrees 13 Minutes 05 Seconds West a distance of 208.83 feet along a common property line with Ashley Glen Partners, LLC., Harris Properties of GA, LLC. and Colony Square Business Center, LLC. to a five-eighths inch rod found;

Thence North 51 Degrees 47 Minutes 04 Seconds East a distance of 108.36 feet along a common property line with K & B Management Inc. to a five-eighths inch rod found, The POINT OF BEGINNING.

Said Tract having an area of 43,507 Square Feet, or 0.999 Acres more or less.

The above described parcel is benefited by a 25' access easement as shown on the above referred survey.

# EXHIBIT "A" TO REZONE NO P19-0063

## NARRATIVE

The subject property is currently zoned AG with an existing single-family residence. Over the years, most of the areas adjacent to the subject site have rezoned and / or development for commercial or office uses. At her current age, Ms. Maxey has decided to rezone the property and move to an appropriate personnel care facility. This request is submitted to allow for a transition zoning of OIP between the commercial and residential zoned areas. The existing house will remain and will be utilized for OIP uses until such time a future replacement or addition is made. The subject location is not conducive for a family or residence being located among commercial properties and accessed from a major collector. The overall Rezone Concept was developed with proper buffers and minimizing impact to the adjacent residential areas and to easily fit with surrounding zoning classifications.

**PROPOSED USE**

The property will be used for OIP uses as allowed under the Oconee County Zoning Ordinances, but excluding the following uses:

1. Planned Unit Development (MPD)
2. Veterinary Office, Clinic, and Animal Hospitals
3. Alternate ("Stealth") Towers and Antennae
4. Additions to Existing Towers or Mounted on Nonresidential Building
5. Electric Power Transmission and Distribution Lines
6. Natural Gas Distribution
7. Freestanding Ambulatory Surgical and Emergency Centers
8. General Medical and Surgical Hospitals
9. Cemeteries & Mausoleums



The proposed uses may include one or a combination of offices, medical offices, layers, real estate office, insurance agencies and other uses listed under the OIP zoning classifications (less excluded uses listed above).

The proposed development will have a maximum of 4,252 SF total heated and cooled space, including existing building. The existing building will be utilized until such time an addition or building replacement will be needed. A single building is being proposed as a one-story structure. The proposed building and uses shall be in accordance with the appropriate Oconee County development codes and ordinances.

The new building or addition facades will consist of 4 sided predominantly brick, stone, masonry and EIFS / stucco with accents of cement fiberboard (hardy plank) siding, wood, wood siding, metal and / or copper materials, or combination thereof. Roof systems will be coated metal or asphalt shingles with parapet and hipped ridgelines, refer to attached Architectural Representative Photos.

The proposed building will be constructed in 2 total phases as follows:

- Phase I- Existing building with proper parking, 1,802 SF (OIP Uses less exclusions)
- Phase II - Future addition or building replacement with parking 4,252 SF total (OIP Uses less exclusions)
- Total Rezone Acreage: 0.999 Acres

• <u>Adjacent Land Use and Zoning:</u> to the North- B-2 and OIP	<u>Uses</u> Restaurants, Businesses, Medical Offices, and vacant land
to the South- OBP	Mixed Use Commercial & Restaurants
to the East- R-1	Residences
to the West- OBP	Mixed Use Commercial and Restaurants

- Existing Zoning: AG
- Existing Use: Residence
- Proposed Zoning: OIP
- Proposed Use: OIP uses, but excluding the uses listed above



**TRAFFIC**

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 9<sup>th</sup> Edition. Traffic projections are estimated based on a General Offices category as follows:

General Office, ITE 710: 11.03 per 1,000 GLA, 4,252 SF	2-Way ADT	AM Peak HR	PM Peak HR
	47	7	6
<b>TOTAL ADT:</b>	<b>47 Trips</b>	<b>7</b>	<b>6</b>

The existing access drive apron will be improved as required by GDOT standards to serve the property. Based on the above ADT estimates, the property location on a major collector and the proposed request will have minimal to no impact to existing roadway infrastructure.

**SCHOOLS**

Minimum impact to schools is anticipated since the proposed project creates no increase in student population. In addition, the proposed development will increase the tax digest and provide additional tax dollars to offset some of the school and other County operational costs.

**WATER AND SEWER**

The current private on-site septic system will be utilized until such time a building addition or replacement occurs. At that time, the property will be served with public sewer. The site is currently served with public water and will continue to be served with public water. Currently, there is a 12" diameter County water main located in the right-of-way of Hog Mountain Road, which will be used for the water demand for the development.

Public sewer will be utilized for the future expansion or building replacement. There is an existing County Sanitary Sewer Line located just downstream of the subject property will be utilized for the project. The existing sewer line is 8" diameter in size.

Water and Sewer demands have been estimated to be as following:

1. Sewer:	OIP / Offices, 2 suites at 208 GPD/suite =	416 GPD
	<b>Total Sewer Demand:</b>	<b>416 GPD</b>
2. Water		475 GPD



**STORMWATER RUNOFF / DRAINAGE**

Drainage patterns will closely match existing contour patterns. Increased stormwater runoff from site will be mitigated on site thru a proposed stormwater management facility and water quality measures, as required by codes and regulations.

**BUILDING AND FAÇADE MATERIALS**

The proposed building addition and building replacement facades will consist of 4 sided predominantly brick, stone, masonry and EIFS / stucco with accents of cement fiberboard (hardy plank) siding, wood, wood siding, metal and / or copper materials, or combination thereof. Some of the proposed buildings will include attic storage space above the main floors. The Architectural Theme will follow general and traditional looks of small office development styles. Roof systems will be coated metal or asphalt shingles with parapet and hipped ridgelines, refer to attached Architectural Representative Photos.

**ESTIMATED VALUE OF PROJECT AT COMPLETION**

The proposed project has an estimated value in today's dollars of \$850,000 at completion.

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

The overall development will be owned fee simple and maintained by private owners. The overall site will be maintained by private owners, including stormwater management and water quality facilities. There are no common / open space areas proposed for the development.

**GENERAL UTILITIES AND GARBAGE / RECYCLING SERVICES**

All utilities proposed on this project will be buried or installed underground. Water and sewer systems will be obtained from Oconee County. Other utilities proposed for the project include natural gas, cable TV, internet access, telecom / phone and power. These services will be provided by public and private companies. The exact location of these services will be determined during the Site Development Plans process thru the DRC review. Garbage / waste and recycling services will be provided by private haulers or collection companies.

**PLANTING / LANDSCAPING AND REQUIRED BUFFERS**

All required planting and buffers will be designed and installed in accordance with the County UDC. Additional required buffer and planting will be provided detailed on the Site Development Plans.

**WALKWAYS, SIDEWALKS AND ADA RAMPS**

Sidewalks and walkways with all required ADA ramps will be provided and constructed on site to provide safe and durable internal circulations. Since the project will be constructed in multiple phases, sidewalk construction will be accordingly phased prior to obtaining individual Certificate of Occupancy.

**SITE / OUTDOOR LIGHTING**

All proposed site lighting will be designed and installed per the County UDC. All light fixtures will be directed downward and inward to minimize glare and light pollution. The detailed overlay of lighting foot-candle distribution plans will be submitted to the Planning Department for review and consideration during the Site Development permitting stage.

**SIGNAGE**

Site signage will be design and installed in accordance with the UDC and Zoning Codes and Regulations of Oconee County.

**PUBLIC AND SEMI-PUBLIC AREAS**

Utility easements will be dedicated to the associated public or semi-public entities. Access and drainage easement to and around the regional storm water management facilities will be dedicated to Oconee County at the appropriate time after construction completion or installation. Site signage will be design and installed in accordance with the UDC and Zoning Codes and Regulations of Oconee County.



