

City of Bogart

Regular Session December 2, 2019

Minutes

Attending Officials: Terri Glenn, John Larkin, Brenda Acton, Pam McNair

Session was called to order at 7:25 PM.

Invocation was offered by Terri Glenn.

Minutes: Brenda made a motion to accept the minutes of the November 4, 2019 as written. Seconded by Pam. Votes: Unanimous.

Committee Reports: Brenda is continuing to work on an updated recycle list. John has not heard from the CSX Engineer regarding the fence design for the Streetscape Project. He is also looking into the street light that is to be placed on the Atlanta Highway.

Agenda Items:

- 1) Rezone modifications for Piper Glen: A public hearing was held at 7:00 regarding the Rezone Modifications for Piper Glen. John made a motion to approve the Rezone modifications for Piper Glen as submitted. Seconded by Brenda. Votes: Unanimous.
- 2) Revisions to Personnel Handbook: Pam made a motion to approve the revised Personnel Handbook. Seconded by Brenda. Votes: Unanimous.

Meeting was adjourned at 8:00 PM.

Minutes submitted by Terri Glenn



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

REZONE CASE #: P19-0042

DATE: October 30, 2019

STAFF REPORT BY: Grace B. Tuschak, Planner

APPLICANT NAME: Williams & Associates, Land Planners PC

PROPERTY OWNER: Lovett-Keller Ventures, LLC

LOCATION: South side of Atlanta Highway, north side of East Thompson Street, and west side of Landrum Drive

PARCEL SIZE: ±28.322 Acres

EXISTING ZONING: R-1 (Single-Family Residential)

PROPOSED ZONING: R-1 (Single-Family Residential)

EXISTING LAND USE: Single family residential

ACTION REQUESTED: Rezone modification to update representative architecture for the single family residential subdivision.

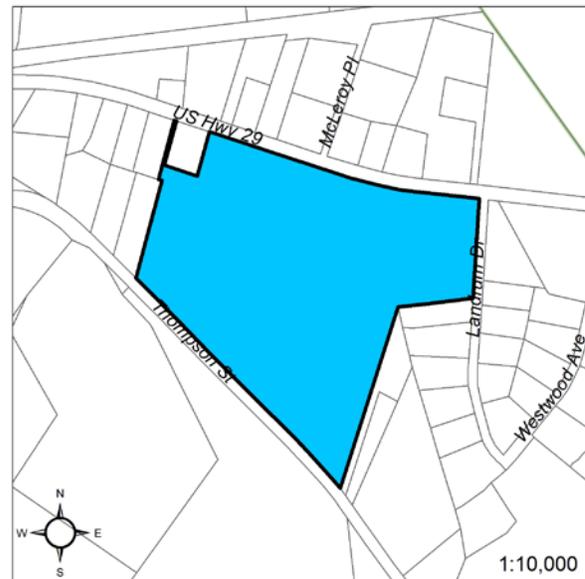
STAFF RECOMMENDATION: Staff recommends denial of this rezone modification request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: November 11, 2019

CITY COUNCIL: December 3, 2019

- ATTACHMENTS:**
- Application
 - Zoning Impact Analysis
 - Narrative
 - Representative elevations
 - Zoning map
 - Aerial Photo
 - Plat
 - Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property was partially developed with water, sewer, stormwater management area, and asphalt road infrastructure for a business park prior to 2006.
- In 2007, a 0.057-acre easement was granted for a communication tower in the southwestern corner of the parcel, along with a 20-foot wide ingress/egress easement with access to E. Thompson Street.
- In 2016, rezone no. 6892 was approved by the BOC to allow for development of a single family subdivision (Piper Glen).
- A preliminary plat was approved on 4/20/2018 and a final plat was recorded on 12/20/2018.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Auto repair and carwash businesses, single-family residences on small lots, and undeveloped	GB (General Business) & R-1 (Single-Family Residential)
SOUTH	Single-family residential on a large lot & recreational fields	R-1 (Single-Family Residential)
EAST	Single-family residential subdivision & community church	R-1 (Single-Family Residential)
WEST	Single-family residential subdivisions and gas station with convenience store	R-1 (Single-Family Residential) & GB (General Business)

PROPOSED MODIFICATION

- The application proposes to modify the representative architectural by submitting new elevations for approval

TRAFFIC PROJECTIONS

- 421 ADT, 36 a.m. & 43 p.m. peak hour trips (ITE Trip Generation, 9th Edition 2012)
- Development will be accessed via two entrances off Atlanta Highway
- No additional traffic is anticipated as a result of the rezone modification

PUBLIC FACILITIES

Water:

- The site is currently served by Oconee County Public Utilities
- Development proposes to connect to the existing water main to serve the project
- Estimated demand for water usage is 9,620 gallons per day

Sewer:

- A non-functioning lift station is located on the southwestern portion of the property along E. Thompson Street for a sewer tie-in along SR 316
- Development proposes to connect to the existing sewer line to serve the project

Roads:

- The project will be served by two existing entrances off Atlanta Highway
- The project entrances include deceleration lanes and acceleration tapers

ENVIRONMENTAL

- No 100 Year Flood Plain or Jurisdictional Wetland areas are located on the site
- Extant stormwater management facilities will be employed to control stormwater run-off

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

Water Resources Department, Public Works Department, and Fire Department:

- No Comment

NOTE: For reference purposes, the staff analysis for rezone 6892 is included below:

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. How does the current request compare to the existing uses and zoning of nearby properties?** Properties east, west, and south of the site are predominantly zoned and developed with residential uses. Properties to the north are a mix of R-1 (Single-Family Residential) single-family residential properties and GB (General Business) small-scale businesses. A GB (General Business) zoned parcel with a gas station and convenience store is within the far northwest corner of the subject property. A 0.057 acre outlot with a communication tower is wholly contained within the subject property and not subject to this rezoning.
- B. To what extent are property values diminished by the particular zoning restrictions of the current zoning category?** The GB and NB zoning classification does not diminish the property value on the subject property. The property was partially developed for a business park beginning in 2006 but has remained vacant since 2008.
- C. To what extent does the destruction of the property values of the individual property owner promote the health, safety, or general welfare of the public with consideration to:**
- 1. Population density and effect on community facilities such as streets, schools, water and sewer?** The proposed development will generate approximately 421 average daily trips. The traffic generated by this development should not negatively impact existing traffic on Atlanta Highway. Water and sewer capacity have not been accepted by Oconee County.
 - 2. Environmental impact?** An existing pond located on the site will be used as a stormwater management facility for the development. Concrete curb and gutter will be installed to collect and divert surface water to the existing stormwater management facility.
 - 3. Effect on adjoining property values?** The proposed development will be an upscale single-family residential subdivision with minimum dwelling sizes of 1,800 Sf. If the dwellings are constructed as described in this request, adjoining property values should be enhanced.
- D. What is the relative gain to the public in maintaining the current zoning category, as compared to the hardship imposed upon the current property owner?** There is little to no gain to the public in maintaining the current GB and NB zoning on the property when compared to the proposed development plan. Relative gains to the public under the proposed R-1 zoning would include increased tax revenue, an increase in the supply new homes in the area, and increased compatibility with adjoining residential developments. The hardship imposed on the property owner under the current GB and NB zoning would be the inability to develop the property as a major subdivision.
- E. What is the length of time that the property has been vacant as currently zoned, considered in the context of land development in the area in the vicinity of the property?** The property has been partially developed with water, sewer, and asphalt road infrastructure for a business park since 2006. The property has remained vacant since 2008. Development trends in this vicinity have been predominantly single-family residential development.
- F. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?** The purpose of the R-1 (Single-Family Residential) zoning district is to protect and promote a suitable environment for family life, to discourage any use which would generate other than residential traffic on minor streets and to protect the orderly and future development of land in accordance with comprehensive development plans for the county. This request meets the intent of the stated purpose of the R-1 zoning district.
- G. How does this request conform with or diverge from established land use patterns?** This request conforms to the established land use patterns in this vicinity of Bogart.
- H. How does this request conform with or diverge from the Future Land Use Map or the goals and objectives of the Comprehensive Plan?** The 2030 Future Development Map designates this tract with the “Suburban Living” character area. Development guidelines for the Suburban Living character area includes residential developments with overall densities similar to this request. This request meets the guiding principles, policies, and strategies of the Suburban Living character area.

- I. **What is the availability of adequate sites for the proposed use in districts that permit such use?** There are a number of existing developments with unimproved lots, as well as, undeveloped properties zoned for residential development located within the City of Bogart.
- J. **Is the site suitable for the proposed use relative to the requirements set forth in the Unified Development Code (off-street parking, setbacks, buffer zones, open space, etc.)?** The site is adequate for the proposed development to meet the requirements of the City of Bogart Zoning Ordinance.

Under City of Bogart Zoning Ordinance Section 6.11.003, a 10-foot buffer is required between uncomplimentary uses. This would include the communication tower outlot and the GB zoned property along the northwest of the subject parcel. Per City of Bogart Zoning Ordinance Section 9.10.006.g, “any building other than an accessory building that is to be constructed or located adjacent to a telecommunication tower must be located a minimum distance from the tower equal to one and one-half times the height of the tower.”

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Board of Commissioners policies, decision making criteria and standards outlined in the development codes of Oconee County, staff recommends **denial** of the present request. Should the present request be approved, staff recommends that it be subject to the following conditions to be fulfilled at the developer’s expense:

1. The development must be connected to the Oconee County water system at the developer’s expense in a manner approved by Oconee County Public Works and Utility Departments.
2. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative architectural sketches and other documents submitted with the zoning application and attached hereto, paying special attention to the materials and design elements shown in the representative photos.
3. The development shall not contain more than 37 single-family residential lots.
4. Minimum dwelling sizes shall be 1,800 Sf.
5. Based upon the City of Bogart Zoning Ordinance Section 9.10.006.g, no buildings shall be constructed within one and one-half times the height of the communications tower located on the subject property.
6. Developer shall construct a 10 foot (10’) landscaped buffer adjacent to property lines with uncomplimentary uses as required in the City of Bogart Zoning Ordinance 6.11.003.
7. A Type A buffer shall be installed along the frontages of Atlanta Highway, Landrum Drive, and E. Thompson Street, except that the width of the buffer shall be 25 feet (25’).
8. A No Access Easement shall be platted along lots fronting Atlanta Highway, Landrum Drive, and E. Thompson Street, except where access to cell tower lot, pump station, and stormwater management area are required.

CITY OF BOGART

REZONE & CONDITIONAL USE PERMIT APPLICATION

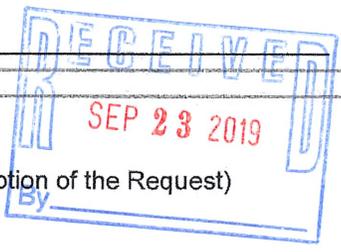
Requested Action: Rezone Modification

Rezoning from: R-1 to R-1 Conditional Use Permit: for: _____

Applicant	Property Owner
Name: <u>W+A Engineering</u>	Name: <u>Lovett-Keller Ventures LLC</u>
Address: <u>2470 Daniels Bridge Rd</u> <small>(No P.O. Boxes)</small> <u>Suite 161</u> <u>Athens GA 30606</u>	Address: <u>1041 Commerce Court</u> <small>(No P.O. Boxes)</small> <u>Bogart GA 30622</u>
Telephone: <u>706-310-0400</u>	Telephone: <u>706-215-0252</u>
Applicant is (check one): <input type="checkbox"/> the Property Owner <input checked="" type="checkbox"/> 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: <u>[Signature]</u>	Date: <u>9/18/19</u> Notarized: <u>[Signature]</u>



Property	Use
Location: <u>1261 Atlanta Highway</u> <small>(Physical Description)</small> <u>Bogart GA 30622</u>	Current Use: <u>single-family subdivision</u>
Tax Parcel Number: <u>B-01-094</u>	Proposed Use: <u>single-family subdivision</u>
Size (Acres): <u>28.322</u> Current Zoning: <u>R-1</u>	
Future Development Map—Character Area Designation: <u>suburban living</u>	



Attachments (check all that apply)

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

For Oconee County Staff Use Only

Application	Date Received: _____ Date Accepted: _____	APPLICATION NUMBER
	DRI Transmitted to RDC <input type="checkbox"/> Date: _____ <input type="checkbox"/> N/A	Planning Commission Date: _____
	Date Submitted: _____ <input type="checkbox"/> Findings Complete	<input type="checkbox"/> Approval <input type="checkbox"/> With Conditions <input type="checkbox"/> Denial
	Posted: _____ Ad: _____ Ad: _____	Mayor & Council Date: _____
Application Withdrawn <input type="checkbox"/> Date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> With Conditions <input type="checkbox"/> Denied	



OCONEE COUNTY PROPERTY OWNER AUTHORIZATION
FOR APPLICATIONS

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

1261 Atlanta Highway

Tax Parcel #: B 01 094

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: W & A Engineering

Address (No P.O. boxes): 2470 Daniels Bridge Rd. Ste 161

City, State, & Zip Code: Athens GA 30606

Telephone Number: 706-310-0400

SIGNATURE OF OWNER OR MANAGING MEMBER:

[Handwritten signature]

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): Chad Keller

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE:

DATE: 9-18-19

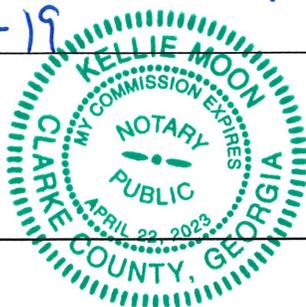
NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS 18th DAY OF September, 2019

NOTARY SIGNATURE: [Handwritten signature]

DATE: 9-18-19

SEAL:



All that tract, or parcel of land, lying and being in the City of Bogart, G.M.D. 240, Oconee County, Georgia, containing 28.32 acres of land, more or less, and being more particularly described as follows:

Beginning at a spindle at the intersection of the southerly margin of the 60 foot right-of-way of Atlanta Highway with the westerly margin of the 50 foot right-of-way of Landrum Drive, being the TRUE POINT OF BEGINNING; thence along the right-of-way of Landrum Drive South 03 degrees 13 minutes 41 seconds West, 280.44 feet to a ½" rebar; thence South 03 degrees 13 minutes 41 seconds West, 161.00 feet a ½" rebar; thence leaving said right-of-way South 84 degrees 09 minutes 52 seconds West, 210.40 feet to a ½" rebar; thence South 84 degrees 09 minutes 52 seconds West, 129.05 feet a ½" rebar; thence South 16 degrees 10 minutes 04 seconds West, 30.04 feet a ½" rebar; thence South 16 degrees 10 minutes 04 seconds West, 419.75 feet to a ½" rebar; thence South 16 degrees 10 minutes 04 seconds West, 67.81 feet to a ½" rebar; thence South 16 degrees 10 minutes 04 seconds West, 310.89 feet to an angle iron on the northerly margin of the variable width right-of-way of Thompson Street; thence along said right-of-way 201.21 feet along an arc of a curve to the left, said curve having a radius of 1561.98 feet, a chord bearing of North 40 degrees 59 minutes 14 seconds West, and a chord distance of 201.07 feet to a ½" rebar; thence 44 degrees 37 minutes 44 seconds West, 373.18 feet to a ½" rebar; thence North 44 degrees 39 minutes 19 seconds West, 35.13 feet to a ½" rebar; thence North 44 degrees 39 minutes 19 seconds West, 7.78 feet to a ½" rebar; thence North 44 degrees 37 minutes 44 seconds West, 158.60 feet to a ½" rebar; thence North 44 degrees 37 minutes 44 seconds West, 123.23 feet to a ½" rebar; thence North 44 degrees 37 minutes 44 seconds West, 407.57 feet to a ½" rebar; thence leaving said right-of-way North 15 degrees 20 minutes 04 seconds East, 695.85 feet to a ½" rebar on the southerly margin of right-of-way of Atlanta Highway; thence along said right-of-way South 70 degrees 46 minutes 45 seconds East, 9.93 feet to a 1" pipe; thence leaving said right-of-way South 15 degrees 20 minutes 08 seconds West, 199.72 feet to a ½" rebar; thence South 71 degrees 42 minutes 58 seconds East, 90.23 feet to a ½" rebar; thence South 71 degrees 42 minutes 58 seconds East, 59.84 feet to a ½" rebar; thence North 15 degrees 18 minutes 01 seconds East, 200.16 feet to a ½" rebar on the southerly margin of the 60' right-of-way of Atlanta Highway; thence along said right-of-way South 71 degrees 49 minutes 42 seconds East, 155.46 feet to a ½" rebar; thence South 71 degrees 49 minutes 42 seconds East, 194.57 feet to a ½" rebar; thence South 71 degrees 49 minutes 42 seconds East, 100.01 feet to a ½" rebar; thence South 71 degrees 50 minutes 56 seconds East, 107.18 feet to a ½" rebar; thence 72.53 feet along an arc of a curve to the left, said curve having a radius of 2132.70 feet, a chord bearing of South 72 degrees 48 minutes 43 seconds East, and a chord distance of 72.53 feet to a ½" rebar; thence 184.61 feet along an arc of a curve to the left, said curve having a radius of 2132.70 feet, a chord bearing of South 76 degrees 15 minutes 58 seconds East, and a chord distance of 184.55 feet to a ½" rebar; thence 100.33 feet along an arc of a curve to the left, said curve having a radius of 2132.70 feet, a chord bearing of South 80 degrees 05 minutes 36 seconds East, and a chord distance of 100.32 feet to a ½" rebar; thence 95.83 feet along an arc of a curve to the left, said curve having a radius of 2132.70 feet, a chord bearing of South 82 degrees 43 minutes 42 seconds East, and a chord distance of 95.82 feet to a point; thence South 84 degrees 00 minutes 33 seconds East, 76.59 feet to a ½" rebar; thence South 84 degrees 00 minutes 33 seconds East, 118.46 feet to the TRUE POINT OF BEGINNING.

Said property being the same as "Final Plat: Piper Glen," by W&A Engineering, certified by John Mark Dunlap, RLS#3142, and recorded 03/14/2019 in Plat Book 2019, page 26, in the records of the Clerk of Superior Court, Oconee County, Georgia.

Modification to Zoning No. 6982

City of Bogart Single-Family Residential Subdivision

Parcel # B 01 094

Property Information:

Agent: Williams and Associates

Owner: Lovett-Keller Ventures, LLC (Chad Keller)

Location: 1261 Atlanta Hwy, City of Bogart, Georgia

Size: 28.322 acres

Request: Modification of (R-1) Residential zoning (Rezone No. 6982)

Site Characteristics:

The subject site is a developed, final platted subdivision. The site has frontage on Atlanta Highway. Atlanta Highway is to the North, with Landrum Drive to the east, and Thompson St to the Southwest. Access to the site is provided via Atlanta Highway. The site is currently improved with a paved road system. There are no buildings on site but water, sewer, and power conduits are currently installed underground on the site. There is currently a storm water detention basin on the southern corner of the site and a cell tower on an out lot at the Southwest corner of the site, which is not part of this application. The majority surrounding uses are residential and a couple of commercial uses. All adjacent residential parcels are single-family detached in nature and vary in size. There are two adjacent tracts that are zoned GB. To the northwest is a Minimart gas station and to the southwest is a cellular communications tower. The cell tower site is a 0.057 acre outlot wholly contained within the site with an existing 20' access easement to it. Across Atlanta Highway to the east are a mixture of small commercial uses.

Development:

The current residential development consists of 37 single-family platted lots built on the existing road system. The utilities and road infrastructure are complete and have been accepted by Bogart and Oconee County.



Zoning Modification:

The applicant is requesting a zoning modification to modify the representative architecture. No change in zoning class nor density is being requested. See *Zoning Impact Analysis*.

Utilities and Services:

The site is currently served by Oconee County Public Utilities. Water and sewer capacity has been provided by Oconee County. On its southwestern side, along Thompson Street, the site is also improved with a lift station for sewer tie in along Highway 316. All of these utilities have been accepted by Oconee County. Utilities serving the project are power, gas, water, telephone, cable TV & internet access.

Probable Water Demand (capacity already provided)

*assume water use 100 gal./person/day

*assume 2.6 persons/unit

*assume 37 total units

Proposed Water Demand:

$$(100 \text{ gpd} \times 2.6 \times 37 \text{ units}) = 9,620 \text{ gpd}$$

Peak Water Demand:

$$9,620 \text{ gpd} / 16 \text{ hr./day} = 601.25 \text{ gal/hr.} = 10.02 \text{ gpm}$$

$$10.02 \text{ gpm} \times 3(\text{peaking factor}) = 30.06 \text{ gpm peak}$$

Stormwater management:

Concrete curb and gutter and city approved pipe will be employed to collect and divert surface water to the existing storm water management facility.

Stormwater management is in accordance with City, State, and other appropriate ordinances and regulations in effect at the time of construction plan approval.



Traffic projections:

Trip Generation – Bogart Rezone

Table 1. Trip Generation Results- Single-Family Detached Housing

Trip Generation									
Land Use (ITE Code)	Intensity	Unit	ADT	A.M. Peak Hour			P.M. Peak Hour		
				2-Way	Enter	Exit	Total	Enter	Exit
Single-Family Detached Housing (210)	37	Dwelling Units	421	9	27	36	27	16	43
Total	37		421	9	27	36	27	16	43

Table 2. Trip Generation Results- Business Park

Trip Generation									
Land Use (ITE Code)	Intensity	Unit	ADT	A.M. Peak Hour			P.M. Peak Hour		
				2-Way	Enter	Exit	Total	Enter	Exit
Business Park (770)	29	Acres	4,348	466	82	548	173	319	863
Total	29		4,348	466	82	548	173	319	863

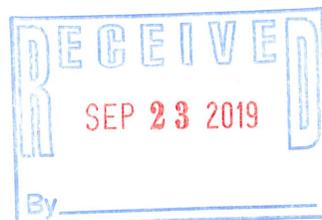
Oconee County Development Code establishes 1,000 daily trips as the threshold requiring a traffic impact analysis. The proposed development is under this threshold (421 daily trips) as seen in the trip generation study above. **No additional traffic will be generated based on this application.**

Buildings:

All buildings will be traditional style elevations built on site. The building fronts will be a mixture of fiber cement, brick, and stone veneer, with fiber cement and other material detailing (see representative architecture elevations). All homes will have architectural shingles, deed restrictions, and architectural control. The minimum size will be 1,800 square feet for 1 story plans and 2,200 square feet for 2 story plans. Price range for the proposed houses will be \$250,000 – \$350,000. All lots will be fee-simple.

Landscape (Intensity) Buffers:

Per the City of Bogart Zoning Ordinance, Section 6.11.003 (Buffers of Uncomplimentary Uses), landscape buffers will be required where adjacent to any business zoned property. This include the Foodmart to the northwest of the site along Atlanta Highway and the cell tower outlot to the southwest. Landscaping will conform to Section 6.11.010A (Minimum Buffer Requirements Table).



Existing Cell Tower Conflict:

Developer acknowledges the potential conflict with the existing cell tower located on the site (see Rezoning Concept Plan). The fall zone for the tower is shown on the recorded final plat.

Common/Open Space:

There are no proposed common or open space areas proposed for this project

Amenity/Recreation Area:

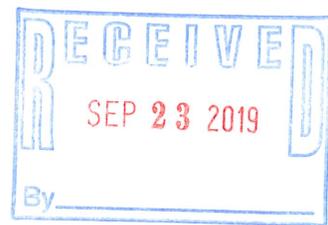
There are no proposed amenity/recreational areas proposed for this project.

Impact on School System:

There is a total of 37 residential lots currently platted and there are no additional lots planned based on this application.

Garbage Pickup:

The proposed method of pickup will be individual pick up on a lot by lot basis. Pick up will be by private contract services.



Zoning Impact Analysis

For: 28.322 Acre tract in Bogart, Georgia

Located at 1261 Atlanta Highway

A. Consider the proposed use and existing uses and zoning of nearby property.

The proposed zoning modification is not dissimilar from the surrounding and adjacent uses. The properties located along the property lines of the subject property are zoned for R-1 single-family residential, which the current zoning of R-1 and proposed modification will be consistent with. The applicant believes that the proposed rezone modification will contribute to the integrity of the surrounding area as a single-family neighborhood. The proposed use will not differ from the existing use of the property.

B. Consider the extent to which property values are diminished by the particular zoning restrictions of the current zoning.

Given the high demand for residential properties in the area and the materials used on existing housing in the area, the applicant feels that the proposed modification is consistent with the surrounding properties. It is within reason to conclude that the proposed modification will not diminish the adjacent property values.

C. Consider the extent to which the destruction of property values of the individual property owner promotes the health, safety, morals or general welfare of the public with consideration to:

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

The proposed modification does not change the population density from the existing platted subdivision.

2) Environmental Impact.

The proposed zoning modification will have no impact on the local environment, as all of the proposed modification will comply with local and state environmental regulations. The proposed modification will not encourage or create unreasonable odors, noise, light, or sounds. Moreover, the amount of land disturbance required during construction will not change based on the proposed modification.

3) Effect on adjoining property values

There will be no appreciable effect to the adjacent property values, as the proposed modification is consistent with the existing surrounding and adjacent uses and does not propose building types that would be obtrusive or unsightly to



neighboring property owners. It is likely that the proposed modification will sustain and potentially improve adjacent home values.

D. Consider the relative gain to the public, as compared to the hardship imposed upon the individual property owner.

The relative gain to the public will be an increase in property tax revenue and increase the supply of new homes in the area, which is reported to have a high demand for single-family homes. The condition and circumstance of the subject site presents a hardship to the property owner. Given that the site has been vacant since 2008, it is reasonable to maintain that the economic conditions of the site presents a hardship to the owner and has the potential to be a liability for adjacent property owners, if it continues to remain vacant. The general public would encounter little or no harmful effect from the proposed modification.

E. Consider the length of time the property has been vacant as zoned, consider in the context of land development in the area in the vicinity of the property.

The subject property has been vacant for nearly a decade. Originally planned for a business park, the economic downturn of 2008 prevented the completion of the work begun in 2006. Partially developed with water and sewer and asphalt road infrastructure, the site and the economic imperatives of the area made it unfeasible for further development of the site under that zoning. The current owner worked to rezone the property to residential and has finished the development of the property and final platted the lots.

F. Consider the consistency of the proposed use with the stated purpose of the zoning district that is being requested.

The proposed use is not intended to change. The use is a 37 lot single-family subdivision which is consistent with the existing and proposed zoning district.

G. Consider the conformity with or divergence from any established land use patterns.

The proposed development is in conformity with the surrounding land uses; in that, it is a residential development in a primarily residential area. The adjacent properties, to the subject site, are zoned R-1 and the requested zoning is R-1. It is the position of the applicant that, the character and intensity of the proposed development is an acceptably consistent addition to this neighborhood. Across East Thompson Street, to



the south west of the subject site, is a community and recreation facility, which, as judged by the applicant, will be supported by the proposed homes on the subject site.

H. Consider the conformity with or divergence from the Future Development map or the goals and objectives of the Oconee County Comprehensive Plan.

