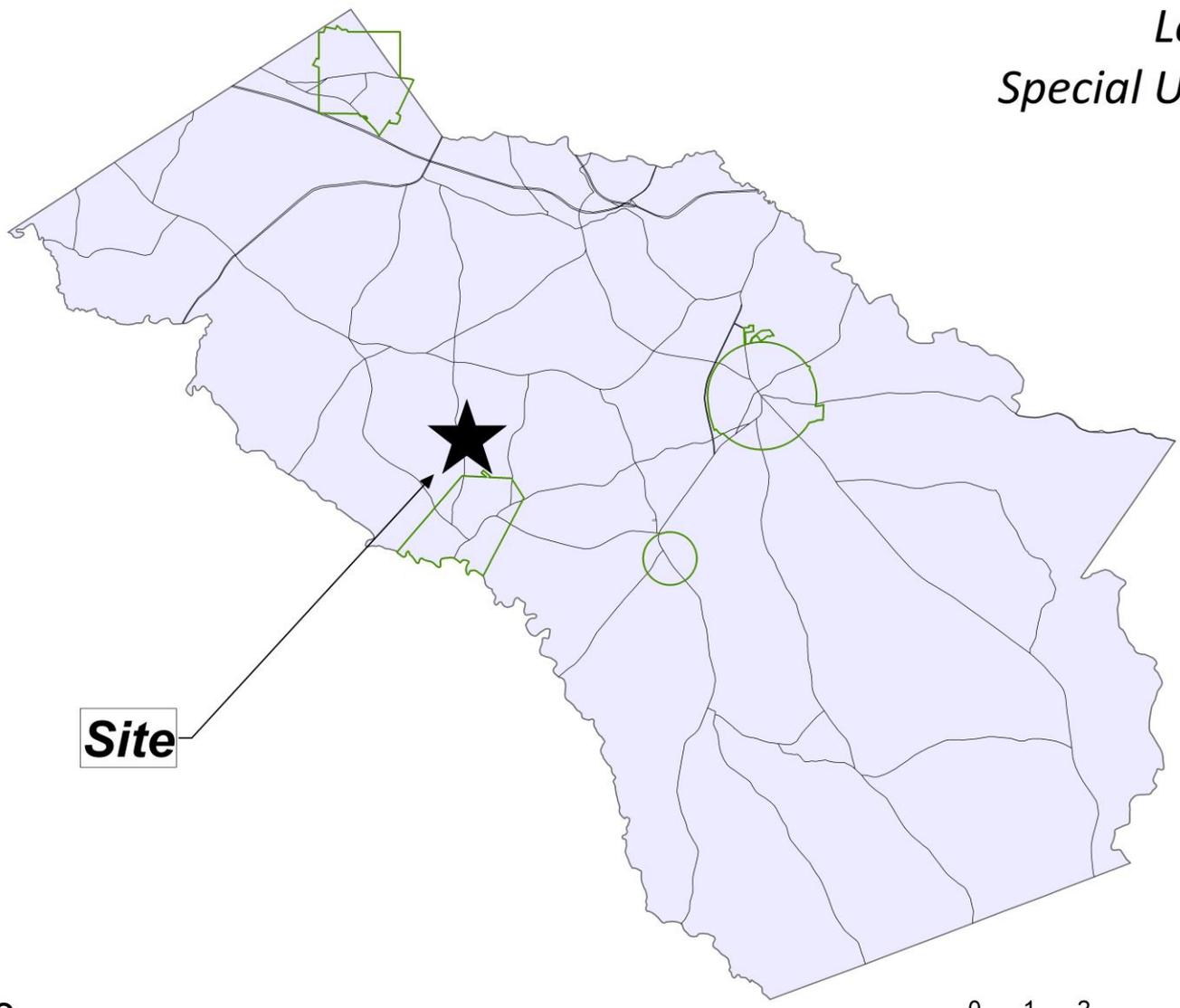
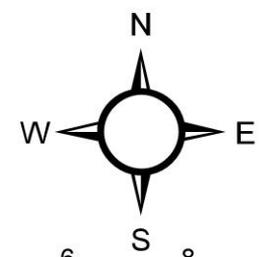