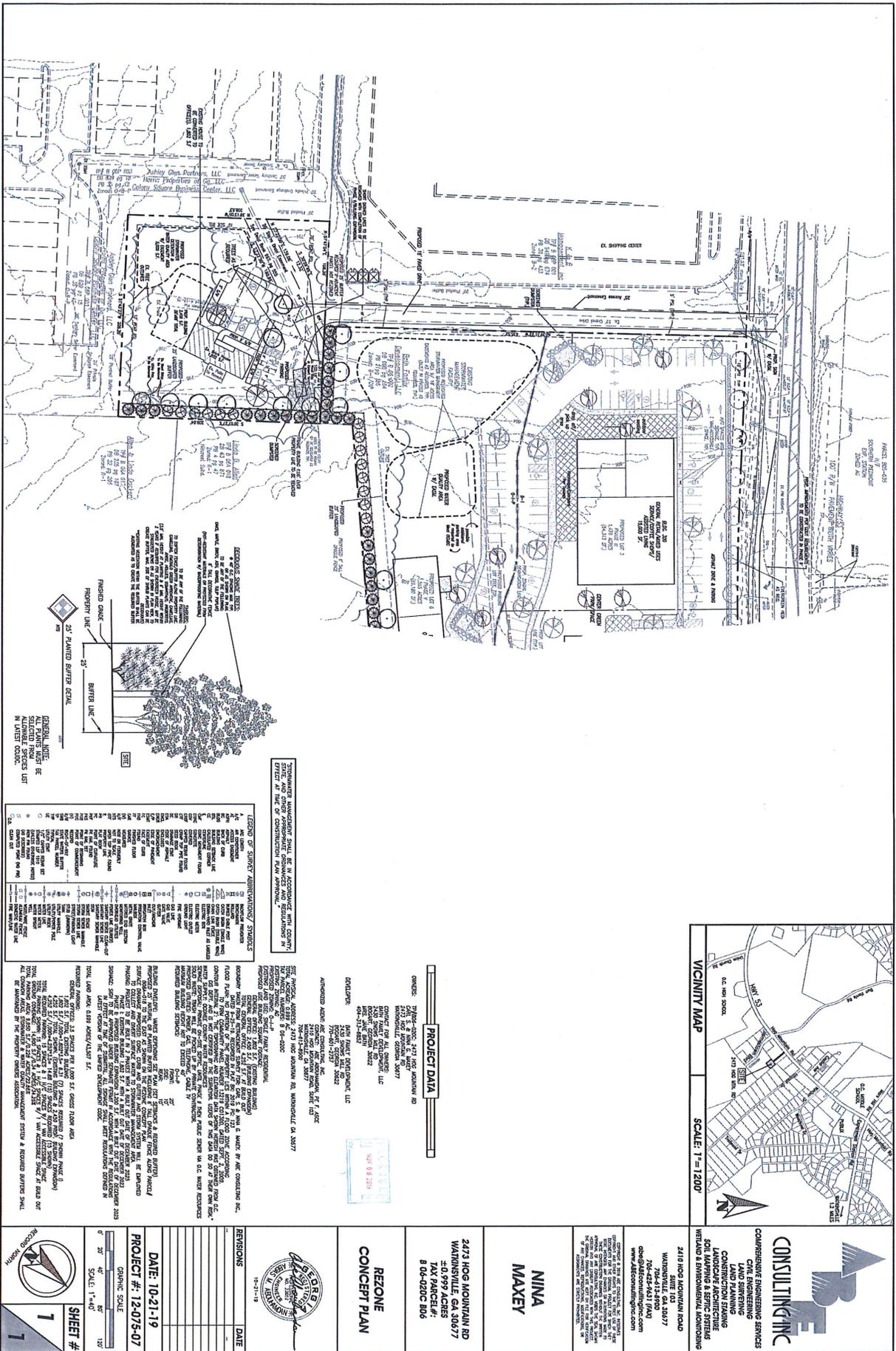
**SCHEDULE**

The following is a tentative schedule for the proposed development:

- Phase 1: 1-3 years, starting year 2020
- Phase 2: 2-5 years



CONCEPT PLAN





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

**REZONE CASE #:** P19-0063

**DATE:** November 21, 2019

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

**APPLICANT NAME:** ABE Consulting, Inc.

**PROPERTY OWNER:** Nina G. Maxey

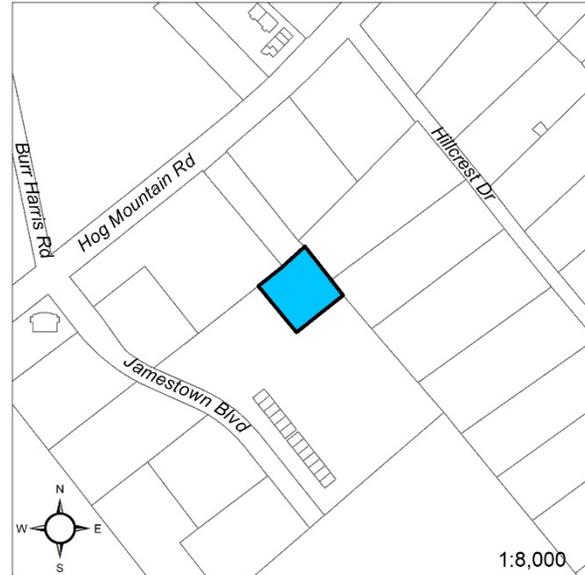
**LOCATION:** south of Hog Mountain Road

**PARCEL SIZE:** ± 0.999 acres

**EXISTING ZONING:** AG (Agricultural District)

**EXISTING LAND USE:** Single-Family Residential

**FUTURE DEVELOPMENT MAP CHARACTER  
AREA DESIGNATION:** Civic Center



**ACTION REQUESTED:** Rezone to OIP (Office Institutional Professional)

**REQUEST SUMMARY:** The petitioner is requesting to rezone from AG to OIP to allow the existing residence to be used and expanded for commercial office purposes

**STAFF RECOMMENDATION:** Staff recommends conditional approval of the present request

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** December 9, 2019

**BOARD OF COMMISSIONERS:** January 7, 2020

**ATTACHMENTS:**

- Application
- Narrative
- Representative Photographs
- Zoning Impact Analysis
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat of Survey
- Concept Plan

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

### **HISTORY**

- The property has been zoned AG (Agricultural) since the original adoption of the zoning map in 1969
- A single family residence was constructed on the property in 1983

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

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Vacant Single family residential (Hillcrest Subdivision)	OIP (Office Institutional Professional) B-1 (General Business) B-2 (Highway Business) R-1 (Single-Family Residential)
<b>SOUTH</b>	Commercial offices (Colony Square business park)	OBP (Office-Business Park)
<b>EAST</b>	Single-family residential	R-1 (Single-Family Residential)
<b>WEST</b>	Shopping center (Colony Square shopping center) Commercial offices (Colony Square business park)	B-2 (Highway Business) OBP (Office-Business Park)

### **PROPOSED DEVELOPMENT**

- The applicant proposes to convert the existing 1,802 square foot residence to commercial office use during Phase 1 of construction (slated for completion between 2020-2023)
- The existing residence is proposed to be expanded or rebuilt during Phase II, for a total building square footage of 4,252 at full buildout
- Parking for the existing building is to be completed during Phase I, with additional parking to be constructed during Phase II
- The project is anticipated to be valued at \$850,000 at completion
- The applicant has proffered 9 disallowed uses, as follows: Planned Unit Development; Veterinary Office, Clinic, and Animal Hospitals; Alternate (“Stealth”) Towers and Antennae; Additions to Existing Towers or Mounted in Nonresidential Building; Electric Power Transmission and Distribution Lines; Natural Gas Distribution; Freestanding Ambulatory Surgical and Emergency Centers; General Medical and Surgical Hospitals; Cemeteries & Mausoleums

### **PROPOSED TRAFFIC PROJECTIONS**

- At full buildout, the development is projected to generate 47 ADT, including 7 AM peak hour and 6 PM peak hour trips

### **PUBLIC FACILITIES**

#### **Water:**

- County water services are proposed for the new development; the property is currently served by County water
- The Water Resources Department has indicated in a letter of availability dated 11/04/2019 that potable water is currently available for the proposed development

#### **Sewer:**

- A private on-site septic system is proposed to be utilized until Phase II construction occurs, at which time the project will be connected to County sewer
- The Water Resources Department has indicated in a letter of availability dated 11/04/2019 that sewer capacity is available for the proposed development

#### **Roads:**

- An existing access drive off of Hog Mountain Road is proposed to serve the development
- The existing access drive apron is to be improved as required by GDOT standards

### **ENVIRONMENTAL**

- No jurisdictional wetlands, state waters, or 100-year flood plain areas are known to exist on the subject property

## **COMMENTS FROM OTHER DEPARTMENTS & AGENCIES**

### **OCONEE COUNTY PUBLIC WORKS DEPARTMENT**

- Please provide stopping sight distance at entrance to the project site.

### **OCONEE COUNTY FIRE DEPARTMENT**

- No comment

### **OCONEE COUNTY WATER RESOURCES DEPARTMENT**

- Suggested rezone condition: 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.

### **GEORGIA DEPARTMENT OF TRANSPORTATION**

- The project will require GDOT coordination.

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## **STAFF ANALYSIS**

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

- A. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.**  
Surrounding properties are primarily commercial in use and/or zoning. The current request is for low intensity commercial office use on the subject property and is in keeping with adjacent OIP zoning to the north and OBP zoning to the south. The proposed development should serve as an appropriate transition between higher intensity B-2 land uses to the west and the residential subdivision to the east. Staff holds that the proposal is suitable in view of the existing uses, development, and zoning of nearby property.
- B. Whether the property to be rezoned has a reasonable economic use as currently zoned.**  
The property has a reasonable economic use for single family residential purposes as currently zoned.
- C. The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:**
- i. Population density and effect on community facilities such as streets, schools, water, and sewer;**  
The current request is not anticipated to significantly impact population density or schools. The project is anticipated to generate little traffic and to require minimal public water and wastewater services; staff holds that the current request should not negatively impact the general public.
  - ii. Environmental impact;**  
No environmentally sensitive areas are known to exist on the subject property and no significant negative environmental impacts are anticipated as a result of the present request.
  - iii. Effect on the existing use, usability and/or value of adjoining property.**  
The present request is in keeping with surrounding uses and should not negatively impact adjoining commercial property. Where the property borders residential use to the east, a 25-foot landscape buffer will be required. All site lighting will be required to be "full cut-off" as defined in the UDC and directed away from residential property. Given these restrictions outlined in the UDC and the limited hours of operation expected from office uses, the adjoining residential property should not be negatively impacted.

**D. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.**

The property is not currently vacant; this standard is not applicable to the current analysis.

**E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**

The Office Institutional Professional zoning district is intended to “provide an area for business and professional offices as well as for social, fraternal, political, civic and community organizations” (Unified Development Code p. 2-22). Commercial offices are allowed by right and are commonly found in the OIP zoning district. Staff holds that the proposed use is consistent with the stated purpose of the zoning district.

**F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

Land use patterns in the general vicinity have gradually transitioned from agricultural and low density residential uses to commercial and higher density residential uses since the late 1990s, including the nearby commercial node at Hog Mountain Road and Experiment Station Road. The continued trend toward higher intensity land uses in the surrounding area gives supporting grounds for approval of the current proposal.

**G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.**

The Future Development Map designates the subject property a character area of “Civic Center.” The Civic Center character area is intended to be a “relatively high-intensity mix of businesses, retail shopping, offices... that create a multi-dimensional environment” (2018 Comprehensive Plan p. 58). Typical non-residential uses include “small office complexes such as ‘office condominiums.’” Staff holds that the current proposal conforms to the Future Development Map and the goals and objectives of the Oconee County Comprehensive Plan.

**H. The availability of adequate sites for the proposed use in districts that permit such use.**

Very few vacant sites of similar size with current zoning of OIP or OBP (Office Business-Park) exist along Hog Mountain Road and Experiment Station Road. Additionally, due to the prevalence of conditional zoning in the county, it is unlikely that similar sites exist that would permit the development as proposed.

**STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS**

Staff recommends approval of this request, to be subject to the following conditions to be fulfilled at the expense of the owner/developer:

1. 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.
2. 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.
3. Prior to issuance of a development permit for Phase II, the development shall be connected to public waste water services in a manner approved by the Oconee County Water Resources Department.
4. The total building square footage shall not exceed 4,252 square feet.
5. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of the principal structure with black painted metal/steel enclosure doors. Enclosures made of wood or chain link are prohibited.
6. The existing private access drive shall be improved in compliance with UDC Sec. 1012.07.
7. In addition to the disallowed uses proffered by the applicant in the narrative statement, the following uses shall not be allowed on the subject property:

Personal care homes, congregate (more than 15 under care)
Day care center (more than 18 persons in care)



# OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: AG to OIP  Change in Conditions of Approval for Case #: \_\_\_\_\_
- Special Use Approval for: \_\_\_\_\_ in the \_\_\_\_\_ Zoning District

### Applicant

Name: ABE Consulting, Inc. / Abe Aboukandan PE., F. ASCE

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

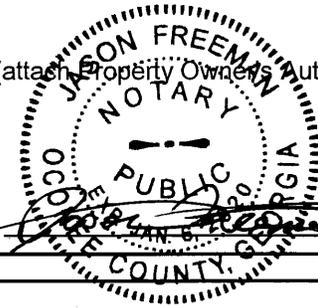
Telephone: 706-613-8900

Email: Abe@ABEConsultingInc.com

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: 10/21/19 Notarized: *[Signature]*



### Property

Location: 2473 Hog Mountain Rd  
*(Physical Description)*  
Watkinsville, GA 30677

Tax Parcel Number: B 06 020C

Size (Acres): 0.999 Current Zoning: AG

Future Development Map—Character Area Designation: Civic Center OCT 21 2019

### Use

Current Use: Single Family

Proposed Use: Medical + General Offices

### 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

**Application** Date Received: \_\_\_\_\_ Date Accepted: \_\_\_\_\_

DRI Transmitted to RDC  Date: \_\_\_\_\_  N/A

Date Submitted: \_\_\_\_\_  Findings Complete

Posted: \_\_\_\_\_ Ad: \_\_\_\_\_ Ad: \_\_\_\_\_

Application Withdrawn  Date: \_\_\_\_\_

**APPLICATION NUMBER**

**Action** **Planning Commission** Date: \_\_\_\_\_

Approval  With Conditions  Denial

**Board of Commissioners** Date: \_\_\_\_\_

Approved  With Conditions  Denied

## REZONE NARRATIVE

NINA G. MAXEY

### AG to OIP Rezone Request

2473 Hog Mountain Road, Watkinsville, Oconee County, GA 30677

Approximately 0.999 Acre Site – Tax Parcel #: B 06-020C

October 21, 2019

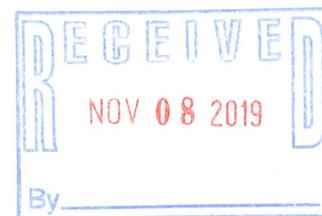
### NARRATIVE

The subject property is currently zoned AG with an existing single-family residence. Over the years, most of the areas adjacent to the subject site have rezoned and / or development for commercial or office uses. At her current age, Ms. Maxey has decided to rezone the property and move to an appropriate personnel care facility. This request is submitted to allow for a transition zoning of OIP between the commercial and residential zoned areas. The existing house will remain and will be utilized for OIP uses until such time a future replacement or addition is made. The subject location is not conducive for a family or residence being located among commercial properties and accessed from a major collector. The overall Rezone Concept was developed with proper buffers and minimizing impact to the adjacent residential areas and to easily fit with surrounding zoning classifications.

### PROPOSED USE

The property will be used for OIP uses as allowed under the Oconee County Zoning Ordinances, but **excluding** the following uses:

1. Planned Unit Development (MPD)
2. Veterinary Office, Clinic, and Animal Hospitals
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6. Natural Gas Distribution
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9. Cemeteries & Mausoleums



The proposed uses may include one or a combination of offices, medical offices, lawyers, real estate office, insurance agencies and other uses listed under the OIP zoning classifications (less excluded uses listed above).

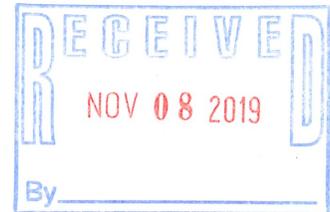
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The new building or addition facades will consist of 4 sided predominantly brick, stone, masonry and EIFS / stucco with accents of cement fiberboard (hardy plank) siding, wood, wood siding, metal and / or copper materials, or combination thereof. Roof systems will be coated metal or asphalt shingles with parapet and hipped ridgelines, refer to attached Architectural Representative Photos.

The proposed building will be constructed in 2 total phases as follows:

- Phase I- Existing building with proper parking, 1,802 SF  
(OIP Uses less exclusions)
- Phase II – Future addition or building replacement with parking 4,252 SF total  
(OIP Uses less exclusions)
- Total Rezone Acreage: 0.999 Acres
- Adjacent Land Use and Zoning:

to the North-	B-2 and OIP	<u>Uses</u> Restaurants, Businesses, Medical Offices, and vacant land
to the South-	OBP	Mixed Use Commercial & Restaurants
to the East-	R-1	Residences
to the West-	OBP	Mixed Use Commercial and Restaurants
- Existing Zoning: AG
- Existing Use: Residence
- Proposed Zoning: OIP
- Proposed Use: OIP uses, but excluding the uses listed above



**TRAFFIC**

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 9<sup>th</sup> Edition. Traffic projections are estimated based on a General Offices category as follows:

	2-Way ADT	AM Peak HR	PM Peak HR
<b>General Office, ITE 710:</b>			
11.03 per 1,000 GLA, 4,252 SF	47	7	6
<hr/>			
<b>TOTAL ADT:</b>	<b>47 Trips</b>	<b>7</b>	<b>6</b>

The existing access drive apron will be improved as required by GDOT standards to serve the property. Based on the above ADT estimates, the property location on a major collector and the proposed request will have minimal to no impact to existing roadway infrastructure.

**SCHOOLS**

Minimum impact to schools is anticipated since the proposed project creates no increase in student population. In addition, the proposed development will increase the tax digest and provide additional tax dollars to offset some of the school and other County operational costs.

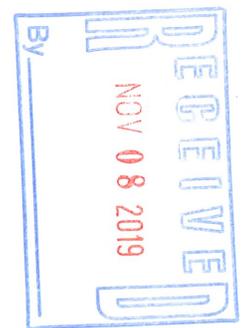
**WATER AND SEWER**

The current private on-site septic system will be utilized until such time a building addition or replacement occurs. At that time, the property will be served with public sewer. The site is currently served with public water and will continue to be served with public water. Currently, there is a 12” diameter County water main located in the right-of-way of Hog Mountain Road, which will be used for the water demand for the development.

Public sewer will be utilized for the future expansion or building replacement. There is an existing County Sanitary Sewer Line located just downstream of the subject property will be utilized for the project. The existing sewer line is 8” diameter in size.

Water and Sewer demands have been estimated to be as following:

1. Sewer:	<u>OIP / Offices, 2 suites at 208 GPD/suite =</u>	<u>416 GPD</u>
	<b>Total Sewer Demand:</b>	<b>416 GPD</b>
2. Water		<b>475 GPD</b>



**STORMWATER RUNOFF / DRAINAGE**

Drainage patterns will closely match existing contour patterns. Increased stormwater runoff from site will be mitigated on site thru a proposed stormwater management facility and water quality measures, as required by codes and regulations.

**BUILDING AND FAÇADE MATERIALS**

The proposed building addition and building replacement facades will consist of 4 sided predominantly brick, stone, masonry and EIFS / stucco with accents of cement fiberboard (hardy plank) siding, wood, wood siding, metal and / or copper materials, or combination thereof. Some of the proposed buildings will include attic storage space above the main floors. The Architectural Theme will follow general and traditional looks of small office development styles. Roof systems will be coated metal or asphalt shingles with parapet and hipped ridgelines, refer to attached Architectural Representative Photos.

**ESTIMATED VALUE OF PROJECT AT COMPLETION**

The proposed project has an estimated value in today’s dollars of \$850,000 at completion.

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

The overall development will be owned fee simple and maintained by private owners. The overall site will be maintained by private owners, including stormwater management and water quality facilities. There are no common / open space areas proposed for the development.

## **GENERAL UTILITIES AND GARBAGE / RECYCLING SERVICES**

All utilities proposed on this project will be buried or installed underground. Water and sewer systems will be obtained from Oconee County. Other utilities proposed for the project include natural gas, cable TV, internet access, telecom / phone and power. These services will be provided by public and private companies. The exact location of these services will be determined during the Site Development Plans process thru the DRC review. Garbage / waste and recycling services will be provided by private haulers or collection companies.

## **PLANTING / LANDSCAPING AND REQUIRED BUFFERS**

All required planting and buffers will be designed and installed in accordance with the County UDC. Additional required buffer and planting will be provided detailed on the Site Development Plans.

## **WALKWAYS, SIDEWALKS AND ADA RAMPS**

Sidewalks and walkways with all required ADA ramps will be provided and constructed on site to provide safe and durable internal circulations. Since the project will be constructed in multiple phases, sidewalk construction will be accordingly phased prior to obtaining individual Certificate of Occupancy.

## **SITE / OUTDOOR LIGHTING**

All proposed site lighting will be designed and installed per the County UDC. All light fixtures will be directed downward and inward to minimize glare and light pollution. The detailed overlay of lighting foot-candle distribution plans will be submitted to the Planning Department for review and consideration during the Side Development permitting stage.