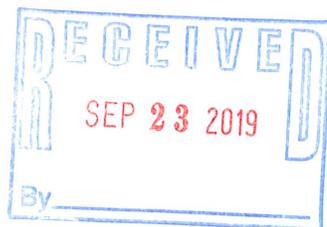
The City of Bogart expresses a desire to: *“encourage and maintain a wide range of well-built attractive homes, including some cluster homes.”* The proposed development would accommodate this goal by providing the neighborhood of the subject site with new housing stock, suitable for families and individuals of the immediate area seeking a quality home in a safe and convenient location. The proposed development will offer mid-sized homes to families of the median income. The proposed use would be a more stable addition to the neighborhood and it has strong potential to make a positive contribution to the immediate community.

I. Consider the availability of adequate sites for the proposed use in districts that permit such use.

The application is not requesting of change of proposed use or district.

J. Consider the suitability of the site for the proposed use relative to the requirements set forth in this development code such as off-street parking, setbacks, buffer zones, and open space.

The subject site offers sufficient space for the proposed development and will not require waivers or variances from the established regulations of the requested zoning. The subject site is suitable for the proposed use for the following reasons: there are no significant wetlands or riparian areas on site that would require buffer zones or other forms of mitigation; there is sufficient space on-site to accommodate all of the parking, setbacks, and open space requirements set forth in the governing regulations; water and sewer capacity can be met with existing infrastructure; and the surrounding uses will benefit from and contribute to the proposed development.



2018 Property Tax Statement

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

MAKE CHECK OR MONEY ORDER PAYABLE TO:
 Oconee County Tax Commissioner

LOVETT-KELLER VENTURES, LLC
 434 GREEN STREET
 GAINESVILLE, GA 30501

Bill No.	Due Date	TOTAL DUE
2018-9924		.00

Map : B 01 094

Last payment made on: 10/17/2018

Printed: 09/18/2019

Location: 1261 ATLANTA HWY

Taxes outstanding as of 11/15/2019 (or applicable due date) will be subject to additional interest and penalties set forth by Georgia law. If property taxes remain unpaid, the Office of the Tax Commissioner has the right and responsibility to levy on the property (additional fees apply). This is considered a last resort for tax collection and other collection methods are always preferred. Partial payments are accepted. Contact our office with questions.

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

Questions about values-Tax Appraiser's Office 706-769-3921.

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

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



Tax Payer: LOVETT-KELLER VENTURES, LLC
 Map Code: B 01 094 REAL
 Description: 1218/313-323 1110/270 7/137
 Location: 1261 ATLANTA HWY
 Bill No: 2018-9924
 District: 003 BOGART

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
60,000	584,735	29.3100	644,735					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	644,735	257,894		257,894	.0000			.00
COUNTY M&O	644,735	257,894		257,894	10.7760	2,779.07		1,971.86
SALES TAX ROLLBACK				257,894	-3.1300		-807.21	
SCHOOL M&O	644,735	257,894		257,894	17.0000	4,384.20		4,384.20
BOGART CITY TAX	644,735	257,894		257,894	7.7000	1,985.78		742.22
SALES TAX RB BOGART				257,894	-4.8220		-1,243.56	
TOTALS					27.5240	9,149.05	-2,050.77	7,098.28

This gradual reduction and elimination of the state property tax millage rate is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.



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 to 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	7,098.28
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	7,098.28
Back taxes	0.00
TOTAL DUE	.00

Printed: 09/18/2019



Oconee County Utility Department

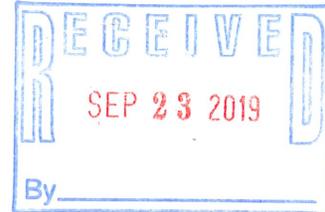
Board of Commissioners

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

September 17, 2019

John P. Murry
Childers Associates

Re: 7730 Macon Highway



Dear Mr. Murray,

Based on your request for water and sewer capacity proposed for the above reference location we offer this Letter of Availability as follows.

Water & Wastewater Capacity

Regarding *potable water*, potable water is available for domestic and irrigation purposes.

Regarding *wastewater treatment / sewer collection and transmission capacity*, we advise that sewer capacity is available for this location but will require a sewer extension of the County sewer line. The cost and installation of the extension will be the responsibility of the developer.

Availability

- The availability of water and sewer *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.

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

1291 GREENSBORO HIGHWAY ♦ PO BOX 88 ♦ WATKINSVILLE, GEORGIA 30677

PHONE: 706.769.3960 ♦ FAX: 706.769.3997

www.oconeecounty.com

- 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



**DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
CITY OF BOGART, GEORGIA**

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



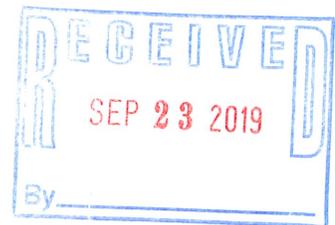
Signature of applicant

9/18/19

Date

Frank Pittman
Partner, W&A Engineering

Tax Parcel Numbers: B-01-094



APPLICANT'S

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING
CITY OF BOGART, GEORGIA

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

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

- A. Name of local government official to whom the campaign contribution or gift was made:

_____ NA _____

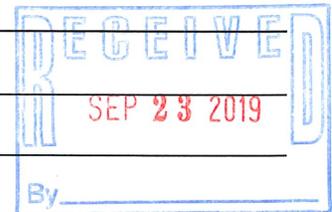
- B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:

Amount: \$ _____ NA _____

Date of Contribution: _____ NA _____

- C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning.

_____ NA _____



Signature of Applicant: 

Date: 9/18/19

PROPERTY OWNER'S

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA

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

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

A. Name of local government official to whom the campaign contribution or gift was made:

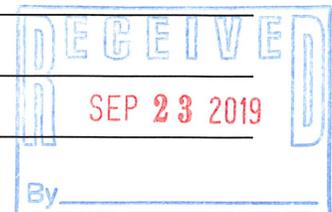
NA

B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:

Amount: \$ _____

Date of Contribution: _____

C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning.



Signature of Owner: _____

[Handwritten Signature]

Date: 9-18-19

AFTER RECORDING RETURN TO:
HULSEY, OLIVER & MAHAR, LLP
P.O. BOX 1457
GAINESVILLE, GA 30503
ATTN: REAL ESTATE

DOC# 006581
FILED IN OFFICE
10/02/2013 11:53 AM
BK:1218 PG:322-323
ANGELA WATSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY

After recording return to:
HARRISON & HORAN, P.C.
3150 GOLF RIDGE BLVD., STE. 101
DOUGLASVILLE, GA. 30135

Angela Watson
REAL ESTATE TRANSFER TAX
PAID: \$540.00

PT-61 108-2013-1441

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

**LIMITED
WARRANTY DEED**

THIS INDENTURE, made the 27 day of September, 2013, between CERTUSBANK, N.A, as party or parties of the first part, hereinafter called Grantor, and

LOVETT-KELLER VENTURES, LLC

Party or parties of the second part, hereinafter called Grantee ("Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits.)

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT or parcel of land being shown on Exhibit "A", attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of 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 the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Party of the first part, for it's heirs, executors and administrators will warranty and forever defend the right and title of the above described property unto the said party of the second part, its heirs and assigns against the claims of all persons when the claim is by through or under grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public

CERTUSBANK, N.A.

[Signature] (SEAL)
By: Wade King
Title: S.V.P.

[Signature] (SEAL)
By: Paul Sparks
Title: E.V.P.-Senior Credit Risk Executive

My Commission Expires
July 13, 2021

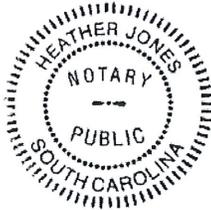
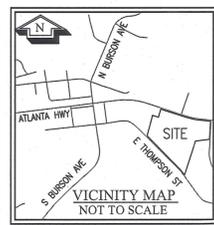


EXHIBIT "A"

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the 240th District, G.M., Oconee County, Georgia and in the 241st District, G.M. Athens-Clarke County, Georgia containing 28.379 acres, more or less, at the Southwesterly corner of the intersection of U.S. Highway 29 and Landrum Drive as shown on plat entitled "Survey For: Homer L. McLeroy Estate Bogart" by Ben McLeroy & Associates, Inc., Ben McLeroy, Registered Surveyor, dated January 2, 2001, and being more particularly described as follows:

Beginning at an iron pin at the Southwesterly corner of the intersection of U.S. Highway 29 (60' right of way) and Landrum Drive (50' right of way), and running thence along the Westerly side of right of way of Landrum Drive South 02 degrees 36 minutes 50 seconds West 441.40 feet to an iron pin; running thence along the line of Westwood Subdivision South 83 degrees 30 minutes 45 seconds West 339.49 feet to a 3 inch by 6 inch granite; running thence along the line of the property now or formally of Rosa Bell Thomas South 15 degrees 33 minutes 43 seconds West 828.33 feet to a flat iron on the Northeasterly side of Thompson Street; running thence along the Northeasterly side of Thompson Street in a curve to the left having a radius of 1,561.98 feet, an arc distance of 200.97 feet to a point, the chord distance thereof being North 41 degrees 35 minutes 11 seconds West 200.83 feet continuing thence along the Northeasterly side of Thompson Street North 45 degrees 16 minutes 20 seconds West 1,105.30 feet to a point; running thence along the line of property now or formerly of Wright North 14 degrees 43 minutes 38 seconds East 696.68 feet to an iron pin on the Southerly side of U.S Highway 29; running thence along the Southerly side of U.S. Highway 29 South 72 degrees 20 minutes 46 seconds East 10.00 Feet to an iron pin; running thence along the line of property now or formerly of Golden Pantry South 14 degrees 42 minutes 38 seconds West 200.00 feet to an iron pin, continuing thence along the line of property now or formerly Golden Pantry South 72 degrees 20 minutes 46 seconds East 150.00 feet to an iron pin; continuing thence along the line of property now or formerly of Golden Pantry North 14 degrees 42 minutes 38 seconds East 200.00 feet to an iron pin on the Southerly side of U.S. Highway 29; running thence along the Southerly side of U.S. Highway 29 South 72 degrees 20 minutes 46 seconds East 40.31 feet to an iron pin; continuing thence along the Southerly side of U.S. Highway 29 South 72 degrees 28 minutes 11 seconds East 516.85 feet to a point; continuing thence along and around the Southerly side of U.S. Highway 29 in a curve to the left having a radius of 2,138.97 feet, an arc distance of 453.29 feet to a point, the chord distance thereof being South 78 degrees 32 minutes 27 seconds East 452.44 feet; continuing thence along the Southerly side of U.S. Highway 29 South 84 Degrees 36 minutes 42 seconds East 195.05 feet to the beginning iron pin.





PROJECT DATA:

PROPERTY OWNER: LOVETT-KELLER VENTURES, LLC
 434 GREEN STREET
 GAINESVILLE, GEORGIA 30501
 ATTN: CHAD KELLER, 706.354.5807

AUTHORIZED AGENT: W&A ENGINEERING
 2470 DANIELLS BRIDGE ROAD, STE. 161
 ATHENS, GEORGIA 30606
 ATTN: MARK DUNLAP (RLS), 706.310.0400

PHYSICAL ADDRESS: 1261 ATLANTA HIGHWAY - CITY OF BOGART
 OCONEE COUNTY, GA (GRID: 240)
 EXISTING TAX PARCEL B 01-094

PROJECT ACREAGE: 28.32 ACRES (1,233,698 SF.)

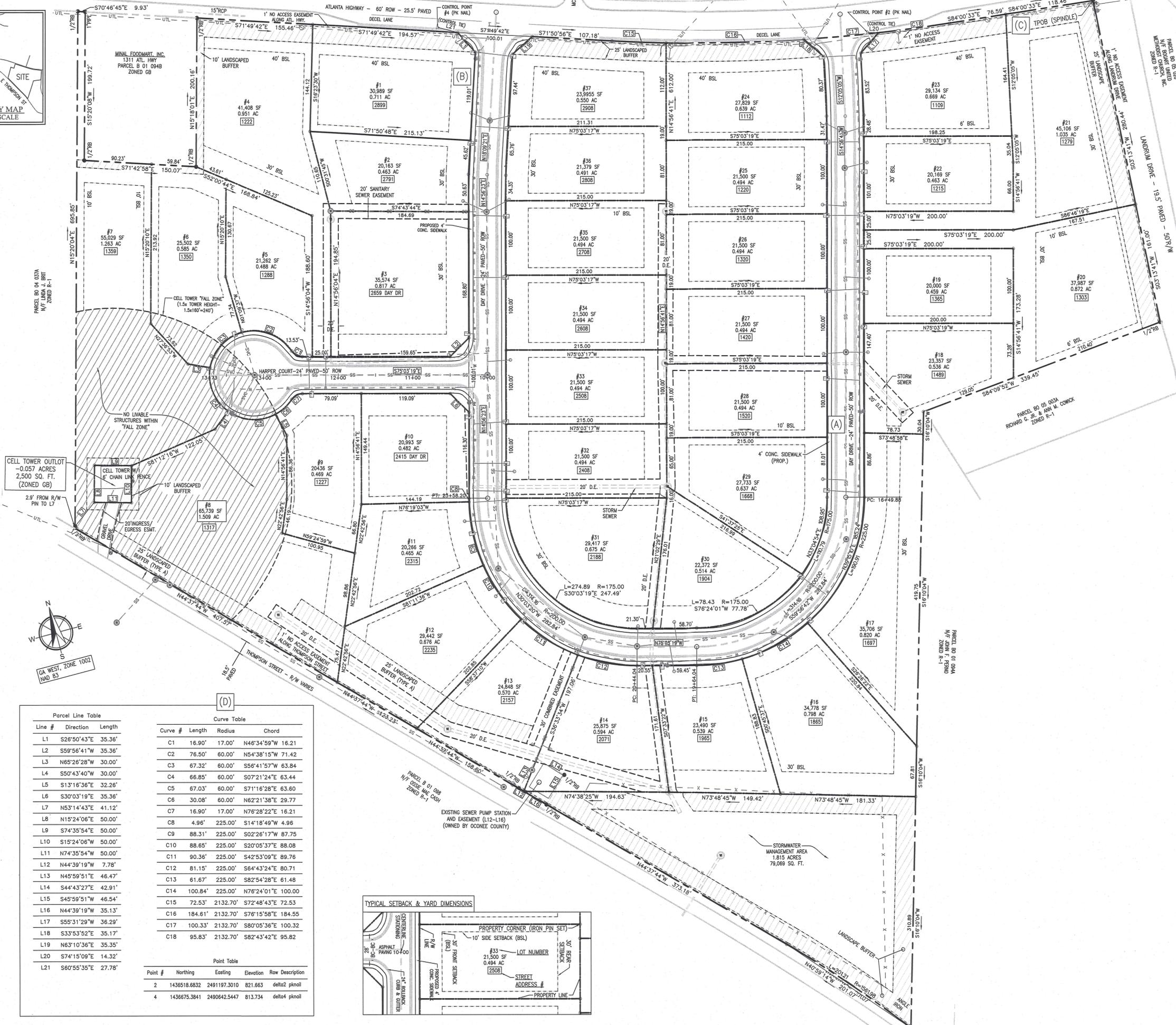
ZONING: R-1 EXISTING USE: VACANT
 PROPOSED USE: SINGLE-FAMILY SUBDIVISION

FLOODPLAIN: SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 1321900050D, WITH AN EFFECTIVE DATE OF 04/02/2007, OCONEE COUNTY, GEORGIA.

THIS PROPERTY DOES NOT CONTAIN STATE WATERS ONSITE OR WITHIN 200' OF THE SITE AND DOES NOT CONTAIN WETLANDS ONSITE.

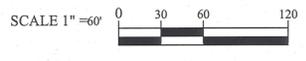
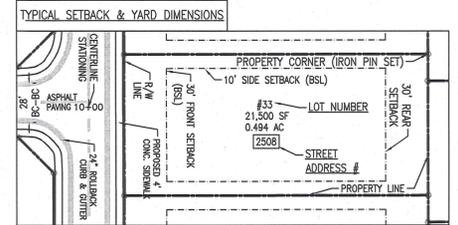
WATER SUPPLY: OCONEE COUNTY WATER RESOURCES
 SANITARY SEWAGE DISPOSAL: OCONEE COUNTY WATER RESOURCES
 SITE DRAINAGE: EXISTING CURB & GUTTER, STORMPIPE AND DETENTION BASIN WILL BE UTILIZED TO CONTROL RUNOFF.

STORMWATER MANAGEMENT SYSTEM IS TO BE MAINTAINED ACCORDING TO THE CITY OF BOGART STORMWATER ORDINANCE



Parcel Line Table			Curve Table			
Line #	Direction	Length	Curve #	Length	Radius	Chord
L1	S26°50'43"E	35.36'	C1	16.90'	17.00'	N46°34'59"W 16.21
L2	S59°56'41"W	35.36'	C2	76.50'	60.00'	N54°38'15"W 71.42
L3	N65°26'28"W	30.00'	C3	67.32'	60.00'	S56°41'57"W 63.84
L4	S50°43'40"W	30.00'	C4	66.85'	60.00'	S07°21'24"E 63.44
L5	S13°16'36"E	32.26'	C5	67.03'	60.00'	S71°16'28"E 63.60
L6	S30°03'19"E	35.36'	C6	30.08'	60.00'	N62°21'38"E 29.77
L7	N53°14'43"E	41.12'	C7	16.90'	17.00'	N76°28'22"E 16.21
L8	N15°24'06"E	50.00'	C8	4.96'	225.00'	S14°18'49"W 4.96
L9	S74°35'54"E	50.00'	C9	88.31'	225.00'	S02°26'17"W 87.75
L10	S15°24'06"W	50.00'	C10	88.65'	225.00'	S20°05'37"E 88.08
L11	N74°35'54"W	50.00'	C11	90.36'	225.00'	S42°53'09"E 89.76
L12	N44°39'19"W	7.78'	C12	81.15'	225.00'	S64°43'24"E 80.71
L13	N45°59'51"E	46.47'	C13	61.67'	225.00'	S82°54'28"E 61.48
L14	S44°43'27"E	42.91'	C14	100.84'	225.00'	N76°24'01"E 100.00
L15	S45°59'51"W	46.54'	C15	72.53'	2132.70'	S72°48'43"E 72.53
L16	N44°39'19"W	35.13'	C16	184.81'	2132.70'	S76°15'58"E 184.55
L17	S55°31'29"W	36.29'	C17	100.33'	2132.70'	S80°05'36"E 100.32
L18	S33°53'52"E	35.17'	C18	95.83'	2132.70'	S82°43'42"E 95.82
L19	N63°10'36"E	35.35'				
L20	S74°15'09"E	14.32'				
L21	S60°55'35"E	27.78'				

Point Table				
Point #	Northing	Easting	Elevation	Raw Description
2	1436518.6832	2491197.3010	821.663	della2 pinal
4	1436675.3841	2490642.5447	813.734	della4 pinal



W&A Engineering

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
 SURVEYING • SOIL AND ENVIRONMENTAL CONSULTING
 TRAFFIC ENGINEERING • ECONOMIC DEVELOPMENT

2470 Daniels Bridge Road, Suite 161
 Athens, GA 30606
 P: (706) 310-0400 • F: (706) 310-0411
 waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THE SPECIFIC PROJECT. WHEN OVERSIGHT SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

REZONE MODIFICATION PLAN FOR:

PIPER GLEN

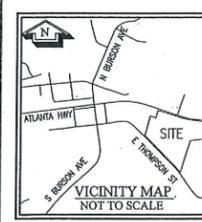
1261 ATLANTA HIGHWAY
 G.M.D. 240
 OCONEE COUNTY, GEORGIA

03/14/2019

SEP 23 2019

PROJECT # 15081

7138367114
 PARTICIPANT ID
 P201900026
 BK:2019 PG:26-26
 FILED IN OFFICE
 CLERK OF COURT
 03/14/2019 11:03 AM
 ANGELA ELDER-JOHNSON,
 CLERK
 SUPERIOR COURT
 OCONEE COUNTY, GA
Cynthia Elder-Johnson



PROJECT DATA:
 PROPERTY OWNER: LOVETT-KELLER VENTURES, LLC
 434 GREEN STREET
 CUMMINGSVILLE, GEORGIA 30501
 ATTN: CHAD KELLER, 706.334.5907
 AUTHORIZED AGENT: W&A ENGINEERING
 2470 DANIELS BRIDGE ROAD, STE. 161
 ATHENS, GEORGIA 30606
 ATTN: MARK DUNLAP (RLS), 706.310.0400
 -PHYSICAL ADDRESS: 1261 ATLANTA HIGHWAY - CITY OF BOGART
 OCONEE COUNTY, GA (GRID: 240)
 EXISTING TAX PARCEL: B 01-094
 -PROJECT ACREAGE: 28.32 ACRES (1,233,698 SF.)
 -ZONING: R-1 EXISTING USE: VACANT
 -PROPOSED USE: SINGLE-FAMILY SUBDIVISION
 -FLOODPLAIN: SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE
 DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
 CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN
 DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13219C00050, WITH AN
 EFFECTIVE DATE OF 04/02/2007, OCONEE COUNTY, GEORGIA.
 -THIS PROPERTY DOES NOT CONTAIN STATE WATERS ON-SITE OR WITHIN 200'
 OF THE SITE AND DOES NOT CONTAIN WETLANDS ON-SITE.
 -WATER SUPPLY: OCONEE COUNTY WATER RESOURCES
 -SANITARY SEWAGE DISPOSAL: OCONEE COUNTY WATER RESOURCES
 -SITE DRAINAGE: EXISTING CURB & GUTTER, STORMPIPE AND DETENTION BASIN
 WILL BE UTILIZED TO CONTROL RUNOFF
 -STORMWATER MANAGEMENT SYSTEM IS TO BE MAINTAINED
 ACCORDING TO THE CITY OF BOGART STORMWATER ORDINANCE

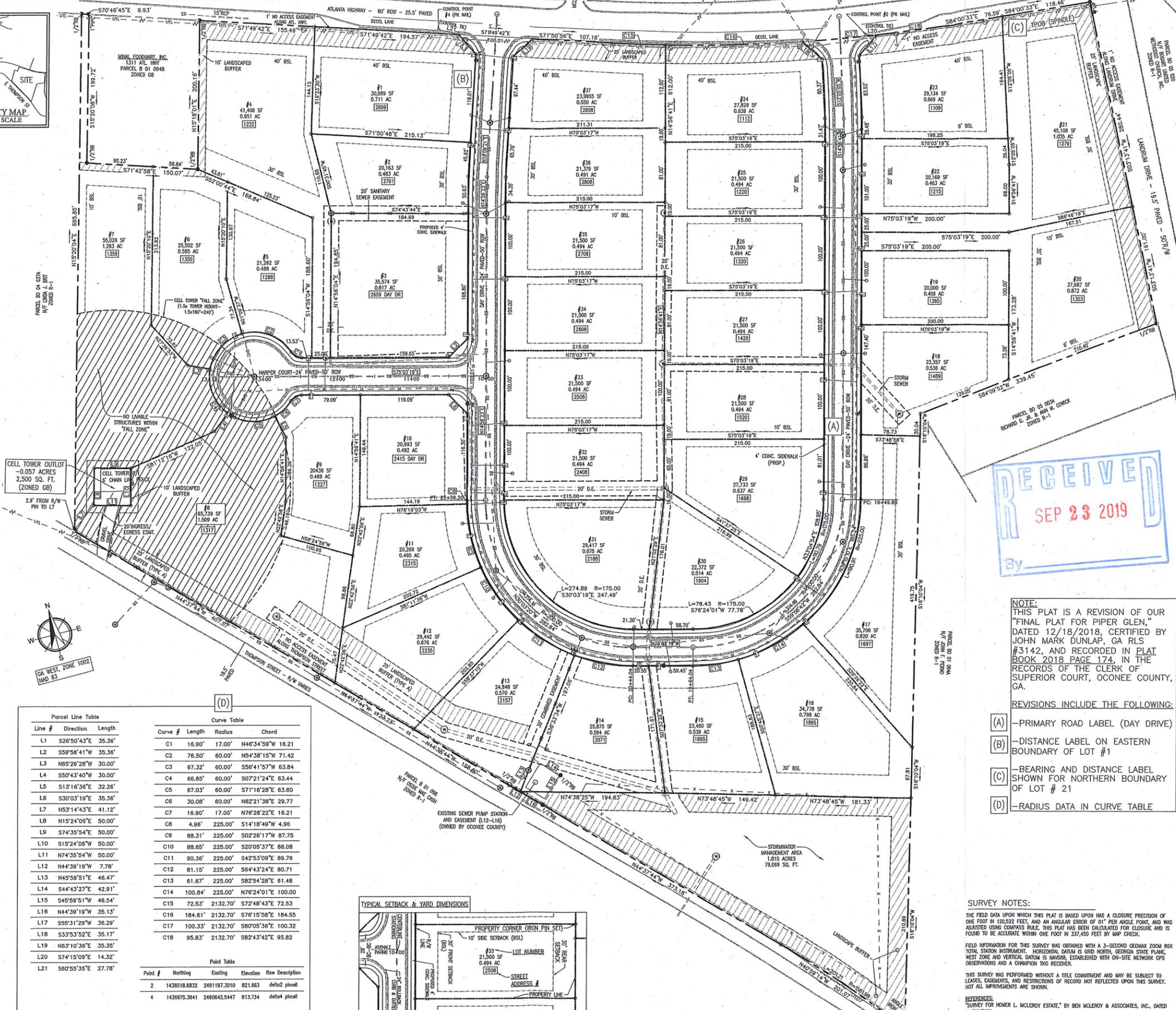
SITE DATA:
 TOTAL AREA: 28.32 AC (1,233,698 SF) - 100%
 LOT AREA: 23.64 AC (1,029,874 SF) - 83.48%
 ROW AREA: 2.81 AC (122,299 SF) - 9.91%
 STORMWATER AREA: 1.81 AC (79,025 SF) - 6.41%
 CELL TOWER OUTLOT: 0.06 AC (2,500 SF) - 0.20%

LOT DATA:
 TOTAL NUMBER OF LOTS - 39 (37 RESIDENTIAL LOTS, 2 OUTLOTS)
 AVERAGE LOT SIZE - 27,834 SF (0.84 AC)
 *SMALLEST LOT SIZE - 20,000 SF (LOT #19)
 *-BASED ON RESIDENTIAL LOTS ONLY.

