REZONE NO. **P19-0064**

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 B-1(General Business) and OIP (Office Institutional Professional District) to B-1 and OIP with modifications to rezones no. 6584 and 6585 pursuant to an application for rezoning of property owned Land Arts, Inc., Nicholas M. and Jane P. Bath, and Bath Family Development, LLC 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 ±6.05-acre tract of land located south of Hog Mountain Road and west of Hillcrest Drive in the 221st G.M.D., Oconee County, Georgia, (tax parcel no. B-06A-020, B-06A-019, and B-06-002), 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 B-1(General Business) and OIP (Office Institutional Professional District) to B-1 and OIP with modifications to rezones no. 6584 and 6585 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 7th day of January, 2020.

OCONEE COUNTY 1875 SEAL GEORGIA

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____
John Daniell, Chairman

_____
Mark Thomas, Member

_____
Chuck Horton, Member

(absent)
_____
William E. Wilkes, Member

_____
Mark Saxon, Member

ATTEST:

_____
Kathy Hayes
Clerk, Board of Commissioners

LEGAL NOTICE PUBLISHED: NOVEMBER 21, 2019 – OCONEE ENTERPRISE

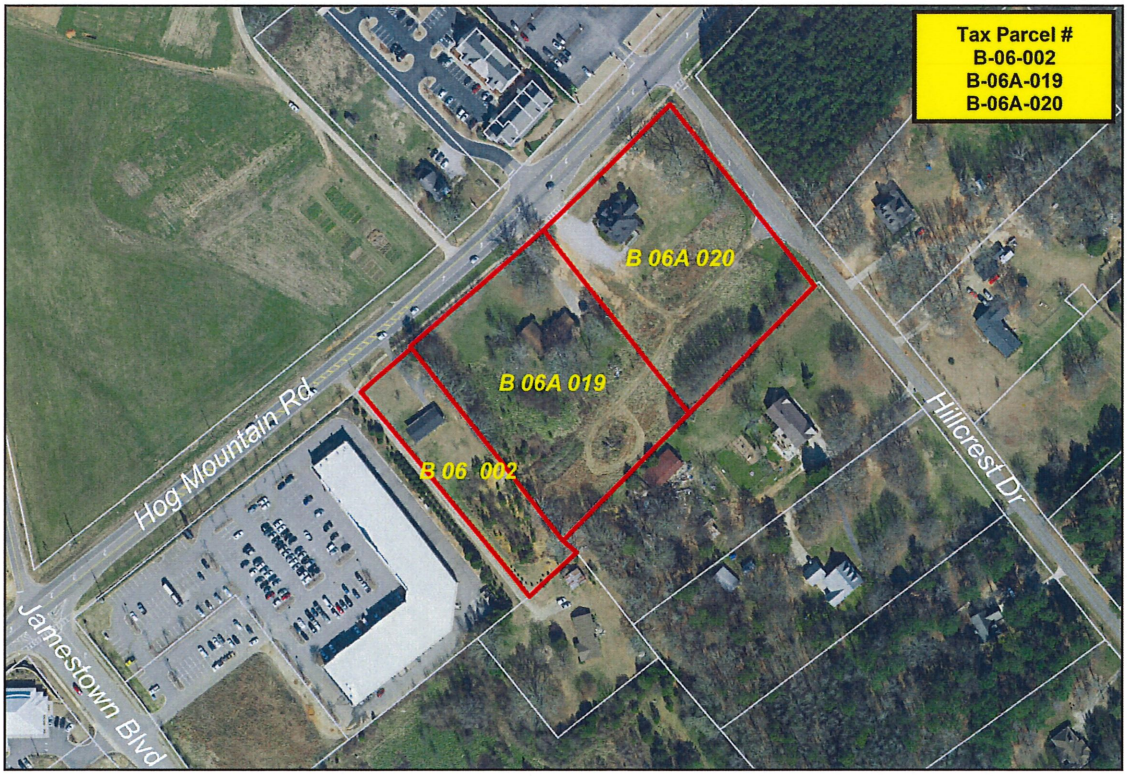
EXHIBIT "A" TO REZONE NO P19-0064

CONDITIONS

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. The total building square footage shall not exceed 44,025 square feet.
4. At least 80 percent of exterior wall surfaces of all buildings and structures are to be designed to incorporate one of more of the following finish materials: brick veneer, stone veneer, natural wood siding, or cement- board siding (such as hardy-plank). The remaining 20 percent of each wall may be stucco. Metal siding on any building is strictly prohibited.
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. A bicycle rack shall be installed outside of each building in the B-1 zoned portion of the property.
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:

General Automotive Repair	Truck, Utility Trailer, and RV Rental and Leasing
Tractor and Other Farm Equipment Repairs and Maintenance	Self-Storage Of Recreational Vehicles, Campers and Boats
Automotive Body, Paint, And Interior Repair And Maintenance	Restaurants, Limited-Service, Including Fast Food and Take-Out, With Drive-Through Windows.
Automotive Exhaust System Repair	Restaurants, Drive-In
Automotive Glass Replacement Shops	Restaurants, 24-Hour
Automotive Oil Change and Lubrication Shops	

TAX MAP



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 221st G.M.D. Oconee County, Georgia, being designated Bath Development Associates, Inc. on an Administrative Recombination Plat prepared by Woods & Chastain Surveyors, Inc. dated January 6, 2009 and recorded in Plat Book 37 page 286, and being more particularly described as follows:

Beginning at the intersection of the Southeast right of way of Hog Mountain Road (100' R/W) and Southwest right of way of Hillcrest Drive (64' R/W) from said right of way an iron pin found bearing South 39 Degrees 04 Minutes 13 Seconds East a distance of 0.28 feet back from the intersection of Hog Mountain Road and Hillcrest Drive said right of way intersection is The POINT OF BIGINNING;

Thence South 39 Degrees 04 Minutes 13 Seconds East a distance of 375.34 feet to an iron pin found;

Thence along a common property line with Linda B. Allen the following courses and distances:
South 43 Degrees 59 Minutes 40 Seconds West a distance of 288.75 feet to an iron pin found;
South 44 Degrees 11 Minutes 09 Seconds West a distance of 290.11 feet to an iron pin found;
South 37 Degrees 50 Minutes 24 Seconds East a distance of 33.55 feet to an iron pin found;

Thence South 51 Degrees 29 Minutes 26 Seconds West a distance of 99.42 feet along a common property line with Carl S. & Nina G. Maxey to an iron pin found;
Thence North 39 Degrees 32 Minutes 00 Seconds West a distance of 436.42 feet along a common property line with K & B Management, Inc. to an iron pin found bearing North 39 Degrees 32 Minutes 00 Seconds West a distance of 0.78 feet back;

Thence along the right of way of Hog Mountain Road the following courses and distances:
North 51 Degrees 21 Minutes 54 Seconds East a distance of 161.43 feet Mountain Road;
Along the arc of a curve to the left (said curve having a radius of 2552.70 feet, an arc length of 190.87 feet, a chord bearing of North 49 Degrees 13 Minutes 22 Seconds East and a chord length of 190.83 feet);
Along the arc of a compound curve to the left (said curve having a radius of 6148.22 feet, an arc length of 39.78 feet, a chord bearing of North 45 Degrees 58 Minutes 45 Seconds East and a chord length of 39.78 feet) to an iron pin found;
Along the arc of a compound curve to the left (said curve having a radius of 6148.22 feet, an arc length of 288.49 feet, a chord bearing of North 44 Degrees 26 Minutes 59 Seconds East and a chord length of 288.46 feet) along said right of way an iron pin found bearing South 39 Degrees 04 Minutes 13 Seconds East a distance of 0.28 feet back from the intersection of Hog Mountain Road and Hillcrest Drive said right of way intersection is The POINT OF BEGINNING.

Said parcel having an area of 263,763 Square Feet, or 6.056 Acres more or less.

NARRATIVE

Jones' Corner is currently zoned OIP and B-1 with vacant structure and no existing uses. The site was rezone back on October 7, 2014. Since that time, the owners have been trying to develop or sell the property and have not been successful. The existing zoning uses limitations have minimized the possibilities for development and sale of the property. This request is submitted as a rezone modification and to enhance the possible development options of Jones' Corner as a proposed mixed-use development. One of the main stumbling blocks has been dealing or the proposed uses for the existing historic structure (white house) centered in the property. After trying on numerous occasions to place a tenant or utilize the existing white house as required by previous rezone conditions, it was evident that converting the existing structure to a family restaurant or other retail use was very difficult.

This request would allow the white house to be relocated to the existing OIP zoned area in the back of the property and utilizing it for OIP uses. It is totally allowed and permitted for this historic structure to be relocated on the subject site for maintenance and better utilization. The currently existing OIP zoned area along the back of the property will remain as OIP with minor modifications. This area will remain a transition zone from residential to B-1 zoned area fronting on Hog Mountain Road. The existing B-1 zoned area will be modified in terms of possible uses under the B-1 zoning classification to allow for better chances in successfully developing the property. The existing zoning uses are very limited and are very restrictive in terms of possible uses under the B-1 zoning district.

The overall Rezone Modification Concept was developed with enhanced buffering and minimizing impact to the adjacent residential areas. As seen on the proposed Rezone Modification Concept, this was accomplished by totally removing the long retail building fronting on Hillcrest Drive. In addition, the previous 10' wide screen / landscape buffer will be maintained along Hillcrest to provide added measures in maintaining the feel and look of the area. Additionally, the white house is being relocated to the area nearest to the residential neighborhood area along Hillcrest Dr to create even better transition to the subject development.

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The total acreage of the subject property is approximately 6.055 acres

PROPOSED USE

The property will be used for OIP and B-1 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. Car Washes
4. Tattoo Parlors
5. Pet Care, Grooming and Training
6. Taxidermists
7. Bungee Jumping
8. Dog Parks, Pet Sitting Services
9. Fee Fishing Lakes
10. Golf Course with or without a Country Club
11. Golf Driving Ranges
12. Show Arenas for Horses (including Accessory Barnes)
13. Softball, Baseball, Football or Soccer Fields
14. Tennis Clubs and Tennis Centers
15. New Car Dealership
16. Used Car Dealership
17. Recreational Vehicle Dealership
18. Motorcycle Dealers
19. Boat Dealers
20. All other Motor Vehicle Dealers
21. Convenience Food Stores with Fuel Pumps
22. Gasoline Stations, Full Service
23. Gasoline Stations with Convenience Stores, no repair
24. Alternate ("Stealth") Towers and Antennae
25. Additions to Existing Towers or Mounted on Nonresidential Building
26. Electric Power Transmission and Distribution Lines
27. Natural Gas Distribution
28. Freestanding Ambulatory Surgical and Emergency Centers
29. General Medical and Surgical Hospitals
30. Cemeteries & Mausoleums

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The proposed uses may include one or a combination of commercial development such as Shopping Center, Drug Store / Pharmacy, Convenience Store, Offices, Medical Office, Restaurants (no drive thru), Service Centers and other allowed uses. The proposed development will have a maximum of 29,000 SF total heated and cooled space in the B-1 zoned areas and 15,025 SF in the OIP zoned areas. Several new buildings are being proposed as a one-story structure. The proposed buildings and uses shall be in accordance with the appropriate Oconee County development codes and ordinances. The existing white house will be relocated on site to the OIP zoned area. The white house will be improved and made ADA accessible as required by current codes and used for office or other OIP uses. Locating the white back in the rear area of the property will provide better transition to the OIP and B-1 zoned areas.

The proposed building 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 5 total phases as follows:

- Phase I- Lot #1, approx. 1.369 acres, 6,000 SF restaurant plus 2,000 SF outdoor patio area (B-1 Uses less exclusions)
  - Lot #4, approx. 0.33 acres, 2,200 SF offices (OIP Uses less exclusions)
  - Total area for Phase 1 is 1.699 acres
- Phase II – Lot #2, approx. 0.868 acres, restaurant 3,000 SF plus 5,000 retail, service, assisted living & commercial – (B-1 Uses less exclusions)
- Phase III – Lot #3, approx. 1.476 acres, general retail, commercial, coffee shops, service, assisted living, 15,000 SF – (B-1 Uses less exclusions)
- Phase IV – Lot #5, approx. 0.446 acres, Offices, 3 suites, 5,400 SF– (OIP Uses less exclusions)
- Phase V – Lot #6, approx. 1.565 acres, Offices, 3 suites, 7,425 SF– (OIP Uses less exclusions)
- **Total Rezone Acreage: 6.055 Acres**

Adjacent Land Use and Zoning:		Uses
to the North-	B-2, OBP, OIP& AG	Offices, Medical Offices, Funeral Home with Cemetery & AG
to the South-	B-2 and AG	Mixed Use Commercial & Restaurants & Residence
to the East-	AG and R-1	Vacant & Residence
to the West-	B-2	Mixed Use Commercial and Restaurants

- Existing Zoning: B-1 & OIP
- Existing Use: Vacant Land and Vacant Structure
- Proposed Zoning: B-1 & OIP
- Proposed Use: B-1 and OIP uses, but excluding the uses listed above

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PROPOSED COMMON / OPEN SPACE AREAS: None

TRAFFIC

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 9th Edition. Traffic projections are estimated based on a Shopping Center category as follows:

	2-Way ADT	AM Peak HR	PM Peak HR
• Shopping Centers, ITE Code 820, 20,000 SF: 42.70/1,000 GLA (Gross Leasable Area):	854	19	74
• Restaurants, Hi Turn-Over, ITE Code 832: 4.83 / seat, 400 Seats:	1,932	188	164
• OIP / General Offices, ITE Code 710: 11.03 / 1,000 GLA, 15,025 SF:	166	23	22
SUBTOTAL ADT:	2,952	230	260
Internal Capture Ave. 16%:	(472)	(37)	(42)
TOTAL NET ADT:	**2,480**	**193**	**218**

Note: This is a total increase of only 122 trips or 5.17% from the previous Traffic Impact Analysis on file at the County Planning Dept.

