

**APPROVAL OF A SPECIAL EXCEPTION VARIANCE  
FROM THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA**

**TITLE**

A Resolution granting approval of a Special Exception Variance based upon the allowances under the Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1303, to grant approval of a Special Exception Variance pursuant to an application requesting approval of a Special Exception Variance on property owned by Danny White submitted February 25<sup>th</sup>, 2019.

**ENACTMENT CLAUSE**

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting Special Exception Variance approval submitted by William & Associates, Land Planners, P.C on February 25<sup>th</sup>, 2019, regarding a ±1.3925 acre tract of land located at the southeast corner of the intersection of Epps Bridge Parkway and Pine Ridge Court in the 1331<sup>st</sup> G.M.D., Oconee County, Georgia, (tax parcel no. C-02H-007, C-02H-008, C-02H-009), the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A Resolution granting Special Exception Variance approval for the property described above and also described in the attached Exhibit "A" is hereby granted to reduce the required incompatible use buffer from 50 feet to 15 feet along property lines adjoining residential use.

Said Special Exception Variance 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. Effective Date. This Resolution shall take effect this date.

Said Special Exception Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on May 7<sup>th</sup>, 2019.

ADOPTED AND APPROVED, this 7<sup>th</sup> day of May, 2019.



**OCONEE COUNTY BOARD OF COMMISSIONERS**

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

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

William E. Wilkes, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes  
Kathy Hayes  
Clerk, Board of Commissioners

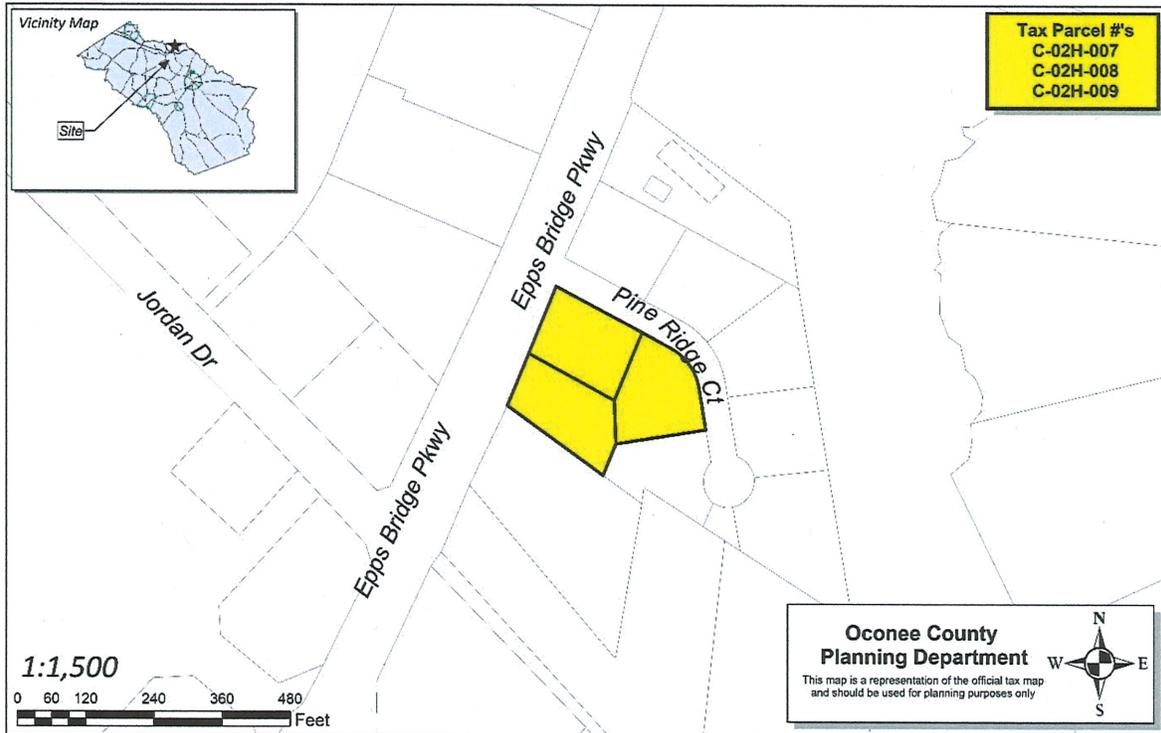
# EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE #7736

Page 1 of 4

## CONDITIONS

1. A 15-foot structural buffer incorporating either a continuous landscaped earthen berm or an opaque privacy fence achieving a consistent height of eight feet shall be installed along the southern property lines adjacent to any residential use or residential zoning.