## **SIGNAGE**

Site signage will be design and installed in accordance with the UDC and Zoning Codes and Regulations of Oconee County.

## **PUBLIC AND SEMI-PUBLIC AREAS**

Utility easements will be dedicated to the associated public or semi-public entities. Access and drainage easement to and around the regional storm water management facilities will be dedicated to Oconee County at the appropriate time after construction completion or installation. Site signage will be design and installed in accordance with the UDC and Zoning Codes and Regulations of Oconee County.

## **SCHEDULE**

The following is a tentative schedule for the proposed development:

- Phase 1: 1-3 years, starting year 2020
- Phase 2: 2-5 years



**Representative  
Architectural  
Elevations / Facades**





Representative Office



Representative Office



Representative Office



Representative Office

RECEIVED  
OCT 21 2019



Representative Office



Representative Office



Representative Office

RECEIVED  
OCT 21 2019  
By



Representative Office

Carl S. & Nina G. Maxey – 2473 Hog Mountain Road

All that tract or parcel of land lying and being in the 221<sup>st</sup> G.M. District, Oconee County, Georgia, being designated on a Retracement Survey prepared by A.B.E. Consulting, Inc. and certified by Stacy C. Carroll dated September 25, 2019 and recorded in Plat Book 2019 page 123, and being more particularly described as follows:

COMMENCING at one-half inch rebar found on the Southeast right of way of Hog Mountain Road (100' R/W) at a common property corner with lands of Bath Family Development, LLC. and K & B Management, Inc. Said rebar lies 591.93' East along the Southeast right of way Hog Mountain Road from the Northeast right of way Jamestown Boulevard. Thence South 39 Degrees 31 Minutes 22 Seconds East a distance of 435.52 feet along a common property line with Bath Family Development, LLC. and K & B Management, Inc. to a five-eighths inch rod, The POINT OF BEGINNING.

Thence North 51 Degrees 32 Minutes 22 Seconds East a distance of 100.18 feet along a common property line with Bath Family Development, LLC to a five-eighths inch rod at a common corner with Bath Family Development, LLC. and Linda B. Allen;

Thence South 39 Degrees 07 Minutes 27 Seconds East a distance of 209.04 feet along a common property line with Linda B. Allen and Allen & Linda Dockery to a five-eighths inch rod found;

Thence South 51 Degrees 43 Minutes 27 Seconds West a distance of 208.20 feet along a common property line with Ashley Glen Partners, LLC., Harris Properties of GA, LLC. and Colony Square Business Center, LLC. to a one-half inch rebar found;

Thence North 39 Degrees 13 Minutes 05 Seconds West a distance of 208.83 feet along a common property line with Ashley Glen Partners, LLC., Harris Properties of GA, LLC. and Colony Square Business Center, LLC. to a five-eighths inch rod found;

Thence North 51 Degrees 47 Minutes 04 Seconds East a distance of 108.36 feet along a common property line with K & B Management Inc. to a five-eighths inch rod found, The POINT OF BEGINNING.

Said Tract having an area of 43,507 Square Feet, or 0.999 Acres more or less.

The above described parcel is benefited by a 25' access easement as shown on the above referred survey.



STATE OF GEORGIA O C O N E E County.

THIS INDENTURE made and entered into this 29th day of November

in the year of our Lord One Thousand Nine Hundred and Ninety between

G. CECIL MAXEY of Oconee County, Georgia, CARL S. MAXEY of Oconee County, Georgia, JAMES S. MAXEY of Wilkinson County, Georgia, and SHIRLEY M. SEAGRAVES of Clarke County, Georgia

XXXXXXXXXXXX as Part ies of the First Part, and

CARL S. MAXEY AND NINA G. MAXEY

of the County of Oconee, State of Georgia, as Part ies of the Second Part,

WITNESSETH, that the said Part ies of the First Part, for and in consideration of the sum of TEN DOLLARS AND VALUABLE CONSIDERATIONS Dollars

in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha ve granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Part ies of the Second Part, their heirs and assigns, the following described property, to-wit:

All that lot or parcel of land, together with all improvements thereon, containing 1.00 acre, more or less, situate, lying and being southeasterly of Hog Mountain Road, in the 221st District, G. M., Oconee County, Georgia; being particularly described on a plat entitled "Survey for Tracy Carson" by C. L. Brown, Surveyor, dated March 22, 1976, recorded at Plat Book 6, page 96, in the office of the Clerk of Superior Court of Oconee County, Georgia; and subject property being bounded now or formerly and generally as follows: Northwesterly by land of Gloria M. Carson; northeasterly by Hillcrest Subdivision; southeasterly and southwesterly by land of Anne H. Maxey Estate;

Also, common use of the existing driveway for ingress and egress extending from said lot in a northwesterly direction to Georgia Highway 53, for a distance of approximately 435 feet, as shown on a plat recorded at Plat Book 6, page 95, said Clerk's office;

This being the same property conveyed to G. Cecil Maxey et al, by Tracy A. Carson by Warranty Deed dated November 17, 1983, recorded at Deed Book 64, page 581, said Clerk's office.

OCONEE COUNTY, GEORGIA Real Estate Transfer Tax

Paid \$ 0.00

Date Dec. 6, 1990 Hazel Everett, Chief Deputy



OCONEE COUNTY, GA. SANDRA C. GLASS Clerk, Superior Court

FILED FOR RECORD 3:50 (AM) (PM) Dec. 6 1990 AND RECORDED IN BOOK# 128 PAGE# 268-269 ON 19

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Parties of the Second Part, themselves and their heirs, executors, administrators and assigns, in Fee Simple,

And the said Parties of the First Part warrant and will forever defend the right and title to the above described property unto the said Parties of the Second Part, themselves & their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Parties of the First Part have hererunto

set their hands, affixed their seals, and delivered these presents the day and year first above written.

Signed, sealed and delivered in the presence of

*Mrs. Susan P. Maxey*  
Witness as to JAMES S. MAXEY  
*Charlene W. Stickey*  
Notary Public, as to JAMES S. MAXEY  
My Comm. Expires - 6/1/89

*James S. Maxey* (SEAL)  
JAMES S. MAXEY

Signed, sealed and delivered in the presence of

*Mary Ann Elder*  
Witness as to G. CECIL MAXEY  
*Betty J. Lee*  
Notary Public, as to G. CECIL MAXEY  
Notary Public, Oconee Co., GA  
My Comm Expires April 6, 1989

*G. Cecil Maxey* (SEAL)  
G. CECIL MAXEY

Signed, sealed and delivered in the presence of

*Wesley S. Pass*  
Witness as to CARL S. MAXEY  
*Carl S. Maxey*  
Notary Public, as to CARL S. MAXEY  
Notary Public, Clark County, Georgia  
My Commission Expires June 10, 1990

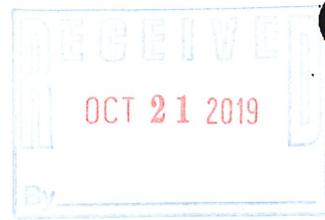
*Carl S. Maxey* (SEAL)  
CARL S. MAXEY

Signed, sealed and delivered in the presence of

*Sandra Sanchez*  
Witness as to SHIRLEY M. SEAGRAVES  
*Shirley M. Seagraves*  
Notary Public, as to SHIRLEY M. SEAGRAVES  
Notary Public, Bibb County, Georgia  
My Commission Expires April 22, 1990

*Shirley M. Seagraves* (SEAL)  
SHIRLEY M. SEAGRAVES

Filed for record 12-6-1990 @ 3:50 PM  
Recorded 12-10-1990



# 2019 Property Tax Statement

JENNIFER T. RIDDLE  
 Oconee County Tax Commissioner  
 PO BOX 106  
 WATKINSVILLE, GA 30677  
 oconeecountypay.com

**MAKE CHECK/MONEY ORDER PAYABLE TO:**  
 Oconee County Tax Commissioner

MAXEY CARL S. & NINA G.  
 2473 HOG MOUNTAIN ROAD  
 WATKINSVILLE, GA 30677

**RETURN THIS PORTION WITH PAYMENT**  
 (Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-10415	11/20/2019	\$5.89	\$0.00	\$0.00	\$5.89

Map: B 06 020 C

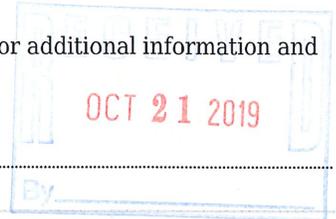
Payment Good through: 11/20/2019  
 Printed: 10/15/2019

Location: 2473 HOG MOUNTAIN RD

Please note that taxes outstanding as of 11/15 (or applicable due date) will be subject to additional interest and penalties set forth by Georgia law.

If property tax remains unpaid, the Office of the Tax Commissioner has the right and responsibility to levy on the property for nonpayment (additional fees apply). This is considered a last resort tax collection and other collection methods are always preferred.

Please visit our website [oconeecountypay.com](http://oconeecountypay.com) for additional information and to make online payments.