A common shared drive currently exists that serves both 2411, 2431 and 2451 Hog Mountain Road properties as shown on the Rezone Modification Concept Plan. This shared drive is the main access drive to the development. There is a secondary access point with proper deceleration lane from Hillcrest Drive. Currently, the main access from Hog Mountain Road has center turn lane and will require deceleration lane per GDOT standards. A decel lane has been shown on the Rezone Modification Concept Plan based on GDOT standards which will be permitted and construction as required. There are no additional access points proposed with this rezone beyond what is existing on site.

Based on the above ADT estimates, the property location on a major collector, and the addition of a proper decel lane on Hog Mountain, the proposed request will have minimal impact to existing roadway infrastructure. Traffic improvements within the right-of-way will enhance traffic flows and safety throughout this section of Hog Mountain Road / Hwy 53.

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

Public water and sewer will be utilized for the project. Water is available within the ROW of Hog Mountain Road / Hwy 53 and on site. Gravity sanitary sewer is also available on site.

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

1. Sewer:	20,000 SF Retail/ Commercial at 5 GPD/100SF =	1,000 GPD
	Restaurants, 400 seats at 25 GPD/seat =	10,000 GPD
	OIP / Offices, 9 suites at 208 GPD/suite =	1,872 GPD
	Total Sewer Demand:	**12,872 GPD**
2. Water		**14,803 GPD**

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STORMWATER RUNOFF / DRAINAGE

Drainage patterns will closely match existing contour patterns. Increased stormwater runoff from site will be mitigated on site thru the existing regional stormwater management facility. This facility will be modified, as required, in accordance with Oconee County Ordinances and Regulations.

BUILDING AND FAÇADE MATERIALS

The proposed building 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 commercial, retail and business styles. Roof systems will be coated metal or asphalt shingles with parapet and hipped ridgelines, refer to attached Architectural Representative Photos.

ESTIMATED BUILDING COSTS AND VALUE OF PROJECT AT COMPLETION

The proposed project has an estimated value in today's dollars of $11.8 million at completion.
-Buildings located in B-1 zoning are estimated to cost: $220/ SF
-Buildings located in O-I-P zoning are estimated to cost: $140/ SF

OWNERSHIP AND MAINTENANCE OF COMMON OPEN SPACE

The overall development will be owned fee simple and maintained by private owners. The overall site and common areas will be maintained by private owners including stormwater management and water quality facilities.

GENERAL UTILITIES AND GARBAGE / RECYCLING SERVICES

All utilities proposed on this project will be buried or installed underground. Water and sewer, which currently exist on site, 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.

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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:	1-2 years, starting year 2020
Phase 2:	2-3 years
Phase 3:	3-5 years
Phase 4:	2-3 years
Phase 5:	3-5 years

EXHIBIT "A" TO REZONE NO P19-0064

PLAT

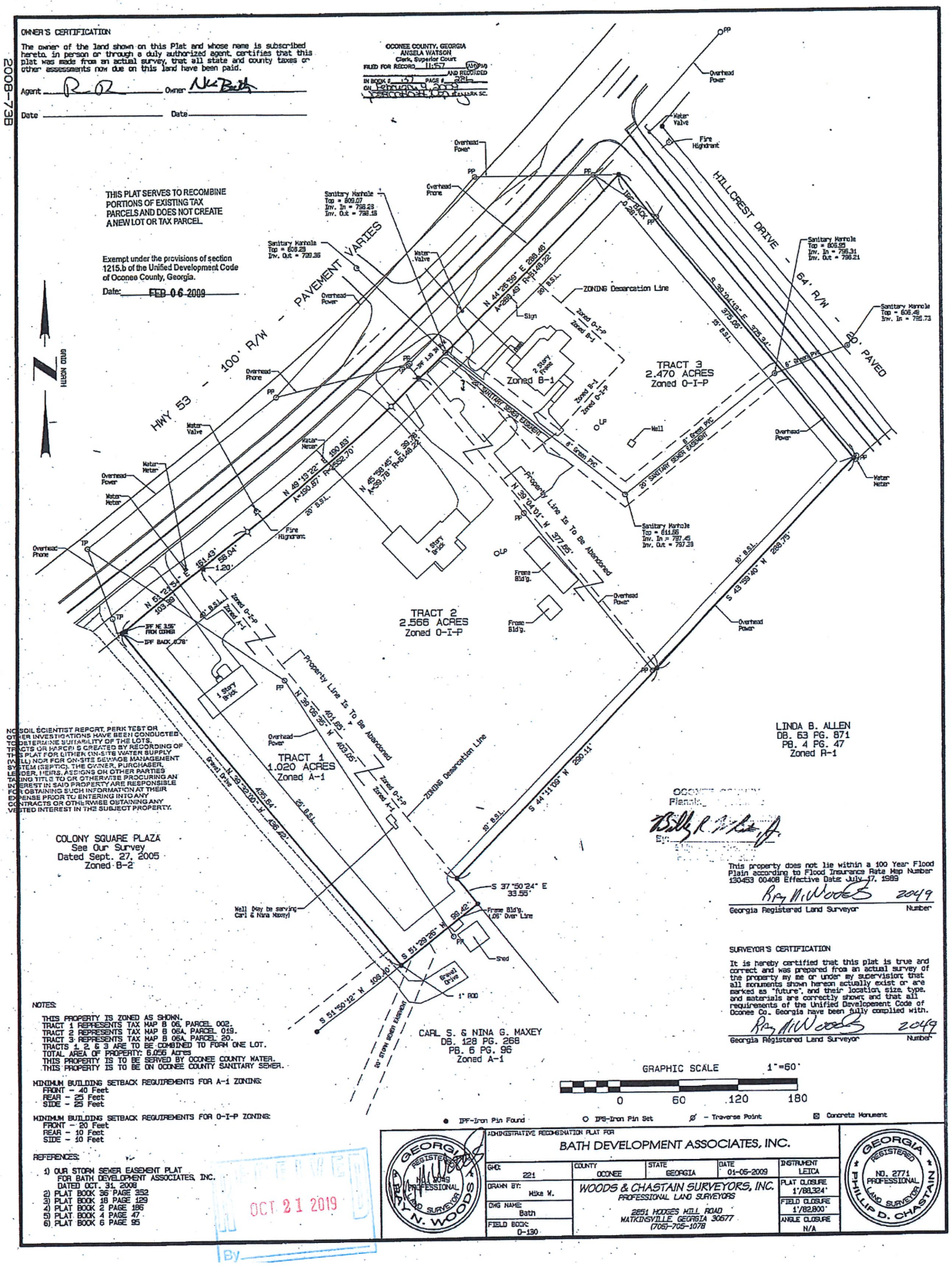
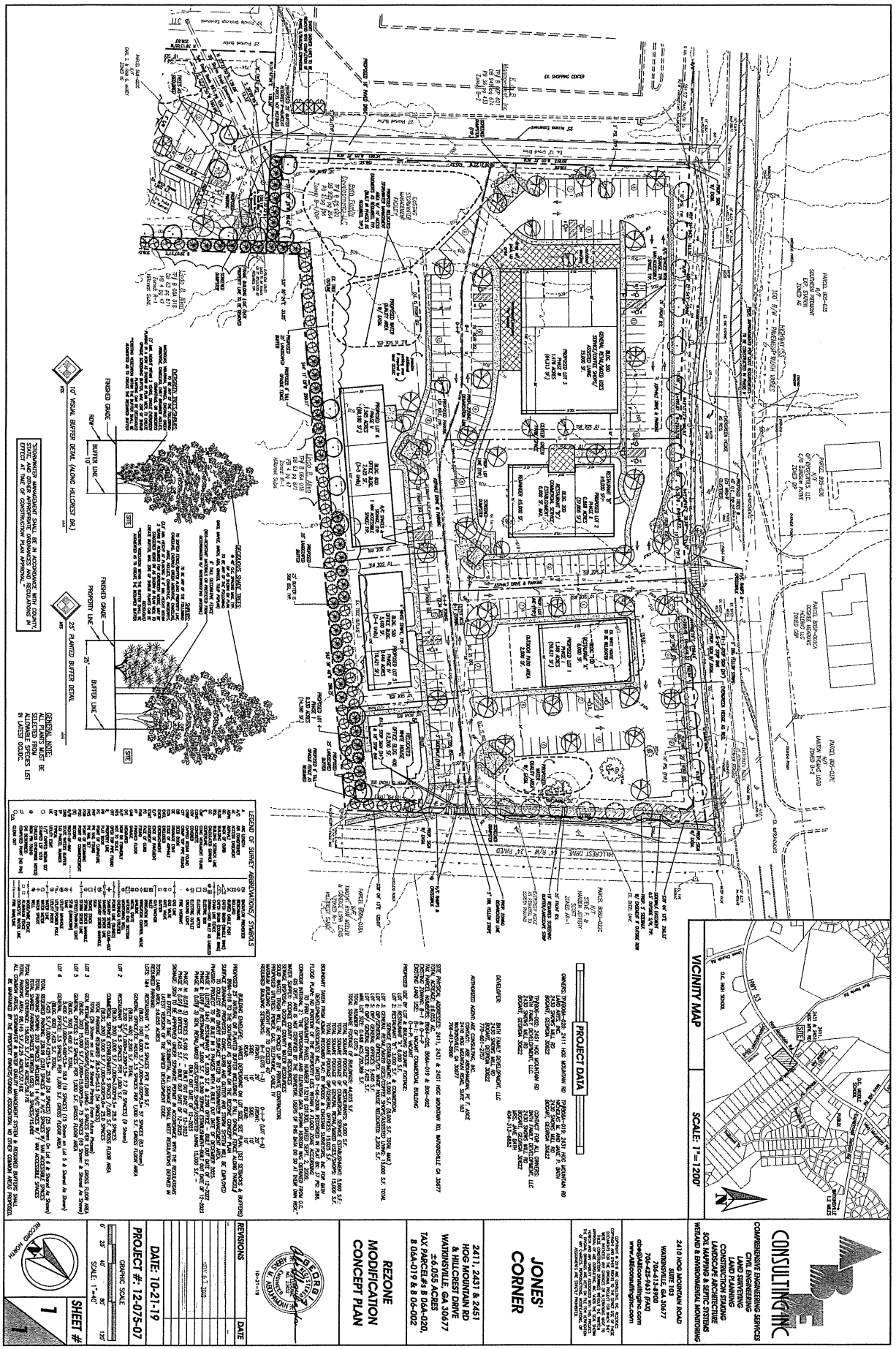


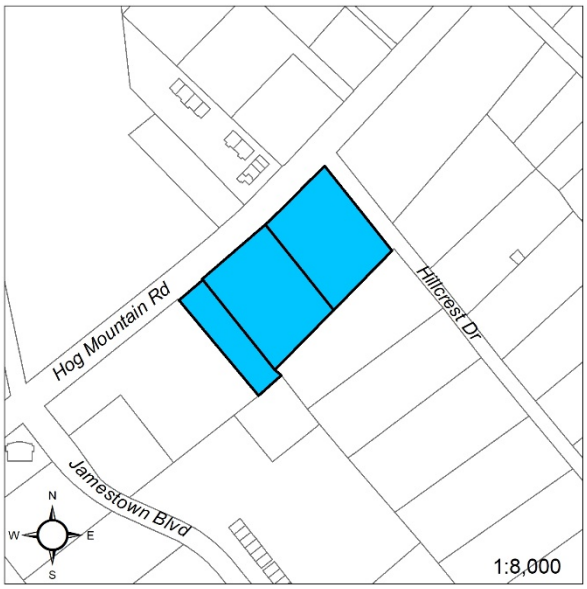
EXHIBIT "A" TO REZONE NO P19-0064

CONCEPT PLAN



Planning Department
Oconee County, Georgia

STAFF REPORT



REZONE CASE #: P19-0064

DATE: November 20, 2019

STAFF REPORT BY: Grace Tuschak, Senior Planner

APPLICANT NAME: ABE Consulting, Inc.

PROPERTY OWNER: Land Arts, Inc., Nicholas & Jane Bath, Bath Family Development, LLC

LOCATION: south of Hog Mountain Road and west of Hillcrest Drive

PARCEL SIZE: ± 6.05 acres

EXISTING ZONING: B-1 (General Business District) and OIP (Office Institutional Professional)

EXISTING LAND USE: Vacant

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Civic Center

ACTION REQUESTED: Change in conditions to rezones no. 6584 and 6585

REQUEST SUMMARY: The petitioner is requesting a rezone modification to update the proposed concept plan and narrative of the commercial development approved under rezones no 6584 and 6585.