R-1 ZONING REGULATIONS:
 MIN. LOT AREA: 20,000 SF (W/ PUBLIC SEWER & WATER)
 MIN. LOT WIDTH: 100'
 MIN. FRONT YARD: 30' (40' ON ARTERIAL STREETS)
 MIN. SIDE YARD: 10'
 MIN. REAR YARD: 30'
 MAX. BLDG HEIGHT: 35'

ZONING CONDITIONS:
 1. THE DEVELOPMENT MUST BE CONNECTED TO THE OCONEE COUNTY WATER
 SYSTEM AT THE DEVELOPER'S EXPENSE IN A MANNER APPROVED BY
 OCONEE COUNTY PUBLIC WORKS AND UTILITY DEPARTMENTS.
 2. DEVELOPER SHALL CONSTRUCT AND MAINTAIN ALL ARCHITECTURAL
 STANDARDS AS INDICATED ON THE CONCEPT PLAN, NARRATIVE,
 REPRESENTATIVE ARCHITECTURAL SKETCHES AND OTHER DOCUMENTS
 SUBMITTED WITH THE ZONING APPLICATION AND ATTACHED HERETO, PAYING
 SPECIAL ATTENTION TO THE MATERIALS AND DESIGN ELEMENTS SHOWN IN
 THE REPRESENTATIVE PHOTOS.
 3. THE DEVELOPER SHALL NOT CONTAIN MORE THAN 37 SINGLE-FAMILY
 RESIDENTIAL LOTS.
 4. MINIMUM DRILLING SIZES SHALL BE 1,000 SF.
 5. BASED UPON THE CITY OF BOGART ZONING ORDINANCE SECTION
 9.10.006.G, NO BUILDINGS SHALL BE CONSTRUCTED WITHIN ONE
 AND ONE-HALF TIMES THE HEIGHT OF THE COMMUNICATIONS TOWER LOCATED
 ON THE SUBJECT PROPERTY.
 6. DEVELOPER SHALL CONSTRUCT A 10 FOOT (10') LANDSCAPED BUFFER
 ADJACENT TO PROPERTY LINES WITH UNCOMPLEMENTARY USES AS REQUIRED
 BY THE CITY OF BOGART ZONING ORDINANCE 8.11.003.
 7. A TYPE A BUFFER SHALL BE INSTALLED ALONG THE FRONTS OF
 ATLANTA HIGHWAY, LANHAM DRIVE, AND E. THOMPSON STREET, EXCEPT
 THAT THE WIDTH OF THE BUFFER SHALL BE 25 FEET (25').
 8. A NO ACCESS EASEMENT SHALL BE PLACED ALONG LOTS FRONTING
 ATLANTA HIGHWAY, LANHAM DRIVE, AND E. THOMPSON STREET, EXCEPT
 WHERE ACCESS TO CELL TOWER LOT, PUMP STATION, AND STORMWATER
 MANAGEMENT AREA ARE REQUIRED.

PRIVATE COVENANTS:
 THIS LOTS SHOWN ON THIS SUBDIVISION PLAN ARE NOT SUBJECT TO ANY
 COVENANTS OF RECORD.



Parcel Line Table

Line #	Direction	Length
L1	S26°50'43"E	35.36'
L2	S59°56'41"W	35.36'
L3	N65°26'28"W	30.00'
L4	S50°43'40"W	30.00'
L5	S13°16'36"E	32.26'
L6	S30°03'19"E	35.36'
L7	N53°14'43"E	41.12'
L8	N15°24'08"E	50.00'
L9	S74°35'54"E	50.00'
L10	S15°24'08"W	50.00'
L11	N74°36'54"W	50.00'
L12	N44°39'19"W	7.78'
L13	N45°59'51"E	46.47'
L14	S44°43'27"E	42.91'
L15	S45°59'51"W	46.54'
L16	N44°39'19"W	35.13'
L17	S55°31'29"W	36.29'
L18	S33°53'52"E	35.17'
L19	N63°10'36"E	35.35'
L20	S74°15'09"E	14.32'
L21	S60°55'36"E	27.78'

Curve Table

Curve #	Length	Radius	Chord
C1	16.90'	17.00'	N46°34'59"W 16.21
C2	76.50'	60.00'	N5°43'15"W 71.42
C3	67.32'	60.00'	S58°41'57"W 63.84
C4	66.85'	60.00'	S07°21'24"E 63.44
C5	67.03'	60.00'	S71°16'28"E 63.60
C6	30.08'	60.00'	N62°21'38"E 29.77
C7	16.90'	17.00'	N76°28'22"E 16.21
C8	4.96'	225.00'	S14°18'49"W 4.96
C9	88.31'	225.00'	S02°26'17"W 87.75
C10	88.85'	225.00'	S20°05'37"E 88.08
C11	90.36'	225.00'	S42°53'09"E 89.76
C12	81.15'	225.00'	S64°43'24"E 80.71
C13	61.67'	225.00'	S82°54'28"E 61.48
C14	100.84'	225.00'	N76°24'01"E 100.00
C15	72.53'	2132.70'	S72°48'43"E 72.53
C16	184.61'	2132.70'	S76°15'58"E 184.55
C17	100.33'	2132.70'	S80°05'36"E 100.32
C18	95.83'	2132.70'	S82°43'42"E 95.82

Point Table

Point #	Northing	Easting	Elevation	Row Description
2	1436518.6832	2491197.3010	821.663	delta2 pinall
4	1436675.3841	2490642.5447	813.734	delta4 pinall

Parcel Line Table

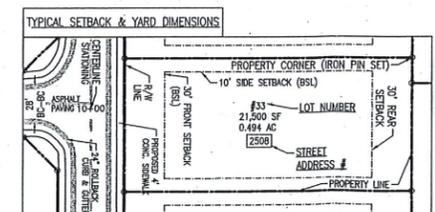
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C16	184.61'	2132.70'	S76°15'58"E 184.55
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Point Table

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2	1436518.6832	2491197.3010	821.663	delta2 pinall
4	1436675.3841	2490642.5447	813.734	delta4 pinall



REVISIONS INCLUDE THE FOLLOWING:

- (A) - PRIMARY ROAD LABEL (DAY DRIVE)
- (B) - DISTANCE LABEL ON EASTERN BOUNDARY OF LOT #1
- (C) - BEARING AND DISTANCE LABEL SHOWN FOR NORTHERN BOUNDARY OF LOT #21
- (D) - RADIUS DATA IN CURVE TABLE

NOTE:
 THIS PLAT IS A REVISION OF OUR "FINAL PLAT FOR PIPER GLEN," DATED 12/18/2018, CERTIFIED BY JOHN MARK DUNLAP, GA RLS #3142, AND RECORDED IN PLAT BOOK 2018 PAGE 174, IN THE RECORDS OF THE CLERK OF SUPERIOR COURT, OCONEE COUNTY, GA.

SURVEY NOTES:
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 120,522 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 337,450 FEET BY MAP CHECK.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND GEDMAG ZOOM BOX TOTAL STATION INSTRUMENT. HORIZONTAL DATUM IS GRID NORTH, GEORGIA STATE PLANE, WEST ZONE AND VERTICAL DATUM IS NAVD83, ESTABLISHED WITH ON-SITE NETWORK GPS OBSERVATIONS AND A CHAMPION TWO RECEIVER.

THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT AND MAY BE SUBJECT TO LEASES, EASEMENTS, AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY. NOT ALL IMPROVEMENTS ARE SHOWN.

REFERENCES:
 SURVEY FOR HOMER L. MCLEARY ESTATE, BY BEN MCLEARY & ASSOCIATES, INC., DATED 01/02/2001

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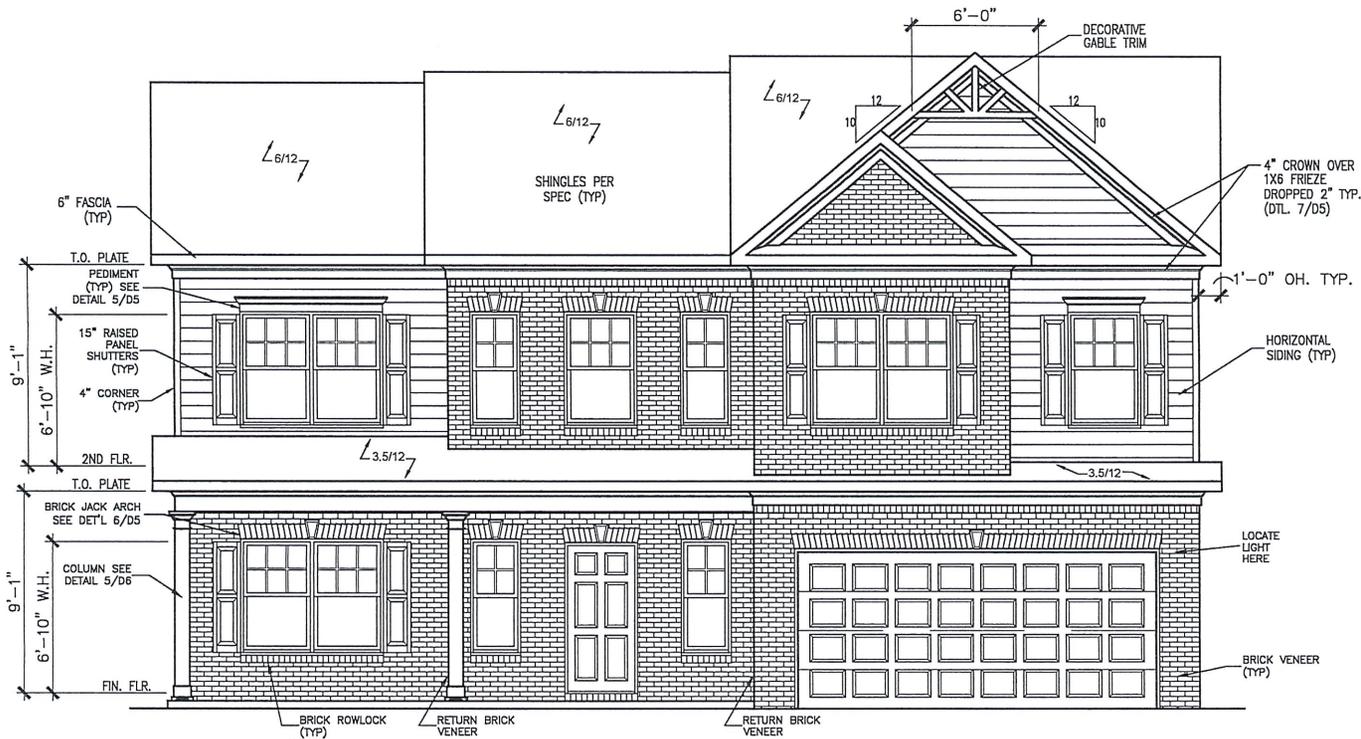
FINAL PLAT FOR:
PIPER GLEN
 1261 ATLANTA HIGHWAY
 G.M.D. 240
 OCONEE COUNTY, GEORGIA
 LAST DAY OF FIELDWORKS: 10/05/2018
 LAST REVISION OF PLAT: 03/14/2019

SURVEYOR'S CERTIFICATE (CLERK OF COURTS)
 As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat or to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-57.

03/14/2019

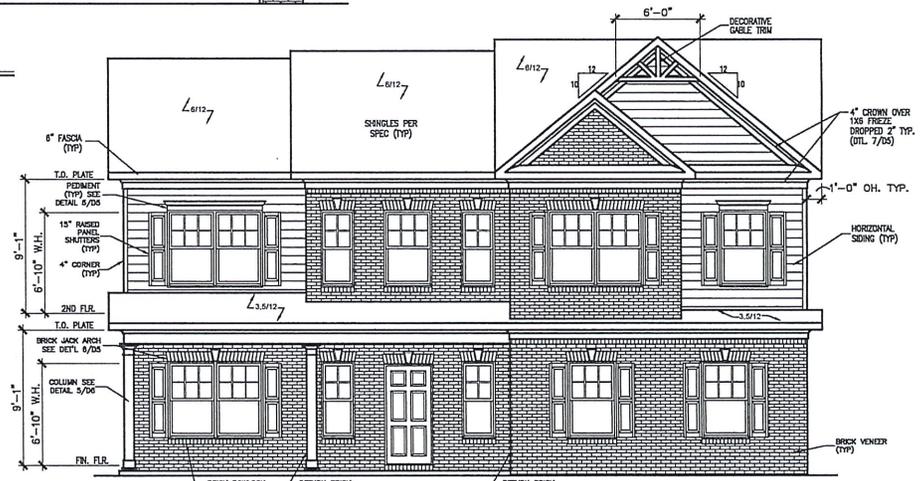
JOHN MARK DUNLAP
 LAND SURVEYOR
 PROFESSIONAL ENGINEER

PROJECT # 15081



FRONT ELEVATION "G"

SCALE: 3/16" = 1'-0"



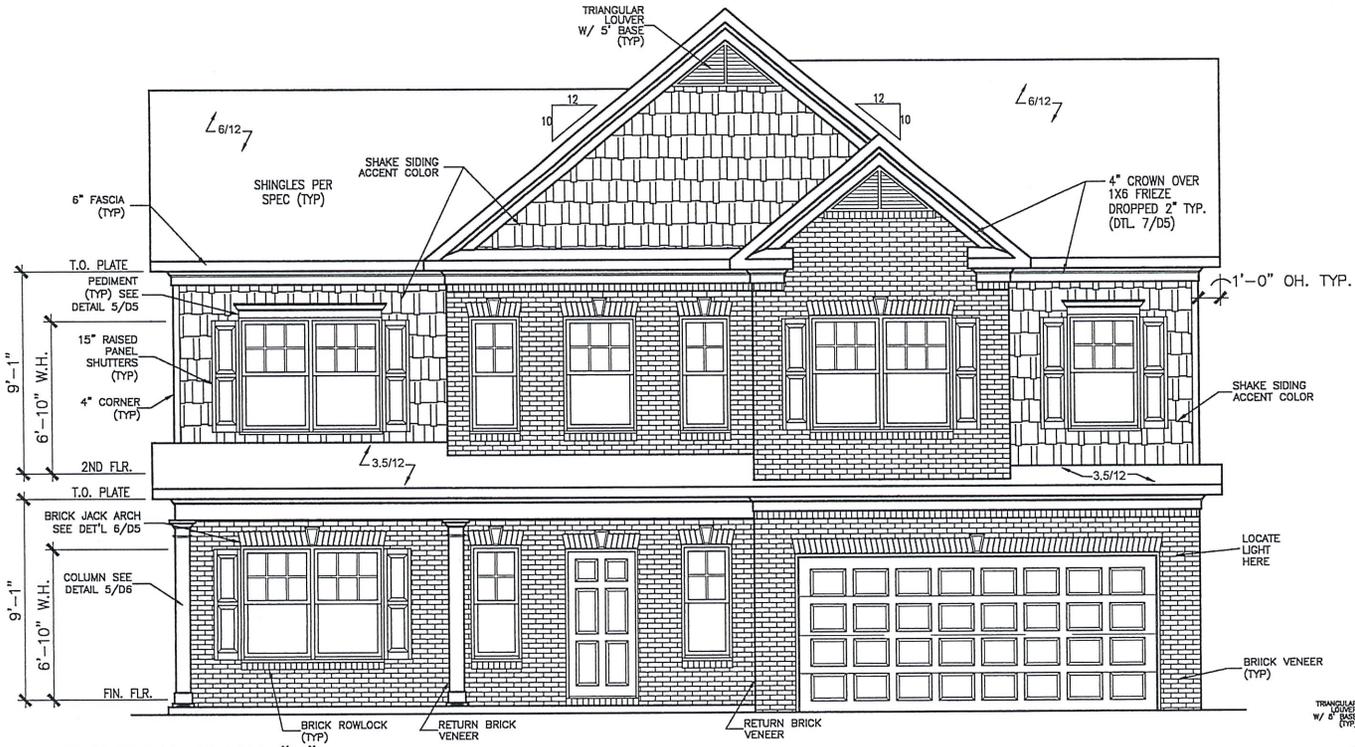
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SIDE ENTRY GARAGE

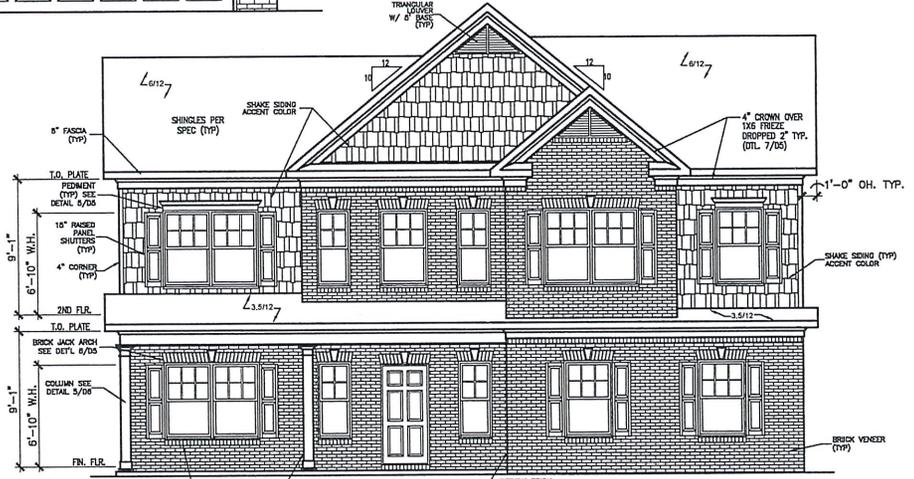
© SMITH DOUGLAS HOMES 2017





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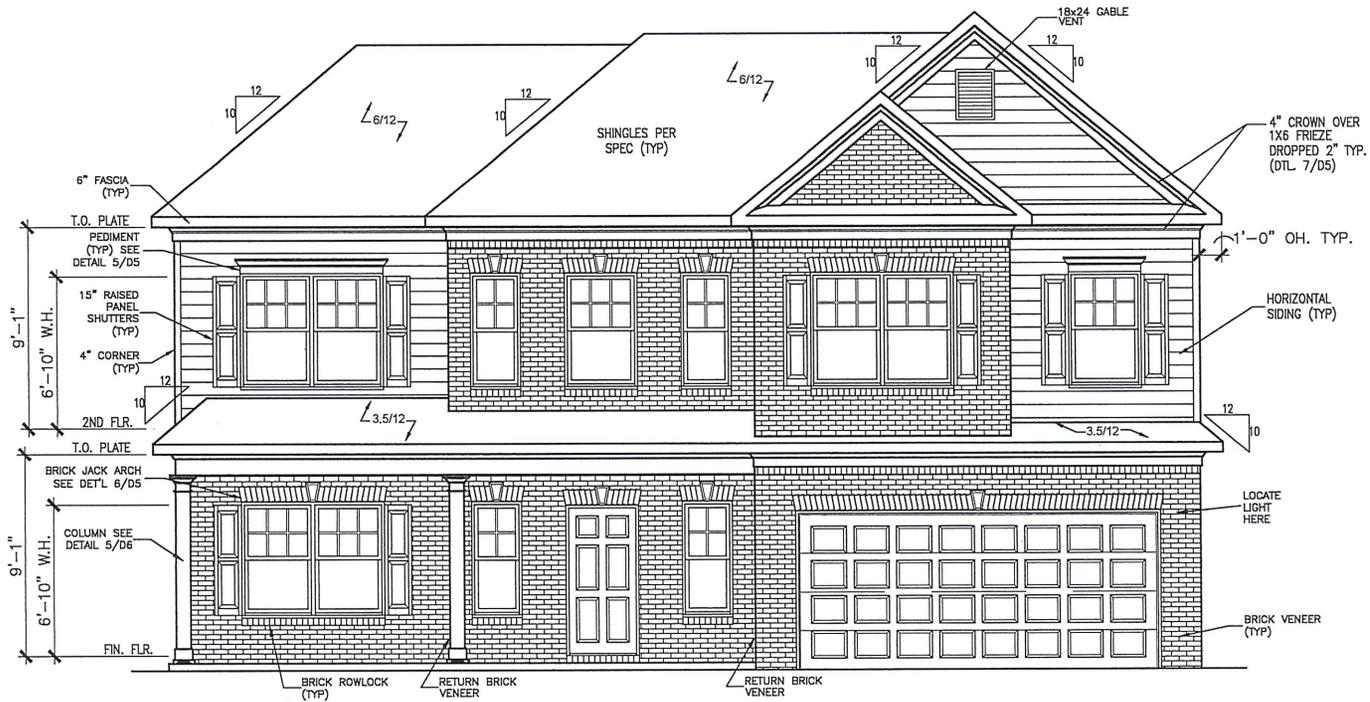


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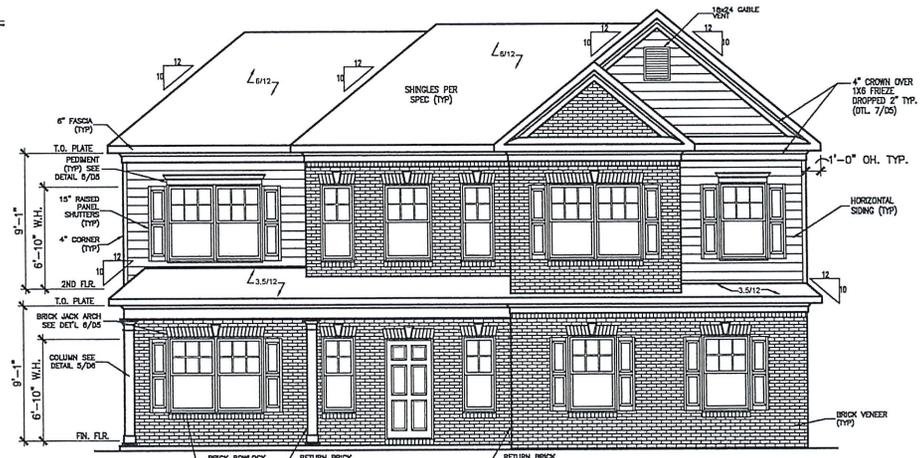
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FRONT ELEVATION 1

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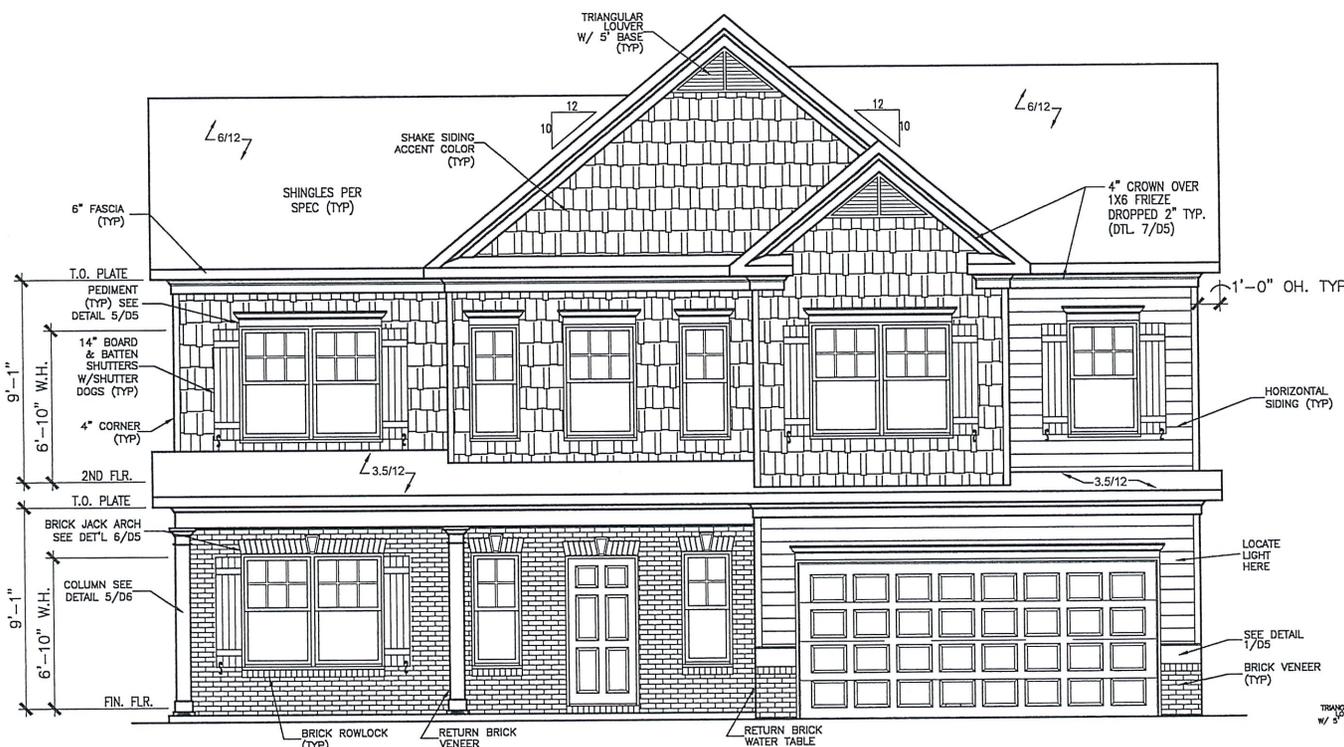