## TAX MAP



## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying, and being in Oconee County, Georgia, G.M.D. 1331, containing 1.392 acres of land, more or less, and being more particularly described as follows:

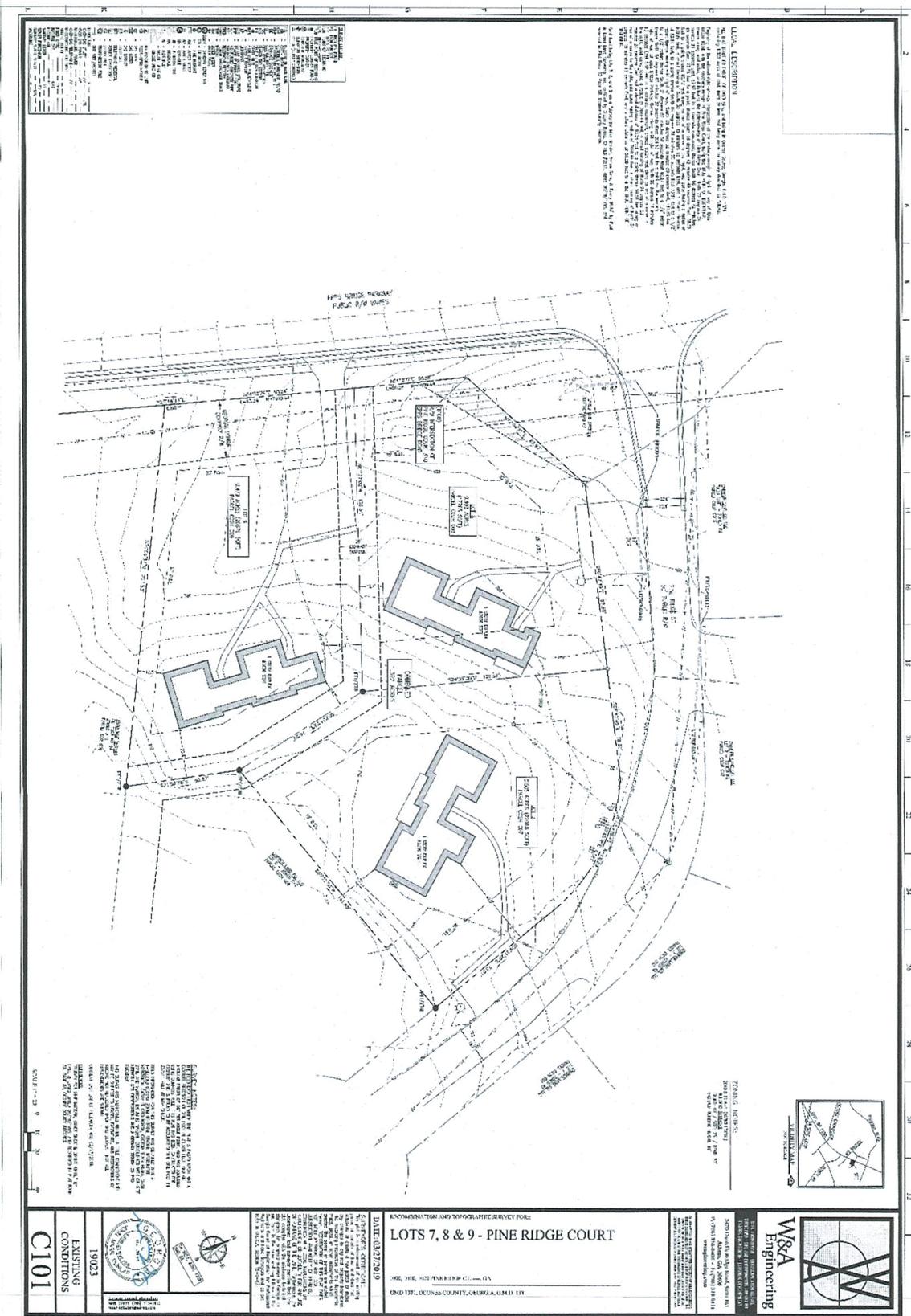
Beginning at the mitered right-of-way intersection of the easterly margin of right-of-way of Epps Bridge Road, with the southerly margin of Pine Ridge Court, being the TRUE POINT OF BEGINNING; thence along said miter, and following the right-of-way of Pine Ridge Court, North 72 degrees 04 minutes 21 seconds East, 83.97 feet to a concrete monument; thence South 66 degrees 42 minutes 49 seconds East, 97.58 feet to a point; thence South 66 degrees 42 minutes 49 seconds East, 58.59 feet to a point; thence 86.43 feet along an arc of a curve to the right, said curve having a radius of 100.89 feet, a chord bearing of South 30 degrees 45 minutes 18 seconds East, and a chord distance of 83.81 feet, to a point; thence South 09 degrees 31 minutes 20 seconds East 73.91 feet to a 1/2" rebar; thence leaving said right-of-way, South 80 degrees 32 minutes 50 seconds West, 161.65 feet to a 1/2" rebar; thence South 21 degrees 52 minutes 58 seconds West 60.27 feet to a 1/2" rebar; thence North 54 degrees 05 minutes 37 seconds West 201.53 feet to a point on the easterly right-of-way of Epps Bridge Parkway; thence, along said right-of-way North 25 degrees 14 minutes 13 seconds East 6.88 feet to a concrete monument; thence 93.24 feet along an arc of a curve to the right, said curve having a radius of 7699.44 feet, a chord bearing of North 24 degrees 53 minutes 24 seconds East, and a chord distance of 93.24 feet to a point; thence 59.58 feet along an arc of a curve to the right, said curve having a radius of 7699.44 feet, a chord bearing of North 24 degrees 19 minutes 17 seconds East, and a chord distance of 59.58 feet to the TRUE POINT OF BEGINNING.