JENNIFER T. RIDDLE  
 Oconee County Tax Commissioner  
 PO BOX 106  
 WATKINSVILLE, GA 30677  
 oconeecountypay.com



Phone: (706) 769-3917 Fax: (706) 769-3964

**Tax Payer:** MAXEY CARL S. & NINA G.  
**Map Code:** B 06 020 C Real  
**Description:** 128/268 6/96 ; HOG MOUNTAIN RD.  
**Location:** 2473 HOG MOUNTAIN RD  
**Bill No:** 2019-10415  
**District:** 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
106,174.00	97,411.00	1.0000	\$203,585.00	11/20/2019		11/20/2019	MC MC SC		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY M&O	\$203,585.00	\$81,434.00	\$81,180.00	\$254.00	10.826000	\$2.75	\$0.00	\$2.75	
INSURANCE PREMIUM ROLL BAC	\$203,585.00	\$81,434.00	\$81,180.00	\$254.00	-0.940000	\$0.00	-\$0.24	-\$0.24	
SALES TAX ROLLBACK	\$203,585.00	\$81,434.00	\$81,180.00	\$254.00	-3.200000	\$0.00	-\$0.81	-\$0.81	
SCHOOL M&O	\$203,585.00	\$81,434.00	\$81,180.00	\$254.00	16.500000	\$4.19	\$0.00	\$4.19	
STATE TAX	\$203,585.00	\$81,434.00	\$81,434.00	\$0.00	0.000000	\$0.00	\$0.00	\$0.00	
<b>TOTALS</b>					<b>23.186000</b>	<b>\$6.94</b>	<b>-\$1.05</b>	<b>\$5.89</b>	

We accept partial payments. Outstanding balances as of the due date will accrue interest monthly and additional penalties. Payments can be made in person, by mail or online at [oconeecountypay.com](http://oconeecountypay.com). We accept cash, check (e-check online-\$1.50), money order, and debit/credit cards. There is a service fee to pay with a card in the office or online. Please remit top portion to your mortgage company if applicable. Status of payment received may be verified online at [oconeecountypay.com](http://oconeecountypay.com). Mortgage companies usually remit payment the first week of November.

Owner occupied residences may qualify for certain homestead exemptions. PERSONS OVER AGE 65 MAY BE ELIGIBLE FOR ADDITIONAL EXEMPTIONS (age 62 eligibility-net income less than \$10,000). The full law relating to each exemption must be referred in order to determine eligibility (details available at [oconeecountypay.com](http://oconeecountypay.com) or 706-769-3917). Applications for homestead exemptions must be received by April 1, 2020. It is not necessary to refile for exemptions each year, unless there is a change in the property deed.

<b>Current Due</b>	\$5.89
<b>Discount</b>	\$0.00
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$0.00
<b>Other Fees</b>	\$0.00
<b>Previous Payments</b>	\$0.00
<b>Back Taxes</b>	\$0.00
<b>Total Due</b>	<b>\$5.89</b>



# OCONEE COUNTY PROPERTY OWNER AUTHORIZATION

## FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

2473 Hog Mountain Rd.

Watkinsville, GA 30677

Tax Parcel #: B 06 020C

Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of applicant or agent: ABE Consulting / Abe Abouhamdan

Address (No P.O. boxes): 2410 Hog Mountain Rd., Suite 103

City, State, & Zip Code: Watkinsville, GA 30677

Telephone Number: 706-613-8900

SIGNATURE OF OWNER OR MANAGING MEMBER: Nina G Maxey

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): Nina G. Maxey

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: \_\_\_\_\_

DATE: 10-18-19

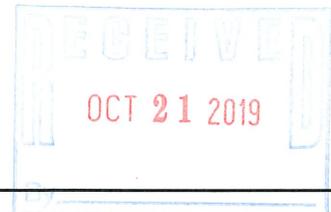
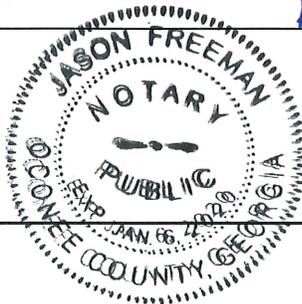
NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS 18th DAY OF Oct., 20 19

NOTARY SIGNATURE: Jason Freeman

DATE: 10-18-19 EXP. DATE. 1-6-2020

SEAL:



PROPERTY OWNER'S  
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS  
APPLICATION FOR REZONING

Pursuant to section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67 A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made (or N/A if not applicable):

\_\_\_\_\_

B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution (or N/A if not applicable):

Amount: \_\_\_\_\_

Date of contribution: \_\_\_\_\_

C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning (or N/A if not applicable).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of owner: *Nina D. Mayer*

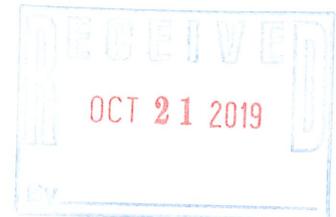
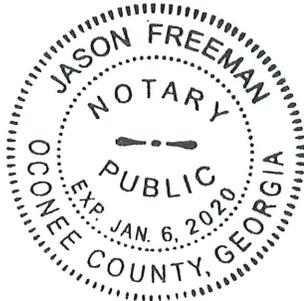
Date: 10-18-19

Signature of applicant: *Sheela Chakraborty*

Date: 10-18-19

Signature of Notary Public: *Jason Freeman*

Date: 10-18-19



DISCLOSURE OF INTEREST  
APPLICATION FOR REZONING  
OCONEE COUNTY, GEORGIA

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of the Commissions, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

Signature of owner

Nina D. Mayes

Date

10-18-19

Signature of Applicant

Ahe Aboukanda

Date

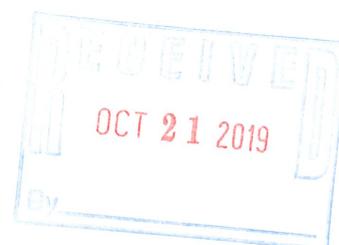
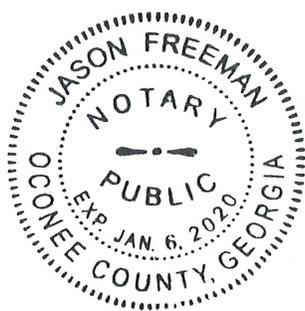
10-18-19

Signature of Notary Public

Jason Freeman

Date

10-18-19



## Standards for Rezoning Consideration

NINA G. MAXEY

### AG to OIP Rezone Request

2473 Hog Mountain Road, Watkinsville, Oconee County, GA 30677

Approximately 0.999 Acre Site – Tax Parcel #s: B 06-020C

October 21, 2019

#### Section 1207.01 Standards for Rezoning Consideration

- A. Whether the zoning proposal will permit a use that is suitable of the existing uses, development, and zoning of nearby properties:

*This request represents fits in very well with existing uses and zoning adjacent to the subject property. The subject borders B-2, OBP and OIP zoning classifications on 3 sides of the property. The majority of the existing uses of nearby properties are mixed use B-2 and OBP uses with the exception on the east side which has an R-1. The request provides a transitional zoning of OIP from residential to B-2 and OBP uses.*

- B. Whether the property to be rezoned has a reasonable economic use as currently zone:

*The existing property values are based on current zoning with a limited use as a residence. The owner is at the age of needing to be in a personal care or retirement facility. Due to the existing strict use and limitations and the existing surrounding property uses, the property value is greatly diminished.*

- C. The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:

- (1) Population density and effect on community facilities such as streets, schools, water and sewer:

- *The site is mainly accessed from a major Collector Hog Mountain Road / HWY 53. The improved access point and drive will be more than adequate to serve the proposed use*
- *Impact to schools will be positive by generating increased tax base without increasing the student population. Water and sewer will have minimum impacts since the proposed uses would utilize light demands.*
- *Total number of trips estimated for the development based on Offices*



*classification per ITE (Institute of Transportation Engineers) Trip Generation Manual, 9th Edition, is as follows:*

	2-Way ADT	AM Peak HR	PM Peak HR
<b>General Office, ITE 710:</b>			
11.03 per 1,000 GLA, 4,252 SF	47	7	6
<b>TOTAL ADT:</b>	<b>47 Trips</b>	<b>7</b>	<b>6</b>

- *The site will be served with Oconee County Water and Sewer services.*
- *Total estimated water and sewer demands are listed below:*
  - *Water: 416 GPD*
  - *Sewer: 475 GPD*
- *Waste disposal will be picked up from the dumpster with enclosure by private haulers and disposed of at a properly permitted facility.*

(2) Environmental Impact:

*Increased stormwater runoff will be controlled and minimum. This increase will be mitigated by utilizing storm water management facilities and providing water quality systems to meet Oconee County standards at time of development. Furthermore, the site does not contain any sensitive environmental areas such as streams, lakes or wetlands. Best Management Practices (BMP's) will be implemented during construction per Oconee County Ordinances and Regulations.*

(3) Effect on adjoining property values:

*There will be no negative impact anticipated to adjacent property values since the request will be consistent with existing uses and is proposed to fit in well with surrounding uses and zoning. This request provides a transitioning approach from commercial to residential zones with proper buffering against the residential zoned property line.*

D. The length of the time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property:

*The property has been un-zoned or zoned AG with a residence since 1975. It would be very difficult and unwise to place a family and maintain the residence among all other surrounding commercial uses. Currently, the site is utilized as a residence since approximately 1975. Properties on 3 sides of the subject have been rezoned and developed for mix commercial uses. Due to the access, surrounding developments over the past 25 years, it is evident that this property use as a*



*residence is out of place with surrounding uses. The requested use or zoning, OIP / General offices, is light and transitional in nature. This provides a great transition between the residential use on one side of this property to the remaining 3 sides of commercial use and zoning. Currently, the site is used as a residence, but soon to be vacated by the owner. Numerous commercial and office developments have been completed in the vicinity area during this period of time.*

- E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested:

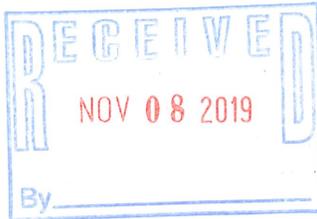
*The requested uses under OIP zoning classification are limited to the uses allowed by said district less the uses indicated as exclusions in the Rezone Narrative. This request is being made to allow the property to be utilized and enhanced to the minimum possible zoning classifications of OIP / General Offices. This will allow the proposed development to properly fit with the overall development found in the vicinity. The subject is not conducive to be utilized as a residence, especially with its location and access in the middle of an existing and developing commercial corridor.*

- F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:

*This property is currently zoned AG and has been used as a residence since 1975. Numerous commercial and office developments have been constructed in the immediate vicinity area. Existing and development patterns during the past 30- 44 years certainly support the requested zoning modifications and uses. Several mixed use commercial projects, such as restaurants, banks, offices, and general retail have been approved or had been developed in the vicinity. The request is being made simply to allow the lowest possible use or zoning of OIP with restricted uses as noted in the Rezone Narrative. This request would closely fit the overall development patterns in the area. It is an extreme hardship to the individual property owner not to be able to utilize this property as has been allowed on the immediate adjacent properties. The current use as a residence cannot be supported while the subject is located in the middle of existing and developing various commercial projects. The current resident / owner can no longer stay at this house for age limitation or other restricted reasons.*

- G. Conformity with or divergence from the Future Development map or the goals and objectives of the Oconee County Comprehensive Plan:

*The proposed request conforms closely to the Future Land Use Map – Character Area Designation and established land uses in the vicinity. The requested rezone is for OIP uses where the Future Land Use Map designates the property area to be*



*Civic Center. The rezone request is consistent with the goals and objectives of the Oconee County Community Agenda.*

H. The availability of adequate sites for the proposed use in districts that permit such use:

*There may be some limited availability of OIP spaces in the area. However, the need for medical and professional spaces is evident. There are a very few other available standalone sites that permit OIP uses in the area.*

**Traffic Impact Analysis, Sect. 1206.04:**

*This section is not applicable to the proposed Rezone Request since the project is anticipated to generate only 47 trips a day. The existing access drive will be improved as required by GDOT to serve the project. No new access points are being proposed for the subject property. Minimum to no impact is anticipated on existing County roadway facilities.*





# Oconee County Utility Department

## Board of Commissioners

John Daniell, Chairman  
Mark Thomas, Post 1  
Chuck Horton, Post 2  
W. E. "Bubber" Wilkes, Post 3  
Mark Saxon, Post 4

November 4, 2019

Mr. Abe Abouhamdan, P.E.  
2410 Hog Mountain Road  
Watkinsville, GA 30677

Re: 2473 Hog Mountain Road-Rezone

Dear Abe,

Based on the email request on October 21, 2019 for a Letter of Availability for the above referenced project we offer the following partial.

### Water & Wastewater Capacity

*Potable water* is available for domestic and irrigation purposes. We note that an estimate of fire flow is not requested or provided. Our development files may contain nearby tests, if needed.

Regarding *wastewater treatment / sewer collection and transmission capacity*, we advise that your estimated demand of 624 GPD is currently available at the Calls Creeks facility.

### Availability

- The availability of water and sewer at the rezone phase **does not guarantee connection**.
- Unforeseen drought conditions or wastewater treatment capacity limitations may affect or delay the issuance of permits or connections to the water and sewer systems.
- Availability is also subject to obtaining a satisfactory technical review of the applicable water and/or sewer extension application package during the construction plan review.

This Water and Sewer Availability Letter expires 1 year from the date of issuance.



1291 GREENSBORO HIGHWAY ♦ PO BOX 88 ♦ WATKINSVILLE, GEORGIA 30677  
PHONE: 706.769.3960 ♦ FAX: 706.769.3997

[www.oconeecounty.com](http://www.oconeecounty.com)

K:\OCUD Project Files\Letters of Availability\2019-11-04 LOA Template.docx

**Costs and Fees**

All costs associated with this project for connecting to the existing water distribution system or sewer collection system is the responsibility of the Developer / Owner. Costs may include the following:

- Additional fire hydrants as requested by Fire Department
- Relocation of buried infrastructure to avoid road widening (ingress / egress lanes)
- Offsite gravity sewer extensions
- Private screening facilities to prevent future sewer blockage
- Upgrades of transmission facilities such as pumping stations
- Contributions to operation and maintenance costs such as odor control facilities,
- Other improvements as identified in the current Water and Sewer Improvement Plan.

Payment of fees associated with a new connection must be received in compliance with the Water and Wastewater Systems Ordinance, as revised.

Please give us a call if further discussion or clarification is needed.

Sincerely,



Tim Durham  
Director

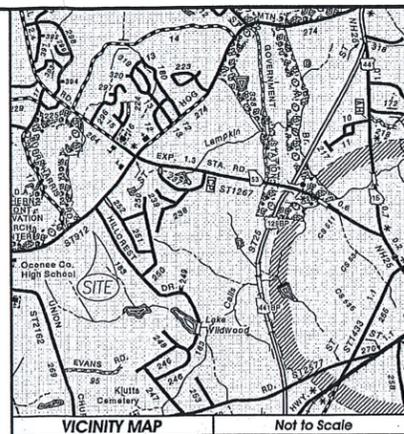


994003858  
PARTICIPANT ID  
**P2019000122**  
BK:2019 PG:123-123

FILED IN OFFICE  
CLERK OF COURT  
10/16/2019 05:13 PM  
ANGELA ELDER-JOHNSON, CLERK  
SUPERIOR COURT  
OCONEE COUNTY, GA

*Angela Elder-Johnson*

THIS AREA RESERVED FOR RECORDING INFORMATION



**COMPREHENSIVE ENGINEERING SERVICES**  
CIVIL ENGINEERING  
LAND SURVEYING  
LAND PLANNING  
CONSTRUCTION STAKING  
LANDSCAPE ARCHITECTURE  
SOIL MAPPING & SEPTIC SYSTEMS  
WETLAND & ENVIRONMENTAL MONITORING

2410 HOG MOUNTAIN ROAD  
SUITE 103  
WATKINSVILLE, GA 30677  
706-613-8900  
706-425-9631 (FAX)  
abe@ABEconsultinginc.com  
www.ABEconsultinginc.com

Retracement Survey for:  
**Carl S. Maxey**  
**Nina G. Maxey**

2473 Hog Mountain Road  
Watkinsville, Ga.  
Oconee County  
221st G.M.D.

Being that parcel of land described in Deed Book 128 page 268 and depicted in Plat Book 6 page 96, Oconee County Records

TOTAL PROJECT AREA: 0.999 ACRE  
TAX PARCEL #: B 06 020C  
EXISTING ZONING: A-1

Contact 811 before you dig.

COLORS FOR UTILITY LOCATING:  
White = Prop. Excavation  
Pink = Temp. Survey Markings  
Red = Electric  
Yellow = Gas/Oil  
Orange = Phone/Cable  
Blue = Water  
Purple = Reclaimed Water  
Green = Sewer

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I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

DATE PREPARED:  
**9-25-19**

PROJECT #:  
**12-075-07**

Fieldwork: Matt Carroll, Stacy Carroll  
Drafting/Comps: Stacy Carroll

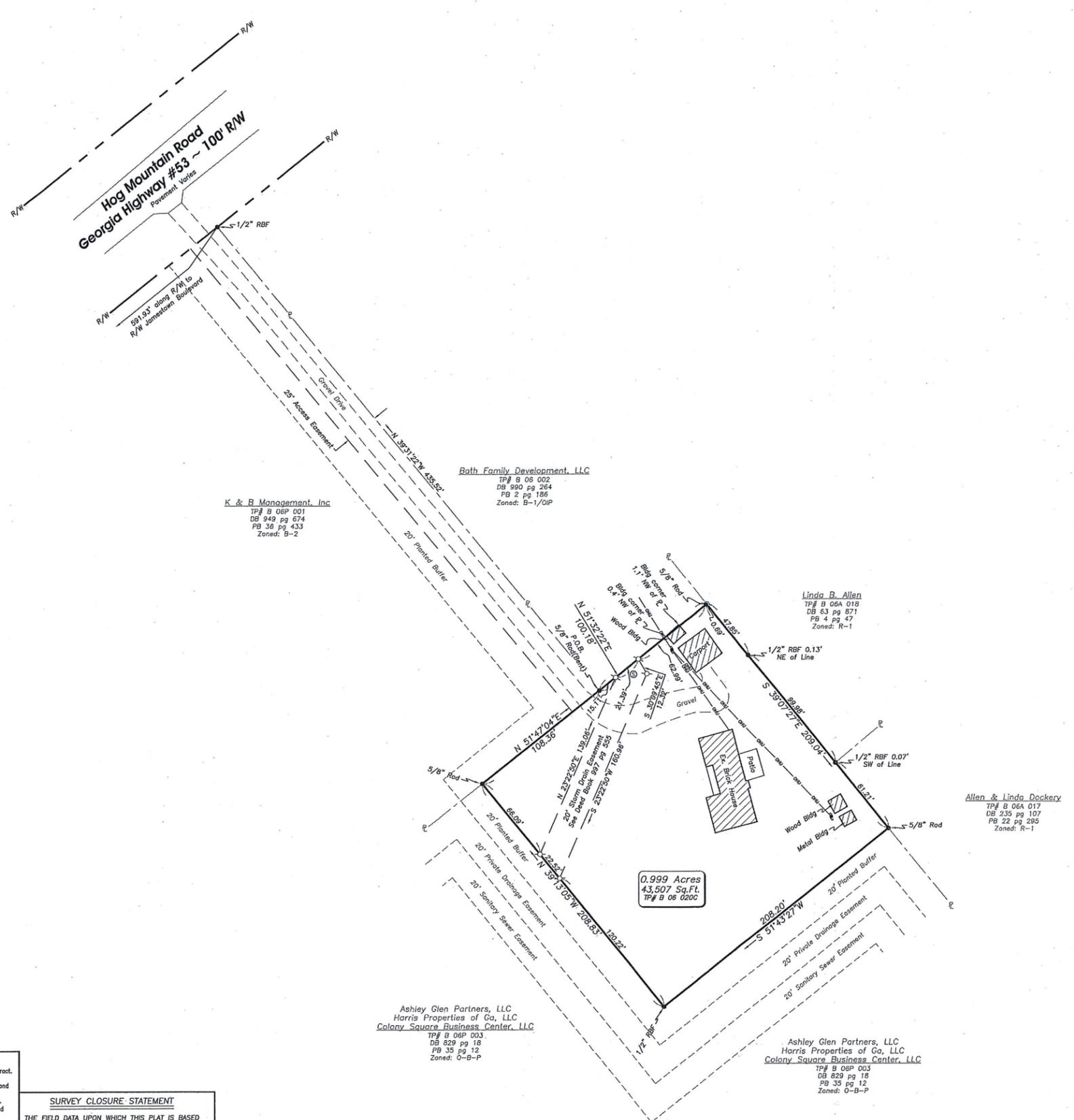
REVISIONS

REVISIONS	DATE

GRAPHIC SCALE  
0' 20' 40' 80' 120'  
SCALE: 1" = 40'