FRONT ELEVATION 1

SIDE ENTRY GARAGE

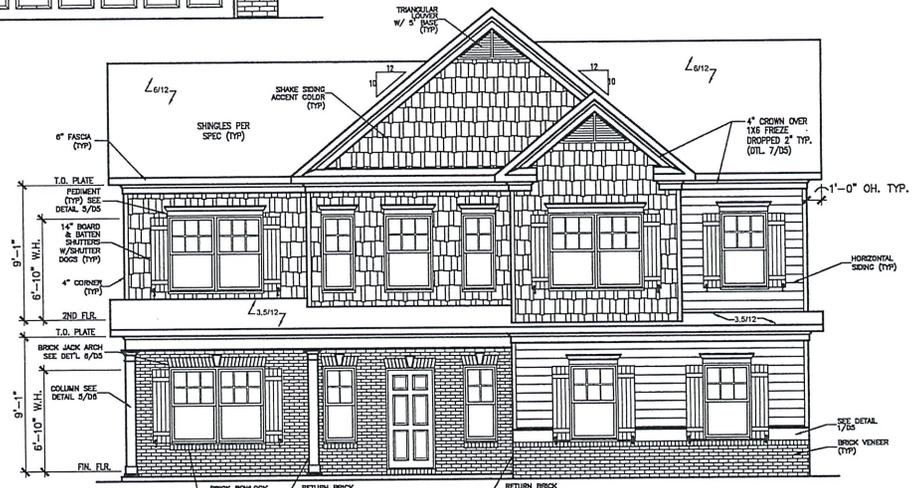
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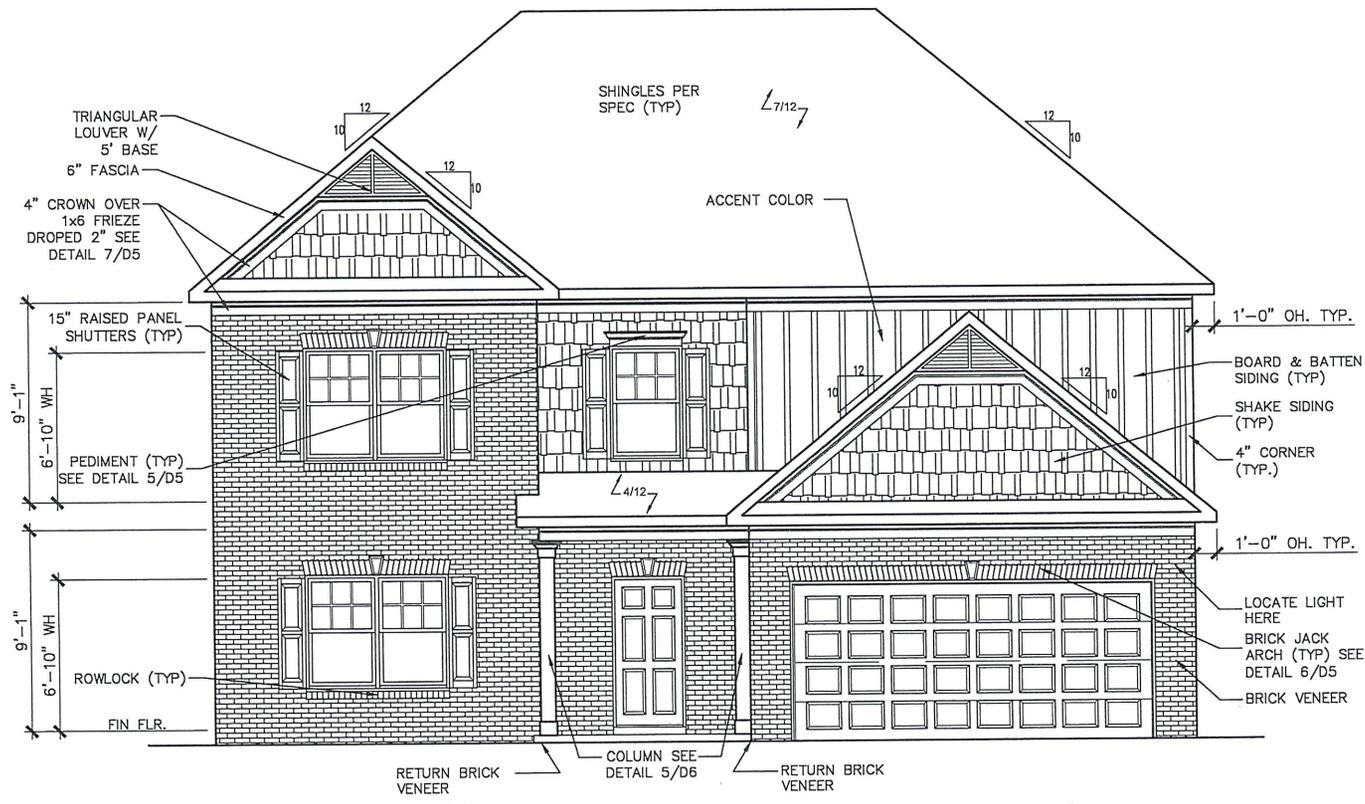
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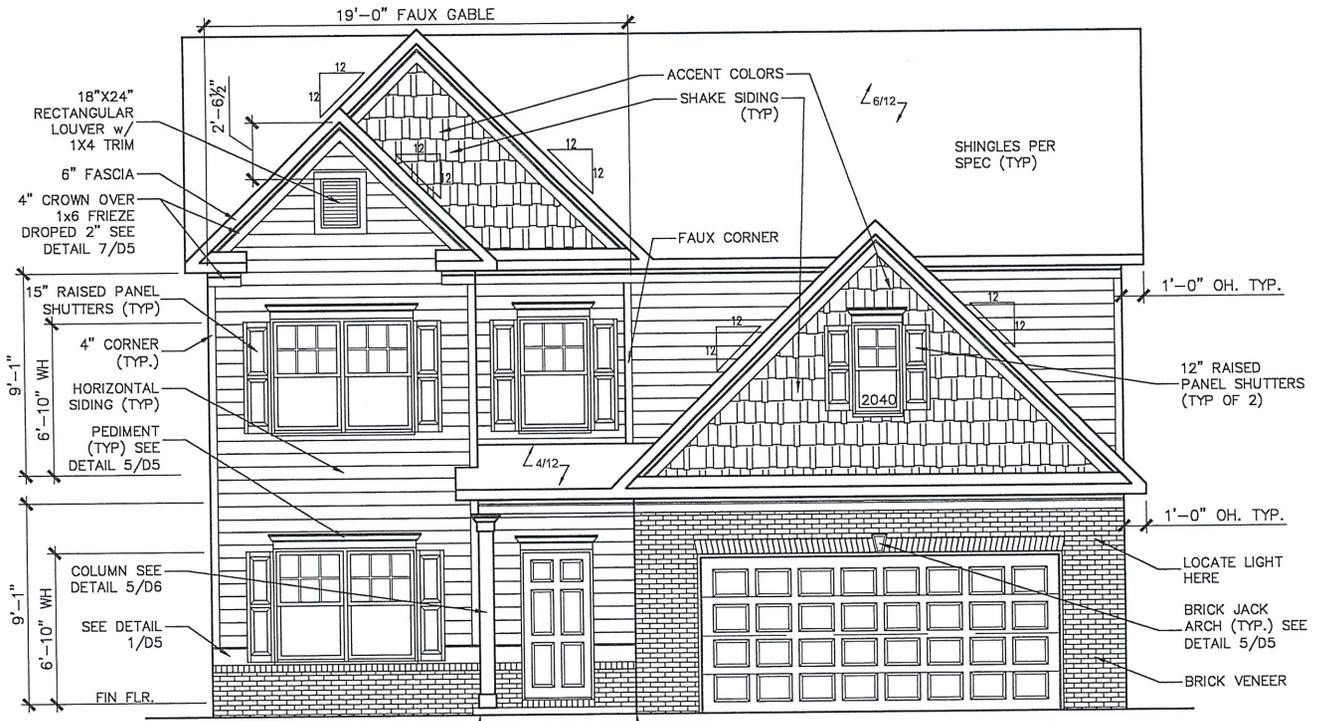
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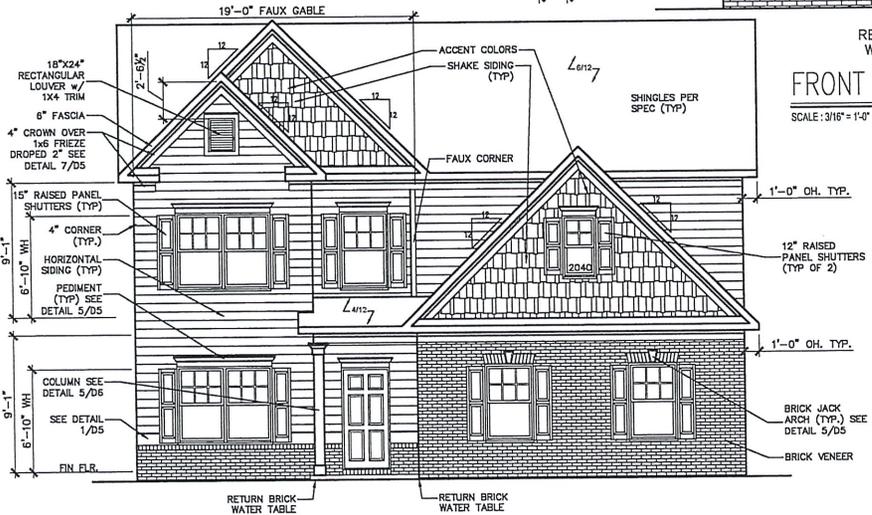
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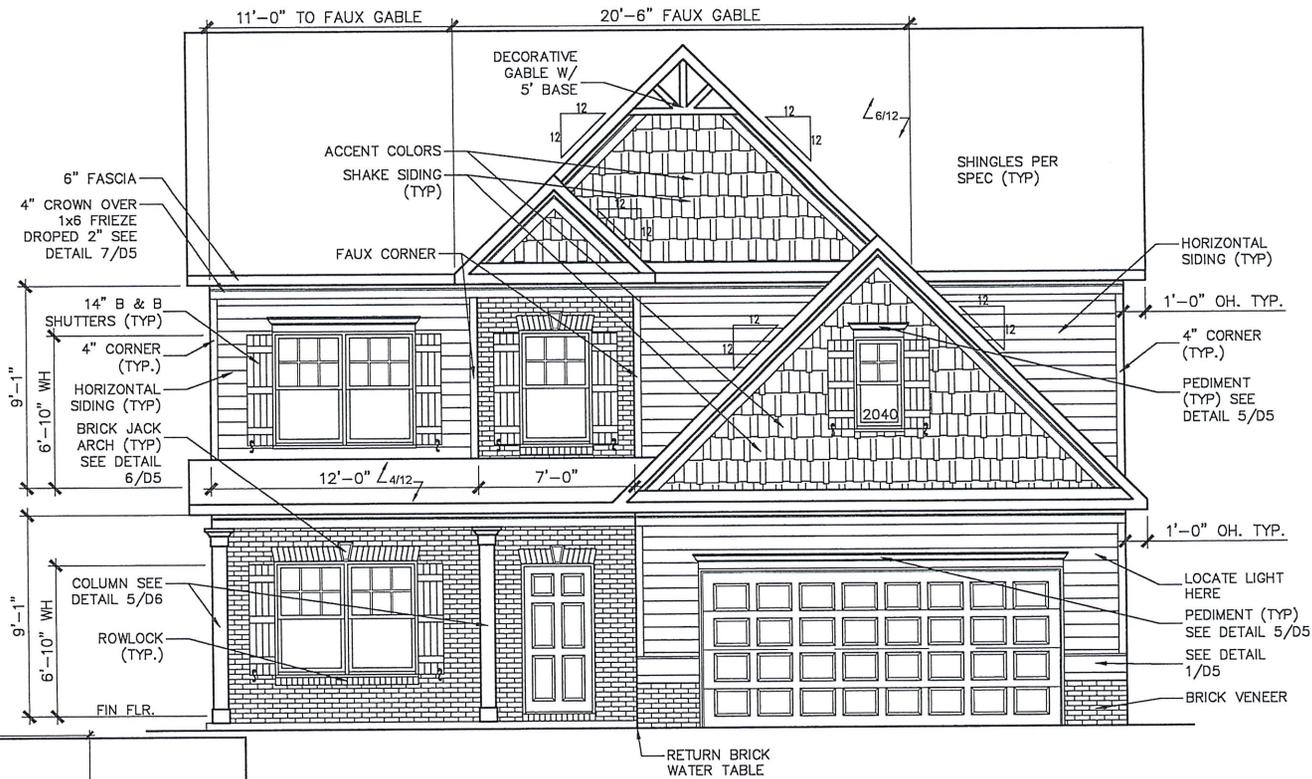


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OPTIONAL SIDE ENTRY GARAGE

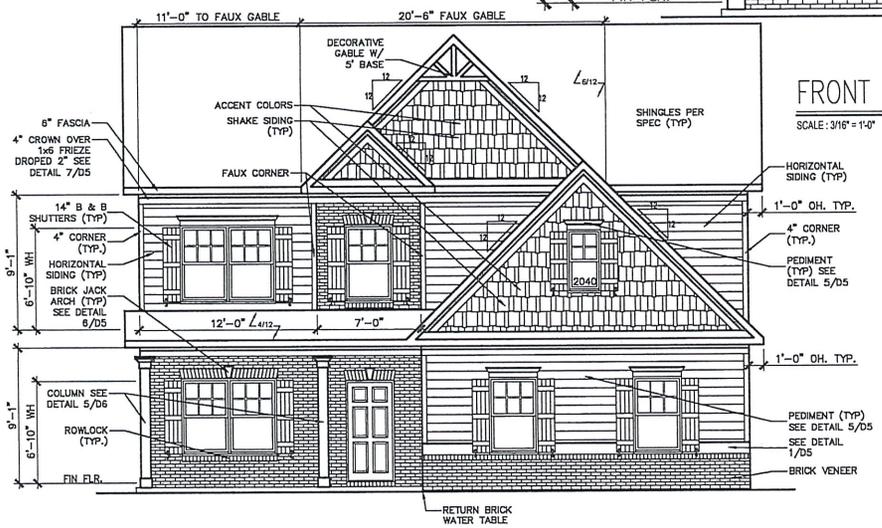
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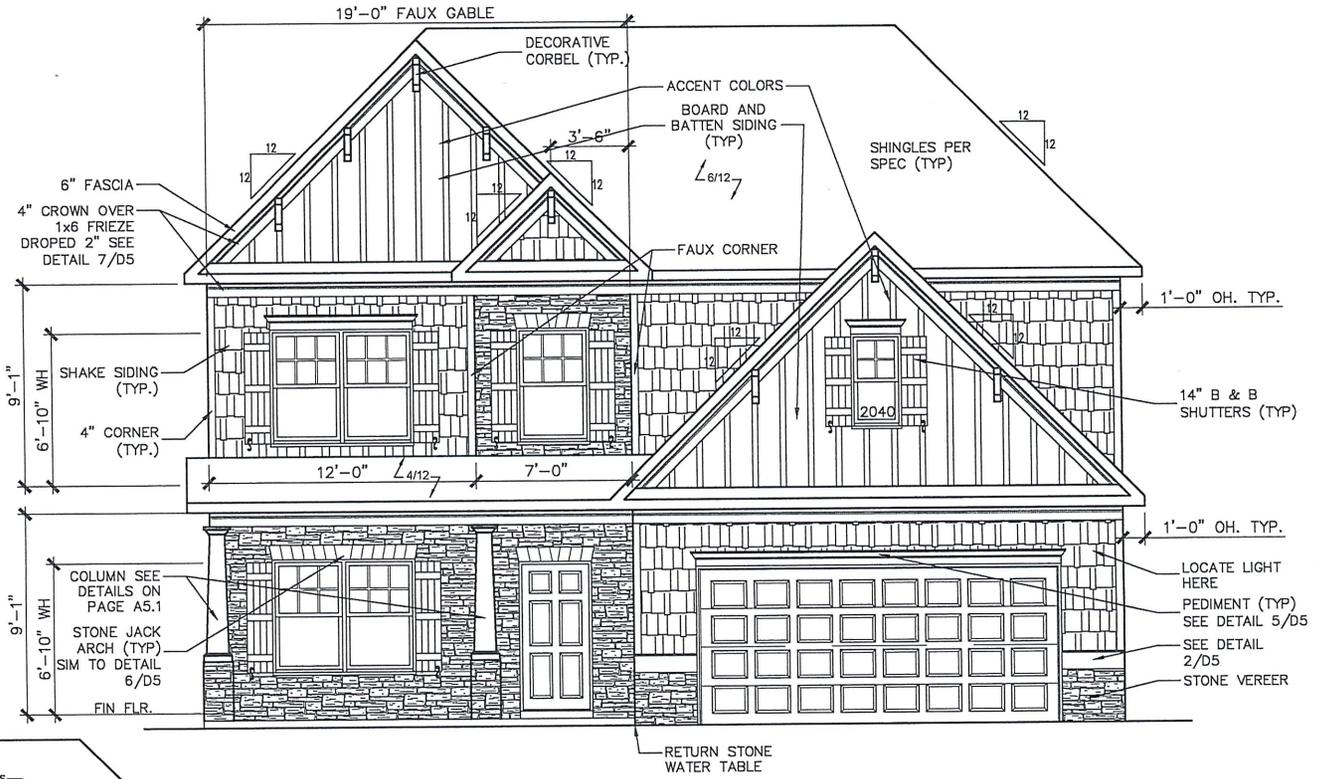
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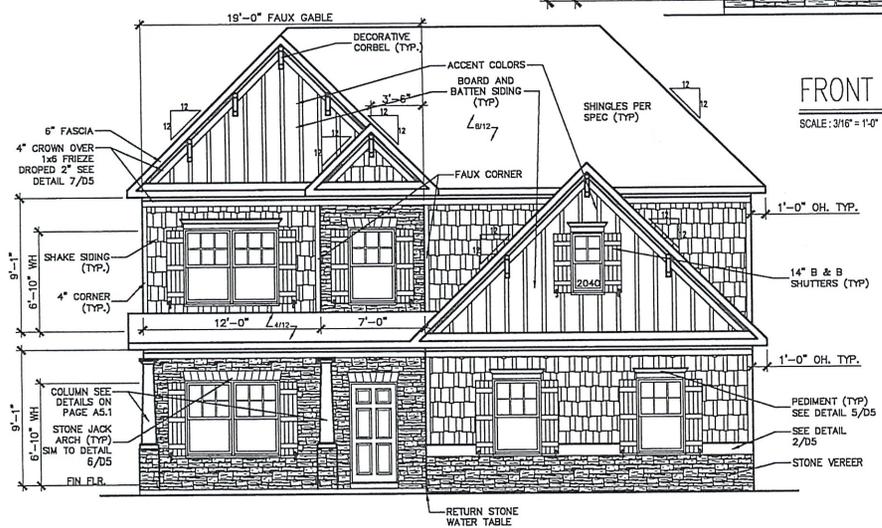
OPTIONAL SIDE ENTRY GARAGE

SCALE: 1/8" = 1'-0"



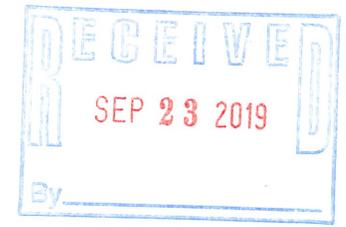
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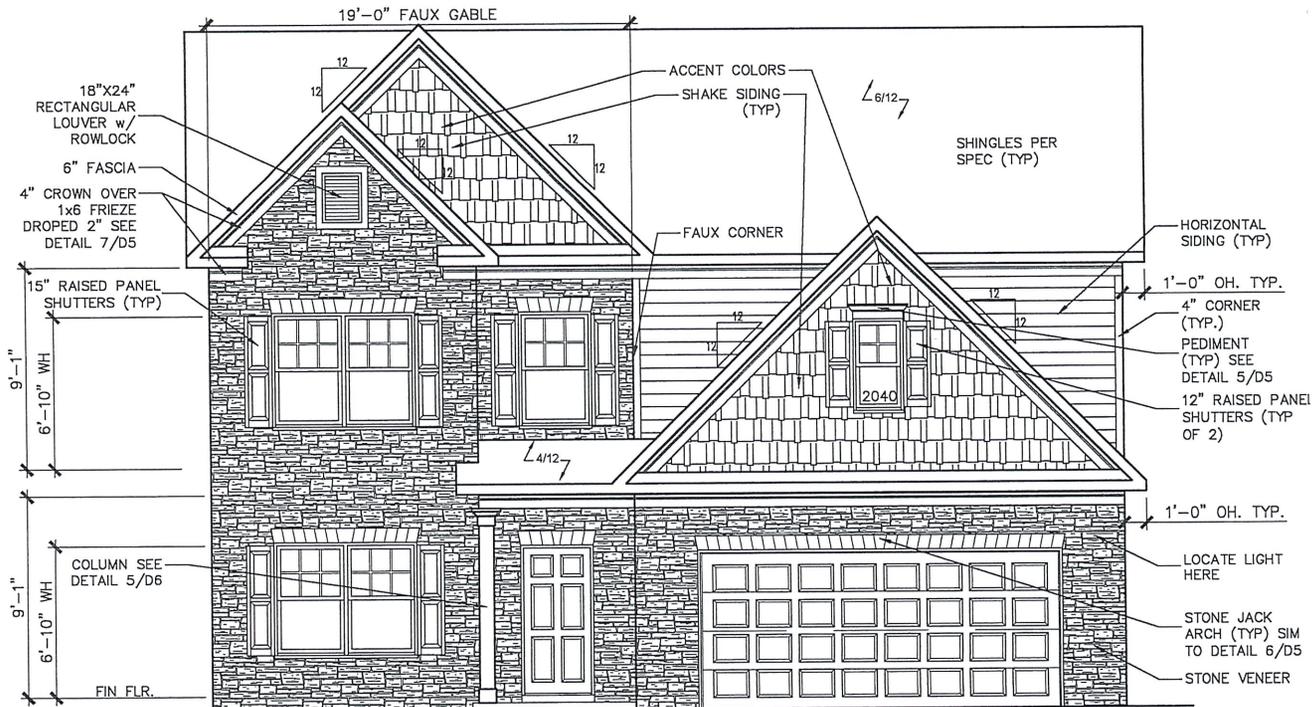
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FRONT ELEVATION "L" OPTIONAL SIDE ENTRY GARAGE

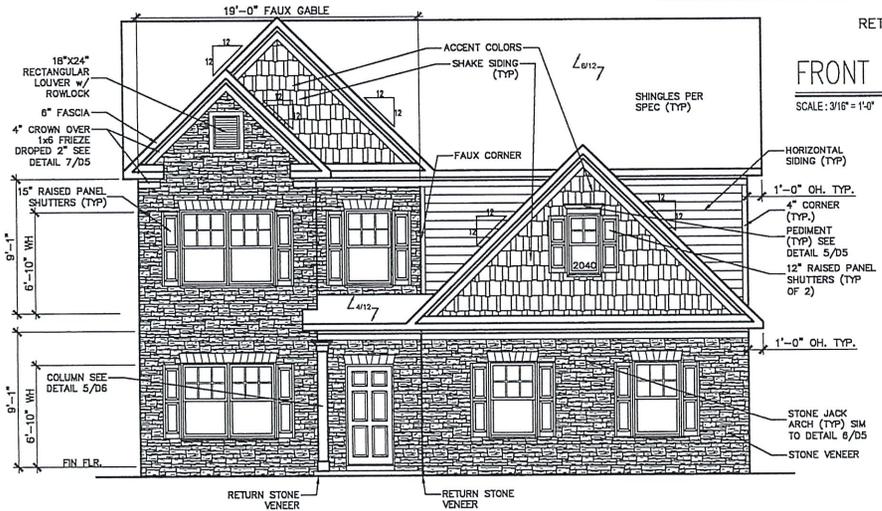
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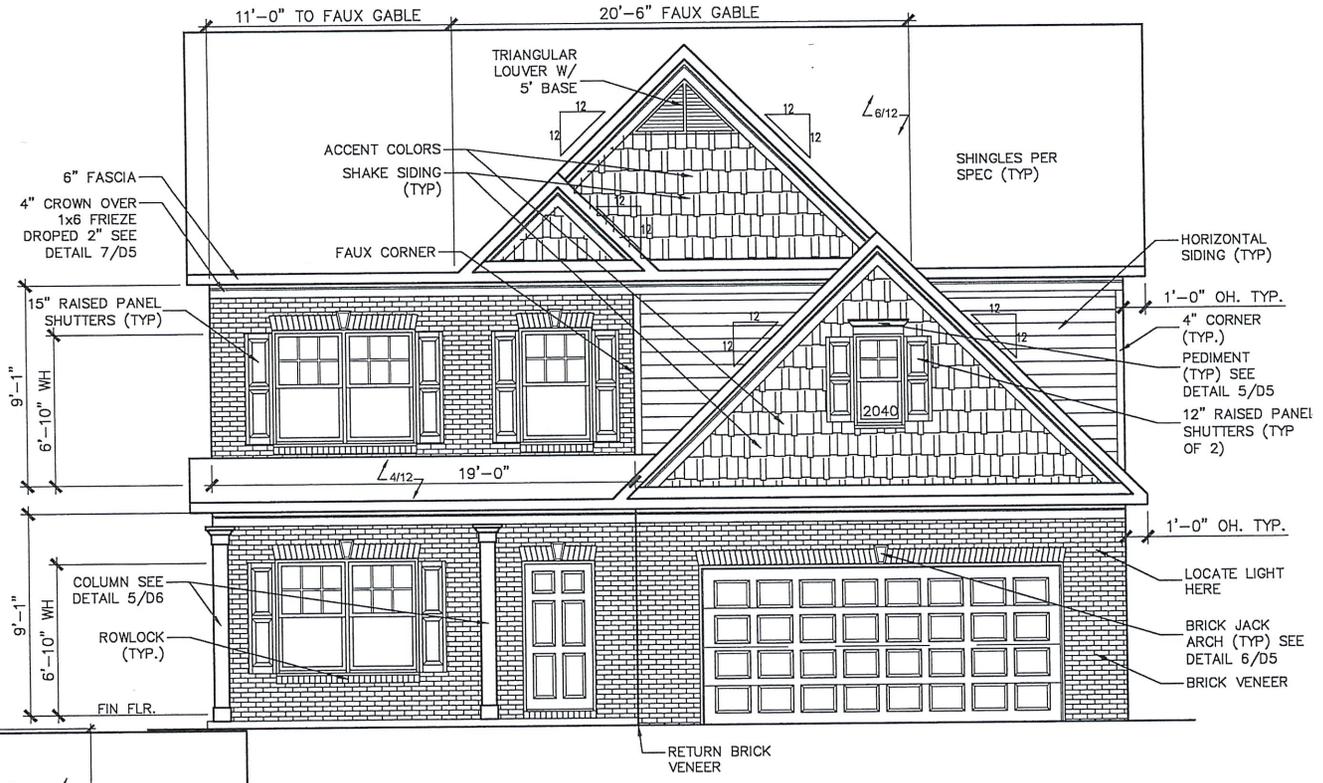
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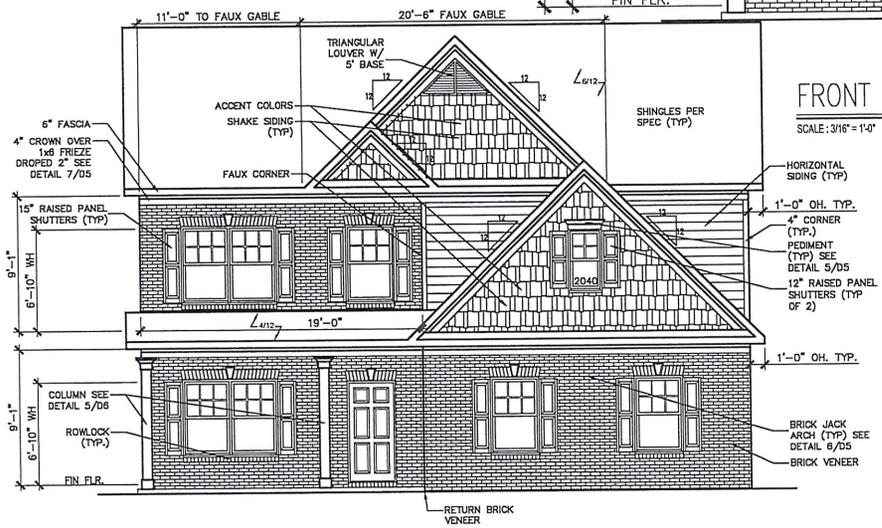
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OPTIONAL SIDE ENTRY GARAGE