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
- Previously Approved Concept Plan

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The front portion of the property was rezoned from A-1 (Agricultural), B-1(General Business), and OIP (Office Institutional Professional) on 07/28/2014 to allow for the development of a commercial shopping center consisting of a family restaurant, retail, and service oriented uses
- The rear portion of the property was rezoned from A-1 and OIP to OIP on 10/07/2014 to allow for the development of three commercial office buildings

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Commercial offices Undeveloped/wooded	OIP (Office Institutional Professional) OBP (Office Business Park) B-2 (Highway Business) AR (Agricultural Residential)
SOUTH	Shopping center (Colony Square) Single family residential	B-2 (Highway Business) AG (Agricultural) R-1 (Single-Family Residential)
EAST	Single family residential (Hillcrest Subdivision)	R-1 (Single-Family Residential)
WEST	Agricultural research station	AG (Agricultural)

PROPOSED MODIFICATIONS

- Relocate existing white house to the OIP portion of the property and convert to office use
- Redesign site layout, relocate proposed buildings, parking areas and drive aisles
- Decrease building square footage of the project from 56,835 square feet to 44,025 square feet at full build out
- Disallowed uses have been proffered by the applicant (see narrative statement)

PROPOSED TRAFFIC PROJECTIONS

- Previously approved rezone: 3,833 ADT, include 177 AM peak hour & 412 PM peak hour
- Current request: 2952 ADT, 230 AM peak hour and 260 PM peak hour

PUBLIC FACILITIES

Water:

- County Water service was previously approved for the project in 2014
- Oconee County 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:

- County sanitary sewer service was previously approved for the project in 2014
- The Water Resources Department has indicated in a letter of availability dated 11/04/2019 that sewer capacity is available for this location

Roads:

- Two existing project entrances along Hog Mountain Road and Hillcrest Drive are to remain, no new entrances are proposed under the present request

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

- Provide stopping sight distance at entrance to the project site.
- Provide ADT to verify if a traffic study is required.

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.

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.
B-1 and OIP uses have previously been approved for the subject property; the proposed uses remain 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 commercial and office 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 should result in less intense development than the previously approved rezones and should not adversely impact schools or streets nor necessitate increased County services.

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 effect on adjacent properties should not be significantly different from the previously approved concept plan.

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 majority of surrounding properties were developed commercially prior to 2014, while the subject property has remained vacant since it was rezoned to B-1 and OIP in 2014.

E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.
No change in zoning district is currently requested; this standard is not applicable to present analysis.

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.

Existing conditions have not substantially changed since the original rezones were approved in 2014. Surrounding uses remain predominantly commercial, giving grounds for approval of the present change in conditions request.

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

The property's Future Development Map designation of "Civic Center" remains unchanged since the approval of the previous rezones. The new concept plan currently under consideration is more consistent with the development guidelines for the Character Area than the previously approved concept plan. The new concept plan shows the majority of parking areas relocated to the side and rear of the buildings, shared parking to decrease unnecessary impervious surface, a more robust sidewalk network to increase walkability, and added outdoor restaurant seating. All of these elements contribute to a development style that is considered desirable in the Civic Center character area (2018 Comprehensive Plan Update, p. 59-60). Staff holds that the overall project is in conformity with the Future Development Map and the goals and objectives of the Comprehensive Plan.

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

The proposed use has already been approved on the subject property; this standard is not applicable to present analysis.

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. The total building square footage shall not exceed 44,025 square feet.
4. At least 80 percent of exterior wall surfaces of all buildings and structures are to be designed to incorporate one of more of the following finish materials: brick veneer, stone veneer, natural wood siding, or cement-board siding (such as hardy-plank). The remaining 20 percent of each wall may be stucco. Metal siding on any building is strictly prohibited.
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. A bicycle rack shall be installed outside of each building in the B-1 zoned portion of the property.
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:

General Automotive Repair	Truck, Utility Trailer, and RV Rental and Leasing
Tractor and Other Farm Equipment Repairs and Maintenance	Self-Storage Of Recreational Vehicles, Campers and Boats
Automotive Body, Paint, And Interior Repair And Maintenance	Restaurants, Limited-Service, Including Fast Food and Take-Out, With Drive-Through Windows.
Automotive Exhaust System Repair	Restaurants, Drive-In
Automotive Glass Replacement Shops	Restaurants, 24-Hour
Automotive Oil Change and Lubrication Shops	

OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

☒ Rezoning from: B-1/OIP to B-1/OIP ☒ Change in Conditions of Approval for Case # : 6585, 6584

☐ Special Use Approval for: _____ in the _____ Zoning District

Applicant	**Property Owner**
Name: ABE Consulting, Inc. / Abe Abouhamdan P.E. F. ASCE	Name: Land Arts, Inc., Nicholas & Jane Bath, Bath family Development, LLC.
Address: 2410 Hog Mountain Rd. (No P.O. Boxes)	Address: 2411, 2431 & 2451 (No P.O. Boxes)
Suite 103	Hog Mountain Rd.
Watkinsville, GA 30677	Watkinsville, GA 30677
Telephone: 706-613-8900	Telephone: Cell: 404-313-6852
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]

JASON FREEMAN NOTARY PUBLIC OCONEE COUNTY, GEORGIA EXP. JAN 6, 2020

Property	**Use**
Location: 2411, 2431 &2451 Hog Mountain Rd (Physical Description)	Current Use: OIP- Vacant
Watkinsville, GA 30677	B-1 Vacant Commercial Bldg.
Tax Parcel Number: B06A 020, B06A 019 & B06 002	Proposed Use: OIP / B-1 Mixed use Commercial
Size (Acres): 2.47, 2.58 & 1 Current Zoning: B-1/OIP	
Future Development Map—Character Area Designation: Civic Center	OCT 21 2019

Attachments (check all that apply)

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

For Oconee County Staff Use Only

Application

Date Received: _____ Date Accepted: _____

DRI Transmitted to RDC ☐ Date: _____ ☐ N/A

Date Submitted: _____ ☐ Findings Complete

Posted: _____ Ad: _____ Ad: _____

Application Withdrawn ☐ Date: _____

APPLICATION NUMBER _____

Action

Planning Commission Date: _____

☐ Approval ☐ With Conditions ☐ Denial

Board of Commissioners Date: _____

☐ Approved ☐ With Conditions ☐ Denied

REZONE NARRATIVE

JONES' CORNER

OIP and B-1- Rezone Modification Request

Land Arts, Inc., Jane and Nicholas Bath, Bath Family Development, LLC.

2411, 2431 & 2451 Hog Mountain Road, Watkinsville, Oconee County, GA 30677

Approximately 6.055 Acre Site – Tax Parcel #s: B06A-019, B-06A 020 & B06-002

October 21, 2019

NARRATIVE

Jones' Corner is currently zoned OIP and B-1 with vacant structure and no existing uses. The site was rezone back on October 7, 2014. Since that time, the owners have been trying to develop or sell the property and have not been successful. The existing zoning uses limitations have minimized the possibilities for development and sale of the property. This request is submitted as a rezone modification and to enhance the possible development options of Jones' Corner as a proposed mixed-use development. One of the main stumbling blocks has been dealing or the proposed uses for the existing historic structure (white house) centered in the property. After trying on numerous occasions to place a tenant or utilize the existing white house as required by previous rezone conditions, it was evident that converting the existing structure to a family restaurant or other retail use was very difficult.

This request would allow the white house to be relocated to the existing OIP zoned area in the back of the property and utilizing it for OIP uses. It is totally allowed and permitted for this historic structure to be relocated on the subject site for maintenance and better utilization. The currently existing OIP zoned area along the back of the property will remain as OIP with minor modifications. This area will remain a transition zone from residential to B-1 zoned area fronting on Hog Mountain Road. The existing B-1 zoned area will be modified in terms of possible uses under the B-1 zoning classification to allow for better chances in successfully developing the property. The existing zoning uses are very limited and are very restrictive in terms of possible uses under the B-1 zoning district.

The overall Rezone Modification Concept was developed with enhanced buffering and minimizing impact to the adjacent residential areas. As seen on the proposed Rezone Modification Concept, this was accomplished by totally removing the long retail building fronting on Hillcrest Drive. In addition, the previous 10' wide screen / landscape buffer will be maintained along Hillcrest to provide added measures in maintaining the feel and look of the area. Additionally, the white house is being relocated to the area nearest to the residential neighborhood area along Hillcrest Dr to create even better transition to the subject development.

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The total acreage of the subject property is approximately 6.055 acres

PROPOSED USE

The property will be used for OIP and B-1 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. Car Washes
4. Tattoo Parlors
5. Pet Care, Grooming and Training
6. Taxidermists
7. Bungee Jumping
8. Dog Parks, Pet Sitting Services
9. Fee Fishing Lakes
10. Golf Course with or without a Country Club
11. Golf Driving Ranges
12. Show Arenas for Horses (including Accessory Barnes)
13. Softball, Baseball, Football or Soccer Fields
14. Tennis Clubs and Tennis Centers
15. New Car Dealership
16. Used Car Dealership
17. Recreational Vehicle Dealership
18. Motorcycle Dealers
19. Boat Dealers
20. All other Motor Vehicle Dealers
21. Convenience Food Stores with Fuel Pumps
22. Gasoline Stations, Full Service
23. Gasoline Stations with Convenience Stores, no repair
24. Alternate ("Stealth") Towers and Antennae
25. Additions to Existing Towers or Mounted on Nonresidential Building
26. Electric Power Transmission and Distribution Lines
27. Natural Gas Distribution
28. Freestanding Ambulatory Surgical and Emergency Centers
29. General Medical and Surgical Hospitals
30. Cemeteries & Mausoleums

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The proposed uses may include one or a combination of commercial development such as Shopping Center, Drug Store / Pharmacy, Convenience Store, Offices, Medical Office, Restaurants (no drive thru), Service Centers and other allowed uses. The proposed development will have a maximum of 29,000 SF total heated and cooled space in the B-1 zoned areas and 15,025 SF in the OIP zoned areas. Several new buildings are being proposed as a one-story structure. The proposed buildings and uses shall be in accordance with the appropriate Oconee County development codes and ordinances. The existing white house will be relocated on site to the OIP zoned area. The white house will be improved and made ADA accessible as required by current codes and used for office or other OIP uses. Locating the white back in the rear area of the property will provide better transition to the OIP and B-1 zoned areas.

The proposed building 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 5 total phases as follows:

- Phase I- Lot #1, approx. 1.369 acres, 6,000 SF restaurant plus 2,000 SF outdoor patio area (B-1 Uses less exclusions)
  - Lot #4, approx. 0.33 acres, 2,200 SF offices (OIP Uses less exclusions)
  - Total area for Phase 1 is 1.699 acres

- Phase II – Lot #2, approx. 0.868 acres, restaurant 3,000 SF plus 5,000 retail, service, assisted living & commercial – (B-1 Uses less exclusions)

- Phase III – Lot #3, approx. 1.476 acres, general retail, commercial, coffee shops, service, assisted living, 15,000 SF – (B-1 Uses less exclusions)

- Phase IV – Lot #5, approx. 0.446 acres, Offices, 3 suites, 5,400 SF– (OIP Uses less exclusions)

- Phase V – Lot #6, approx. 1.565 acres, Offices, 3 suites, 7,425 SF– (OIP Uses less exclusions)

- **Total Rezone Acreage: 6.055 Acres**

- Adjacent Land Use and Zoning:

		Uses
to the North-	B-2, OBP, OIP& AG	Offices, Medical Offices, Funeral Home with Cemetery & AG
to the South-	B-2 and AG	Mixed Use Commercial & Restaurants & Residence
to the East-	AG and R-1	Vacant & Residence
to the West-	B-2	Mixed Use Commercial and Restaurants

- Existing Zoning: B-1 & OIP
- Existing Use: Vacant Land and Vacant Structure
- Proposed Zoning: B-1 & OIP
- Proposed Use: B-1 and OIP uses, but excluding the uses listed above

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PROPOSED COMMON / OPEN SPACE AREAS: None

TRAFFIC

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 9th Edition. Traffic projections are estimated based on a Shopping Center category as follows:

	2-Way ADT	AM Peak HR	PM Peak HR
• Shopping Centers, ITE Code 820, 20,000 SF: 42.70/1,000 GLA (Gross Leasable Area):	854	19	74
• Restaurants, Hi Turn-Over, ITE Code 832: 4.83 / seat, 400 Seats:	1,932	188	164
• OIP / General Offices, ITE Code 710: 11.03 / 1,000 GLA, 15,025 SF:	166	23	22
SUBTOTAL ADT:	2,952	230	260
Internal Capture Ave. 16%:	(472)	(37)	(42)
TOTAL NET ADT:	**2,480**	**193**	**218**

Note: This is a total increase of only 122 trips or 5.17% from the previous Traffic Impact Analysis on file at the County Planning Dept.

A common shared drive currently exists that serves both 2411, 2431 and 2451 Hog Mountain Road properties as shown on the Rezone Modification Concept Plan. This shared drive is the main access drive to the development. There is a secondary access point with proper deceleration lane from Hillcrest Drive. Currently, the main access from Hog Mountain Road has center turn lane and will require deceleration lane per GDOT standards. A decel lane has been shown on the Rezone Modification Concept Plan based on GDOT standards which will be permitted and construction as required. There are no additional access points proposed with this rezone beyond what is existing on site.

Based on the above ADT estimates, the property location on a major collector, and the addition of a proper decel lane on Hog Mountain, the proposed request will have minimal impact to existing roadway infrastructure. Traffic improvements within the right-of-way will enhance traffic flows and safety throughout this section of Hog Mountain Road / Hwy 53.