SHEET #  
**1**

GRID NORTH  
Ga. West Zone



**SURVEYOR'S CERTIFICATE**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

STACY C. CARROLL, GEORGIA PLS #2729 DATE \_\_\_\_\_ LSF# 1010

**LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS**

CL	CENTERLINE
DB	DEED BOOK
FND	FOUND
IFS	1/2" CAPPED REBAR SET STAMPED LSF 1010
R	PROPERTY LINE
PB	PLAT BOOK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
RBF	REBAR FOUND
TP	TAX PARCEL NUMBER
○	1/2" CAPPED REBAR SET STAMPED LSF 1010 (UNLESS OTHERWISE NOTED)
●	IRON PIN FOUND (AS DESCRIBED)
○	COMPUTED POINT (NO PIN)
⊙	STORM SEWER MANHOLE
⊕	UTILITY/LIGHT POLE
—○—	OVERHEAD UTILITIES

THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP # 13219C 01300 DATED 9-2-09.

**Surveyor's Notes:**

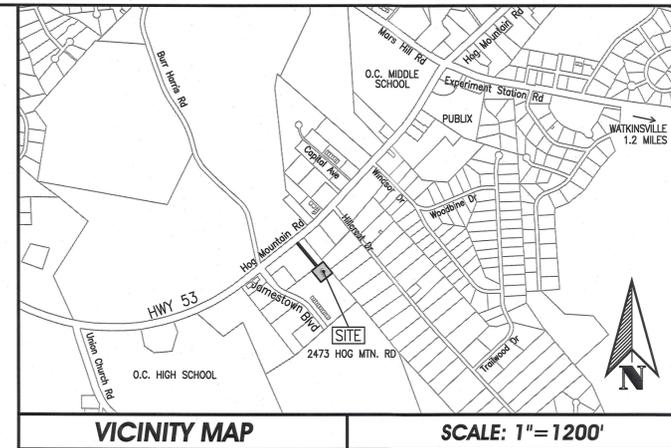
- This Plat of Survey was prepared without the benefit of a title abstract.
- The property shown hereon is subject to easements, restrictions, reservations, right-of-way and other encumbrances, both public and private.
- Underground utilities and foundations, if any, have not been located.
- The term "certification" as used in rule "180-6-38(2) and (3)" and related to Professional Engineering or Professional Land Surveying services, as defined in O.C.G.A. 43-15-2(8) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
- Bearings are based on Grid North, Georgia West Zone derived from GPS observations utilizing the eGPS Network.
- Zoning and setback information, if shown, should be verified by the appropriate planning/zoning agency prior to design or construction activities.

**SURVEY CLOSURE STATEMENT**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,363 FEET AND AN ANGULAR ERROR OF 1 SEC. PER ANGLE POINT AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 131,362 FEET. A TENSION OF 603 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS UPON WHICH THIS PLAT IS BASED AND THE FIELD SURVEY UPON WHICH THIS PLAT IS BASED WAS COMPLETED ON 9-12-19.

Ashley Glen Partners, LLC  
Harris Properties of Ga, LLC  
Colony Square Business Center, LLC  
TP# B 08P 003  
DB 829 pg 18  
PB 35 pg 12  
Zoned: O-B-P

Ashley Glen Partners, LLC  
Harris Properties of Ga, LLC  
Colony Square Business Center, LLC  
TP# B 08P 003  
DB 829 pg 18  
PB 35 pg 12  
Zoned: O-B-P



VICINITY MAP

SCALE: 1"=1200'



**COMPREHENSIVE ENGINEERING SERVICES**  
**CIVIL ENGINEERING**  
**LAND SURVEYING**  
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**CONSTRUCTION STAKING**  
**LANDSCAPE ARCHITECTURE**  
**SOIL MAPPING & SEPTIC SYSTEMS**  
**WETLAND & ENVIRONMENTAL MONITORING**

2410 HOG MOUNTAIN ROAD  
 SUITE 103  
 WATKINSVILLE, GA 30677  
 706-613-8900  
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 abe@abeconsultinginc.com  
 www.abeconsultinginc.com

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**NINA  
 MAXEY**

2473 HOG MOUNTAIN RD  
 WATKINSVILLE, GA 30677  
 ± 0.999 ACRES  
 TAX PARCEL#:  
 B 06-020C 806

**REZONE  
 CONCEPT PLAN**

**PROJECT DATA**

OWNERS: TP#06-020C: 2473 HOG MOUNTAIN RD  
 CARL S. & NINA G. MAXEY  
 2473 HOG MOUNTAIN RD  
 WATKINSVILLE, GEORGIA 30677

CONTACT FOR ALL OWNERS:  
 BATH FAMILY DEVELOPMENT, LLC  
 2430 SNOWS MILL RD  
 BOGART, GEORGIA 30622  
 MRS. JANE BATH  
 404-313-8852

DEVELOPER: BATH FAMILY DEVELOPMENT, LLC  
 2430 SNOWS MILL RD  
 BOGART, GEORGIA 30622  
 770-601-2757

AUTHORIZED AGENT: ABE CONSULTING, INC.  
 CONTACT: ABE ABUHAMMAN, PE, F. ASCE  
 2410 HOG MOUNTAIN ROAD, SUITE 103  
 WATKINSVILLE, GA 30677  
 706-613-8900



SITE PHYSICAL ADDRESS: 2473 HOG MOUNTAIN RD, WATKINSVILLE GA 30677  
 TOTAL ACREAGE: 0.999 AC.  
 TAX PARCEL NUMBERS: B 06-020C  
 EXISTING ZONING: AG  
 PROPOSED ZONING: O-I-P  
 EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE: BUILDING SQUARE FOOTAGE:  
 GENERAL OFFICE: 1,802 S.F. (EXISTING BUILDING)  
 GENERAL OFFICE: 4,252 S.F. (BUILDING EXPANSION)  
 TOTAL GENERAL OFFICE: 4,252 S.F. AT BUILD OUT

BOUNDARY TAKEN FROM RETRACEMENT SURVEY FOR: CARL S. & NINA G. MAXEY, BY ABE CONSULTING INC., DATED 9-25-19, RECORDED IN PLAT BK: 2019 PG: 123  
 FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13219 C0130D, DATED SEPT. 2, 2009.  
 CONTOUR INTERVAL: 2' - THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM O.C. GIS DEPT. AND IS NOT CERTIFIED BY THE SURVEYOR. USERS OF THIS DATA DO SO AT THEIR OWN RISK.  
 WATER SUPPLY: OCONEE COUNTY WATER RESOURCES  
 SEWAGE DISPOSAL: PRIVATE ON-SITE SEPTIC, UNTIL PHASE II THEN PUBLIC SEWER VIA O.C. WATER RESOURCES  
 SOLID WASTE: TRASH WILL BE PICKED UP BY PRIVATE CONTRACTOR.  
 PROPOSED UTILITIES: POWER, GAS, TELEPHONE, CABLE TV  
 MAXIMUM BUILDING HEIGHT NOT TO EXCEED 40'  
 REQUIRED BUILDING SETBACKS:  
 O-I-P: 20'  
 FRONT: 20'  
 SIDE: 10'  
 REAR: 10'

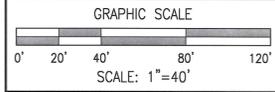
BUILDING ENVELOPE: VARIES DEPENDING SEE PLAN (SET SETBACKS & REQUIRED BUFFER)  
 PROPOSED 25' NATURAL OR PLANTED BUFFER INCLUDING 6" TALL OPAQUE FENCE ALONG PARCEL # 0606-018 TO THE EAST AS SHOWN ON THE REZONE CONCEPT PLAN  
 SURFACE DRAINAGE PROPOSED: CONC. CURB AND GUTTER AND STORM SYSTEM WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO STORMWATER MANAGEMENT AREA.  
 PHASING: PROJECT TO BE BUILT IN 2 PHASES WITH A BUILT OUT DATE OF DECEMBER 2025  
 PHASE I: EXISTING BUILDING 1,802 S.F. WITH A BUILT OUT DATE OF DECEMBER 2023  
 PHASE II: PROPOSED BUILDING EXPANSION 3,200 S.F. WITH A BUILT OUT DATE OF DECEMBER 2025  
 SIGNAGE: SIGN TO BE APPROVED UNDER SEPARATE PERMIT IN ACCORDANCE WITH THE REGULATIONS IN EFFECT AT TIME OF SUBMITTAL. ALL SIGNAGE SHALL MEET REGULATIONS DEFINED IN LATEST VERSION OF THE UNIFIED DEVELOPMENT CODE.