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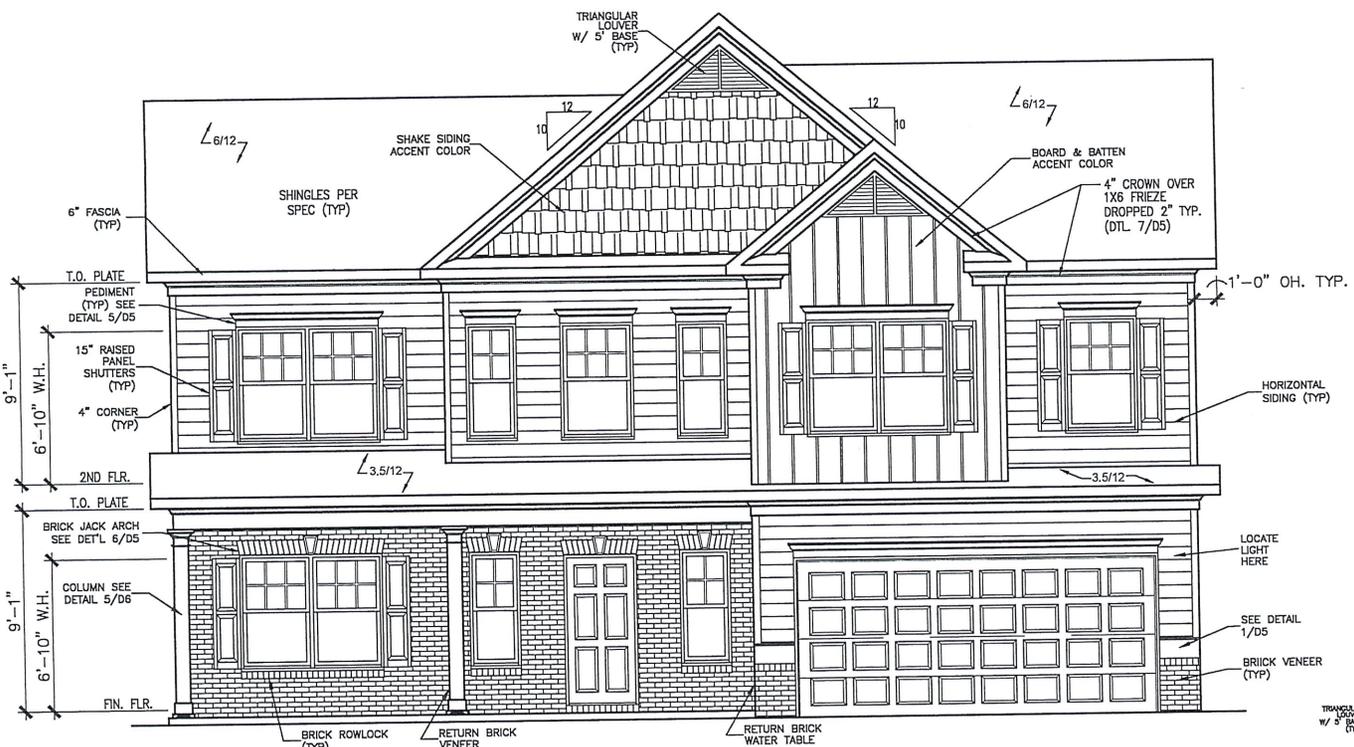
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FRONT ELEVATION "N"

OPTIONAL SIDE ENTRY GARAGE

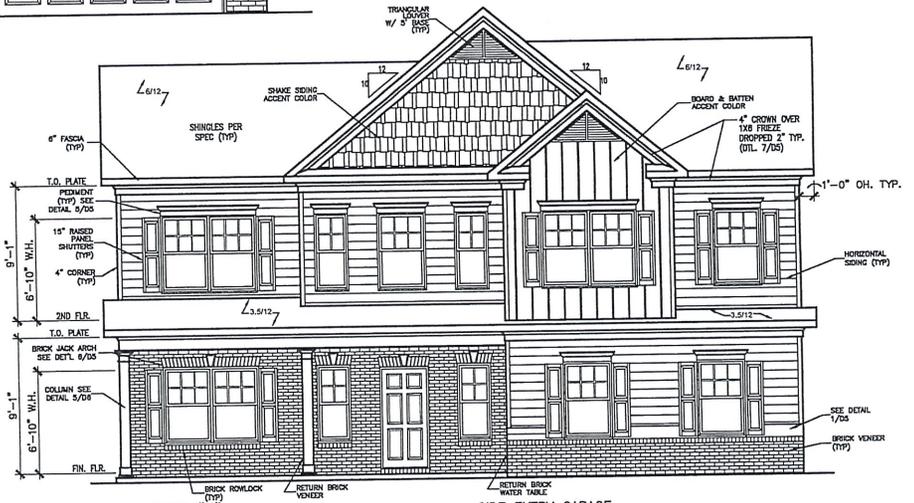
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FRONT ELEVATION E

SCALE: 3/16" = 1'-0"

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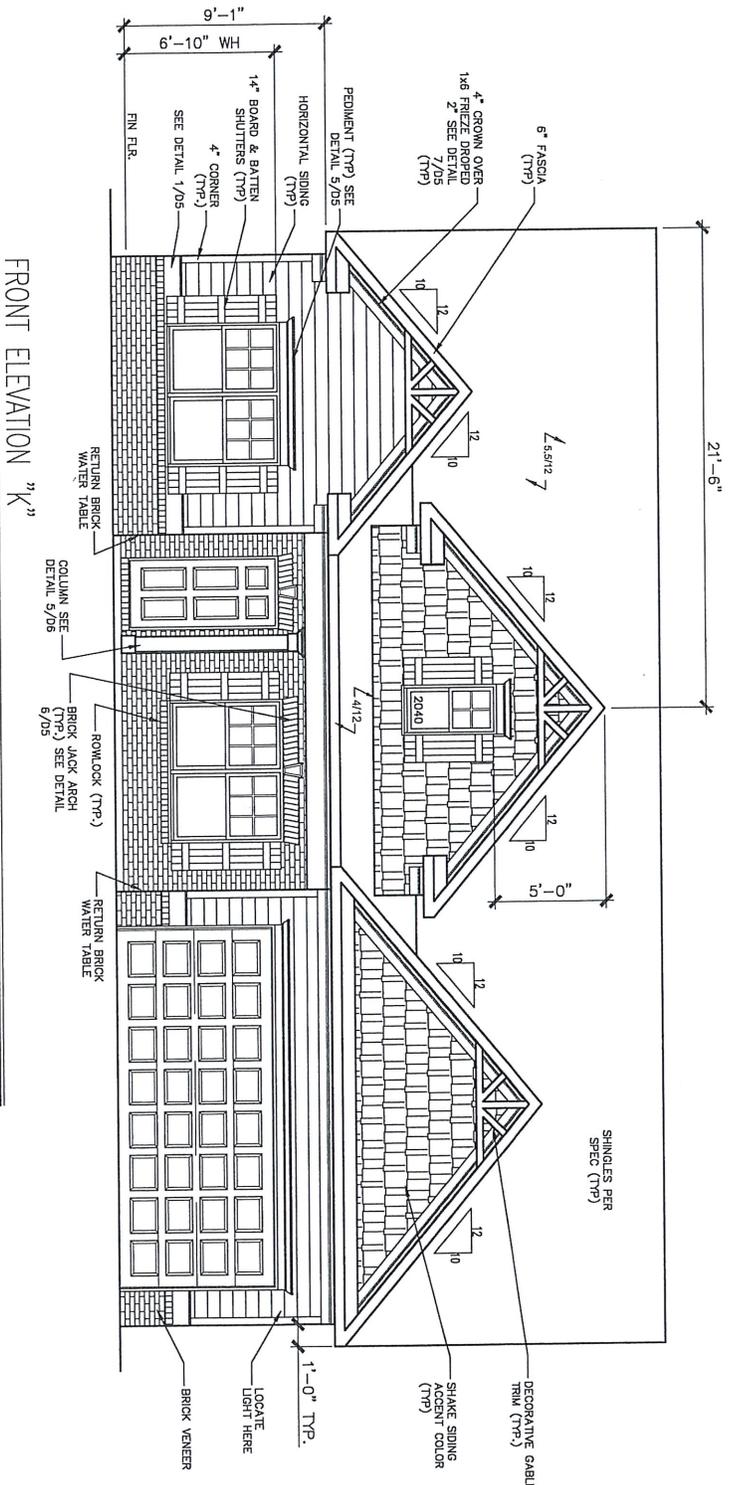


FRONT ELEVATION E

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SIDE ENTRY GARAGE

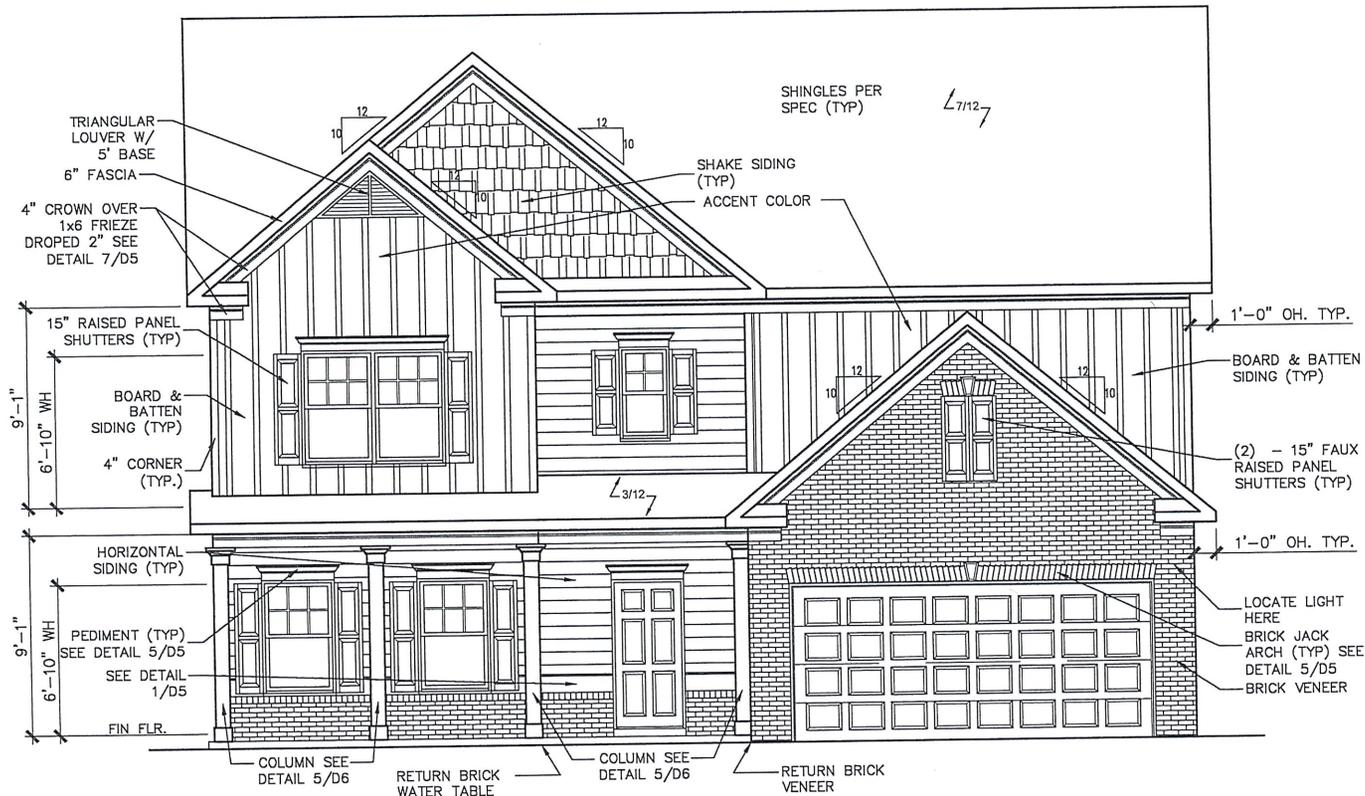
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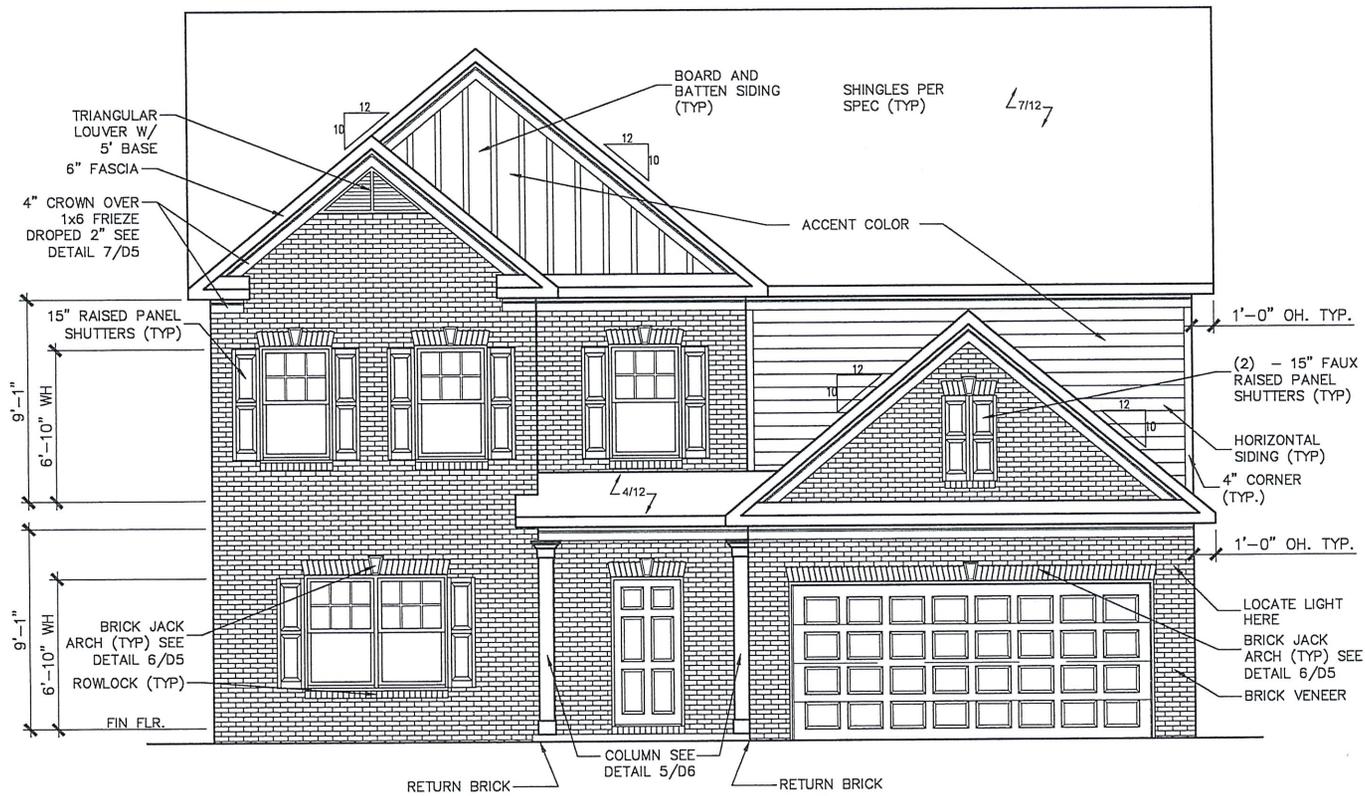
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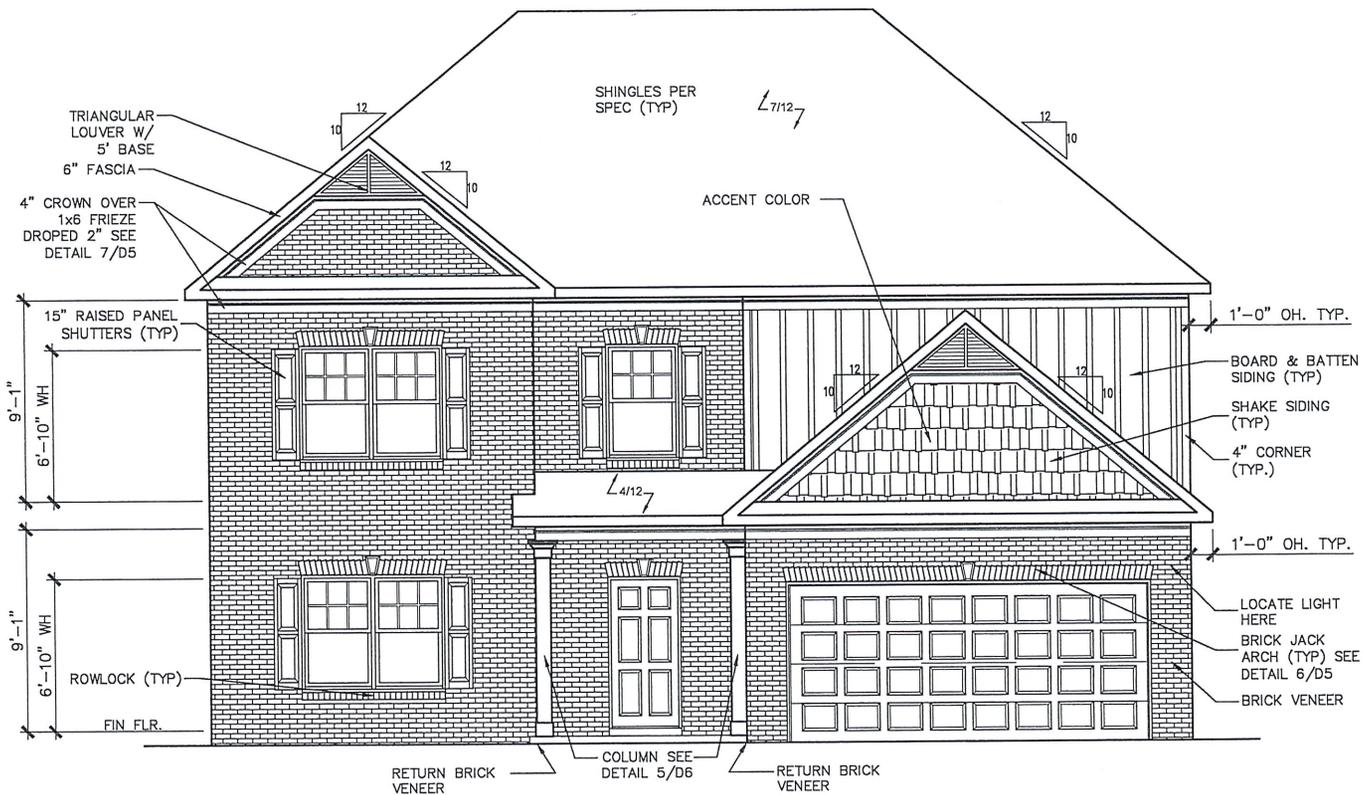




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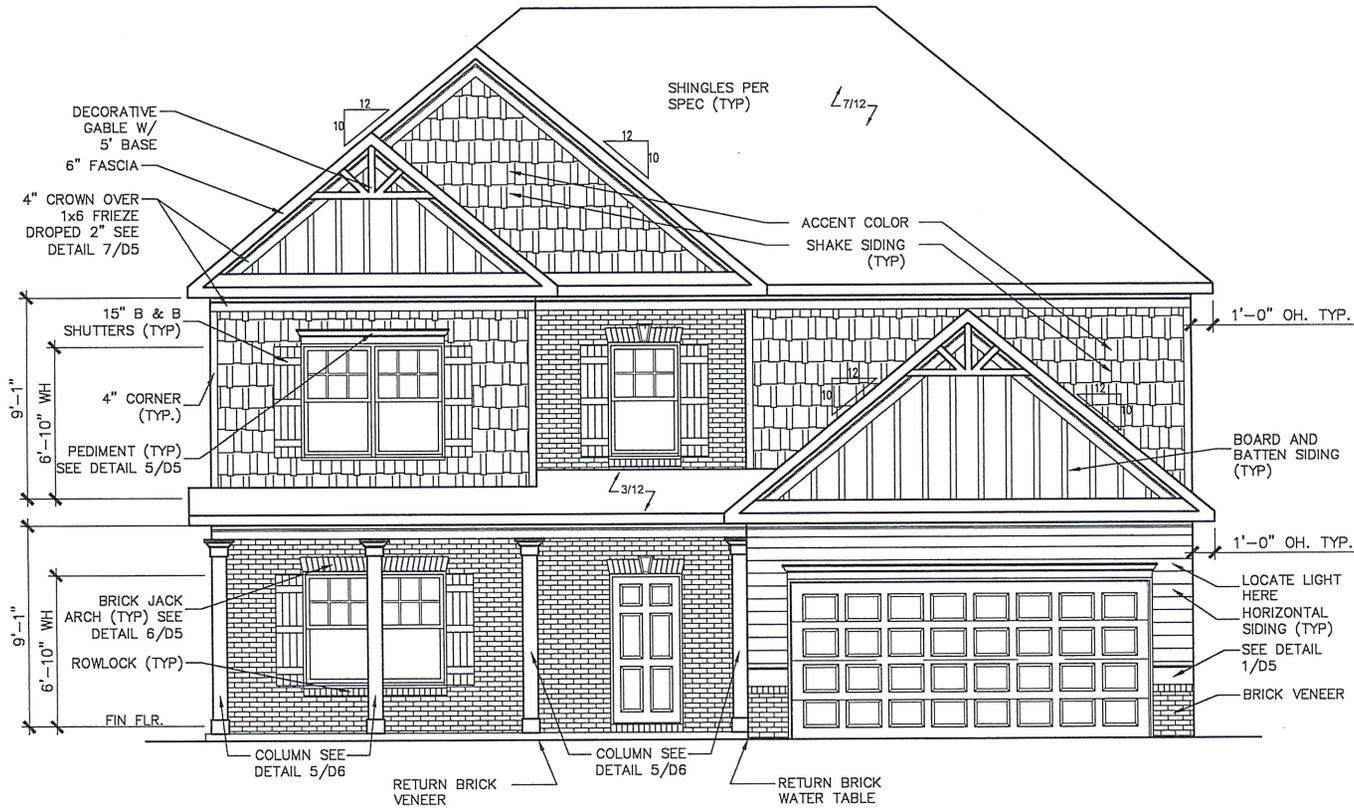




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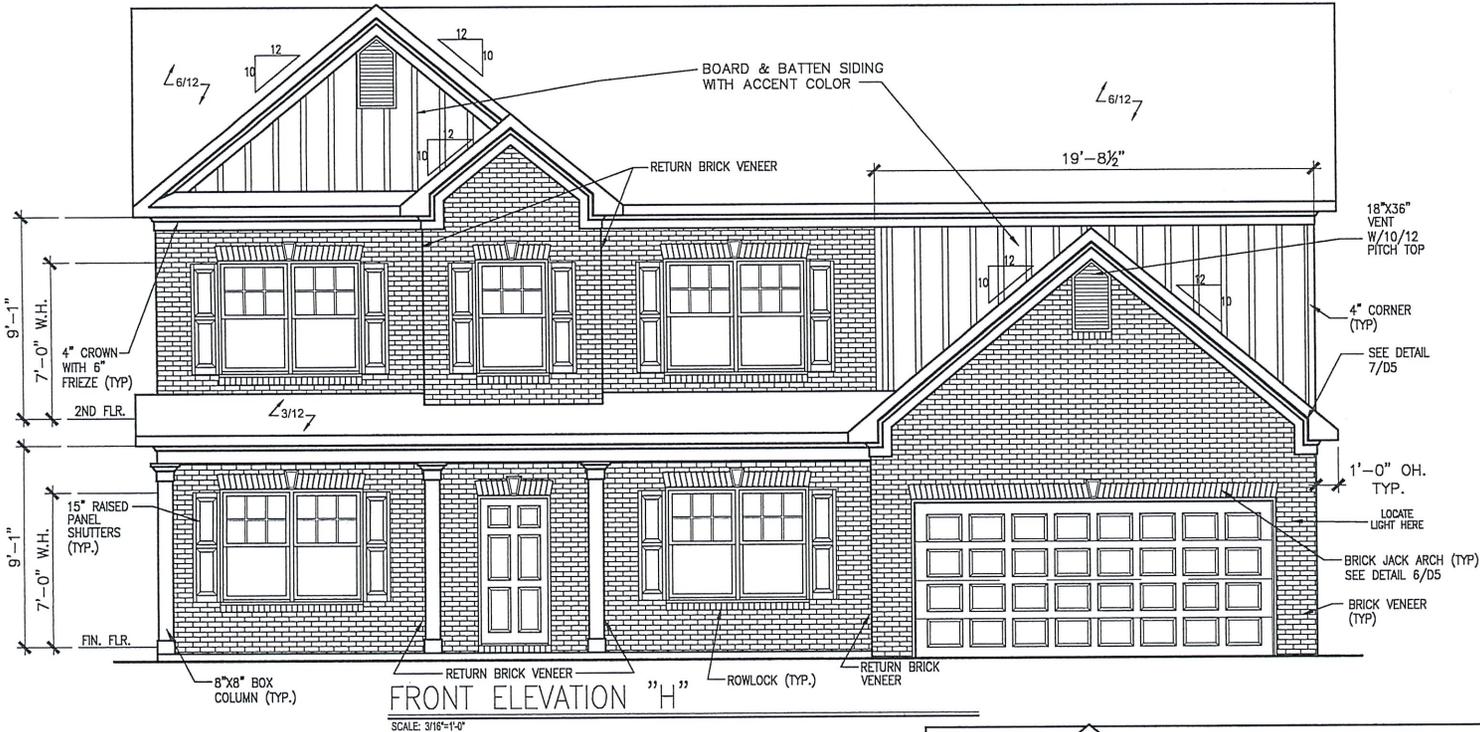




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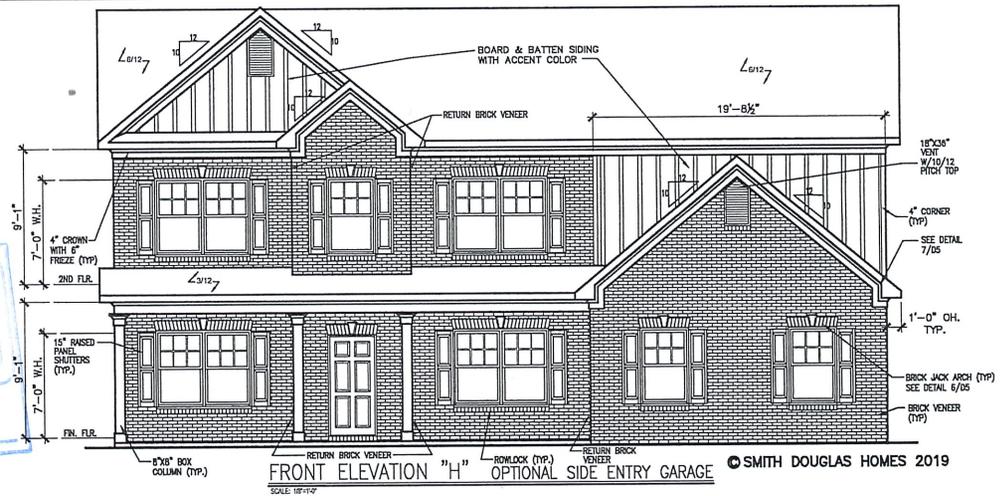