Said tract being lots 7, 8, and 9 on a "Survey for Mike Madden, Vance Snow, & Danny White" by Paul & Evans Land Surveying, Inc., certified by Gregory Evans, GA RLS #2541, dated 06/18/1998, and recorded in Plat Book 30 Page 88, Oconee County Records.

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE #7736

Page 2 of 4

PLAT



**LEGEND**

|      |                            |
|------|----------------------------|
| 1.00 | EXISTING LOT LINES         |
| 1.01 | EXISTING LOT CORNERS       |
| 1.02 | EXISTING LOT DIMENSIONS    |
| 1.03 | EXISTING LOT AREA          |
| 1.04 | EXISTING LOT PERIMETER     |
| 1.05 | EXISTING LOT INTERIORS     |
| 1.06 | EXISTING LOT EXTERIORS     |
| 1.07 | EXISTING LOT UTILITIES     |
| 1.08 | EXISTING LOT EASEMENTS     |
| 1.09 | EXISTING LOT ENCROACHMENTS |
| 1.10 | EXISTING LOT ADJACENTS     |
| 1.11 | EXISTING LOT DISTURBANCES  |
| 1.12 | EXISTING LOT ENCLOSURES    |
| 1.13 | EXISTING LOT FENCES        |
| 1.14 | EXISTING LOT WALLS         |
| 1.15 | EXISTING LOT DOORS         |
| 1.16 | EXISTING LOT WINDOWS       |
| 1.17 | EXISTING LOT ROOFS         |
| 1.18 | EXISTING LOT FLOORS        |
| 1.19 | EXISTING LOT CEILING       |
| 1.20 | EXISTING LOT INTERIORS     |
| 1.21 | EXISTING LOT EXTERIORS     |
| 1.22 | EXISTING LOT UTILITIES     |
| 1.23 | EXISTING LOT EASEMENTS     |
| 1.24 | EXISTING LOT ENCROACHMENTS |
| 1.25 | EXISTING LOT ADJACENTS     |
| 1.26 | EXISTING LOT DISTURBANCES  |
| 1.27 | EXISTING LOT ENCLOSURES    |
| 1.28 | EXISTING LOT FENCES        |
| 1.29 | EXISTING LOT WALLS         |
| 1.30 | EXISTING LOT DOORS         |
| 1.31 | EXISTING LOT WINDOWS       |
| 1.32 | EXISTING LOT ROOFS         |
| 1.33 | EXISTING LOT FLOORS        |
| 1.34 | EXISTING LOT CEILING       |
| 1.35 | EXISTING LOT INTERIORS     |
| 1.36 | EXISTING LOT EXTERIORS     |
| 1.37 | EXISTING LOT UTILITIES     |
| 1.38 | EXISTING LOT EASEMENTS     |
| 1.39 | EXISTING LOT ENCROACHMENTS |
| 1.40 | EXISTING LOT ADJACENTS     |
| 1.41 | EXISTING LOT DISTURBANCES  |
| 1.42 | EXISTING LOT ENCLOSURES    |
| 1.43 | EXISTING LOT FENCES        |
| 1.44 | EXISTING LOT WALLS         |
| 1.45 | EXISTING LOT DOORS         |
| 1.46 | EXISTING LOT WINDOWS       |
| 1.47 | EXISTING LOT ROOFS         |
| 1.48 | EXISTING LOT FLOORS        |
| 1.49 | EXISTING LOT CEILING       |
| 1.50 | EXISTING LOT INTERIORS     |
| 1.51 | EXISTING LOT EXTERIORS     |
| 1.52 | EXISTING LOT UTILITIES     |
| 1.53 | EXISTING LOT EASEMENTS     |
| 1.54 | EXISTING LOT ENCROACHMENTS |
| 1.55 | EXISTING LOT ADJACENTS     |
| 1.56 | EXISTING LOT DISTURBANCES  |
| 1.57 | EXISTING LOT ENCLOSURES    |
| 1.58 | EXISTING LOT FENCES        |
| 1.59 | EXISTING LOT WALLS         |
| 1.60 | EXISTING LOT DOORS         |
| 1.61 | EXISTING LOT WINDOWS       |
| 1.62 | EXISTING LOT ROOFS         |
| 1.63 | EXISTING LOT FLOORS        |
| 1.64 | EXISTING LOT CEILING       |
| 1.65 | EXISTING LOT INTERIORS     |
| 1.66 | EXISTING LOT EXTERIORS     |
| 1.67 | EXISTING LOT UTILITIES     |
| 1.68 | EXISTING LOT EASEMENTS     |
| 1.69 | EXISTING LOT ENCROACHMENTS |
| 1.70 | EXISTING LOT ADJACENTS     |
| 1.71 | EXISTING LOT DISTURBANCES  |
| 1.72 | EXISTING LOT ENCLOSURES    |
| 1.73 | EXISTING LOT FENCES        |
| 1.74 | EXISTING LOT WALLS         |
| 1.75 | EXISTING LOT DOORS         |
| 1.76 | EXISTING LOT WINDOWS       |
| 1.77 | EXISTING LOT ROOFS         |
| 1.78 | EXISTING LOT FLOORS        |
| 1.79 | EXISTING LOT CEILING       |
| 1.80 | EXISTING LOT INTERIORS     |
| 1.81 | EXISTING LOT EXTERIORS     |
| 1.82 | EXISTING LOT UTILITIES     |
| 1.83 | EXISTING LOT EASEMENTS     |
| 1.84 | EXISTING LOT ENCROACHMENTS |
| 1.85 | EXISTING LOT ADJACENTS     |
| 1.86 | EXISTING LOT DISTURBANCES  |
| 1.87 | EXISTING LOT ENCLOSURES    |
| 1.88 | EXISTING LOT FENCES        |
| 1.89 | EXISTING LOT WALLS         |
| 1.90 | EXISTING LOT DOORS         |
| 1.91 | EXISTING LOT WINDOWS       |
| 1.92 | EXISTING LOT ROOFS         |
| 1.93 | EXISTING LOT FLOORS        |
| 1.94 | EXISTING LOT CEILING       |
| 1.95 | EXISTING LOT INTERIORS     |
| 1.96 | EXISTING LOT EXTERIORS     |
| 1.97 | EXISTING LOT UTILITIES     |
| 1.98 | EXISTING LOT EASEMENTS     |
| 1.99 | EXISTING LOT ENCROACHMENTS |
| 2.00 | EXISTING LOT ADJACENTS     |