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

Public water and sewer will be utilized for the project. Water is available within the ROW of Hog Mountain Road / Hwy 53 and on site. Gravity sanitary sewer is also available on site.

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

1. Sewer:	20,000 SF Retail/ Commercial at 5 GPD/100SF =	1,000 GPD
	Restaurants, 400 seats at 25 GPD/seat =	10,000 GPD
	OIP / Offices, 9 suites at 208 GPD/suite =	1,872 GPD
	Total Sewer Demand:	**12,872 GPD**
2. Water		**14,803 GPD**

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STORMWATER RUNOFF / DRAINAGE

Drainage patterns will closely match existing contour patterns. Increased stormwater runoff from site will be mitigated on site thru the existing regional stormwater management facility. This facility will be modified, as required, in accordance with Oconee County Ordinances and Regulations.

BUILDING AND FAÇADE MATERIALS

The proposed building 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 commercial, retail and business styles. Roof systems will be coated metal or asphalt shingles with parapet and hipped ridgelines, refer to attached Architectural Representative Photos.

ESTIMATED BUILDING COSTS AND VALUE OF PROJECT AT COMPLETION

The proposed project has an estimated value in today's dollars of $11.8 million at completion.
-Buildings located in B-1 zoning are estimated to cost: $220/ SF
-Buildings located in O-I-P zoning are estimated to cost: $140/ SF

OWNERSHIP AND MAINTENANCE OF COMMON OPEN SPACE

The overall development will be owned fee simple and maintained by private owners. The overall site and common areas will be maintained by private owners including stormwater management and water quality facilities.

GENERAL UTILITIES AND GARBAGE / RECYCLING SERVICES

All utilities proposed on this project will be buried or installed underground. Water and sewer, which currently exist on site, 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.

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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:	1-2 years, starting year 2020
Phase 2:	2-3 years
Phase 3:	3-5 years
Phase 4:	2-3 years
Phase 5:	3-5 years

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Standards for Rezoning Consideration

JONES' CORNER
OIP and B-1 – Change in Conditions to Previous Rezone Request
Land Arts, Inc., Jane and Nicholas Bath, Bath Family Development, LLC.
2411, 2431 & 2451 Hog Mountain Road, Watkinsville, Oconee County, GA 30677
Approximately 6.055 Acre Site – Tax Parcel #s: B06A-019, B-06A 020 & B06-002
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 is a request to modify the zoning conditions of an already existing zoning of OIP and B-1. This request represents an enhanced overall development plan to the previously approved zoning classifications. The majority of the existing uses of nearby properties have been consistent with B-1, B-2, & OIP uses. A portion of adjacent properties is zoned residential. A transitional zoning of OIP is being maintained from the previous approved rezone on the subject property. In addition, a building along Hillcrest is being removed while maintaining a planted buffer to create a better transition along the eastern side of the property. This request is being made to enhance the overall proposed development and further minimize any impacts to adjacent properties and 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 number of uses and value diminishing restrictions. The owners have tried for the past five years to either develop the property or sell to others for possible uses and have not been successful in that matter. Due to the strict uses and limitations from the previous rezone and dealing with the existing white house as a historic structure, the values of the property are greatly diminished. The property as currently zoned with the restrictions and conditions does not have a reasonable economic use.

The property value will be much improved once rezoned, which allows other uses and possibilities than allowed currently. The subject currently fronts on existing water and sewer lines which serve numerous existing commercial and business uses in the area.

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

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(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, and a secondary access from Hillcrest Dr. It is the full intent of the owners to make the main entrance be on Hog Mountain Road. Proper center on Hwy 53 and a decel lane on Hillcrest have already been installed. A decel lane extension will be required as a part of this request on HWY 53. These traffic / roadway improvements will be more than adequate to create minimum impact as a result of the proposed rezone. 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 minimum demands and with having water and sewer lines on the subject property.*

- *Total number of trips estimated for the development based on Shopping Center classification per ITE (Institute of Transportation Engineers) Trip Generation Manual, 9th Edition, is as follows:*

	2-Way ADT	**AM Peak HR**	**PM Peak HR**
• Shopping Centers, ITE Code 820, 20,000 SF: 42.70/1,000 GLA (Gross Leasable Area):	854	19	74
• Restaurants, Hi Turn-Over, ITE Code 832: 4.83 / seat, 400 Seats:	1,932	188	164
• OIP / General Offices, ITE Code 710: 11.03 / 1,000 GLA, 15,025 SF:	166	23	22
SUBTOTAL ADT:	2,952	230	260
Internal Capture Ave. 16%:	(472)	(37)	(42)
TOTAL NET ADT:	**2,480**	**193**	**218**

Note: This is a total increase of only 122 trips or 5.17% from the previous Traffic Impact Analysis on file at the County Planning Dept.

- *The site will be served with Oconee County Water and Sewer services. Currently, there are water and sewer lines with proper easements on the Subject property.*

Total estimated water and sewer demands are listed below:

- *Water: 14,803 GPD*
- *Sewer: 12,872 GPD*

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- *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 and enhancing the existing storm water management facilities and providing water quality systems to meet Oconee County standards. 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 to adjacent property values since the request will be consistent with existing uses and is proposed with some modifications to existing zoning. This request provides an enhanced approach for transitioning from commercial to residential zones. This is a modification to an already existing zoning classification.

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 had been zoned OIP and B-1 for over 5 years. Various and numerous efforts have been made to develop or sell the property as currently. However, these efforts have been unsuccessful due the use limitations and conditions of the previous rezone. Currently, the site is vacant and had been for several years. Several other 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 and B-1 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 enhance the overall development layout and modify the current rezone conditions.

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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 for the proposed uses. Several other commercial and restaurant developments have been constructed in the vicinity of the subject property within the past 5 years. Existing and development patterns during the past 5 years certainly support the requested zoning modifications and uses. Several Commercial projects, such as restaurants, banks, offices, and general retail have been approved or had been completed in the vicinity. The request

is being made simply to modify some of the conditions and restrictions on the existing zoning. In particular, the existing white house has proved to be undesired or impossible to renovate into a family restaurant. This conclusion is as a result of multiple tries of marketing efforts to potential users. At the same, time, the Applicant and Owners wanted to take the opportunity to enhance the overall development to create as a minimum of impact to existing adjacent uses and owners. It is an extreme hardship to the individual property owner not to be able to utilize this property as has been allowed on nearby and adjacent properties.

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 modification is for the existing OIP and B-1 zoning on the property with no new districts are being requested. The Future Development Map designates the property area to be ***Civic Center****. The rezone modification request is very consistent with 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:

This is not a property that is zoned from A-1 or un-zoned property to OIP and B-1. The proposed request is for a modification to an existing zoning district. This request allows additional uses on the subject property and allowing the historic white house to be relocated on the subject property. There are very few other available sites that permit OIP and B-1 uses in the area. This request is made to allow adequate area and additional uses under the OIP and B-1 zoning classification while enhancing the transition zone from residential to commercial.

Traffic Impact Analysis, Sect. 1206.04:

(1) – Please refer to the previous Traffic Impact Analysis on file.
(2) – A net increase of 122 trips per day or 5.17% has been calculated based on the proposed modifications to the existing zoning conditions. Therefor, a new Traffic Impact Analysis is not required per Sect. 1206.04
(3) – The proposed development increase is less 1,000 ADT or less than 10% and thus a new Traffic Impact Analysis is not required or applicable.
(4) - Based on the relatively minor adjustments to the overall development concept and existing site access points, minimum to no negative impacts are anticipated. Current access points have been set as approved by the County and GDOT and no new intersections or access points are being added with this request. The deceleration lane for the existing entrance on Hog Mountain Road will need to be extended as required by GDOT at the time of development construction. The existing project intersections with projected ADT's will operate at good levels of service, A-C with

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the exception of some delays in the PM Peak Hour (NB / SB) for Oconee Meadows driveway. This delay does not impact the roadway level of services since the delay will cause back up within the private property itself and not on the public roadway. Hillcrest Entrance drive to the project operates at a level of service A.

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Representative Architectural Elevations / Facades

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Representative Shopping Center

Representative Shopping Center

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Representative Restaurant

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Jones Corner

All that tract or parcel of land lying and being in the 221st G.M.D. Oconee County, Georgia, being designated Bath Development Associates, Inc. on an Administrative Recombination Plat prepared by Woods & Chastain Surveyors, Inc. dated January 6, 2009 and recorded in Plat Book 37 page 286, and being more particularly described as follows:

Beginning at the intersection of the Southeast right of way of Hog Mountain Road (100' R/W) and Southwest right of way of Hillcrest Drive (64' R/W) from said right of way an iron pin found bearing South 39 Degrees 04 Minutes 13 Seconds East a distance of 0.28 feet back from the intersection of Hog Mountain Road and Hillcrest Drive said right of way intersection is The POINT OF BIGINNING;

Thence South 39 Degrees 04 Minutes 13 Seconds East a distance of 375.34 feet to an iron pin found;

Thence along a common property line with Linda B. Allen the following courses and distances:
South 43 Degrees 59 Minutes 40 Seconds West a distance of 288.75 feet to an iron pin found;
South 44 Degrees 11 Minutes 09 Seconds West a distance of 290.11 feet to an iron pin found;
South 37 Degrees 50 Minutes 24 Seconds East a distance of 33.55 feet to an iron pin found;

Thence South 51 Degrees 29 Minutes 26 Seconds West a distance of 99.42 feet along a common property line with Carl S. & Nina G. Maxey to an iron pin found;
Thence North 39 Degrees 32 Minutes 00 Seconds West a distance of 436.42 feet along a common property line with K & B Management, Inc. to an iron pin found bearing North 39 Degrees 32 Minutes 00 Seconds West a distance of 0.78 feet back;

Thence along the right of way of Hog Mountain Road the following courses and distances:
North 51 Degrees 21 Minutes 54 Seconds East a distance of 161.43 feet Mountain Road;
Along the arc of a curve to the left (said curve having a radius of 2552.70 feet, an arc length of 190.87 feet, a chord bearing of North 49 Degrees 13 Minutes 22 Seconds East and a chord length of 190.83 feet);
Along the arc of a compound curve to the left (said curve having a radius of 6148.22 feet, an arc length of 39.78 feet, a chord bearing of North 45 Degrees 58 Minutes 45 Seconds East and a chord length of 39.78 feet) to an iron pin found;
Along the arc of a compound curve to the left (said curve having a radius of 6148.22 feet, an arc length of 288.49 feet, a chord bearing of North 44 Degrees 26 Minutes 59 Seconds East and a chord length of 288.46 feet) along said right of way an iron pin found bearing South 39 Degrees 04 Minutes 13 Seconds East a distance of 0.28 feet back from the intersection of Hog Mountain Road and Hillcrest Drive said right of way intersection is The POINT OF BEGINNING.

Said parcel having an area of 263,763 Square Feet, or 6.056 Acres more or less.

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OCONEE COUNTY PROPERTY OWNER AUTHORIZATION

FOR APPLICATIONS

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

2411 Hog Mountain Rd.

Watkinsville, GA 30677

Tax Parcel #: B06A 020

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: Jane Batta

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): JANE BATTA

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: CEO

DATE: 10-18-19

NOTARIZATION:

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

NOTARY SIGNATURE: Jason Freeman

EXP.
DATE: 1-6-2020

SEAL:

JASON FREEMAN NOTARY PUBLIC EXP. JAN. 6, 2020 OCONEE COUNTY, GEORGIA

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OCONEE COUNTY PROPERTY OWNER AUTHORIZATION

FOR APPLICATIONS

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

2431 Hog Mountain Road

Watkinsville, GA 30677

Tax Parcel #: B 06A 019

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: Jane Bath Nm Bath

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): Nicholas M. & Jane P. Bath

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: Owners

DATE: 10-18-19

NOTARIZATION:

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

NOTARY SIGNATURE: Jason Freeman

EXP. DATE: 1-6-2020

SEAL:

JASON FREEMAN NOTARY PUBLIC EXP. JAN. 6, 2020 OCONEE COUNTY, GEORGIA

RECEIVED OCT 21 2019 By

OCONEE COUNTY PROPERTY OWNER AUTHORIZATION

FOR APPLICATIONS

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

2451 Hog Mountain Rd.

Watkinsville, GA 30677

Tax Parcel #: B06 002

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: 706-613-3900

SIGNATURE OF OWNER OR MANAGING MEMBER: NM Bath

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): Nicholas M. Bath

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

EXP-

DATE: 1-6-2020

SEAL:

JASON FREEMAN NOTARY PUBLIC OCONEE COUNTY, GEORGIA EXP. JAN. 6, 2020

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2019 Property Tax Statement

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-1147	11/20/2019	$0.00	$1656.58	$0.00	Paid 10/10/2019

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

BATH FAMILY DEVELOPMENT, LLC

2430 SNOWS MILL ROAD
BOGART, GA 30622

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

Map: B 06 002 Printed: 10/15/2019
Location: 2451 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 for additional information and to make online payments.