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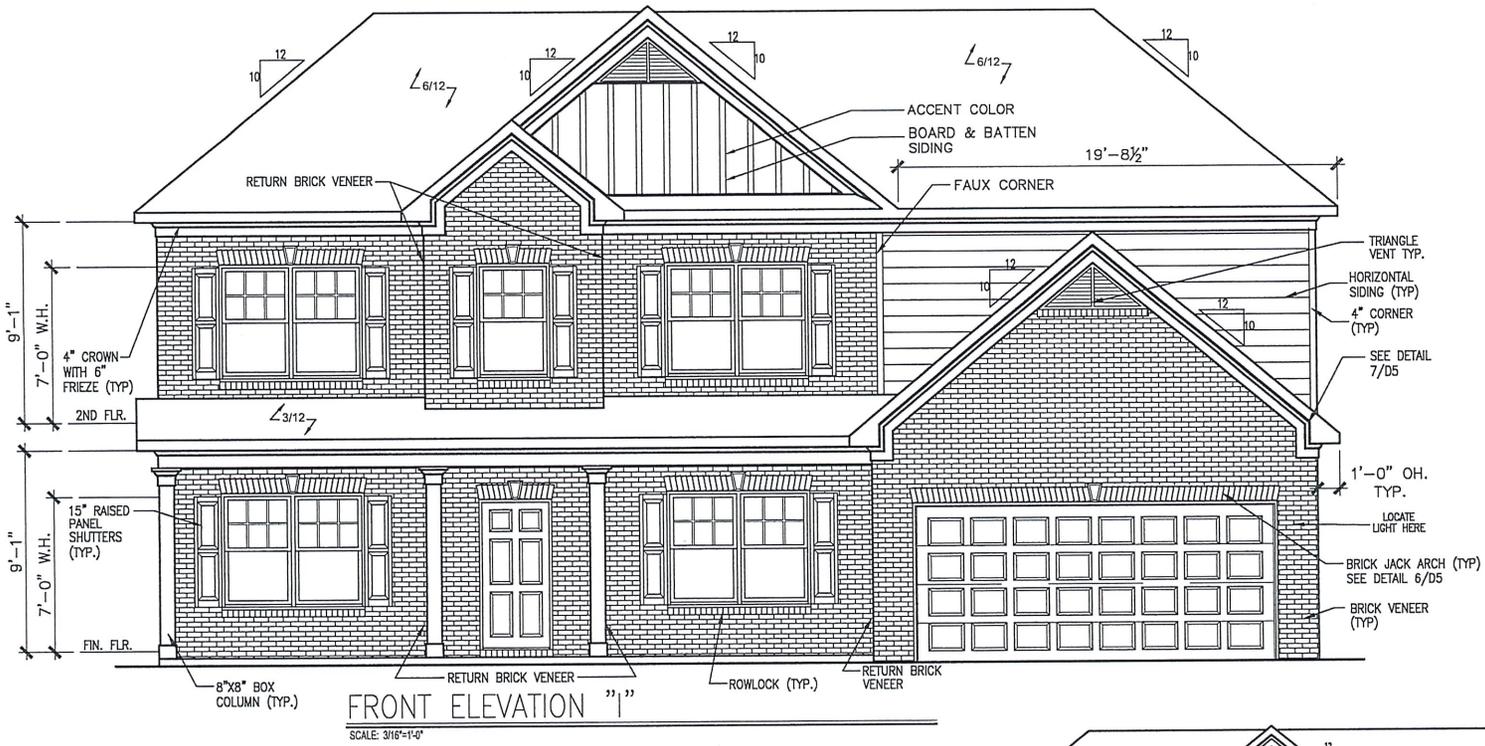
ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING



FRONT ELEVATION "H" OPTIONAL SIDE ENTRY GARAGE

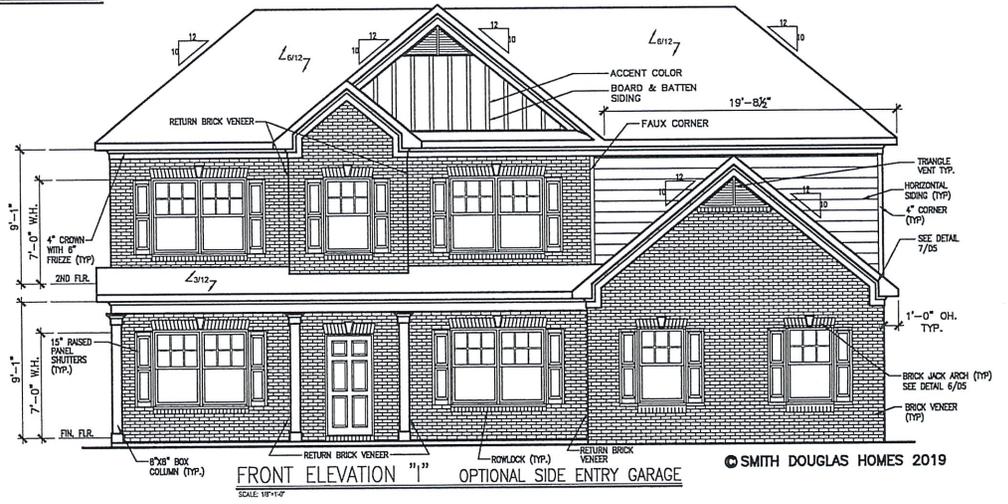
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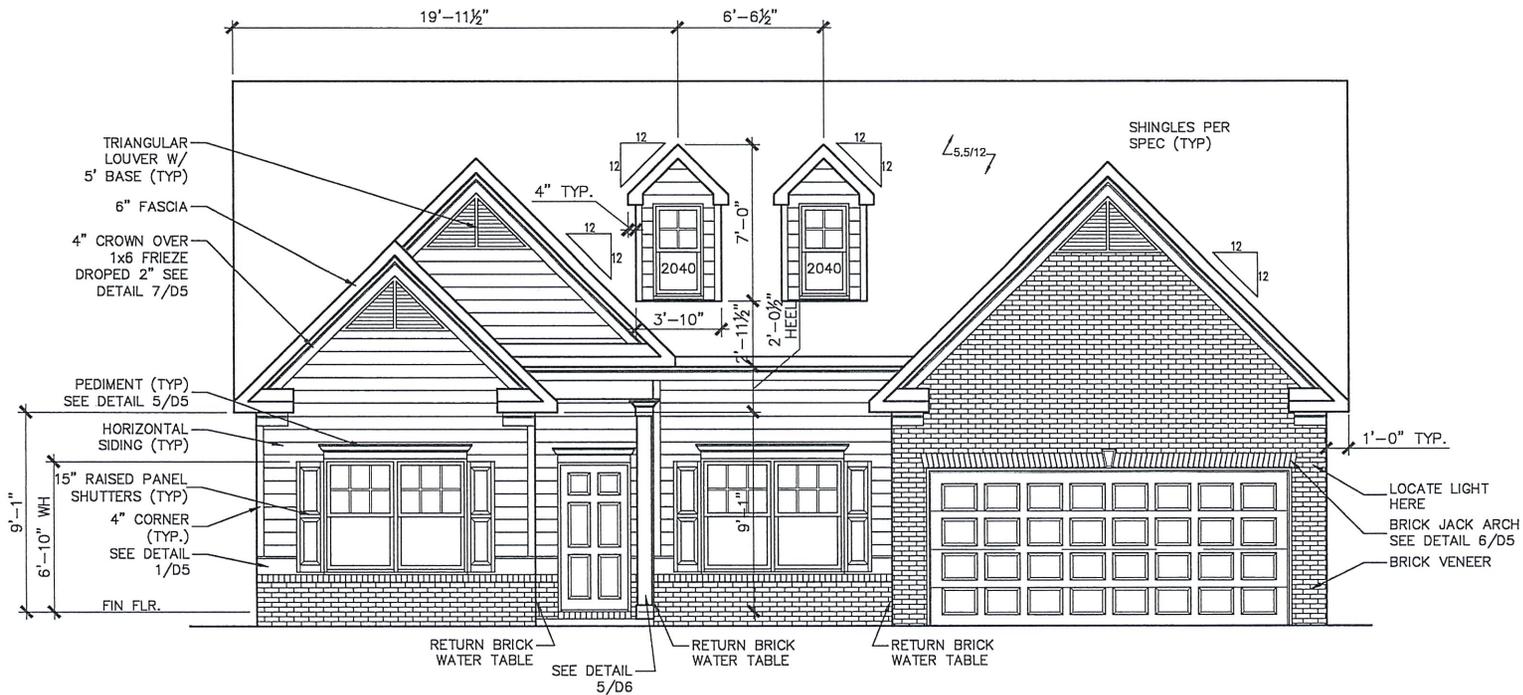
FRONT ELEVATION "1"
SCALE: 3/16"=1'-0"

ALL NON-MASONRY RETURNS
TO BE HORIZONTAL SIDING



FRONT ELEVATION "1" OPTIONAL SIDE ENTRY GARAGE
SCALE: 1/8"=1'-0"

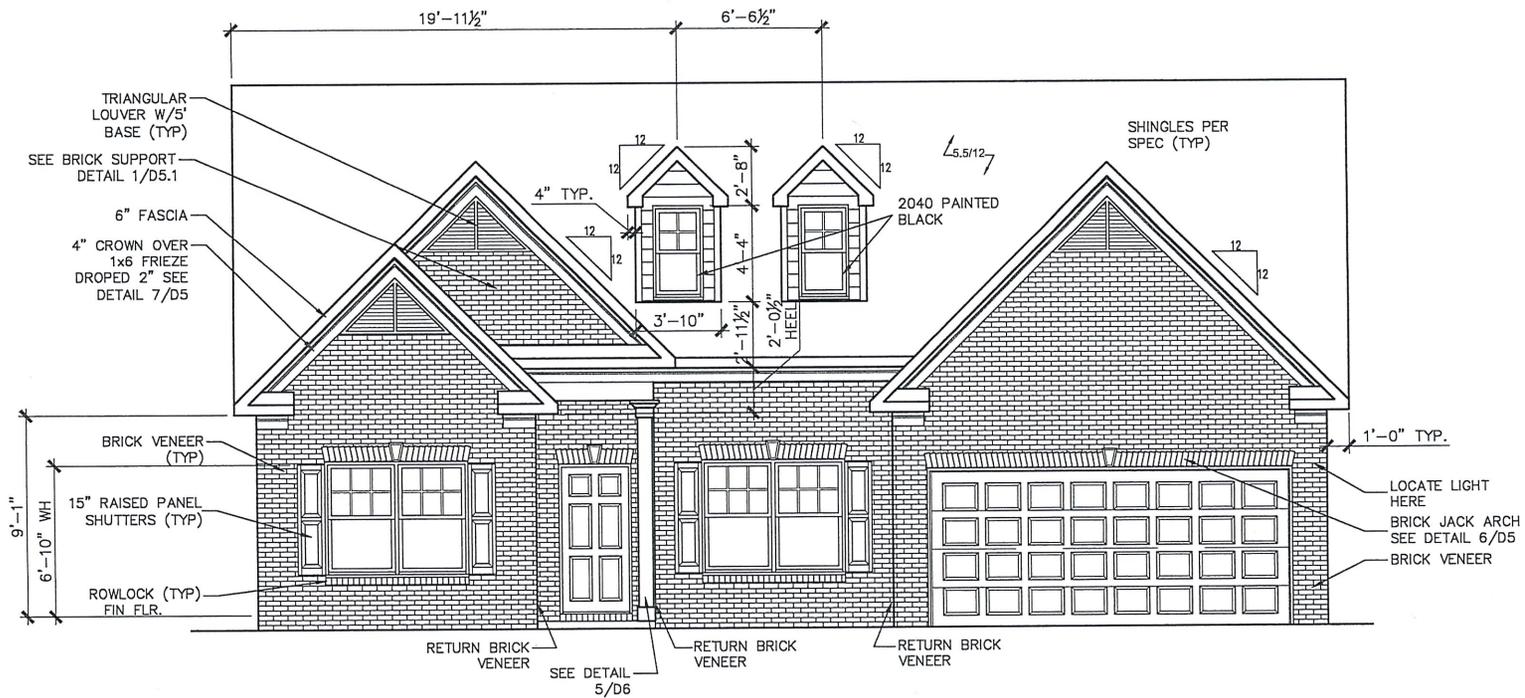
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FRONT ELEVATION "A"

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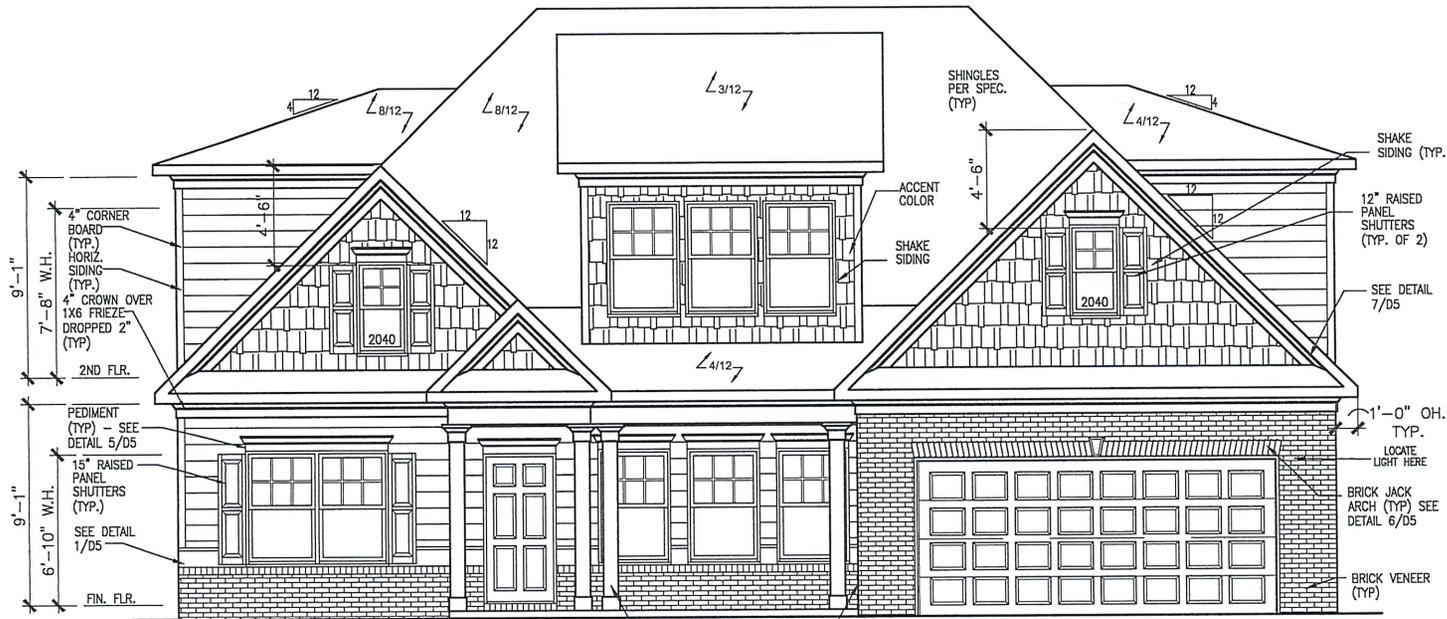




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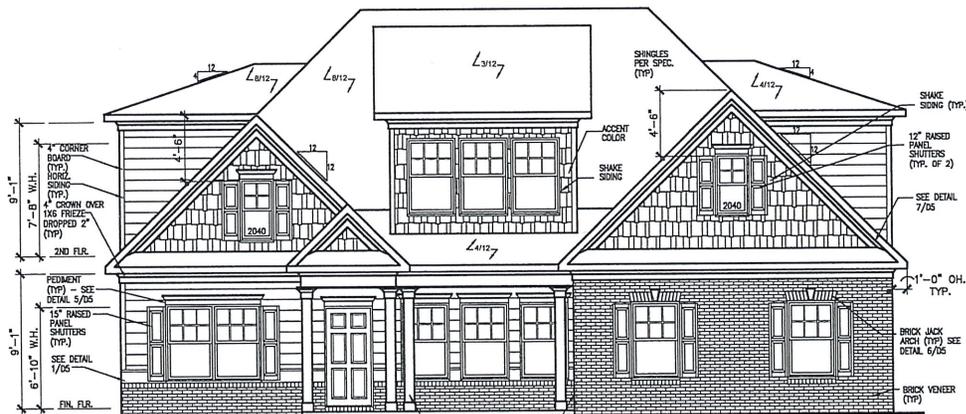




9'-1" W.H.
7'-8" W.H.
9'-1" W.H.
6'-10" W.H.

FRONT ELEVATION "E"
8"X8" BOX COLUMN (TYP.) SEE DET. 5/D6
RETURN BRICK WATER TABLE

SCALE: 3/16"=1'-0"

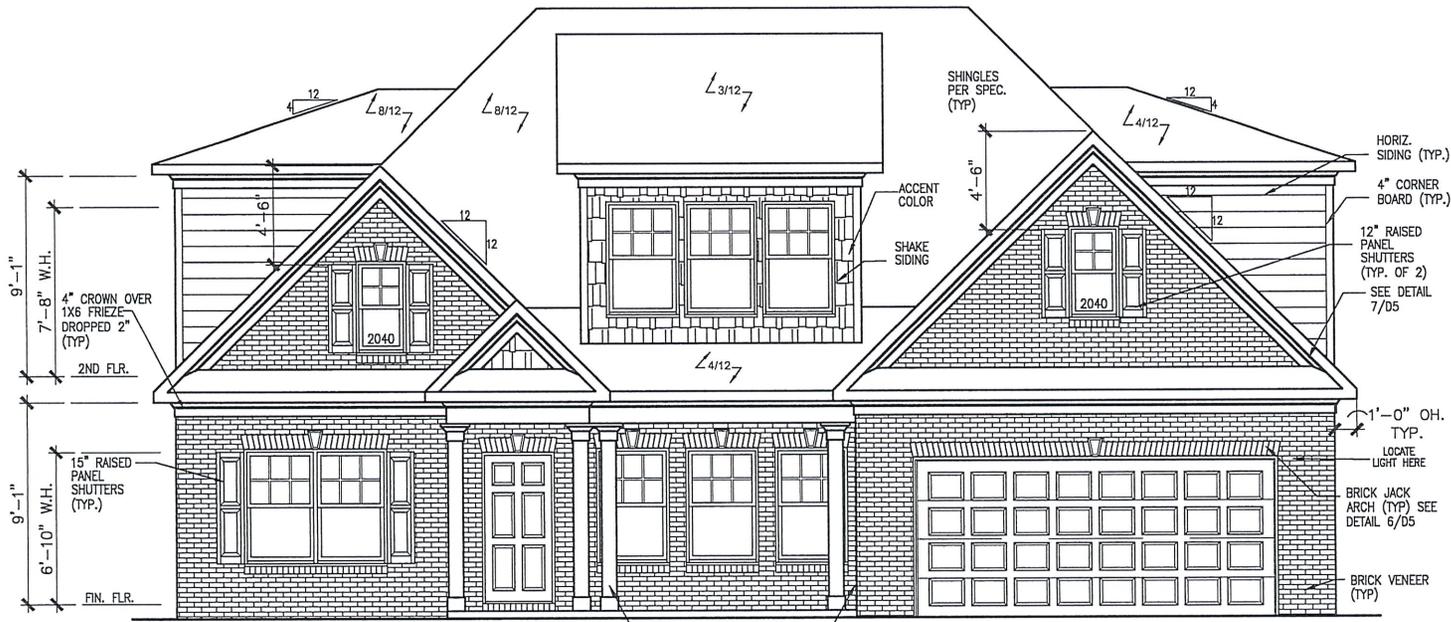


9'-1" W.H.
7'-8" W.H.
9'-1" W.H.
6'-10" W.H.

FRONT ELEVATION "E" OPTIONAL SIDE ENTRY GARAGE
8"X8" BOX COLUMN (TYP.) SEE DET. 5/D6
RETURN BRICK WATER TABLE

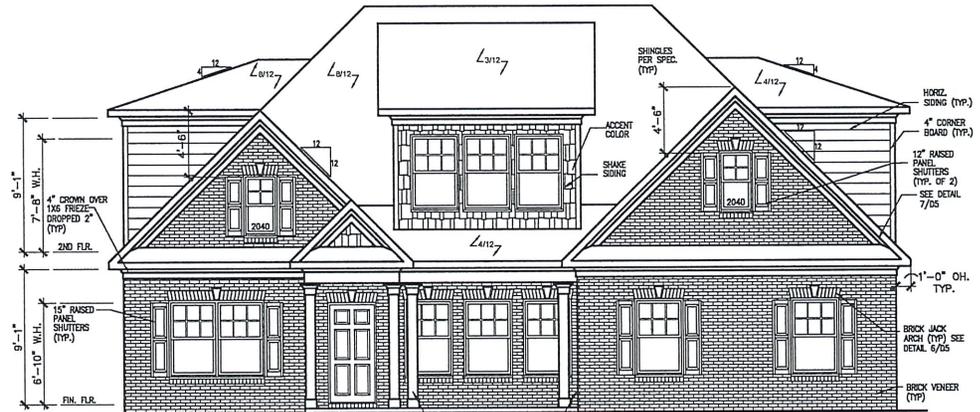
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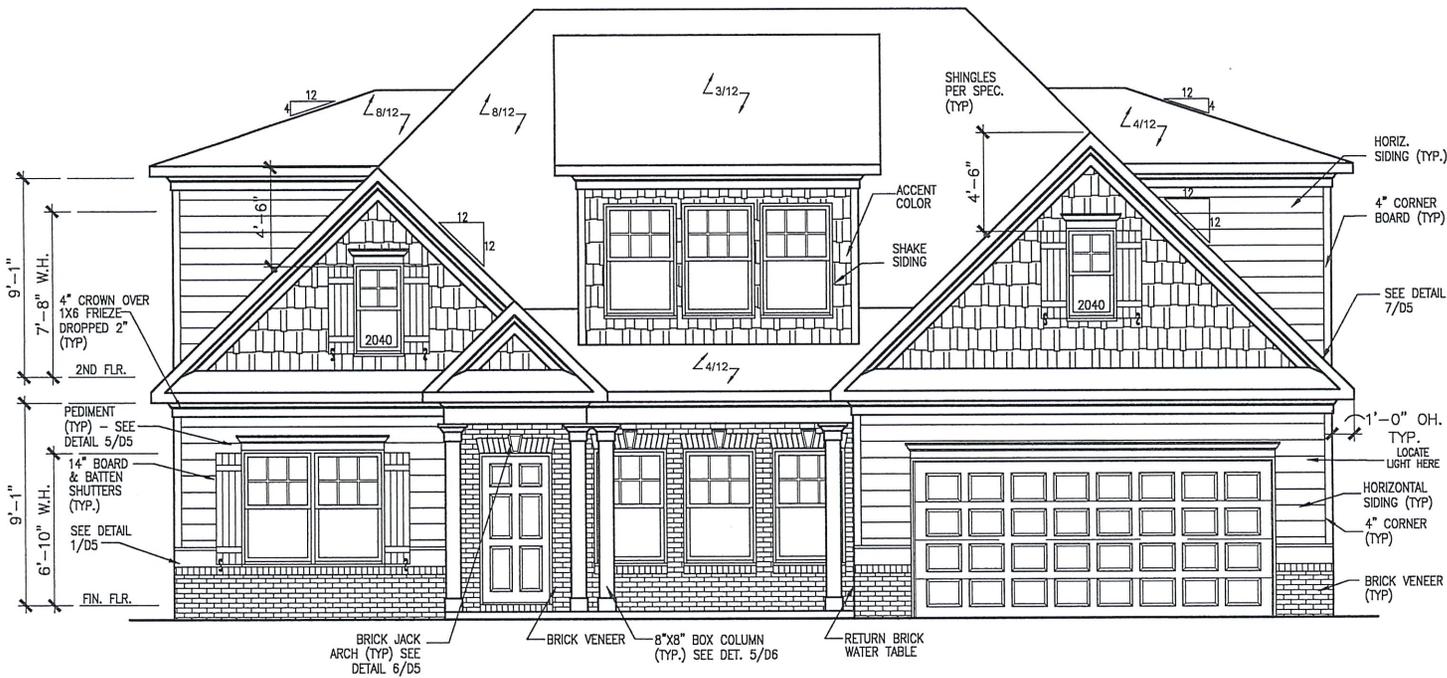


FRONT ELEVATION "H"
 8"X8" BOX COLUMN (TYP.) SEE DET. 5/D6
 RETURN BRICK VENEER
 SCALE: 3/16"=1'-0"

RECEIVED
 SEP 23 2019
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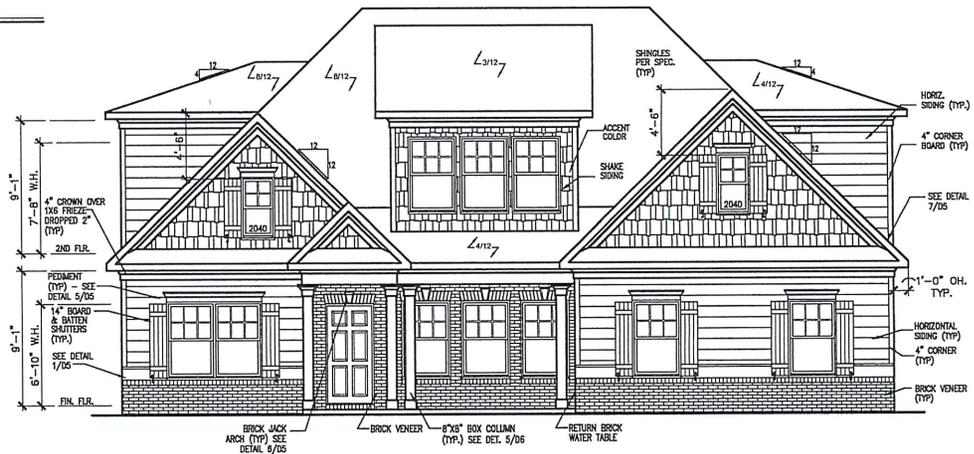


FRONT ELEVATION "H" OPTIONAL SIDE ENTRY GARAGE
 8"X8" BOX COLUMN (TYP.) SEE DET. 5/D6
 RETURN BRICK VENEER
 SCALE: 3/16"=1'-0"