ENCUMBRANCE AND TOPOGRAIC SURVEY FOR:  
**LOTS 7, 8 & 9 - PINE RIDGE COURT**

DATE: 03/27/2019  
 SHEET NO. 002 OF 002 SHEETS  
 JOB NO. 19-002-002-002-002

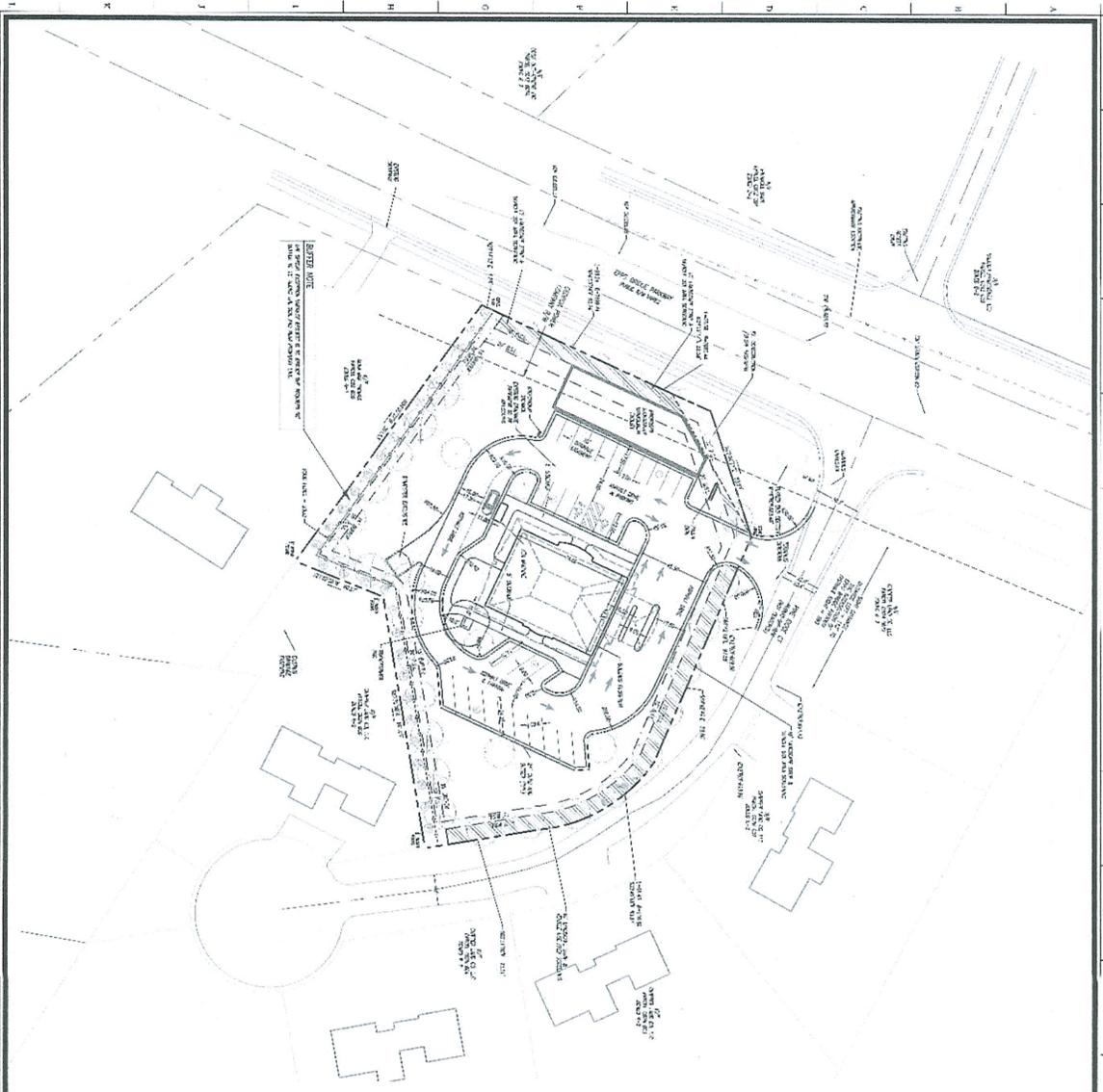
|  |                                       |
|--|---------------------------------------|
|  | EXISTING<br>CONDITIONS<br><b>C101</b> |
|  | 19023                                 |