RECEIVED
OCT 21 2019
By

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: BATH FAMILY DEVELOPMENT, LLC
Map Code: B 06 002 Real
Description: 990/264 OO/50 ; HOG MT RD
Location: 2451 HOG MOUNTAIN RD
Bill No: 2019-1147
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
72,547.00	106,070.00	1.0000	$178,617.00	11/20/2019			

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	$178,617.00	$71,447.00	$0.00	$71,447.00	10.826000	$773.49	$0.00	$773.49
INSURANCE PREMIUM ROLL BAC	$178,617.00	$71,447.00	$0.00	$71,447.00	-0.940000	$0.00	-$67.16	$-67.16
SALES TAX ROLLBACK	$178,617.00	$71,447.00	$0.00	$71,447.00	-3.200000	$0.00	-$228.63	$-228.63
SCHOOL M&O	$178,617.00	$71,447.00	$0.00	$71,447.00	16.500000	$1,178.88	$0.00	$1,178.88
STATE TAX	$178,617.00	$71,447.00	$0.00	$71,447.00	0.000000	$0.00	$0.00	$0.00
TOTALS					**23.186000**	**$1,952.37**	**-$295.79**	**$1,656.58**

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. 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. 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 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.

Current Due	$1,656.58
Discount	$0.00
Penalty	$0.00
Interest	$0.00
Other Fees	$0.00
Previous Payments	$1,656.58
Back Taxes	$0.00
Total Due	**$0.00**
Paid Date	10/10/2019

2019 Property Tax Statement

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-1152	11/20/2019	$0.00	$2678.63	$0.00	Paid 10/10/2019

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

BATH NICHOLAS M. & JANE P

2430 SNOWS MILL ROAD
BOGART, GA 30622

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

Map: B 06A 019 Printed: 10/15/2019
Location: 2431 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.

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Please visit our website oconeecountypay.com for additional information and to make online payments.

RECEIVED OCT 21 2019

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: BATH NICHOLAS M. & JANE P
Map Code: B 06A 019 Real
Description: 970/823 889/522 589/638 4/47
Location: 2431 HOG MOUNTAIN RD
Bill No: 2019-1152
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
61,265.00	227,556.00	2.5800	$288,821.00	11/20/2019			

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	$288,821.00	$115,528.00	$0.00	$115,528.00	10.826000	$1,250.71	$0.00	$1,250.71
INSURANCE PREMIUM ROLL BAC	$288,821.00	$115,528.00	$0.00	$115,528.00	-0.940000	$0.00	-$108.60	$-108.60
SALES TAX ROLLBACK	$288,821.00	$115,528.00	$0.00	$115,528.00	-3.200000	$0.00	-$369.69	$-369.69
SCHOOL M&O	$288,821.00	$115,528.00	$0.00	$115,528.00	16.500000	$1,906.21	$0.00	$1,906.21
STATE TAX	$288,821.00	$115,528.00	$0.00	$115,528.00	0.000000	$0.00	$0.00	$0.00
TOTALS					**23.186000**	**$3,156.92**	**-$478.29**	**$2,678.63**

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. 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. 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 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.

Current Due	$2,678.63
Discount	$0.00
Penalty	$0.00
Interest	$0.00
Other Fees	$0.00
Previous Payments	$2,678.63
Back Taxes	$0.00
Total Due	**$0.00**
Paid Date	10/10/2019

2019 Property Tax Statement

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-9242	11/20/2019	$0.00	$4694.99	$0.00	Paid 09/27/2019

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

LAND ARTS, INC

2430 SNOWS MILL ROAD
BOGART, GA 30622

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

Map: B 06A 020 Printed: 10/15/2019
Location: 2411 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 for additional information and to make online payments.

RECEIVED OCT 21 2019

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: LAND ARTS, INC
Map Code: B 06A 020 Real
Description: 1049/97 123/202 18/129 ; REHAB. HIST. PROP.
Location: 2411 HOG MOUNTAIN RD
Bill No: 2019-9242
District: 001

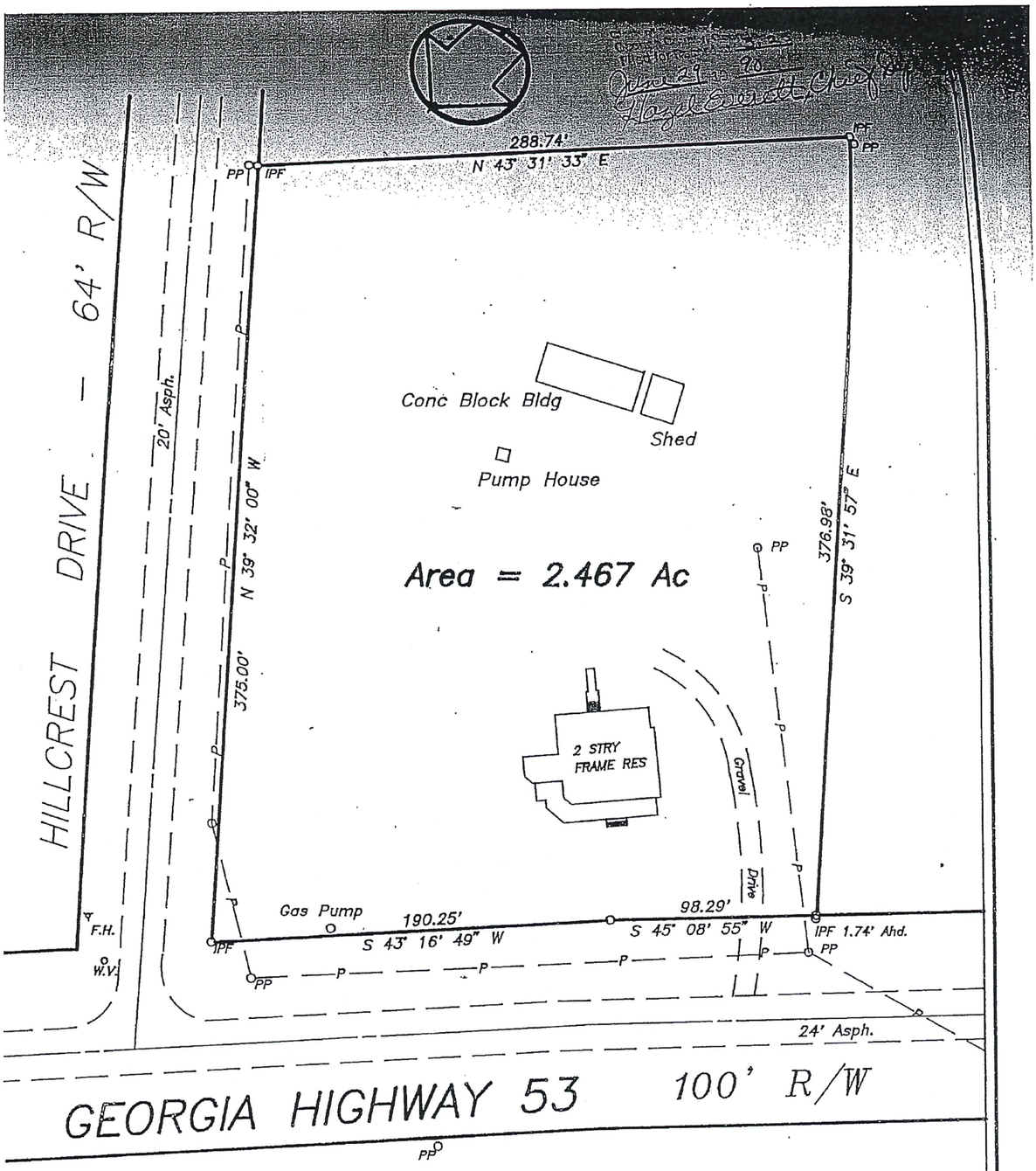
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
195,009.00	311,220.00	2.4700	$506,229.00	11/20/2019			

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	$506,229.00	$202,492.00	$0.00	$202,492.00	10.826000	$2,192.18	$0.00	$2,192.18
INSURANCE PREMIUM ROLL BAC	$506,229.00	$202,492.00	$0.00	$202,492.00	-0.940000	$0.00	-$190.34	$-190.34
SALES TAX ROLLBACK	$506,229.00	$202,492.00	$0.00	$202,492.00	-3.200000	$0.00	-$647.97	$-647.97
SCHOOL M&O	$506,229.00	$202,492.00	$0.00	$202,492.00	16.500000	$3,341.12	$0.00	$3,341.12
STATE TAX	$506,229.00	$202,492.00	$0.00	$202,492.00	0.000000	$0.00	$0.00	$0.00
TOTALS					**23.186000**	**$5,533.30**	**-$838.31**	**$4,694.99**

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. 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. 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 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.

Current Due	$4,694.99
Discount	$0.00
Penalty	$0.00
Interest	$0.00
Other Fees	$0.00
Previous Payments	$4,694.99
Back Taxes	$0.00
Total Due	**$0.00**
Paid Date	09/27/2019



In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Clifford A. Smith
Member of Surveying and Mapping Society of Georgia

SURVEY FOR:

JANE BATH

G.M.D. 221 OCONEE COUNTY, GA.

SCALE 1" = 60' JUN 21, 1990

GEORGIA REGISTERED No. 1500 PROFESSIONAL LAND SURVEYOR CLIFFORD A. SMITH

Patterson Engineering, Inc.

1400 Montreal Road – Suite 240 – Tucker, Ga. 30084

404 938-2100

18-129

12

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RECEIVED
OCT 21 2019

Filed 7-19-72
Recorded 7-19-72
Beatrice A Oglesby
Clerk

MRS. J. CARL MAXEY

2.583 AC
3.261 AC
3.294 AC
2.853 AC
2.584 AC

15
16
17
18
19

O'DILLON

64' R/W
PAVED

GA. HWY. 53
100' R/W - 18' PAVED

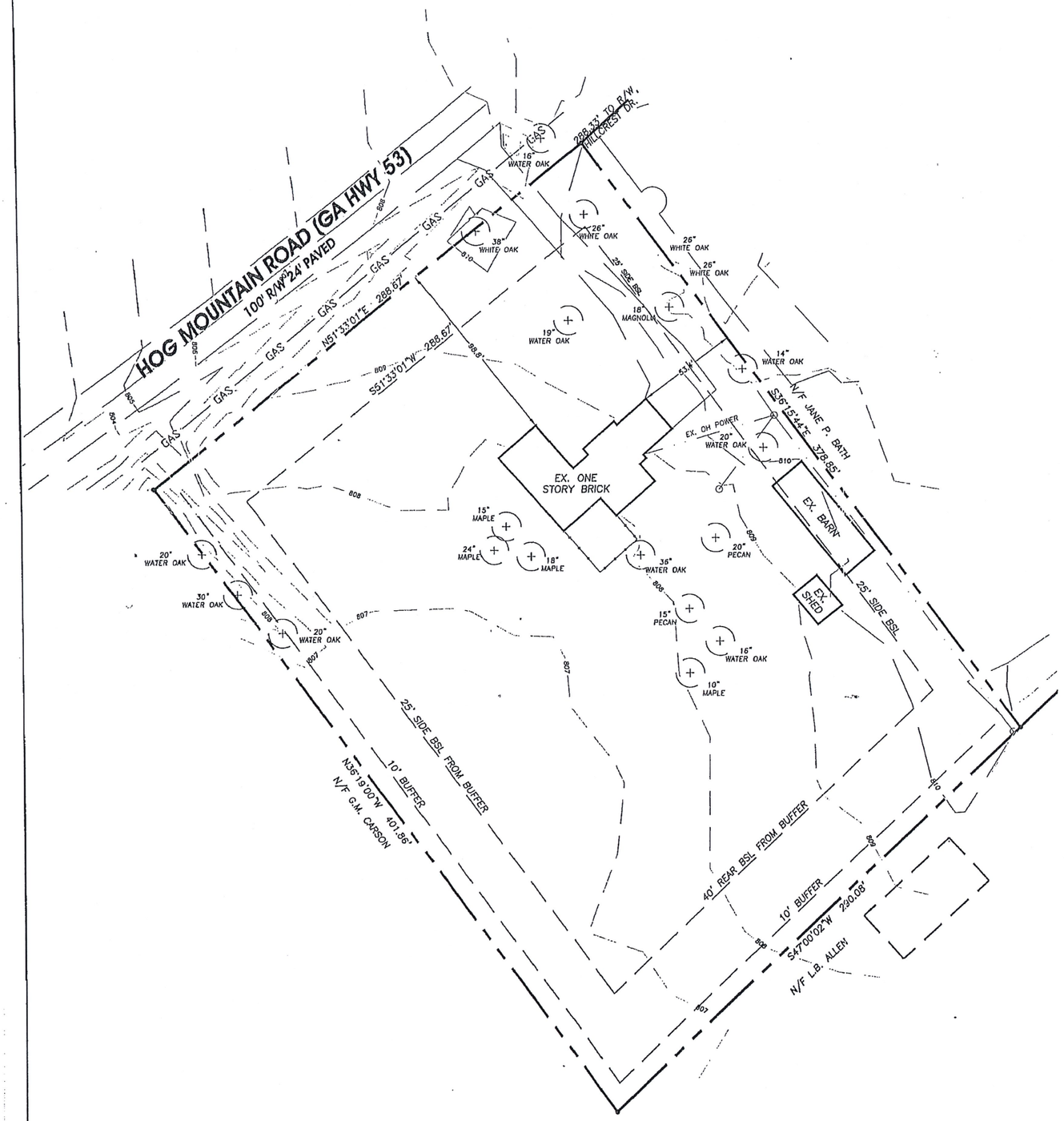
SURVEY FOR

JAMES MARSHALL

OCONEE COUNTY 221 G.M.D GEORGIA
MARCH 7, 1972 SCALE 1" 200'

0 50 200 400 600 800 1000

BEN McLEROY & ASSOCIATES
ENGINEERS & SURVEYORS ATHENS, GEORGIA



FILED IN CLERK'S OFFICE
SUPERIOR COURT
OCONEE COUNTY
06 SEP 11 PM 1:55
REC BK 36 PG 352
DATE 09-11-06
PAMELA WATSON, CLERK
SEE ALSO DECK 2871 PGS 328-331

EXHIBIT "A"

PROJECT DATA

OWNER: JANE P. BATH
2430 SNOWS MILL RD.
BOGART, GA 30622
(770)266-6793

AUTHORIZED AGENT: ABE – JD WOOD SURVEYING, INC.
CONTACT: JERRY D. WOOD, GRLS
1671 MERIWEATHER DR, SUITE 201
BOGART, GA 30622

1. TOTAL PROJECT ACREAGE: 2.58 ACRES
2. TAX PARCEL #: B06 A019
3. FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 130453 0040 B, DATED JULY 17, 1989.
10. REQUIRED BUILDING SETBACKS:
    FRONT: 35'
    SIDE: 25'
    REAR: 40'
12. UTILITIES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.