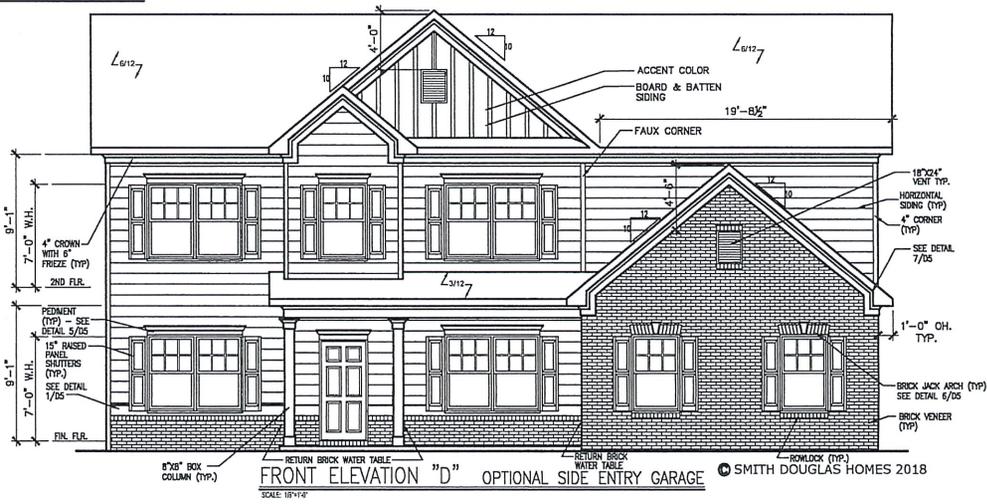
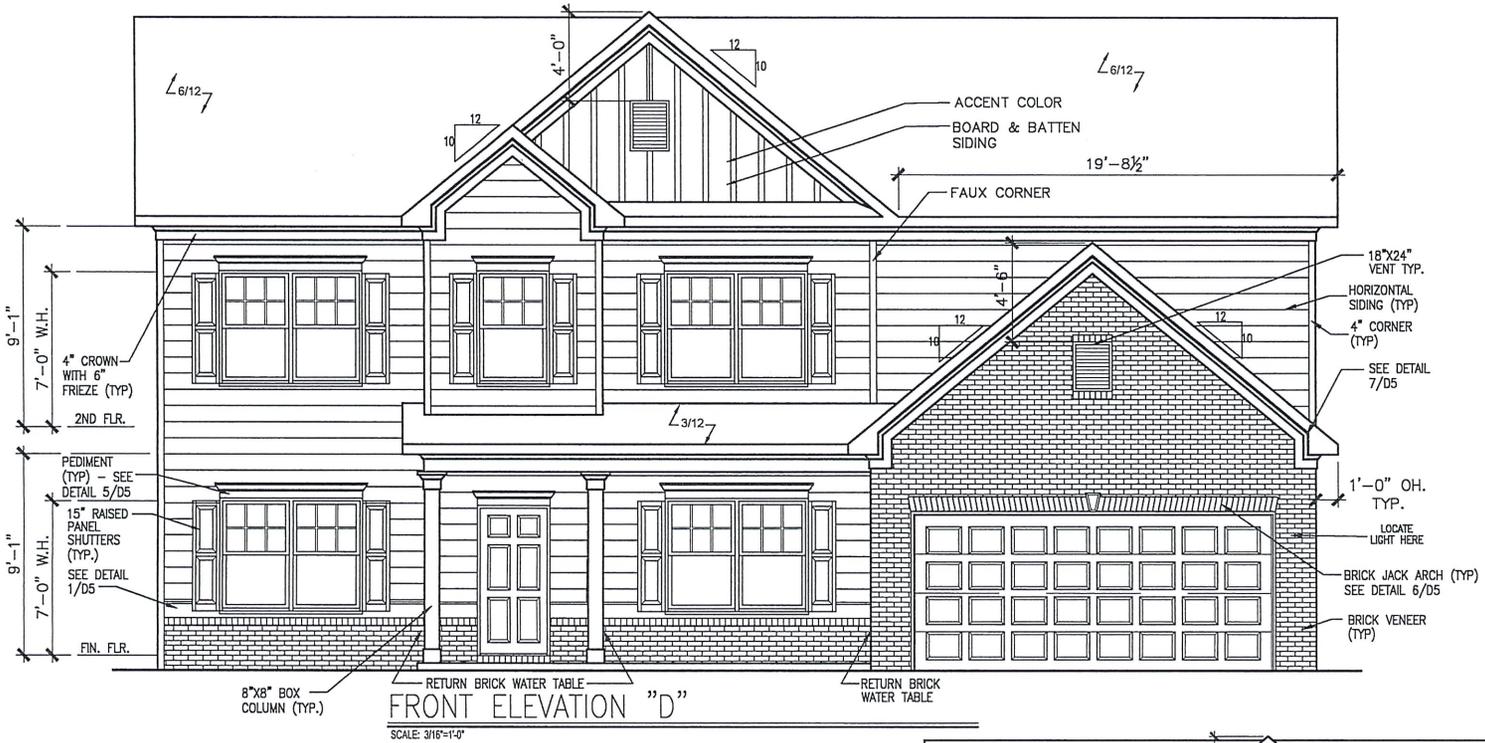
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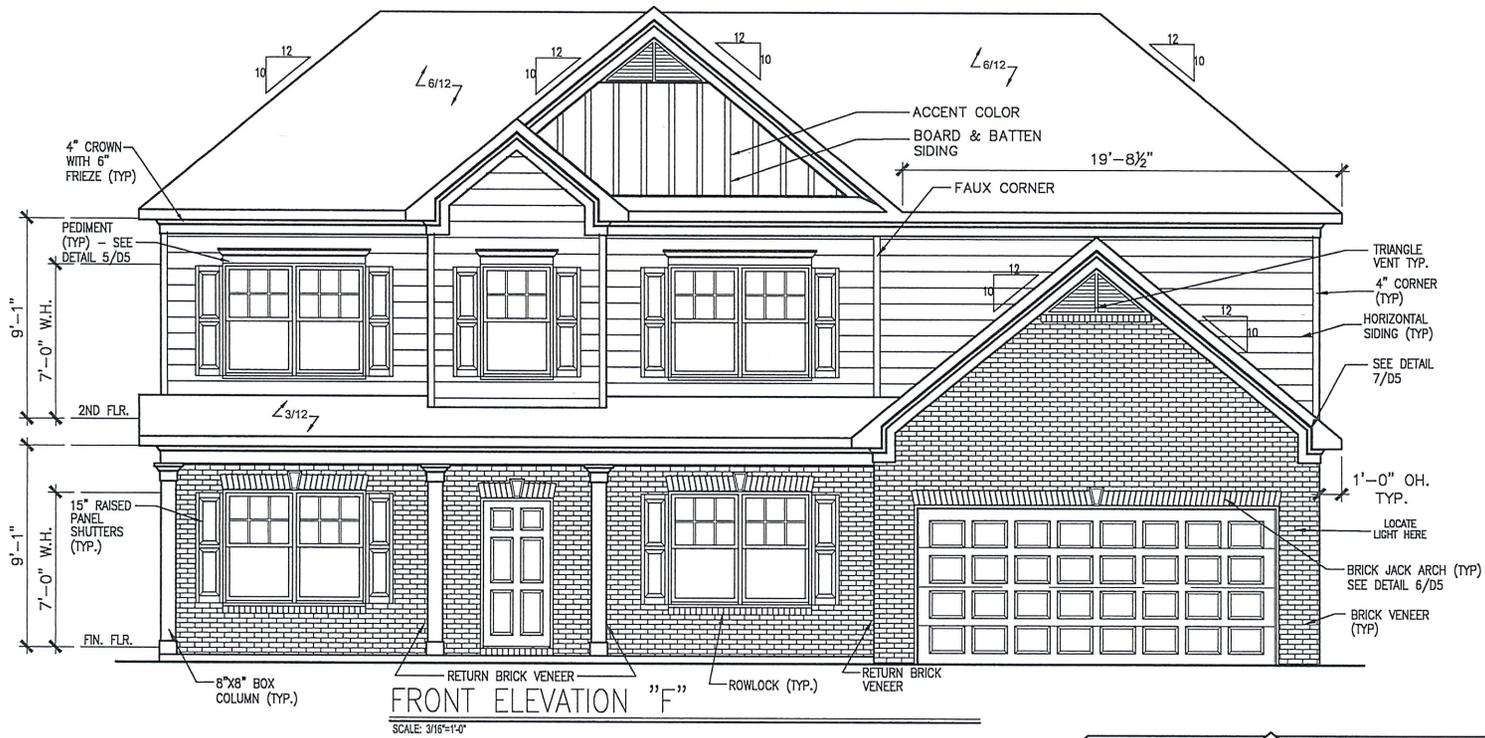
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SCALE: 1/8"=1'-0"



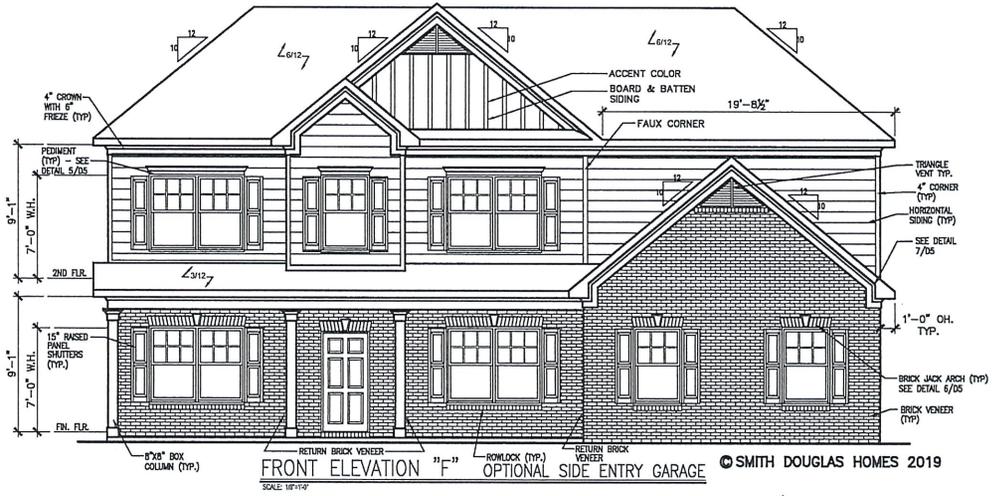
ALL NON-MASONRY RETURNS
TO BE HORIZONTAL SIDING





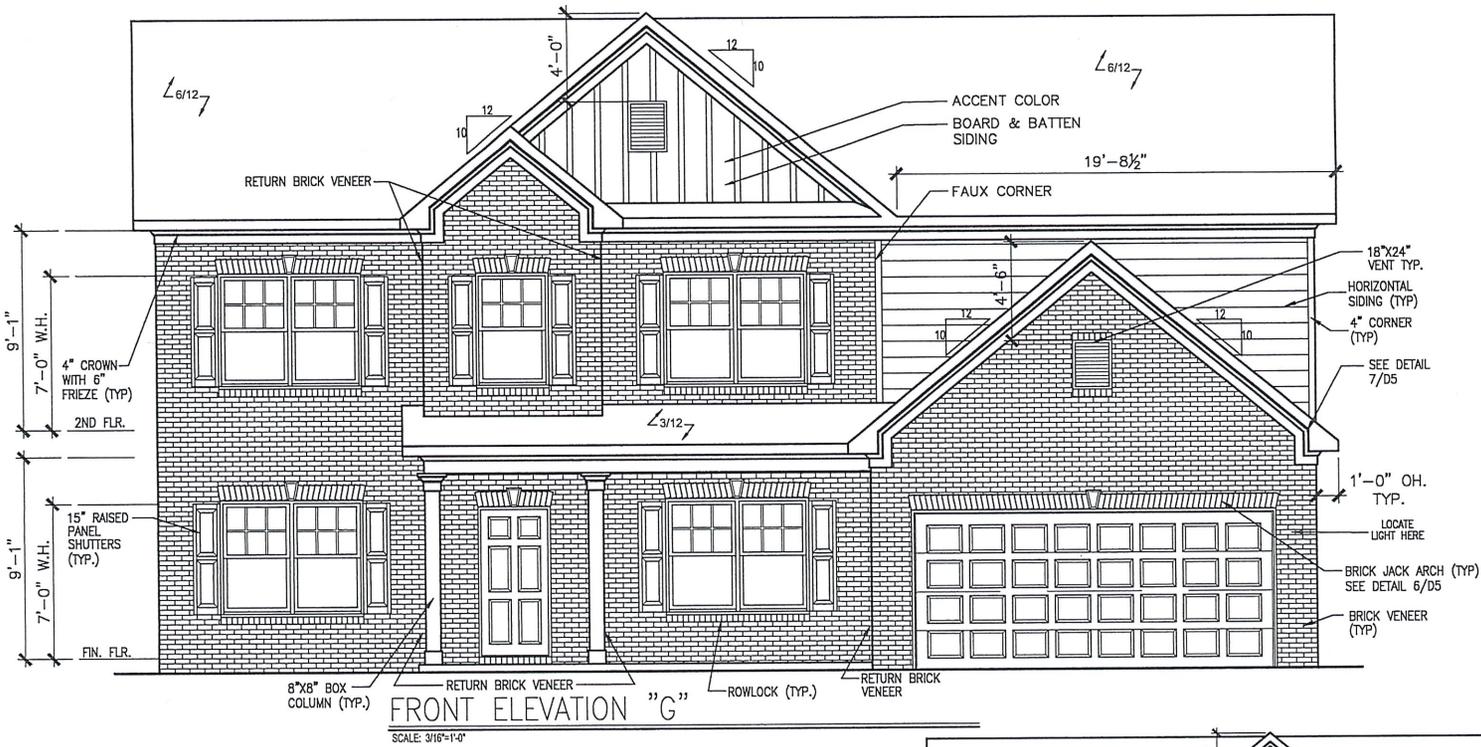
FRONT ELEVATION "F"
SCALE: 3/16"=1'-0"

ALL NON-MASONRY RETURNS
TO BE HORIZONTAL SIDING



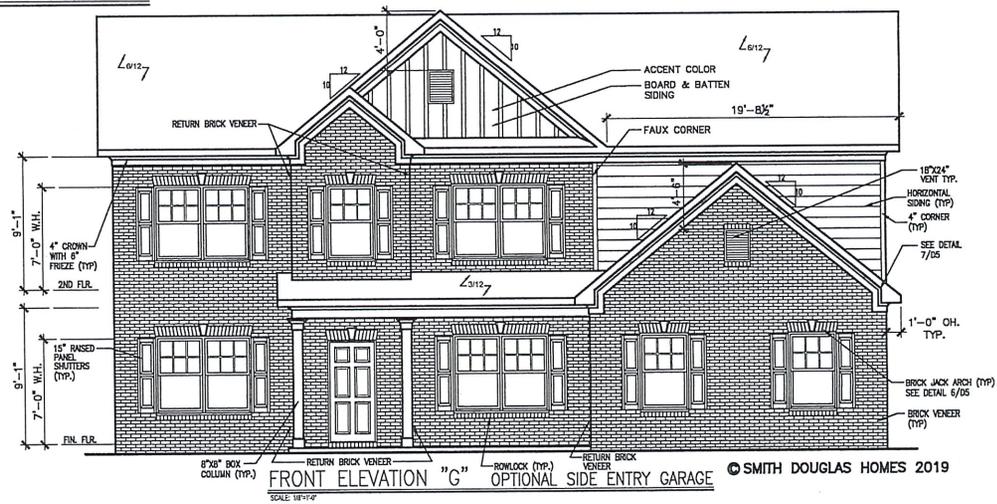
FRONT ELEVATION "F" OPTIONAL SIDE ENTRY GARAGE
SCALE: 1/8"=1'-0"

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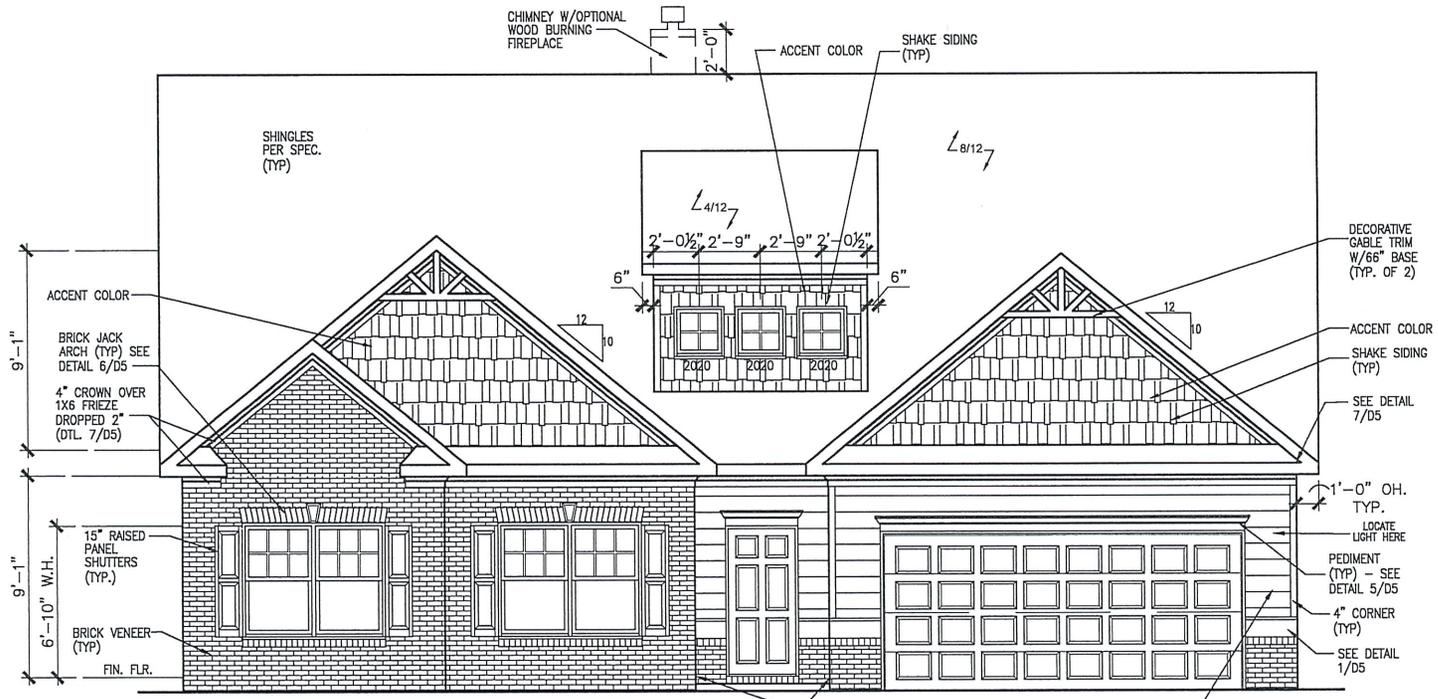
FRONT ELEVATION "G"
SCALE: 3/16"=1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING



FRONT ELEVATION "G" OPTIONAL SIDE ENTRY GARAGE
SCALE: 1/8"=1'-0"

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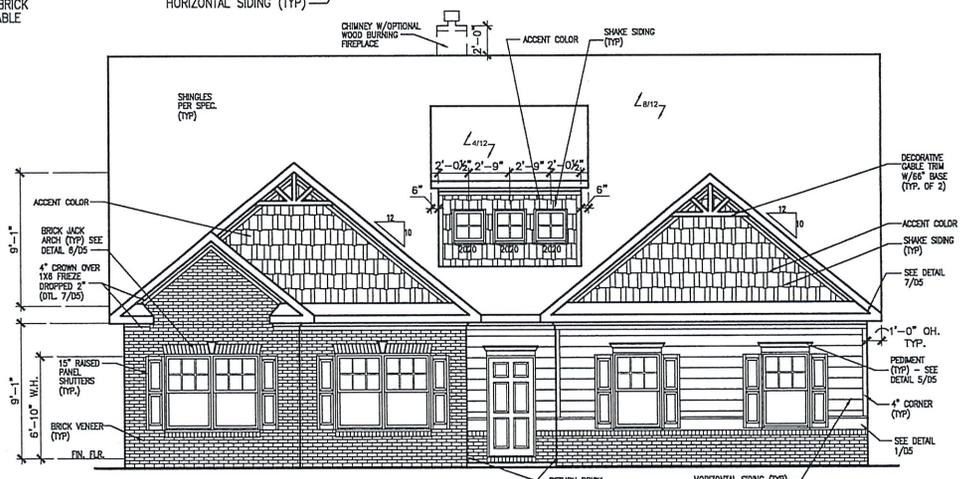


FRONT ELEVATION "E"

SCALE: 3/16"=1'-0"

WITH OPTIONAL 2ND FLOOR

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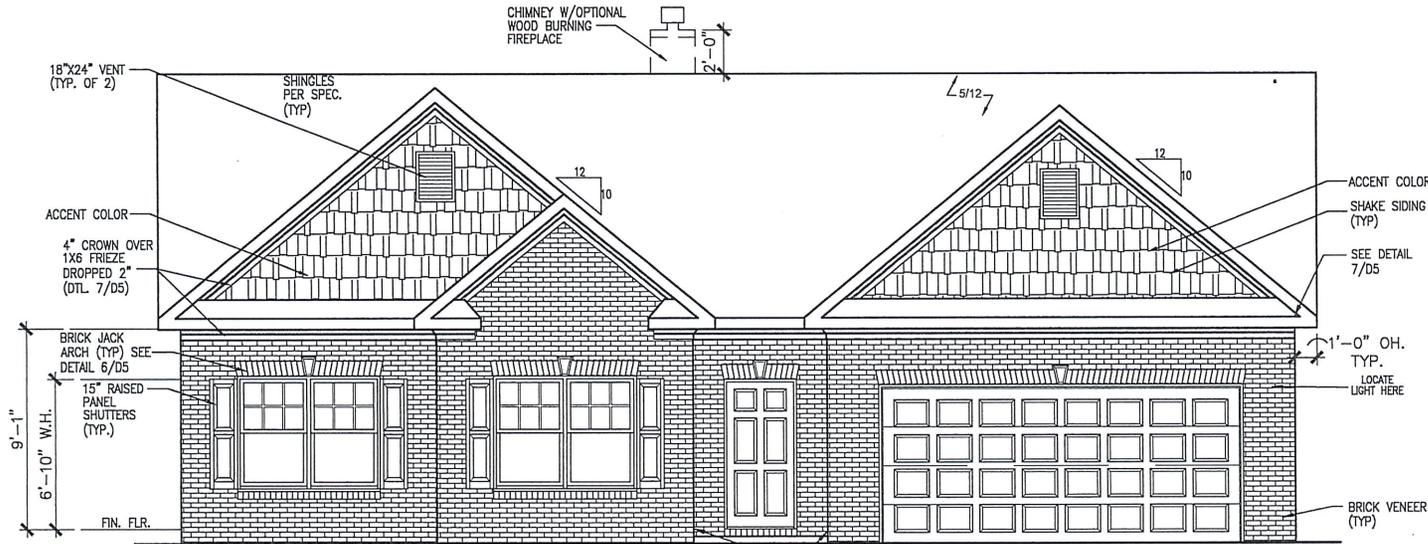


FRONT ELEVATION "E" OPTIONAL SIDE ENTRY GARAGE

SCALE: 3/16"=1'-0"

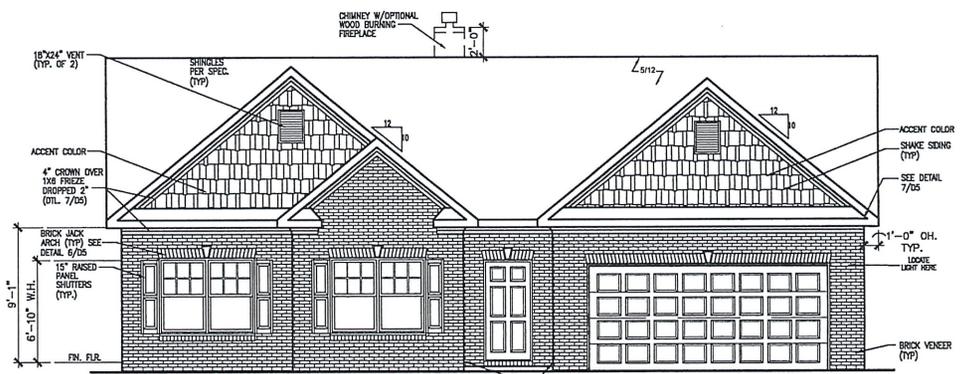
WITH OPTIONAL 2ND FLOOR

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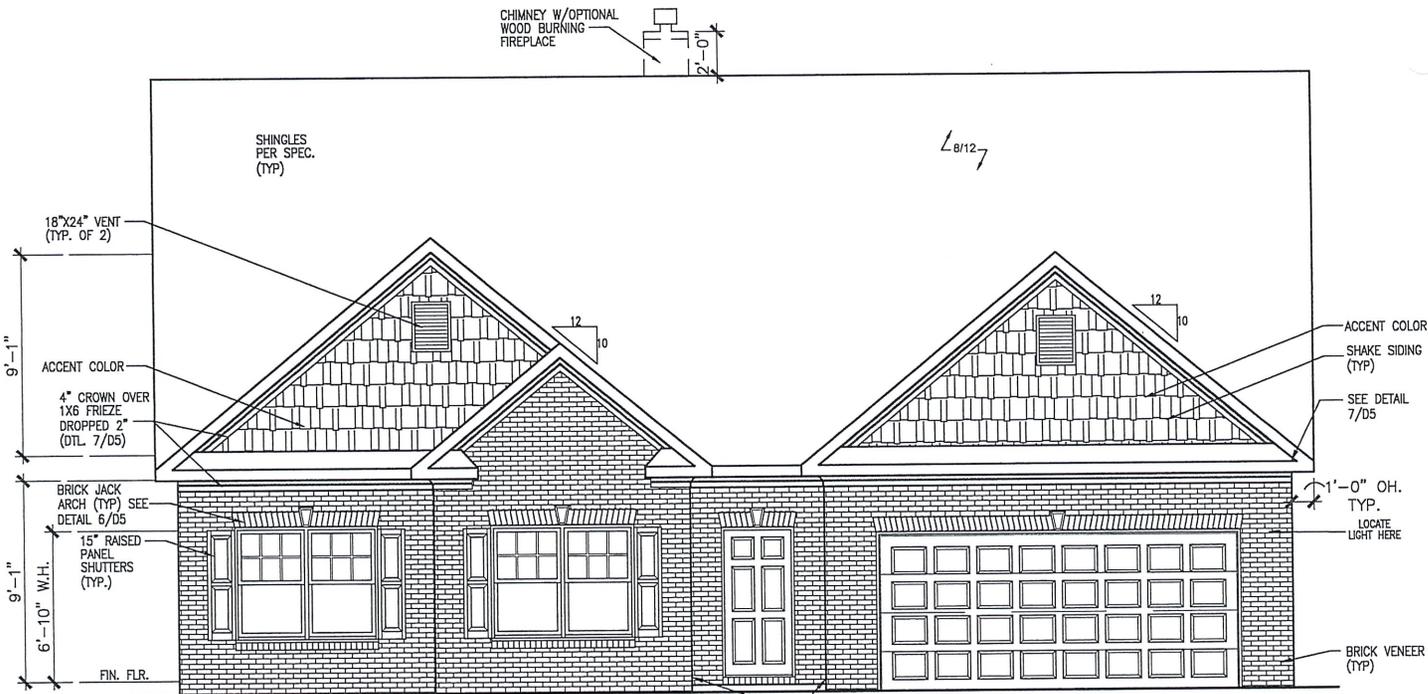
FRONT ELEVATION "G"

SCALE: 3/16"=1'-0"



FRONT ELEVATION "G"