**W&A Engineering**

10000  
 STATE OF GEORGIA  
 LICENSE NO. 10000  
 EXPIRES 12/31/2021

CONCEPT PLAN



| <p><b>GENERAL NOTES</b></p> <p>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE O.C.G.A. AND THE O.C.G.C.</p> <p>2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.</p> | <p><b>PROJECT DATA</b></p> <p>PROJECT NAME: EPPS BRIDGE FINANCIAL</p> <p>PROJECT ADDRESS: 1000, 1010, &amp; 1030 PINE RIDGE COURT - 1.3925 ACRES</p> <p>PROJECT LOCATION: OCOOEE COUNTY, GEORGIA</p> <p>PROJECT DATE: DATE 04/13/2019</p> <p>PROJECT SCALE: 1" = 100'</p> | <p><b>VICINITY MAP</b></p>   |             |            |                   |   |      |             |            |                   |
|--|---|--|-------------|------------|-------------------|---|------|-------------|------------|-------------------|
| <p><b>LANDSCAPE BUFFER</b></p>   | <p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>04/13/2019</td> <td>ISSUED FOR REVIEW</td> </tr> </tbody> </table>   | DATE   | DESCRIPTION | 04/13/2019 | ISSUED FOR REVIEW | <p><b>DATE 04/13/2019</b></p> <p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>04/13/2019</td> <td>ISSUED FOR REVIEW</td> </tr> </tbody> </table> | DATE | DESCRIPTION | 04/13/2019 | ISSUED FOR REVIEW |
| DATE   | DESCRIPTION   |  |             |            |                   |   |      |             |            |                   |
| 04/13/2019   | ISSUED FOR REVIEW   |  |             |            |                   |   |      |             |            |                   |
| DATE   | DESCRIPTION   |  |             |            |                   |   |      |             |            |                   |
| 04/13/2019   | ISSUED FOR REVIEW   |  |             |            |                   |   |      |             |            |                   |
| <p><b>SCALE: 1" = 100'</b></p>   | <p><b>FOR REVIEW ONLY</b></p> <p>19023</p> <p>SEV01</p>   | <p><b>EPPS BRIDGE FINANCIAL</b></p> <p>OCOONEE COUNTY, GEORGIA</p> <p>1000, 1010, &amp; 1030 PINE RIDGE COURT - 1.3925 ACRES</p> |             |            |                   |   |      |             |            |                   |

# EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE #7736

## Page 4 of 4 NARRATIVE

### Narrative

**Epps Bridge Financial** is a proposed commercial development located on a 1.3925 acre tract. Danny White is the current property owner. Mr. David Ellison with Cowsett Heath will act as the primary contact person for the owner. Williams & Associates has been engaged to act as agent in the preparation of the necessary rezone documentation associated with this request.

### The Site

The subject parcels of the rezone total of 1.3925 acres. The project fronts on Epps Bridge Parkway for approximately 244 LF. and Pine Ridge Court for approximately 317 LF. The property currently exists as three lots and contain a rental duplex located on each lot. The topography drops gently from southeast to the northwest, to an existing roadside swale. Existing zoning and land uses surrounding the parcel are as follows: to the north and east – multiple R-2 zoned parcels with rental duplexes; to the west – Epps Bridge Parkway; to the south – one (1) R-2 zoned parcel rental duplex and one (1) A-1 zoned parcel with residence. The Future Development Map 2030 identifies the site primarily with a Future Character Area designation of Regional Center.

### The Development

The project is to be developed as a financial center. It is anticipated that the development will be fee simple ownership. The project shall be constructed with curb & gutter parking and sidewalks. All utilities will be underground. Extensive landscaping including buffers and shade trees will be installed throughout the development. The stormwater management facility improvements are currently proposed to be via a combination of an above ground pond and underground detention. The project will be constructed in a single phase.

### Buildings

The project will consist of a single two-story building, totaling no greater than 8,261 square feet. The estimated cost of the building at completion is \$2,200,000.00. Banking operations will be located on the first floor. The second floor will contain general office, processing, and support staff for the banking operations. The building will be wood or steel construction, with exterior facades and accents including, but not limited to: architectural brick, stone, simulated or cultured stone, cast stone, cement fiber board plank siding, board and batten siding, shingle siding, exterior insulation and finish system (EIFS), stucco and cedar plank or shingle siding. The roof is anticipated to

be a parapet surrounded flat roof system, but could be a gabled structure pending zoning height restrictions. Roofing material options include asphalt shingles, thermoplastic polyolefin (TPO), and/or metal. See attached representative architecture.