MONUMENTATION LEGEND

- Depicts Computed Point Only.
- Depicts Iron Pin Set
- Depicts Iron Pin Found
- Depicts Monument Set
- Depicts Monument Found

PLAT ABBREVIATIONS

IPF – Iron Pin Found
IPS – Iron Pin Set
OTP – Open Top Pipe
CTP – Crimp Top Pipe
Conc. – Concrete
Alumn. – Aluminum
R/W – Right of Way
C/L – Centerline
P.O.C. – Point of Commencement
P.O.B. – Point of Beginning

SURVEYOR: JERRY D. WOOD
GEORGIA R.L.S. #2999
1671 Meriweather Dr. Suite 201
Bogart, GA 30622
706.613.8900
706.425.9631 FAX

NOTE: THIS PLAT IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLACK INK OVER THE STAMP.

In my opinion this plat is a correct representation of the land platted and has been prepared in conformity with minimum standards and requirements of law.

SURVEY CLOSURE STATEMENT

The Field Data upon which this plat is based has a closure precision of one foot in 22,999 feet, and an angular error of 2" per angle point, and was not adjusted.
This plat has been calculated for closure and is found to be accurate within one foot in 485,357 feet.
Linear Measurement obtained using TOPCON 605
Angular Measurement obtained using TOPCON 605
Field Work completed 01-20-06

REFERENCE

GRAPHIC SCALE
0' 20' 40' 80' 120'

ABE JD WOOD SURVEYING, INC

1671 MERIWEATHER DR.
SUITE 201
BOGART, GA 30622
706.613.8900
706.425.9631 FAX

SURVEY FOR:
Abe M. Abouhamdan and Jerry D. Wood

2431 HOG MOUNTAIN ROAD
GA HWY 53
OCONEE COUNTY, GA
221st G.M.D.

REVISIONS	DATE

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ABE-JD WOOD SURVEYING INC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GEORGIA REGISTERED No. 2999 PROFESSIONAL LAND SURVEYOR JERRY D. WOOD 01-26-06
01/26/06

DATE
01/26/06

PROJECT
05-075-04S

BOUNDARY AND TOPO SURVEY

SHEET
1 OF 1

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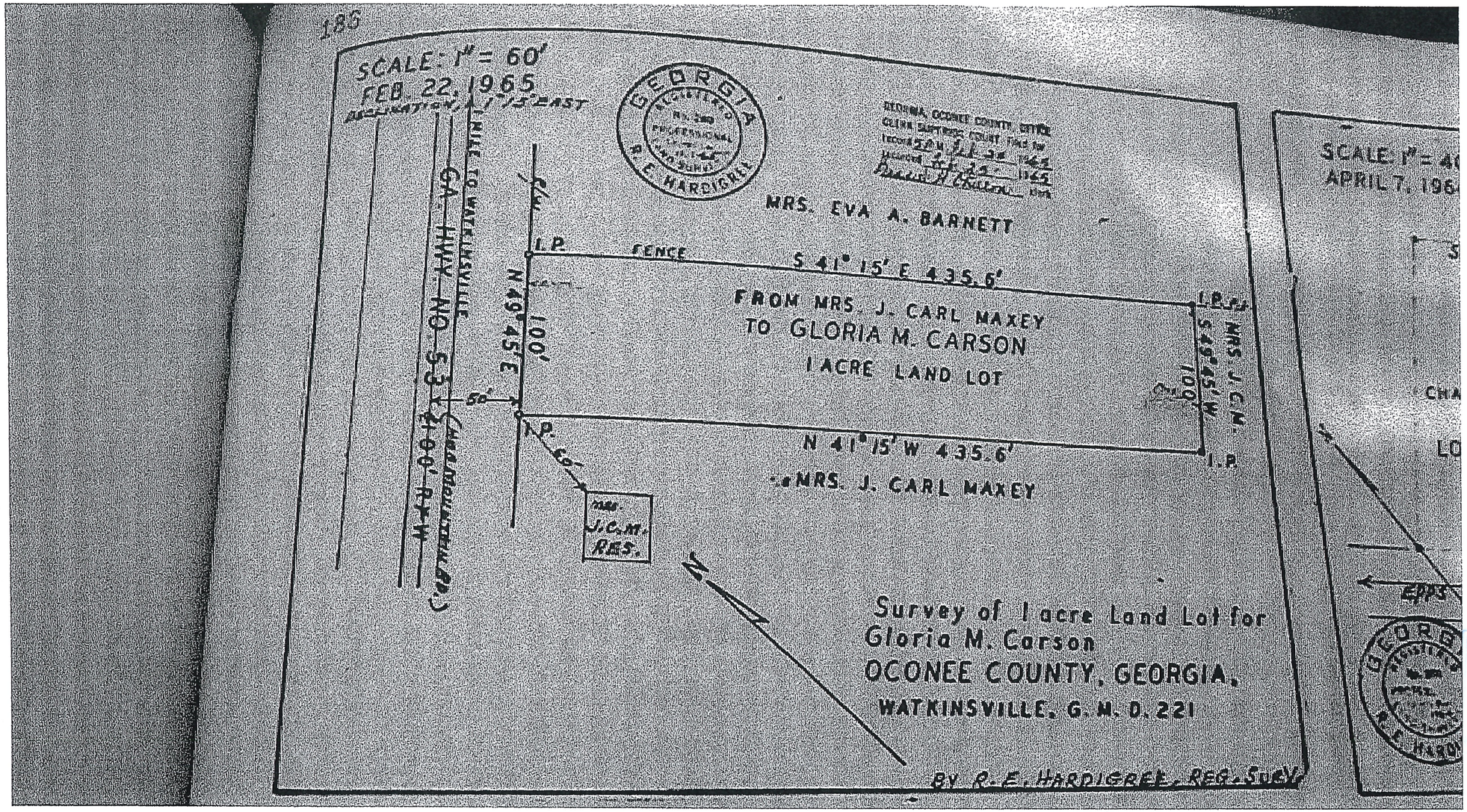
OCT 21 2019



185
SCALE: 1" = 60'
FEB. 22, 1965
DECLINATION, 1°15' EAST
GEORGIA
R. E. HARDIGREE
GEORGIA, OCONEE COUNTY, OFFICE
MRS. EVA A. BARNETT
I.P.
FENCE
S 41° 15' E 435.6'
FROM MRS. J. CARL MAXEY
TO GLORIA M. CARSON
1 ACRE LAND LOT
N 49° 45' E
100'
50'
I.P.
60'
MRS. J.C.M. RES.
N 41° 15' W 435.6'
MRS. J. CARL MAXEY
MRS. J.C.M.
S 49° 45' W
100'
I.P.
HWY. NO. 53
GA. HWY. NO. 53
(HOG MOUNTAIN RD.)
Survey of 1 acre Land Lot for
Gloria M. Carson
OCONEE COUNTY, GEORGIA,
WATKINSVILLE, G. M. D. 221
BY R. E. HARDIGREE, REG. SURV.
SCALE: 1" = 40
APRIL 7, 196
EPPS

RECEIVED

2008-73B

OWNER'S CERTIFICATION

The owner of the land shown on this Plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, that all state and county taxes or other assessments now due on this land have been paid.

Agent _____ Owner _____

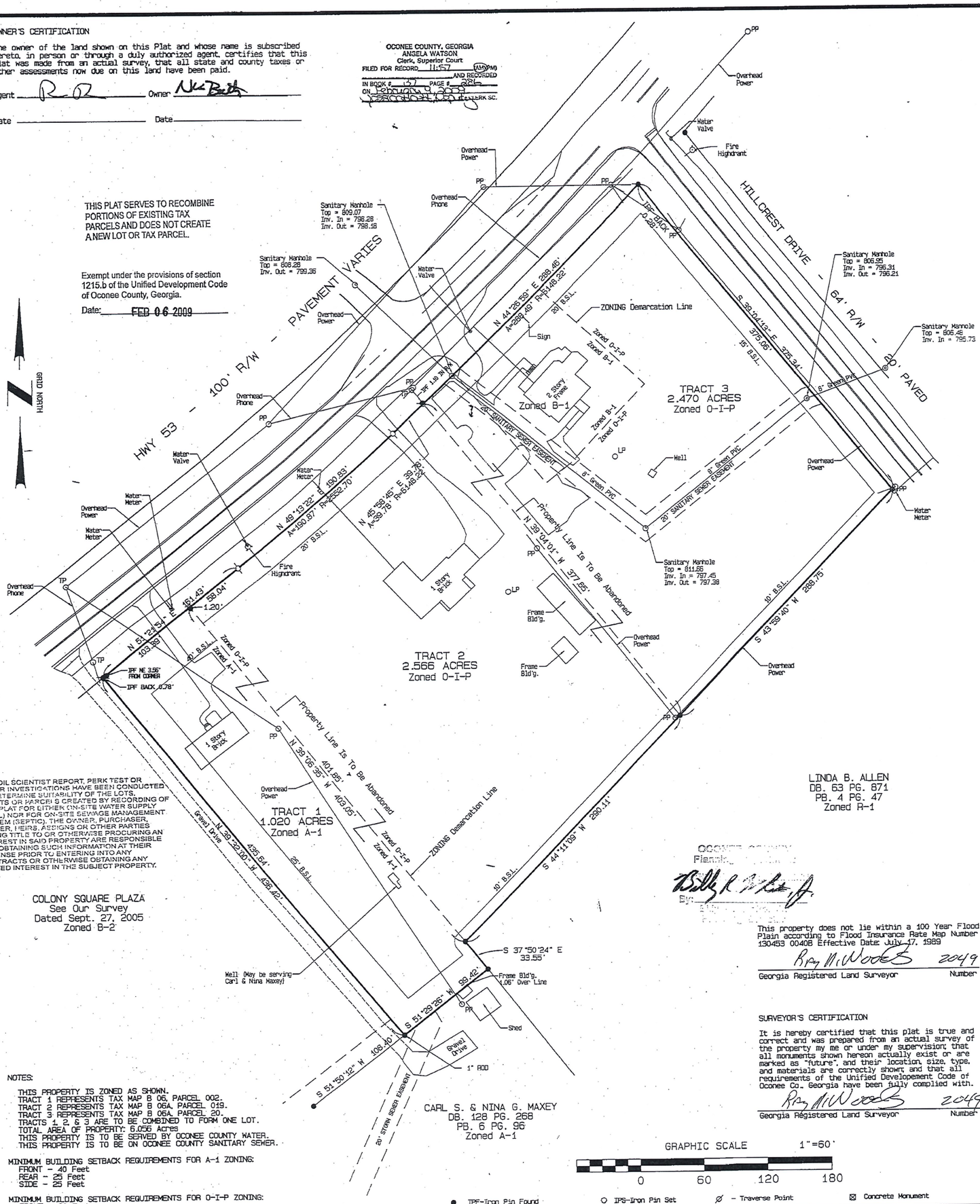
Date _____ Date _____

OCONEE COUNTY, GEORGIA
ANGELA WATSON
Clerk, Superior Court
FILED FOR RECORD 11:57 (AM/PM) AND RECORDED
IN BOOK # 37 PAGE # 221
ON 2009
CLERK SC.

THIS PLAT SERVES TO RECOMBINE PORTIONS OF EXISTING TAX PARCELS AND DOES NOT CREATE A NEW LOT OR TAX PARCEL.

Exempt under the provisions of section 1215.b of the Unified Development Code of Oconee County, Georgia.

Date: FEB 06 2009



NO SOIL SCIENTIST REPORT, PERK TEST OR OTHER INVESTIGATIONS HAVE BEEN CONDUCTED TO DETERMINE SUITABILITY OF THE LOTS, TRACTS OR PARCELS CREATED BY RECORDING OF THIS PLAT FOR EITHER ON-SITE WATER SUPPLY (WELL) NOR FOR ON-SITE SEWAGE MANAGEMENT SYSTEM (SEPTIC). THE OWNER, PURCHASER, LEIDER, HEIRS, ASSIGNS OR OTHER PARTIES TAKING TITLE TO OR OTHERWISE PROCURING AN INTEREST IN SAID PROPERTY ARE RESPONSIBLE FOR OBTAINING SUCH INFORMATION AT THEIR EXPENSE PRIOR TO ENTERING INTO ANY CONTRACTS OR OTHERWISE OBTAINING ANY VESTED INTEREST IN THE SUBJECT PROPERTY.