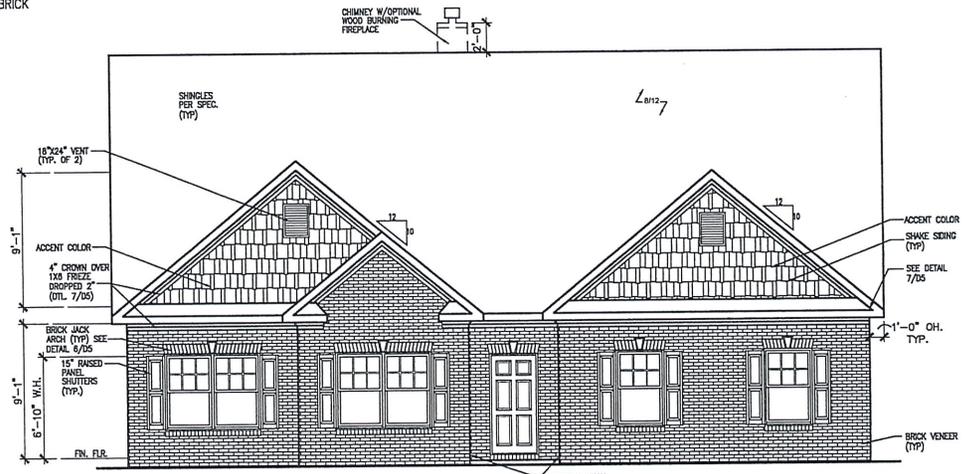
SCALE: 3/16"=1'-0"



FRONT ELEVATION "G"

SCALE: 3/16"=1'-0"

WITH OPTIONAL 2ND FLOOR

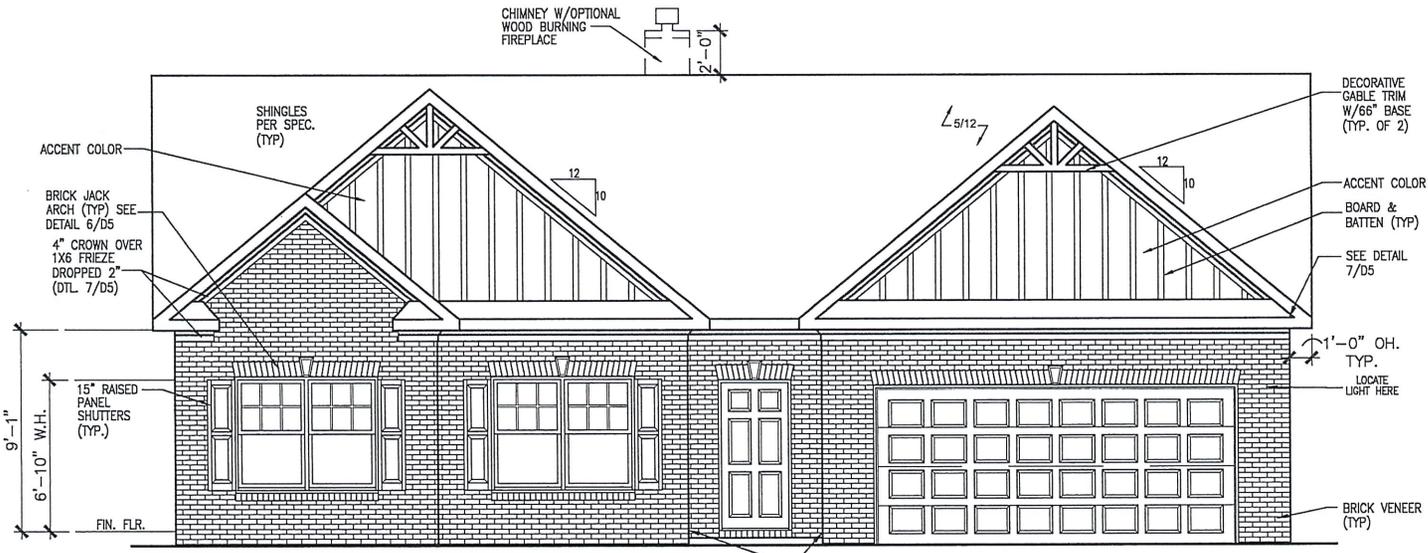


FRONT ELEVATION "G" OPTIONAL SIDE ENTRY GARAGE

SCALE 1/8"=1'-0"

WITH OPTIONAL 2ND FLOOR

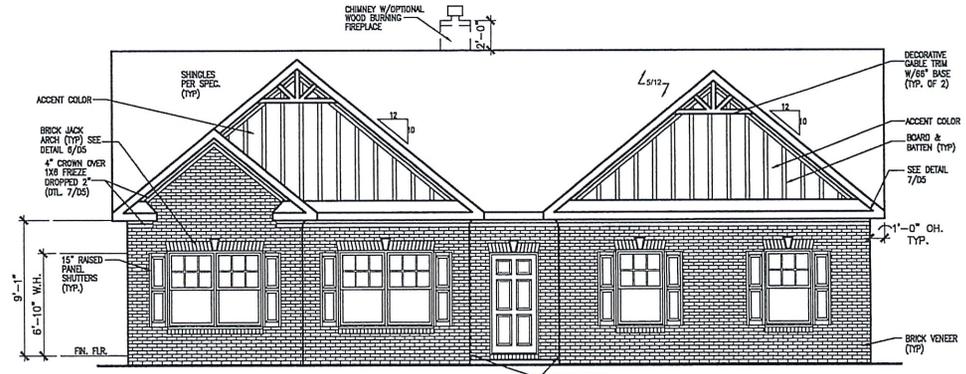
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FRONT ELEVATION "H"

SCALE: 3/16"=1'-0"

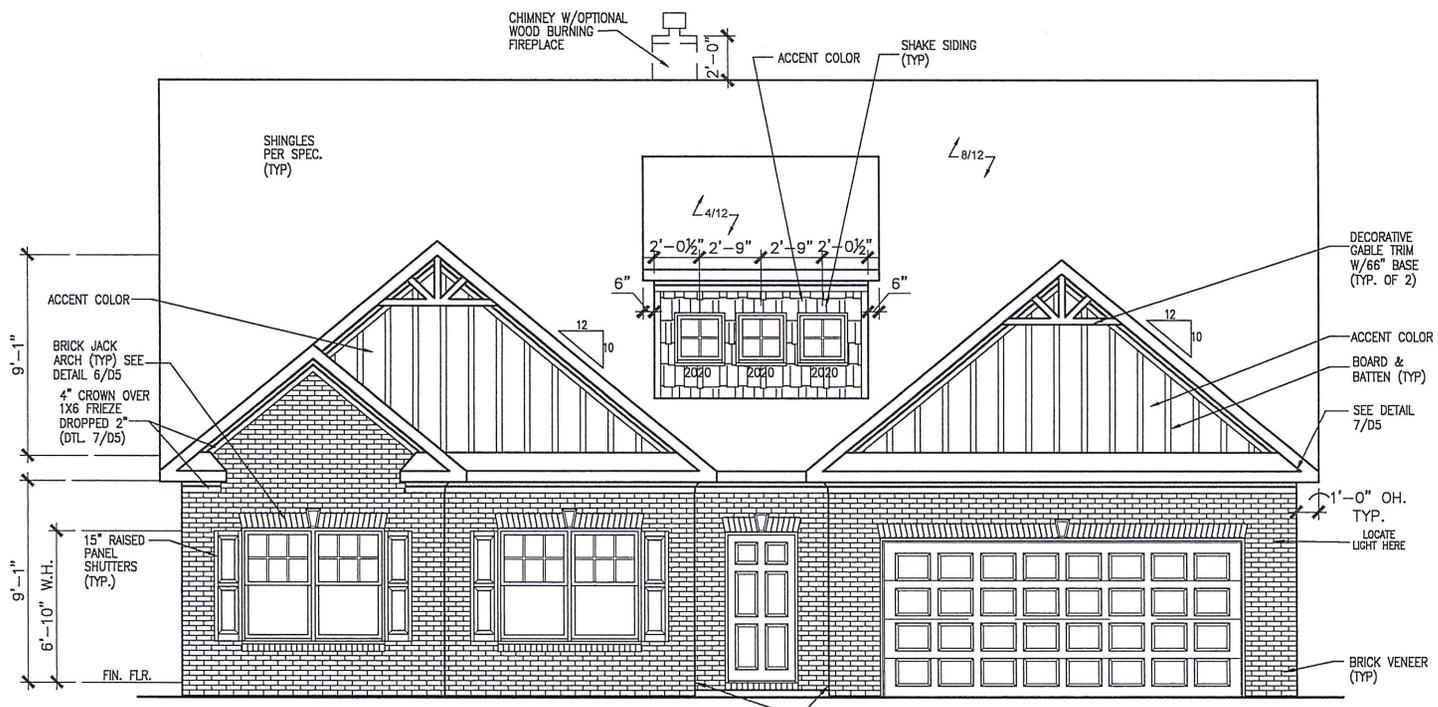
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FRONT ELEVATION "H" OPTIONAL SIDE ENTRY GARAGE

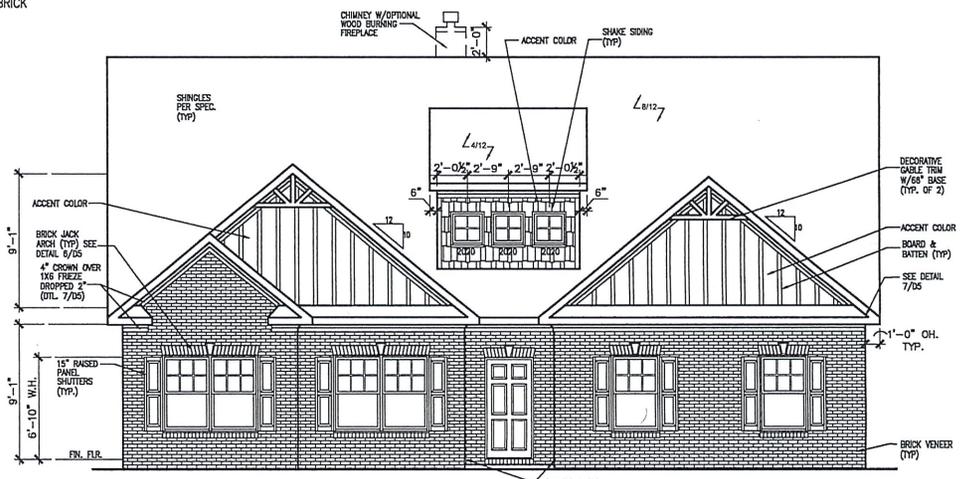
SCALE: 1/8"=1'-0"

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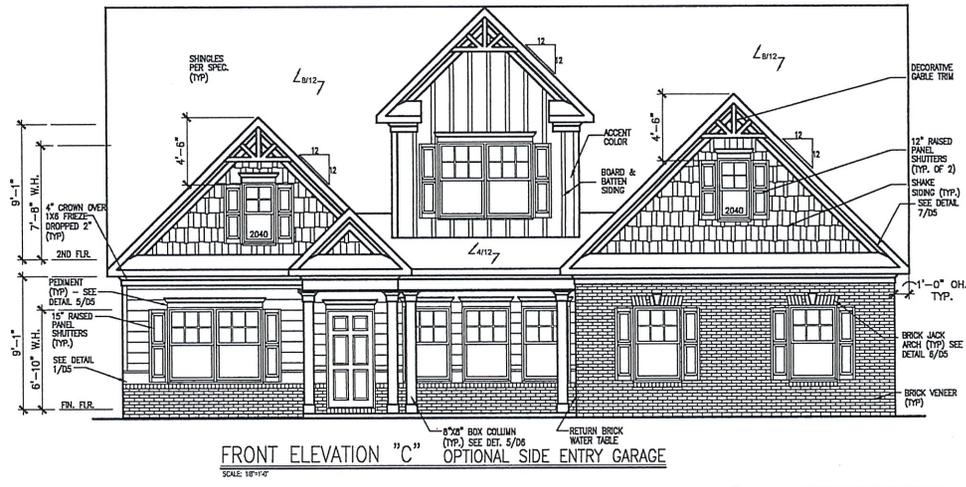
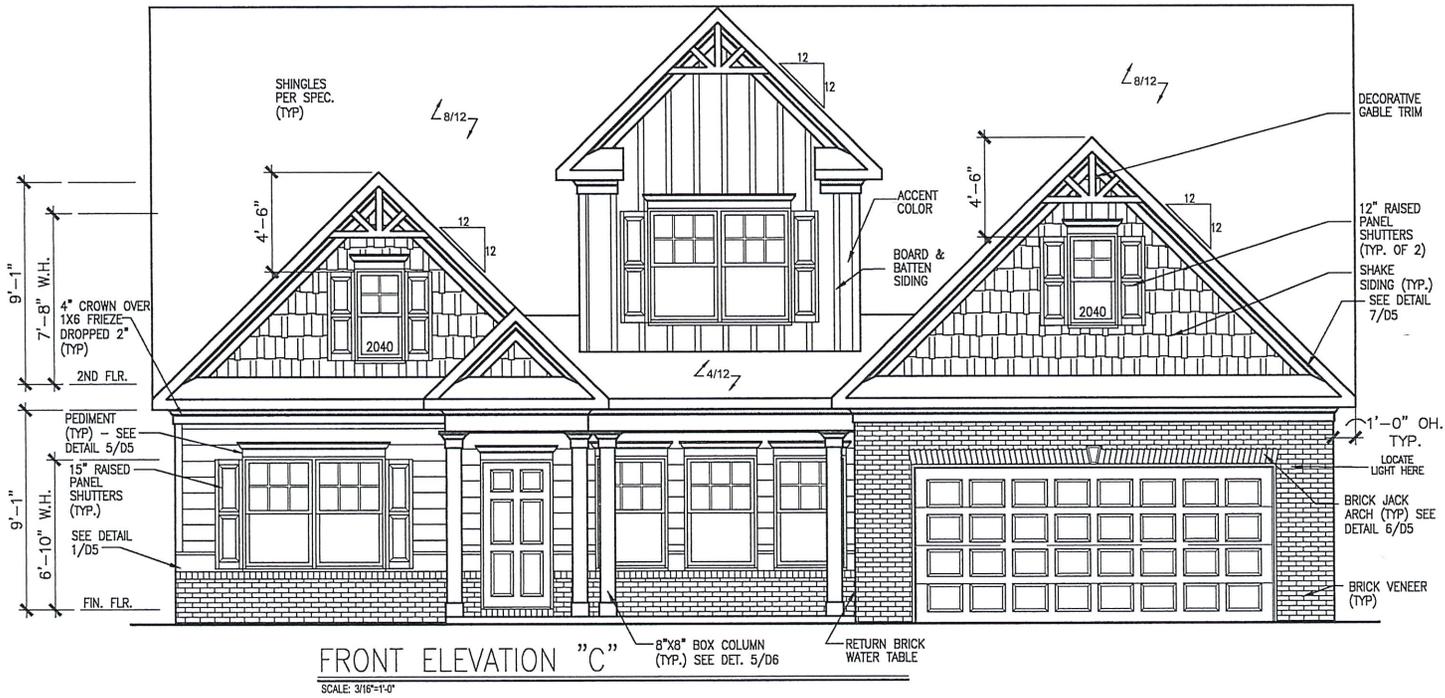


FRONT ELEVATION "H"
 SCALE: 3/16"=1'-0"
 WITH OPTIONAL 2ND FLOOR

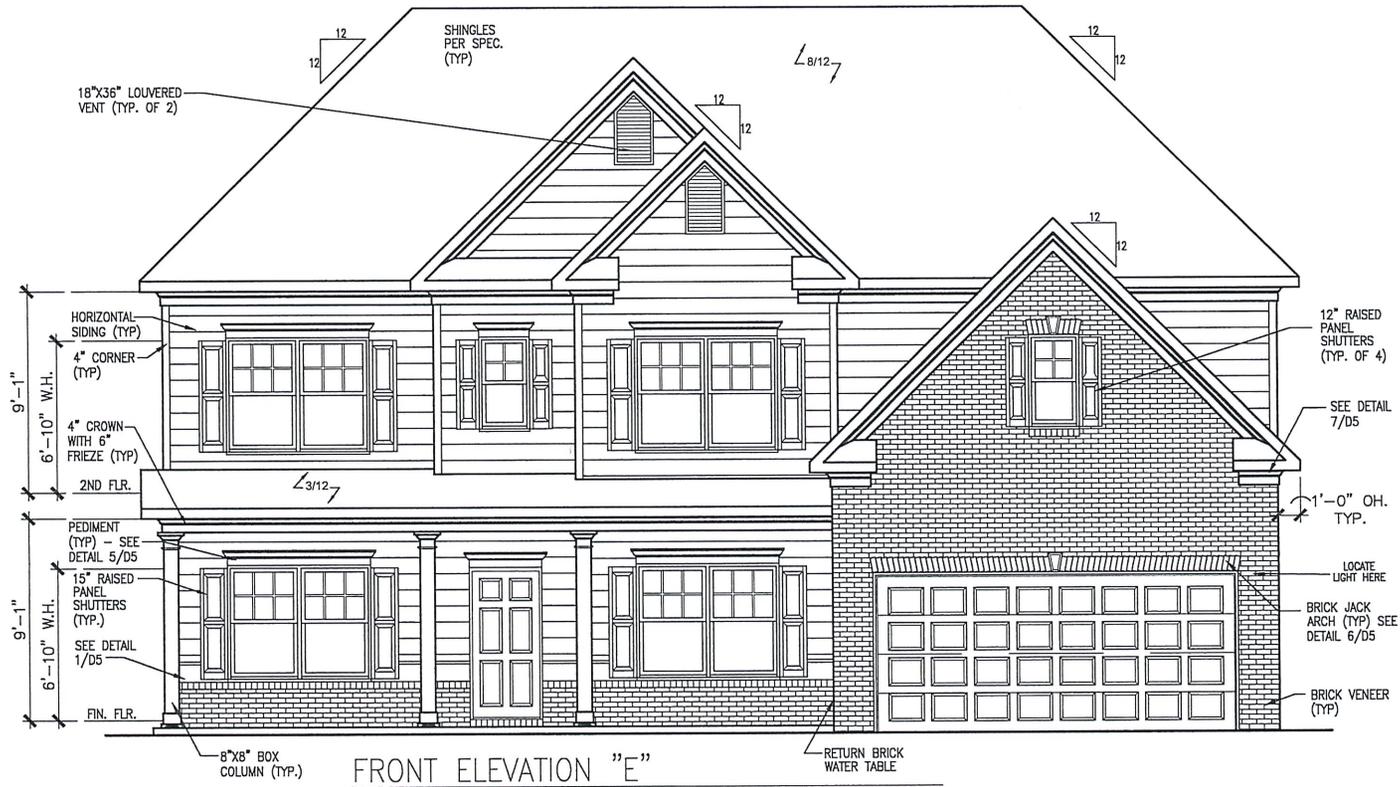
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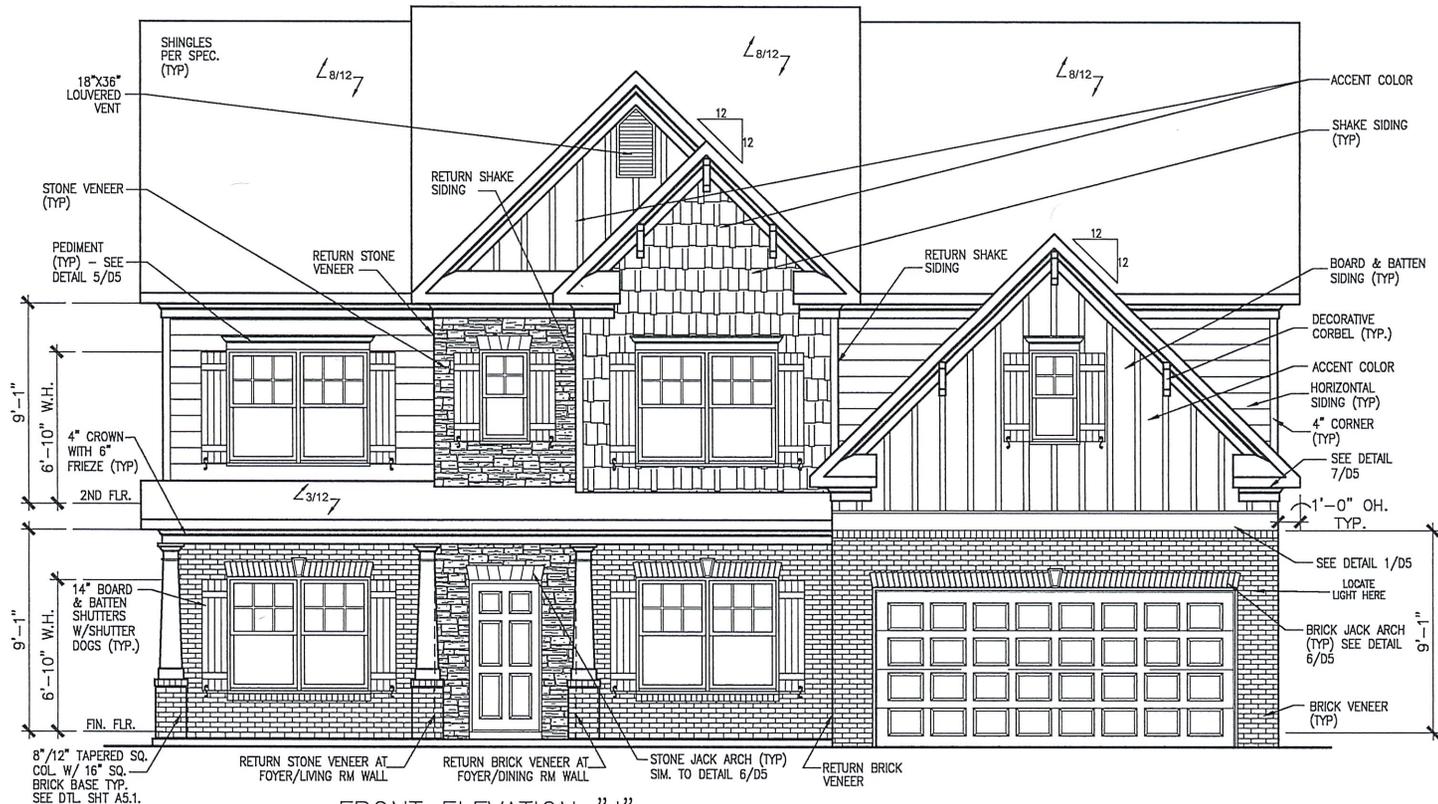
FRONT ELEVATION "H" OPTIONAL SIDE ENTRY GARAGE
 SCALE: 3/16"=1'-0"
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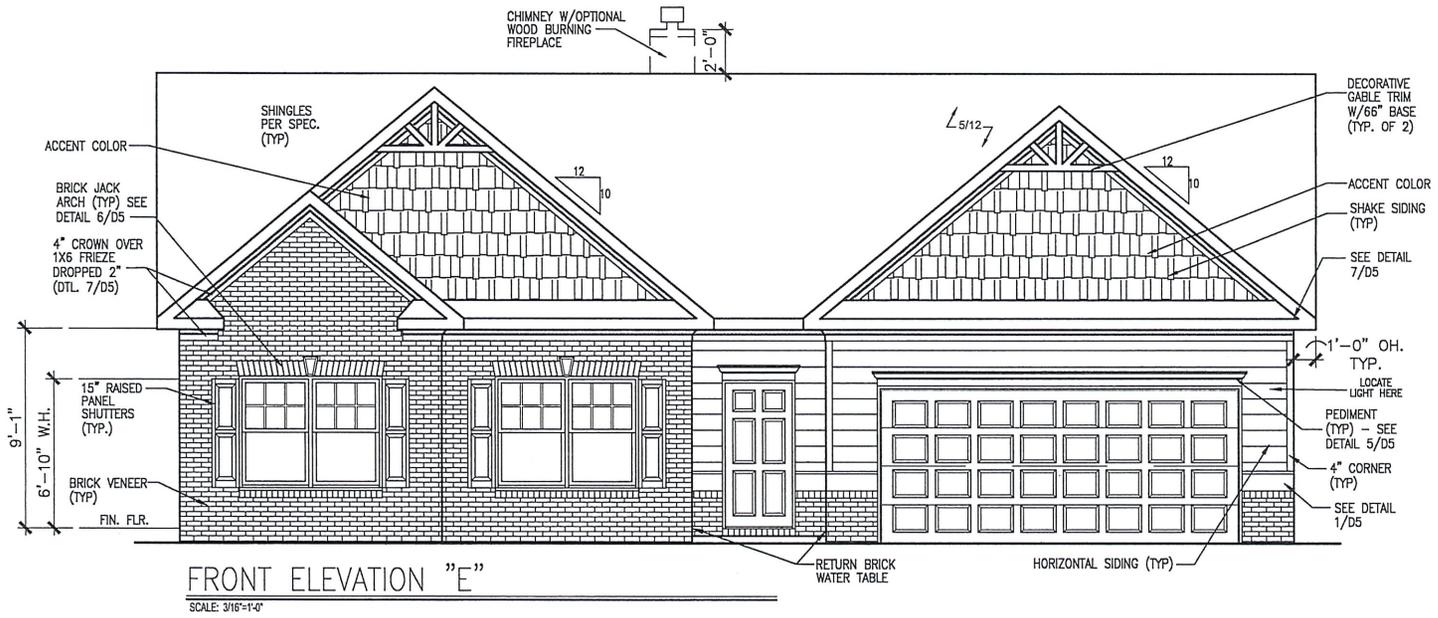
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FRONT ELEVATION "J"

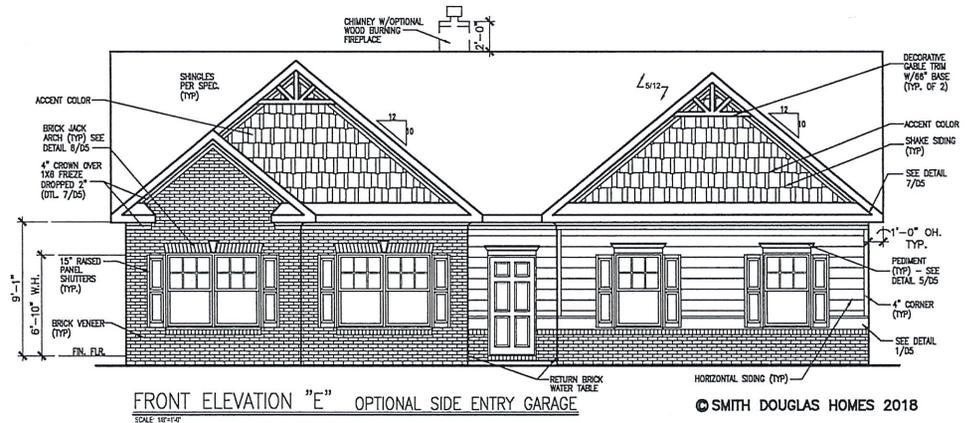
SCALE: 3/16"=1'-0"





FRONT ELEVATION "E"

SCALE: 3/16"=1'-0"



FRONT ELEVATION "E" OPTIONAL SIDE ENTRY GARAGE

SCALE: 3/16"=1'-0"

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