### Water Supply

Water supply will be via Oconee County Public Utilities. An 8" water main currently exists in the western right-of-way of Epps Bridge Road. A water main extension will be required to service the property from the existing main. A single service and meter will be installed to meet the domestic water demand. A second meter will be installed for irrigation purposes.

### Probable Water Demand

Office:  $8,261 \text{ sf.} \times 5.75 \text{ gpd}/100 \text{ sf.} = 475 \text{ GPD}$   
**Total Capacity Required 475 GPD AVG. Total**

### Sewage Disposal

Sewage disposal will be via Oconee County Public Utilities. A public sewer line extension will be required to serve the proposed development. Estimated demands have been submitted to the Oconee County Public Utilities Department and a sewer availability letter accompanies this rezone request.

### Probable Sewer Demand

Office:  $8,261 \text{ sf.} \times 5 \text{ gpd}/100 \text{ sf.} = 413 \text{ GPD}$   
**Total Capacity Required 413 GPD AVG. Total**

### Surface Water Drainage

Concrete curb & gutter, corrugated pipe, and grassed & natural waterways will be employed to collect and divert storm water to a proposed stormwater management facility. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The proposed storm water management facility will be designed to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site development plans. Stormwater management will be in compliance with the Oconee County UDC.

### Access

Access will be via the single driveway from Pine Ridge Court. No additional improvements are anticipated at this time as it relates to access.

### Traffic

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation, 9th Edition*.

| Land Use (ITE Code)           | Intensity   | Unit                           | Trip Generation |                |           |                |           |            |            |
|-------------------------------|-------------|--------------------------------|-----------------|----------------|-----------|----------------|-----------|------------|------------|
|                               |             |                                | ADT 2-Way       | A.M. Peak Hour |           | P.M. Peak Hour |           |            |            |
|                               |             |                                | Enter           | Exit           | Total     | Enter          | Exit      | Total      |            |
| General Office Building (710) | 4.08        | 1000 Sq. Feet Gross Floor Area | 115             | 13             | 2         | 15             | 14        | 69         | 83         |
| Drive-in Bank (912)           | 4.18        | 1000 Sq. Feet Gross Floor Area | 619             | 29             | 22        | 50             | 51        | 51         | 102        |
| <b>Total</b>                  | <b>8.26</b> |                                | <b>735</b>      | <b>42</b>      | <b>23</b> | <b>65</b>      | <b>65</b> | <b>120</b> | <b>185</b> |

Arterial roads presently serving the site and the general area will experience minimum impact. Pine Ridge Court will experience some impact, but it is anticipated to be minimal since the access drive to the bank is located near the connection to Epps Bridge Parkway.

### Schools

Impact to schools will be positive by generating an increased positive net tax base without generating more students. There will be favorable initial and ongoing ripple economic impact on the county as a result of this development.

### Schedule

The petitioners plan to complete the zoning efforts on the subject property in May 2019. The Preliminary Site Plan and Site Development Plans for the development will be submitted for approval by October 2019. Construction of the project infrastructure will commence immediately upon approval of these plans. Construction will require a minimum of 4-6 months to complete. It is anticipated that the total build-out of the project should be completed between April 2020 and May 2020.

### Maintenance of Common Areas

There are no common areas currently proposed for this development.

### Landscaping and Buffers

Landscape strips, parking lot buffers, and parking lot tree plantings will be installed in accordance with the Oconee County UDC. Details shall be provided during the site development plans approval stage of the project. A special exception variance has been submitted for a reduction from 50' to 15', along the side and rear property line, for the required buffer between land uses (UDC 806). Any additional required buffers will be illustrated on site development plans or as directed by Oconee County.

### Utilities

No utility relocations, other than existing onsite service removal/abandonment, are anticipated at this time, however, existing utilities located onsite that do require relocation during the project construction shall be per the direction of the utility provider. All new utilities are proposed to be underground. Proposed utilities to serve the facility are power, water, sewer, telephone, cable TV & internet access.

### Garbage Collection

Garbage collection will be handled by private contract service.

### Sidewalks

Concrete sidewalks will be constructed to service the project and provide customer access and circulation. Sidewalks will be installed after building construction and completion of all underground utility service installation for the development.

### Public & Semi-public Areas

Access and drainage easements will be dedicated to Oconee County. Additional easements for water, sewer, power, gas, telephone, cable TV & internet access will be dedicated as required for specific utility construction.

### Outdoor Lighting

Ornamental or box type light fixtures on metal poles will be installed to illuminate the development for safety and security. Lighting will be oriented inward and downward within the proposed development. A lighting plan will be submitted to the Oconee Planning Department illustrating lighting templates and proposed fixtures. This plan will be reviewed during the site development plans approval stage of the project.

### Development Valuation

Proposed estimated total value of the project at completion: \$3,500,000.00

### Variance

A Special Exception Variance is requested from UDC Sec. 806 allowing a reduction in the 50 foot required buffer between land uses, from 50' to 15', along the side and rear property line.