OCONEE COUNTY
Planning & Zoning
By: _____

This property does not lie within a 100 Year Flood Plain according to Flood Insurance Rate Map Number 130453 00406 Effective Date JULY 17, 1989

Ray N. Woods 2049
Georgia Registered Land Surveyor — Number

SURVEYOR'S CERTIFICATION

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future", and their location, size, type, and materials are correctly shown; and that all requirements of the Unified Developement Code of Oconee Co., Georgia have been fully complied with.

Ray N. Woods 2049
Georgia Registered Land Surveyor — Number

NOTES:

THIS PROPERTY IS ZONED AS SHOWN.
TRACT 1 REPRESENTS TAX MAP B 06, PARCEL 002.
TRACT 2 REPRESENTS TAX MAP B 06A, PARCEL 019.
TRACT 3 REPRESENTS TAX MAP B 06A, PARCEL 20.
TRACTS 1, 2, & 3 ARE TO BE COMBINED TO FORM ONE LOT.
TOTAL AREA OF PROPERTY: 6.056 Acres
THIS PROPERTY IS TO BE SERVED BY OCONEE COUNTY WATER.
THIS PROPERTY IS TO BE ON OCONEE COUNTY SANITARY SEWER.

MINIMUM BUILDING SETBACK REQUIREMENTS FOR A-1 ZONING:
FRONT - 40 Feet
REAR - 25 Feet
SIDE - 25 Feet

MINIMUM BUILDING SETBACK REQUIREMENTS FOR O-I-P ZONING:
FRONT - 20 Feet
REAR - 10 Feet
SIDE - 10 Feet

REFERENCES:

1) OUR STORM SEWER EASEMENT PLAT FOR BATH DEVELOPMENT ASSOCIATES, INC. DATED OCT. 31, 2008
2) PLAT BOOK 36 PAGE 352
3) PLAT BOOK 18 PAGE 129
4) PLAT BOOK 2 PAGE 186
5) PLAT BOOK 4 PAGE 47
6) PLAT BOOK 6 PAGE 95

GRAPHIC SCALE 1"=60'
0 60 120 180

● IPF-Iron Pin Found ○ IPS-Iron Pin Set ⊘ - Traverse Point ⊠ Concrete Monument

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR RAY N. WOODS

ADMINISTRATIVE RECOMBINATION PLAT FOR
BATH DEVELOPMENT ASSOCIATES, INC.

GMD: 221	COUNTY: OCONEE	STATE: GEORGIA	DATE: 01-05-2009	INSTRUMENT: LEICA
DRAWN BY: Mike W.	WOODS & CHASTAIN SURVEYORS, INC. PROFESSIONAL LAND SURVEYORS			PLAT CLOSURE: 1'/88,324'
DWG NAME: Bath	2851 HODGES MILL ROAD WATKINSVILLE, GEORGIA 30677 (706)-705-1078			FIELD CLOSURE: 1'/82,800'
FIELD BOOK: D-130				ANGLE CLOSURE: N/A

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2771 PHILLIP D. CHASTAIN

RECEIVED
OCT 21 2019
By _____

DOC# 000727
FILED IN OFFICE
02/18/2010 04:02 PM
BK:1049 PG:97-98
ANGELA WATSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY

REAL ESTATE TRANSFER TAX
PAID: $0.00
PT-61 108-2010-144

After recording, return to:
Donald W. Hansford, PC
Post Office Box 1376
Watkinsville, GA 30677

STATE OF GEORGIA

COUNTY OF OCONEE.

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 8th day of February, 2010, by and between

JANE P. BATH

of the County of Oconee, State of Georgia (hereinafter referred to as "Grantor") and

LAND ARTS, INC., a Georgia corporation

of the County of Oconee, State of Georgia (hereinafter referred to as "Grantee")

("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR, in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described as follows:

All that tract or parcel of land, situate, lying and being on Hog Mountain Road, Georgia Highway 53, in the 221st District, G.M., Oconee County, Georgia, about two miles west of Watkinsville, Georgia, containing 2.47 acres, more or less, and being particularly described on a plat of survey entitled "Survey of Lot for Dana W. O'Dillon," prepared by James A. Marshall, Surveyor, dated December 2, 1971, recorded in Plat Book 3, Page 312, in the Office of the Clerk of the Superior Court of Oconee County, Georgia, and shown on plat of survey entitled "Survey for Jane Bath," prepared by Patterson Engineering, Inc., Surveyors, dated June 21, 1990, recorded in Plat Book 18, Page 129, in said Clerk's Office, reference to which

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plats is hereby made for a more particular description of the property herein conveyed. This being the same property conveyed by Warranty Deed dated June 29, 1990 from Alene O'Dillon to Jane P. Bath as recorded in Deed Book 123, page 202, in said Clerk's Office.

TO HAVE AND TO HOLD the Land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor.

EXECUTED under seal as of the date above.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
My Commission Expires: 9/27/10
(NOTARIAL SEAL)

AMY B. COOPER
NOTARY PUBLIC
MY COMMISSION EXPIRES SEPTEMBER 27, 2010
ATHENS-CLARKE COUNTY, GA

GRANTOR:

Jane P. Bath (SEAL)
Jane P. Bath

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DOC# 002207
FILED IN OFFICE
03/31/2008 12:19 PM
BK:970 PG:823-824
ANGELA WATSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY

REAL ESTATE TRANSFER TAX
PAID: $680.00
PT61 108200840H

Return to:
Donald W. Hansford, PC
P O Box 1376
Watkinsville, GA 30677

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

STATE OF GEORGIA,

COUNTY OF OCONEE.

WARRANTY DEED

THIS INDENTURE is made as of the 28th day of March in the year of our Lord **Two Thousand Eight** between

TALL OAK PROFESSIONAL PARK, INC., a Georgia corporation

of the County of Oconee and State of Georgia (hereinafter referred to as "**Grantor**") and

NICHOLAS M. BATH and JANE P. BATH

of the County of Oconee and State of Georgia (hereinafter collectively referred to as "**Grantee**").

"Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.

WITNESSETH, That Grantor, for and in consideration of the sum of Ten and No/100ths ($10.00) Dollars and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged and before the sealing and delivery of these presents, has granted, bargained, sold, aliened, conveyed and confirms, and by these presents does hereby grant, bargain, sells, alien, convey and confirm unto the Grantee, all the following property, to-wit:

ALL that tract or parcel of land, situate, lying and being in the 221st District, G.M., Oconee County, Georgia, containing 2.584 acres, more or less, and being designated as Lot 19 on a plat of survey entitled "Survey for James Marshall, dated March 7, 1972, prepared by Ben McLeroy & Associates, Georgia Registered Land Surveyors and recorded in Plat Book 4, Page 47, in the Office of the Clerk of the Superior Court of Oconee County, Georgia, reference to which is hereby made for a more particular description of the property herein conveyed. This being the same property conveyed by Warranty Deed dated September 5, 2006 from Grantee Jane P. Bath herein to Grantor herein as

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recorded at Deed Book 889, page 522, in said Clerk's Office.

The above property is conveyed together with, but nonetheless subject to, that certain Ingress Egress and Utility Easement Agreement dated September 5, 2006, recorded at Deed Book 889, page 528, in said Clerk's Office.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging in or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever in **FEE SIMPLE.**

AND GRANTOR WILL WARRANT and forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor executes this instrument under hand and seal, individually or by duly authorized officers, the day and year first above-written.

Signed, sealed and delivered in presence of:

GRANTOR:

TALL OAK PROFESSIONAL PARK, INC., a Georgia corporation

Witness

By: _____(SEAL)
Abbas Abouhamdan, President

Notary Public
My Comm. Expires: 9/27/10
(NOTARIAL SEAL)

Attest: _____(SEAL)
Jerry D. Wood, VP-Secretary

(AFFIX CORP. SEAL)

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After recording, return to:
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P O Box 1376
Watkinsville, GA 30677

DOC# 006046
FILED IN OFFICE
09/04/2008 04:44 PM
BK:990 PG:264-265
ANGELA WATSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY

REAL ESTATE TRANSFER TAX
PAID: $200.00
PT61 108-2008-1245

STATE OF GEORGIA

COUNTY OF OCONEE

EXECUTOR'S DEED

THIS INDENTURE is made as of the 4th day of September, 2008, between Linda C. Stevens and Tracy A. Carson in their representative capacity as Executors under the Last Will and Testament of

GLORIA M. CARSON

deceased (hereinafter referred to as the "Deceased"), late of Oconee County, State of Georgia, hereinafter, collectively, referred to as "Grantor", and

BATH FAMILY DEVELOPMENT, LLC, a Georgia limited liability company

of Oconee County, State of Georgia, hereinafter referred to as "Grantee".

("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR, acting under and by virtue of the power and authority vested in them by Item V of the Last Will and Testament of the Deceased, it having been duly probated in solemn form at the May 2005 Term of Oconee County, Georgia Probate Court, as Estate No. C-285;

Under and by virtue of Item VII of said Will, Grantor is authorized to sell, exchange or otherwise dispose of certain property acquired under said Will at private or public sale; and

Grantor, in their capacity as Executor under the Last Will and Testament of the Deceased deposes and swears that they have not assented to a devise of the hereinafter described property, said property remaining in their hands for administration, and that federal estate taxes have been

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paid and adequate arrangements have been made if additional taxes become due.

NOW THEREFORE, Grantor, under and by virtue of and pursuant to the power of sale conferred unto them under Item VII of the Will of the Deceased, and for and in consideration of the sum of TWO HUNDRED THOUSAND AND No/100s Dollars ($200,000.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto Grantee, their heirs, successors and assigns, the following described property (hereinafter referred to as the "Land"), to-wit:

All that certain lot or parcel of land containing 1 acre, more or less, situate, lying and being on Hog Mountain Road (State Highway No. 53), one mile west of Watkinsville, in the 221st District G. M., Oconee County, Georgia, bounded now or formerly and generally as follows: on the northwest by said Highway, northeast by lands of Mrs. Eva A. Barnette, southeast and southwest by lands of Mrs. Anne H. Maxey, and having such shape, metes, courses and distances as will more fully appear by reference to a plat of survey entitled "Survey of 1 acre Land Lot for Gloria M. Carson," prepared by R. E. Hardigree, Georgia Registered Surveyor, dated February 22, 1965, and recorded in Plat Book 2, page 186, in the Office of the Clerk of Superior Court of Oconee County, Georgia, which plat and the record thereof are by reference incorporated herein. This being the same property conveyed by Warranty Deed dated February 24, 1965 from Mrs. Anne H. Maxey to Gloria M. Carson, recorded at Deed Book OO, page 50, in said Clerk's Office.

TO HAVE AND TO HOLD the Land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, his heirs, successors and assigns forever in Fee Simple.

EXECUTED under seal as of the date above.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
Commission Expiration Date: 9/27/10
(NOTARIAL SEAL)

GRANTOR:
ESTATE OF GLORIA M. CARSON

By: _____
Linda C. Stevens, Co-Executor

By: _____
Tracy A. Carson, Co-Executor

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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: Jones Corner, 2411, 2431, 2451 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.

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 12,872 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.

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By

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

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

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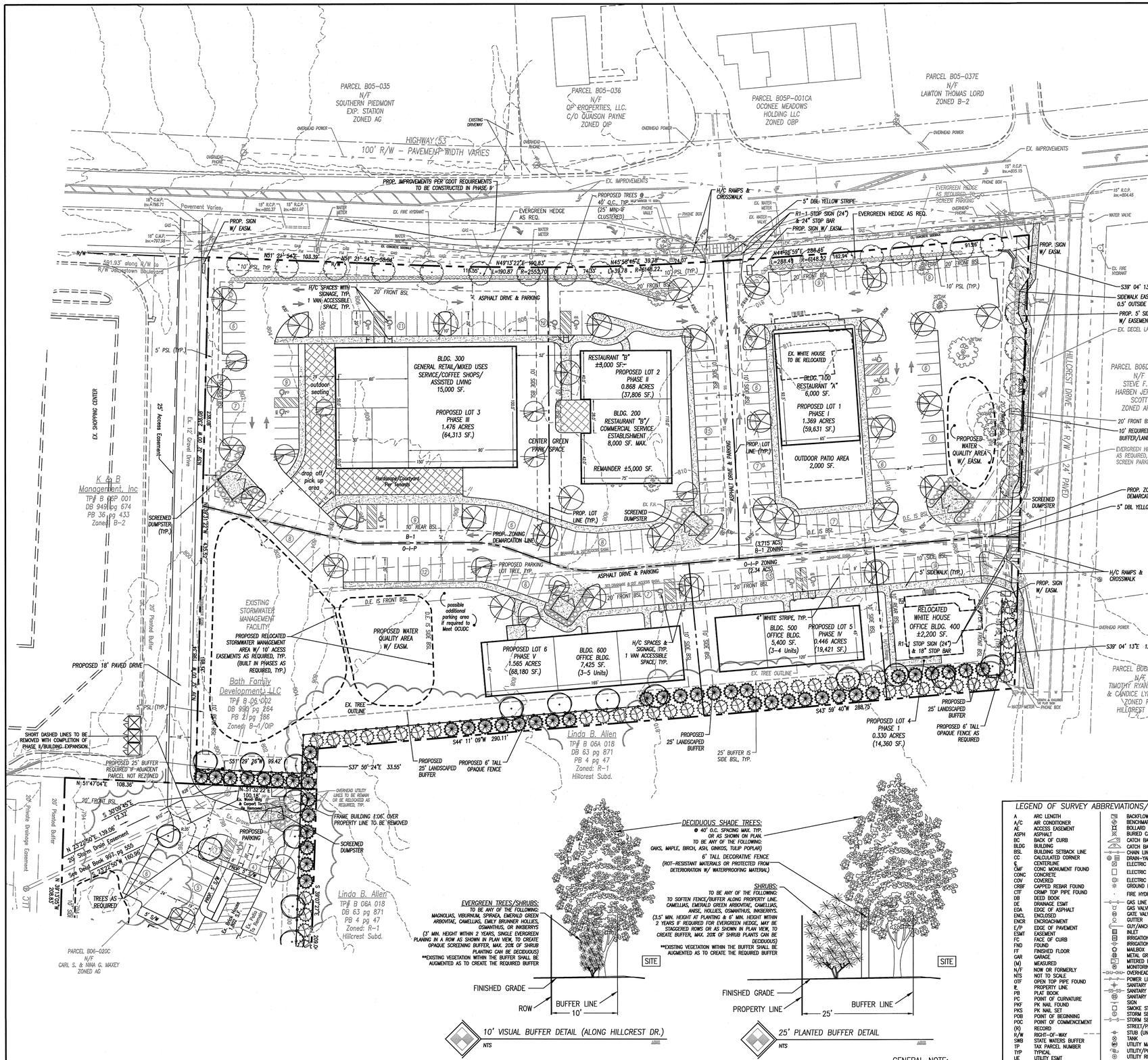