*Location Map -
Special Use # P20-0106
Hardigree*



Site



1:118,000



Site Location

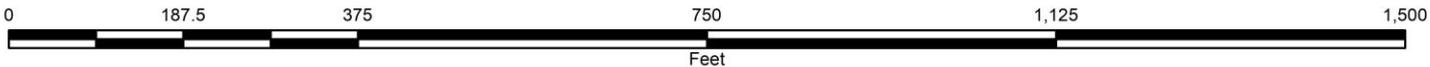
Special Use # P20-0106 - Hardigree



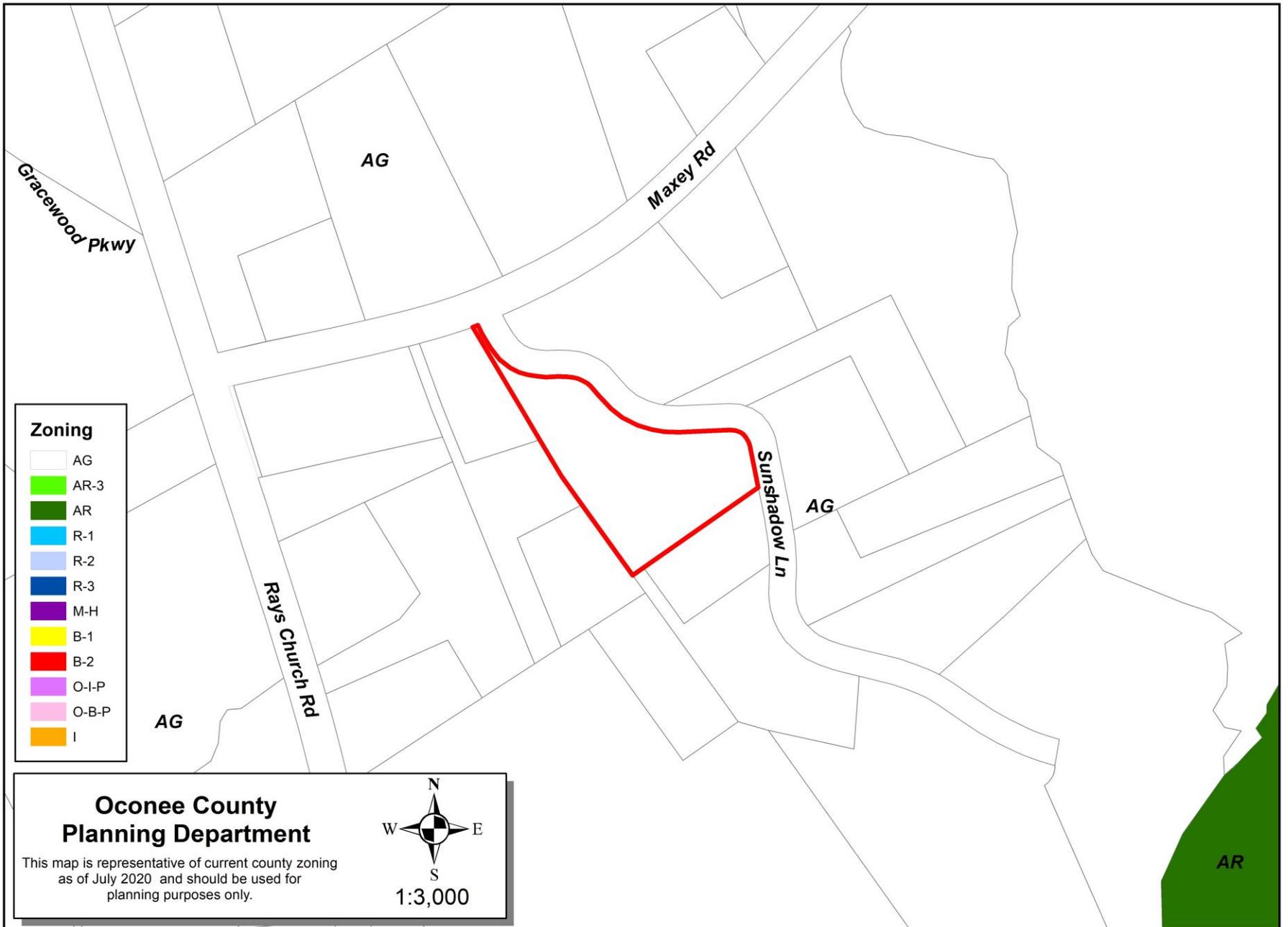
Tax Parcel #
A-05-028IB

A-05-028IB

1:2,000



Aerial Imagery



Zoning



Future Development

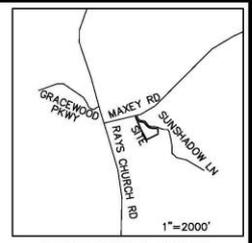
Summary of Request

The property owner is requesting a special use permit to operate a landscaping services business on AG-zoned property less than three acres in size.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND

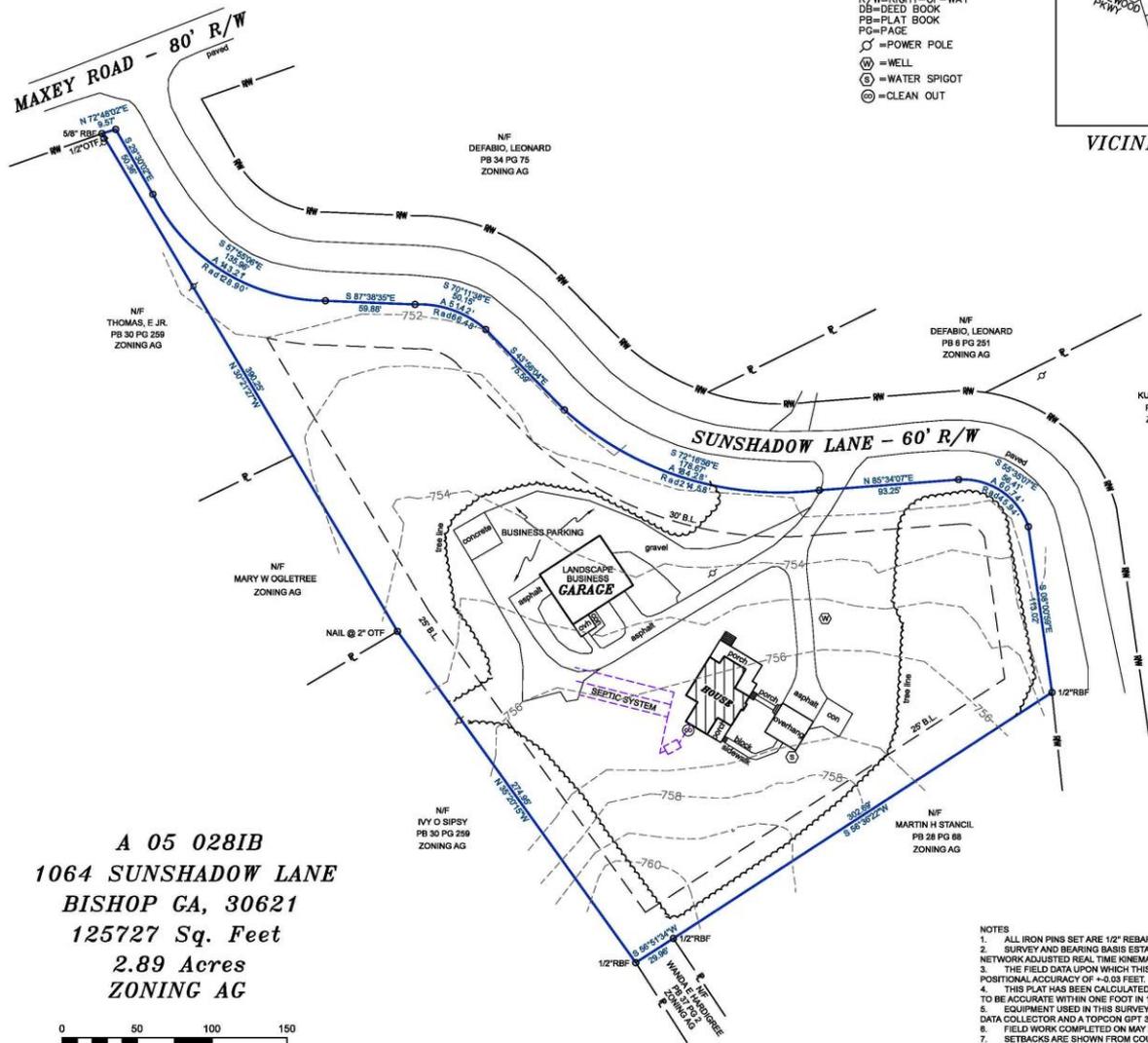
- IPS=IRON PIN SET
- RFB=REBAR FOUND
- OTF=OPEN TOP PIPE FOUND
- N/F=NOW OR FORMERLY
- P/L=PROPERTY LINE
- R/W=RIGHT-OF-WAY
- DB=DEED BOOK
- PB=PLAT BOOK
- PG=PAGE
- ⊕=POWER POLE
- ⊙=WELL
- ⊖=WATER SPIGOT
- ⊗=CLEAN OUT



VICINITY MAP



GRID- GA WEST



SURVEYORS CERTIFICATION:
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels is stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 15-6-67.



A 05 0281B
1064 SUNSHADOW LANE
BISHOP GA, 30621
125727 Sq. Feet
2.89 Acres
ZONING AG



- NOTES**
1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
 2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK-ADJUSTED REAL TIME KINEMATIC ROVER.
 3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +/- 0.03 FEET.
 4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
 5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR + DATA COLLECTOR AND A TOPCON GY7 300WL TOTAL STATION.
 6. FIELD WORK COMPLETED ON MAY 27, 2020.
 7. SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMAN LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.
 8. SUBJECT PROPERTY USES A WELL FOR WATER SOURCE.
 9. SUBJECT PROPERTY USES A SEPTIC SYSTEM FOR SEWAGE.
 10. CONTOURS SHOWN ARE FROM A GROUND RUN TOPO USING THE NAVD 1988 DATUM.

SPECIAL USE CONCEPT PLAN FOR:

ADAM & JILL HARDIGREE

G.M.D.:	DATE	GARM N
239	5/28/2020	
DISTRICT:	SCALE	LAND SURVEYING
SECTION:	1" = 50'	
COUNTY:	JOB NO.	1920 Railroad Street Statham Ga 30666
DCONOR	2020-106	678-726-7582
	DRAWING NAME:	garmnlandsurveying@gmail.com
		1064 SUNSHADOW LN

Concept Plan

Recommendations

- **Staff recommends approval of this request 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.
- **Planning commission recommends approval subject to conditions recommended by staff**