### Sec. 1303.03. Standards for special exception variance approval.

A special exception variance may be granted upon a finding that the relief, if granted:

- Would not cause substantial detriment to the public good:  
The allowance of the reduction in the buffer will not cause a substantial detriment to the public good because there is no advantage to the public if the buffer exists or not. The intent of the buffer requirement is to shield and buffer adjoining properties and not the public at large.
- Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:  

The allowance of the reduction in the buffer will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity because the property is located in an area that is trending toward commercial and retail uses. The Epps Bridge Parkway corridor development trends continue as redevelopment from residential to commercial and retail uses or other uses in a manner consistent with the Future Development Map and the Oconee County Comprehensive Plan.
- Would not diminish and impair property values within the surrounding neighborhood:  
The allowance of the reduction in the buffer will not diminish nor impair property values within the surrounding area because the adjacent lots are controlled by absentee landowners. The property has modest value as A-1 single-family residential and R-2 duplexes, but would have greater value as commercially zoned property.
- Would not impair the purpose and intent of this Development Code.  
The reduction of the buffer makes sense in light of the development trends in the area. The project is intended to serve those individuals living and working in the vicinity. The allowance of the reduction in the buffer does not impair the purpose and intent of the Unified Development Code, but meets the Future Character Area Designation of Regional Center by allowing this type of development as a primary land use.



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

---

**VARIANCE CASE #:** 7736

**DATE:** April 9, 2019

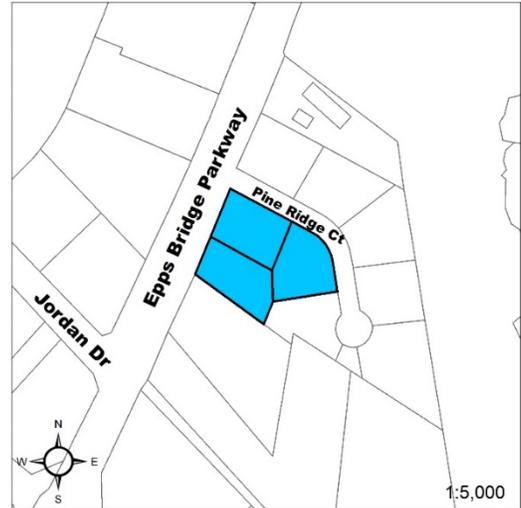
**STAFF REPORT BY:** Grace B. Tuschak, Planner

**APPLICANT NAME:** Williams & Associates, Land Planners, P.C.

**PROPERTY OWNER:** Danny White

**LOCATION:** Southeast corner of the intersection of Epps Bridge Parkway and Pine Ridge Court

**PARCEL SIZE:** ± 1.3925



**EXISTING ZONING:** R-2 (Two-Family Residential District)

**EXISTING LAND USE:** Two-family residential

**TYPE OF VARIANCE REQUESTED:** Special Exception

**REQUEST SUMMARY:** The applicant is requesting a reduction in the required incompatible-use buffer from 50 feet to 15 feet along property lines adjoining residential use.

**DATE OF SCHEDULED HEARINGS**

**BOARD OF COMMISSIONERS:** May 7, 2019

**ATTACHMENTS:**

- Application
- Narrative
- Concept Plan
- Plat
- Aerial Imagery
- Tax Map
- Future Development Map

# BACKGROUND INFORMATION & FINDINGS OF FACT

## HISTORY

- A resolution was passed by the BOC on 11/03/1980 to rezone the subject parcels from A-1 to R-2 in order to allow for the development of a two-family residential subdivision.
- Three duplexes were built on the subject property in 1981-1982 as part of the Pine Ridge Apartments subdivision.
- Concurrent with the present request, rezone no. 7732 has been requested to allow for the development of a two-story financial center.

## SITE VISIT DESCRIPTION

- The three duplexes on the subject property and all duplexes adjacent to the subject property appear to be occupied.
- The single-family dwelling to the south of the subject property appears vacant.

## VARIANCE DESCRIPTION

- The property owner is requesting approval of a special exception variance to reduce the required incompatible use buffer from 50 feet to 15 feet along the southeastern property line adjoining single-family residential use, and along the southwestern property line adjoining two-family residential use.

### *UDC – Section 806 Buffers; where required.*

A buffer meeting or exceeding the following widths shall be required between any multi-family or nonresidential development project along a side or rear lot line that abuts a less intense land use, as follows:

| Table 8.1: Situations Where Buffer Required  |   |              |                         |            |            |
|--|---|--------------|-------------------------|------------|------------|
|  | <b>① Provide a buffer on the lot of this use</b><br>↓ ↓ ↓ ↓ ↓ |              |                         |            |            |
| <b>②</b><br>Along a side or rear lot line next to this less intense use or zoning<br>↓   | 1- or 2-Family Residence                                      | Multi-Family | Office or Institutional | Commercial | Industrial |
| 1- or 2-Family Residential <sup>2</sup>  | None  | 25 feet      | 25 feet                 | 50 feet    | 100 feet   |
| <sup>1</sup> See separation requirements for certain uses in Article 3.<br><sup>2</sup> Includes any land zoned AR-5, AR-4, AR-3, AR-2, AR-1, R-1 or R-2, and any 1- or 2-Family Residential use zoned A-1 or R-3. |   |              |                         |            |            |

## ENVIRONMENTAL

- No state waters or jurisdictional wetlands are located on the property.
- No 100-year flood plains are located on the property.