TOTAL LAND AREA: 0.999 ACRES/43,507 S.F.  
 REQUIRED PARKING:  
 GENERAL OFFICES: 3.5 SPACES PER 1,000 S.F. GROSS FLOOR AREA  
 1,802 S.F. TOTAL EXISTING BUILDING  
 1,802 S.F./1,000=1.802\*3.5= 6.31 (7) SPACES REQUIRED (7 SHOWN PHASE I)  
 4,252 S.F. TOTAL SHOWN (EXISTING BUILDING & 2,450 PROP. BUILDING EXPANSION)  
 4,252 S.F./1,000=4.252\*3.5= 14.88 (15) SPACES REQUIRED (15 SHOWN)  
 TOTAL REQUIRED PARKING: 15 SPACES & 1 1/2 H/C SPACES W/ 1 VAN ACCESSIBLE SPACE  
 TOTAL PARKING SHOWN: 15 SPACES & 1 1/2 H/C SPACES W/ 1 VAN ACCESSIBLE SPACE AT BUILD OUT  
 TOTAL GROUND COVERAGE: 14,900 S.F./0.34 ACRES/34.25%  
 TOTAL PARKING AREA: 9,950 S.F./0.229 ACRES/22.86%  
 ALL COMMON AREAS, STORMWATER & WATER QUALITY MANAGEMENT SYSTEM & REQUIRED BUFFERS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

REVISIONS	DATE

DATE: 10-21-19

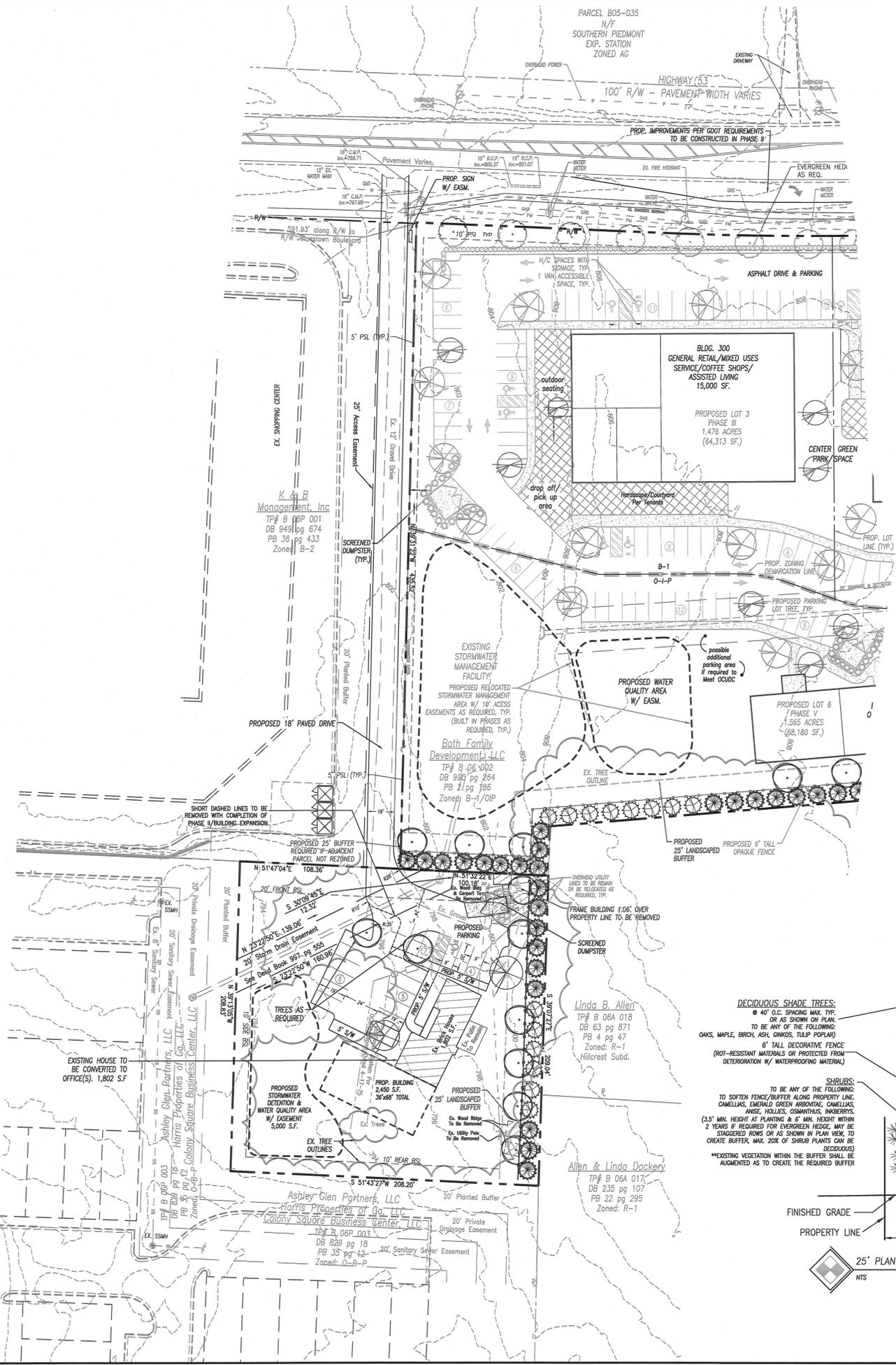
PROJECT #: 12-075-07



**SHEET #**

1  
 1

RECORD NORTH

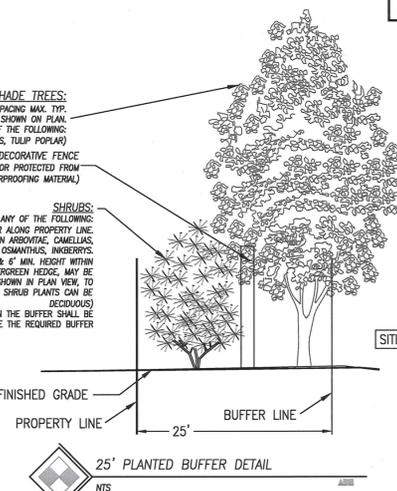


"STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL."

**DECIDUOUS SHADE TREES:**  
 TO BE ANY OF THE FOLLOWING:  
 OAKS, MAPLE, BIRCH, ASH, GINKGO, TULIP POPULAR

**SHRUBS:**  
 TO BE ANY OF THE FOLLOWING:  
 TO SOFTEN FENCE/BUFFER ALONG PROPERTY LINE  
 CAMELLIAS, EMERALD GREEN ARBOVITAE, CAMELLIAS,  
 ANISE, HOLLES, GEMMATHUS, MAGNOLIAS,  
 (3.5' MIN. HEIGHT AT PLANTING & 6' MIN. HEIGHT WITHIN  
 2 YEARS IF REQUIRED FOR EVERGREEN HEDGES, MAY BE  
 STAGGERED ROWS OR AS SHOWN IN PLAN VIEW, TO  
 CREATE BUFFER, MAX. 20% OF SHRUB PLANTS CAN BE  
 DECIDUOUS)

\*EXISTING VEGETATION WITHIN THE BUFFER SHALL BE  
 AUGMENTED AS TO CREATE THE REQUIRED BUFFER



GENERAL NOTE:  
 ALL PLANTS MUST BE  
 SELECTED FROM  
 ALLOWABLE SPECIES LIST  
 IN LATEST OCUCC.

**LEGEND OF SURVEY ABBREVIATIONS/ SYMBOLS**

A	ARC LENGTH	BACKFLOW PREVENTER
A/C	AIR CONDITIONER	BENCHMARK
AE	ACCESS EASEMENT	BELLHOLE
ASPH	ASPHALT	BURIED CABLE POST
BC	BACK OF CURB	CATCH BASIN (SINGLE WING)
BLDG	BUILDING	CATCH BASIN (DOUBLE WING)
BSL	BUILDING SETBACK LINE	CHAIN LINK FENCE
CC	CALCULATED CORNER	CONCRETE
CENTERLINE	CENTERLINE	ELECTRIC BOX
CMF	CONC MONUMENT FOUND	ELECTRIC METER
CONC	CONCRETE	ELECTRIC OUTLET
COV	COVERED	GROUND LIGHT
CRFB	CAPPED REBAR FOUND	FIRE HYDRANT
CTP	CRIMP TOP PIPE FOUND	GAS LINE
DB	DEED BOOK	GAS VALVE
DE	DRAINAGE ESMT	GATE VALVE
EDA	EDGE OF ASPHALT	GUTTER
ENCL	ENCLOSED	ENCLOSED
ENCR	ENCROACHMENT	ENCROACHMENT
E/P	EDGE OF PAVEMENT	E/P ANCHOR
ESMT	EASEMENT	INLET
FACE	FACE OF CURB	IRRIGATION BOX
FOUND	FOUND	IRRIGATION CONTROL VALVE
FT	FINISHED FLOOR	MALBOX
GA	GARAGE	METAL GRATE
MEASURD	MEASURED	MITERED END SECTION
N/O	NOW OR FORMERLY	MONITORING WELL
NTS	NOT TO SCALE	OPEN TOP PIPE FOUND
OTF	OPEN TOP PIPE FOUND	POWER LINE (BURIED)
PL	PROPERTY LINE	SANITARY SEWER CLEAN-OUT
POINT BOOK	POINT BOOK	SANITARY SEWER LINE
PC	POINT OF CURVATURE	SANITARY SEWER MANHOLE
PKF	PK NAIL FOUND	SIGN
PK NAIL SET	PK NAIL SET	SMOKE STACK
POB	POINT OF BEGINNING	STORM SEWER MANHOLE
POC	POINT OF COMMENCEMENT	STORM SEWER LINE
RECORD	RECORD	STREET/PARKING LIGHT
R/W	RIGHT-OF-WAY	STUB (UNKNOWN)
SWB	STATE WATERS BUFFER	TANK
TAX	TAX PARCEL NUMBER	UTILITY MANHOLE
TP	TYPICAL	UTILITY/POWER POLE
UE	UTILITY ESMT	UTILITY RISER
1/2"	1/2" CAPPED REBAR SET	WATER LINE
(UNLESS OTHERWISE NOTED)	(UNLESS OTHERWISE NOTED)	WATER METER
(AS DESCRIBED)	(AS DESCRIBED)	WATER SPOUT
COMPUTED POINT (NO PIN)	COMPUTED POINT (NO PIN)	WELL
C.O.	CLEAN OUT	WOOD/WIRE FENCE
		ALUMINUM FENCE
		DOMESTIC WATER LINE
		FIRE MAIN LINE