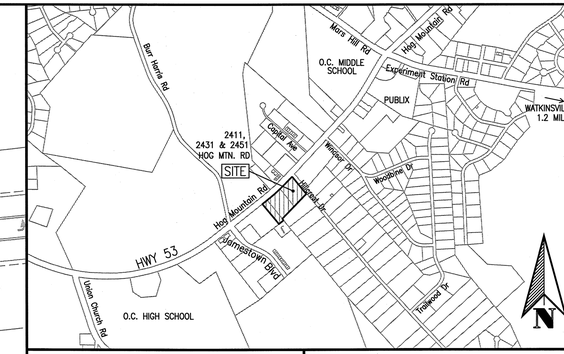

VICINITY MAP | **SCALE: 1"=1200'**

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

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

LEGEND OF SURVEY ABBREVIATIONS/ SYMBOLS

A	ARC LENGTH		BACKFLOW PREVENTER
A/C	AIR CONDITIONER		BENCHMARK
AE	ACCESS EASEMENT		BOLLARD
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		DRAIN-YARD INLET AS LABELED
℄	CENTERLINE		ELECTRIC BOX
CMF	CONC MONUMENT FOUND		ELECTRIC METER
CONC	CONCRETE		ELECTRIC OUTLET
COV	COVERED		GROUND LIGHT
CRBF	CAPPED REBAR FOUND		FIRE HYDRANT
CTF	CRIMP TOP PIPE FOUND		
DB	DEED BOOK		
DE	DRAINAGE ESMT		GAS LINE
EDA	EDGE OF ASPHALT		GAS VALVE
ENCL	ENCLOSED		GATE VALVE
ENCR	ENCROACHMENT		GUTTER
E/P	EDGE OF PAVEMENT		GUY/ANCHOR
ESMT	EASEMENT		INLET
FC	FACE OF CURB		IRRIGATION BOX
FND	FOUND		IRRIGATION CONTROL VALVE
FF	FINISHED FLOOR		MAILBOX
GAR	GARAGE		METAL GRATE
(M)	MEASURED		MITERED END SECTION
N/F	NOW OR FORMERLY		MONITORING WELL
NTS	NOT TO SCALE		OVERHEAD UTILITIES
OTF	OPEN TOP PIPE FOUND		POWER LINE (BURIED)
ℙ	PROPERTY LINE		SANITARY SEWER CLEAN-OUT
PB	PLAT BOOK		SANITARY SEWER LINE
PC	POINT OF CURVATURE		SANITARY SEWER MANHOLE
PKF	PK NAIL FOUND		SIGN
PKS	PK NAIL SET		SMOKE STACK
POB	POINT OF BEGINNING		STORM SEWER MANHOLE
POC	POINT OF COMMENCEMENT		STORM SEWER LINE
(R)	RECORD		STREET/PARKING LIGHT
R/W	RIGHT-OF-WAY		STUB (UNKNOWN)
SWB	STATE WATERS BUFFER		TANK
TP	TAX PARCEL NUMBER		UTILITY MANHOLE
TYP	TYPICAL		UTILITY/POWER POLE
UE	UTILITY ESMT		UTILITY RISER
○	1/2" CAPPED REBAR SET		WATER LINE
○	STAMPED LSF 1010 (UNLESS OTHERWISE NOTED)		WATER METER
●	IRON PIN FOUND (AS DESCRIBED)		WATER SPIGOT
∅	COMPUTED POINT (NO PIN)		WELL
C.O.	CLEAN OUT		WOOD/WIRE FENCE
			ALUMINUM FENCE
			DOMESTIC WATER LINE
			FIRE MAIN/LINE

PROJECT DATA

OWNERS: TP#B06A-020: 2411 HOG MOUNTAIN RD
LAND ARTS, INC.
2430 SNOWS MILL RD
BOGART, GEORGIA 30622

TP#B06-002: 2451 HOG MOUNTAIN RD
BATH FAMILY DEVELOPMENT, LLC.
2430 SNOWS MILL RD
BOGART, GEORGIA 30622

TP#B06A-019: 2431 HOG MOUNTAIN RD
NICHOLAS M. AND JANE P. BATH
2430 SNOWS MILL RD
BOGART, GEORGIA 30622

CONTACT FOR ALL OWNERS:
BATH FAMILY DEVELOPMENT, LLC
2430 SNOWS MILL RD
BOGART, GEORGIA 30622
MRS. JANE BATH
404-313-6852

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

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

SITE PHYSICAL ADDRESSES: 2411, 2431 & 2451 HOG MOUNTAIN RD, WATKINSVILLE GA 30677
TOTAL ACREAGE: ±6.055 AC.
TAX PARCEL NUMBERS: B064-020, B06A-019 & B06-002
EXISTING ZONING: B-1 & O-I-P
EXISTING LAND USE: B-1: VACANT COMMERCIAL BUILDING
O-I-P: VACANT
PROPOSED USE BY LOT & BUILDING SQUARE FOOTAGE:
LOT 1: RESTAURANT "A" 6,000 S.F.
LOT 2: RESTAURANT "B": 3,000 S.F. & COMMERCIAL SERVICE ESTABLISHMENT: 5,000 S.F. (8,000 S.F. TOTAL MAX.)
LOT 3: GENERAL RETAIL/MIXED USES/COFFEE SHOPS/ASSISTED LIVING: 15,000 S.F. TOTAL
LOT 4: OIP/GENERAL OFFICES/EX. WHITE HOUSE RELOCATED: 2,200 S.F.
LOT 5: OIP/ GENERAL OFFICES: 5,400 S.F.
LOT 6: OIP/ GENERAL OFFICES: 7,425 S.F.
MIN. LOT SIZE: 0.468 ACS./20,389 S.F.
TOTAL NUMBER OF LOTS: 6
TOTAL SQUARE FOOTAGE OF BUILDINGS: 44,025 S.F.
TOTAL SQUARE FOOTAGE OF RESTAURANTS: 9,000 S.F.
TOTAL SQUARE FOOTAGE OF COMMERCIAL SERVICE ESTABLISHMENT: 5,000 S.F.:
TOTAL SQUARE FOOTAGE OF GENERAL RETAIL/MIXED USES/SHOPS: 15,000 S.F.
TOTAL SQUARE FOOTAGE OIP/GENERAL OFFICES: 15,025 S.F.
BOUNDARY TAKEN FROM ADMIN. RECOMBO PLAT: BY WOODS & CHASTAIN SURVEYORS, INC FOR BATH DEVELOPMENT ASSOCIATES INC, DATED 1-06-2009. RECORDED IN PLAT BK: 37 PG: 286.
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: OCONEE COUNTY 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:

B-1 (LOTS 1-3)		O-I-P (LOT 4-6)	
FRONT:	20'	FRONT:	20'
SIDE:	10'	SIDE:	10'
REAR:	10'	REAR:	10'

BUILDING ENVELOPE: VARIES DEPENDING ON LOT SIZE. SEE PLAN. (SET SETBACKS & BUFFERS)
PROPOSED 25' NATURAL OR PLANTED BUFFER INCLUDING 6' TALL OPAQUE FENCE ALONG PARCEL# B06A-018 TO THE SOUTHEAST 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 5 PHASES WITH A BUILT OUT DATE OF DECEMBER 2025.
PHASE I: (LOTS# 1&4) RESTAURANT "A" 6,000 S.F. & 2,200 OFFICE - BUILT OUT DATE OF 12-2022
PHASE II: (LOT# 2) RESTAURANT "B" 3,000 S.F. & 5,000 SERVICE ESTABLISHMENT-BUILT OUT DATE OF 12-2023
PHASE III: (LOT# 3) GEN. RETAIL/MIXED USES/COFFEE SHOPS/ASSISTED LIVING 15,000 S.F. - BUILT OUT DATE OF 12-2025
PHASE IV: (LOT# 5) OFFICES 5,400 S.F. - BUILT OUT DATE OF 12-2023
PHASE V: (LOT# 6) OFFICES 7,425 S.F. - BUILT OUT DATE OF 12-2025
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: ±6.055 ACRES
REQUIRED PARKING:
LOTS: 1&4 RESTAURANT "A": AT 9.5 SPACES PER 1,000 S.F.
(BLDG. 100) 6,000 S.F./1,000=6.000*9.5= 57 SPACES (63 Shown)
GENERAL OFFICE/EX. HOUSE: 3.5 SPACES PER 1,000 S.F. GROSS FLOOR AREA
(BLDG. 400) 2,200 S.F. TOTAL
2,200 S.F./1,000=2.200*3.5= 7.7 (8 SPACES) (9 Shown)
LOT 2 RESTAURANT "B": 9.5 SPACES PER 1,000 S.F.
(BLDG. 200) 3,000 S.F./1,000=3.000*9.5= 28.5 SPACES
COMMERCIAL SERVICE ESTABLISHMENT: 5 SPACES /1,000 S.F. GROSS FLOOR AREA
(BLDG. 200) 5,000 S.F./1,000=5.000*5.0= 25.0 SPACES
TOTAL PARKING REQUIRED 28.5+25=53.5 (54 SPACES)
TOTAL (26 Shown on Lot 2 & Shared Parking From Future Phases)
LOT 3 GEN. RETAIL/MIXED USES/SHOPS/ASSISTED LIVING: 5 SPACES PER 1,000 S.F. GROSS FLOOR AREA
(BLDG. 300) 15,000 S.F./1,000=15.000*5.0= 75 SPACES (65 Shown & Shared As Shown)
LOT 5 GENERAL OFFICES: 3.5 SPACES PER 1,000 S.F. GROSS FLOOR AREA
(BLDG. 500) 5,400 S.F. TOTAL.
5,400 S.F./1,000=5.400*3.5= 18.9 (19 SPACES) (15 Shown on Lot 5 & Shared As Shown)
LOT 6 GENERAL OFFICE: 3.5 SPACES PER 1,000 S.F. GROSS FLOOR AREA
(BLDG. 600) 7,425 S.F. TOTAL.
7,425 S.F./1,000=7.425*3.5= 25.99 (26 SPACES) (25 Shown On Lot 6 & Shared As Shown)
TOTAL REQUIRED PARKING: 238.09 (239) SPACES & 7 H/C SPACES W/ VAN ACCESSIBLE SPACES
TOTAL PARKING SHOWN: 203 SPACES INCLUDES 14 H/C SPACES W/ 7 VAN ACCESSIBLE SPACES
TOTAL SHARED PARKING SPACES BETWEEN USES: 36 SPACES/15.06%
TOTAL GROUND COVERAGE: 156,052 S.F./3.58 ACRES/59.17%
TOTAL PARKING AREA: 98,145 S.F./2.25 ACRES/37.16%
ALL COMMON AREAS, STORMWATER & WATER QUALITY MANAGEMENT SYSTEM & REQUIRED BUFFERS SHALL BE MAINTAINED BY THE PROPERTY OWNERS/CONDO. ASSOCIATION. NO OTHER COMMON AREAS PROPOSED.

ABE CONSULTING INC.
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

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JONES' CORNER

2411, 2431 & 2451 HOG MOUNTAIN RD & HILLCREST DRIVE WATKINSVILLE, GA 30677 ±6.055 ACRES TAX PARCEL#s B 06A-020, B 06A-019 & B 06-002

REZONE MODIFICATION CONCEPT PLAN

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 23652 ABBAS M. ABOUHAMDAN
10-21-19

REVISIONS	DATE
...	...
NOV 07 2019	

DATE: 10-21-19

PROJECT #: 12-075-07

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

RECORD NORTH

SHEET # 1 / 1