---

## **STAFF ANALYSIS**

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR SPECIAL EXCEPTION VARIANCE APPROVAL” AS SET FORTH IN SECTION 1303.03 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE.

**Special exception variances may be granted upon findings that if granted, the relief will not cause an occurrence of any of the following:**

**a. Cause a substantial detriment to the public good:** No significant negative impacts to the tax base or to nearby public infrastructure, schools, or environmentally sensitive areas should result from the approval of the present request. Potential traffic impacts should be mitigated by the required road improvements along Epps Bridge Parkway and Pine Ridge Court. Approval of the present request should not cause any substantial detriment to the public good.

**b. Be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:** The 15-foot structural buffer as shown on the concept plan consisting of an opaque fence and landscaping installed in accordance with the design standards of UDC Article 8 should be adequate to protect adjacent residential uses from potential negative impacts of the proposed development. Staff believes that approval of the present request as conditioned below should not be injurious to the use and enjoyment of the environment or other property in the immediate vicinity.

**c. Diminish and impair property values within the surrounding neighborhood:** The surrounding area of Epps Bridge Parkway is primarily commercial in zoning and in use. Approval of additional commercial uses as presently requested should not diminish or impair property values within the surrounding neighborhood.

**d. Impair the purpose and intent of this Development Code:** The intent of UDC Section 806 is to protect lower intensity land uses from potential negative impacts of adjacent incompatible land uses by providing visual screening and mitigation of excessive noise and/or light. The required structural buffer should provide adjacent properties with sufficient screening and noise mitigation from the proposed development. Staff holds that approval of the present request as conditioned below would not impair the purpose and intent of the UDC.

---

## **STAFF SUMMARY & CONDITIONAL RECOMMENDATIONS**

Based upon the standards and limitations for special exception variance approval, this request **meets all necessary conditions to grant a special exception variance**. Staff recommends the special exception variance be approved **subject to the following conditions to be fulfilled by the owner/developer at their expense:**

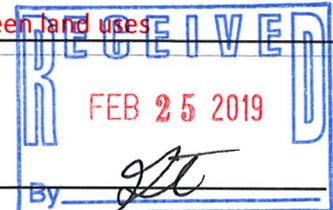
1. An eight-foot tall opaque privacy fence, in addition to landscaping compliant with UDC Sec. 808.04.b, shall be installed along the southern property lines adjacent to any residential use or residential zoning.



# OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

- Hardship Variance     Appeal of Administrative Decision     Flood Damage Prevention Variance
- Special Exception for: A reduction in the required landscape buffer between land uses



## Applicant

Name: Williams & Associates, Land Planners PC

Address: 2470 Daniells Bridge Road  
*(No P.O. Boxes)*  
Suite 161  
Athens, GA 30606

Telephone: (706) 310-0400

## Property Owner

Name: Danny White

Address: 190 Idylwood Drive  
*(No P.O. Boxes)*  
Athens, GA 30605

Telephone: (706) 543-7700 - David Ellison - Attorney

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] Williams + Assoc. - OWNER    Date: 02/23/19    Notarized: [Signature]



## Property

Location: 1000, 1010, & 1030 Pine Ridge Court  
*(Physical Description)*

Tax Parcel Number: #C02H 007, C02H 008, & C02H 009

Size (Acres): 1.3925 1.412    Current Zoning: R-2

Future Development Map-Character Area Designation: Regional Center

## Use

Current Use: Rental Duplexes

Proposed Use: Bank and General Office

## Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed(s), Legal Description, & Plat of Survey
- Disclosures (Interests and Campaign Contributions)
- Maps or Drawings Illustrating Variance Request
- Narrative Statement Explaining Variance Request
- Concept Plan

## Appeal or Variance Requested

Provide the code section and briefly explain the requested variance

Sec. 806 - Landscape Buffers Between Incompatible Uses  
Special Exception Variance to allow a reduction in the  
required 50' buffer between a commercial use and a 1 or  
2 family residential use. See attached narrative for more  
details and information.

For Oconee County Staff Use Only

Application

Date Received: 2/25/19    Date Accepted: 3/19/19

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

Review Submitted: \_\_\_\_\_    Location Map: \_\_\_\_\_

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

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

Action

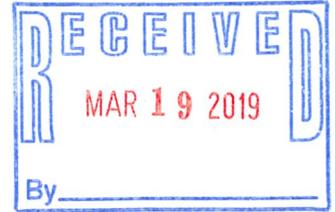
APPLICATION NUMBER 7736

Administrative Appeal:    Date: \_\_\_\_\_

Approved     With Conditions     Denied     N/A

Board of Commissioners Date: 5/7/2019

Approved     With Conditions     Denied     N/A



## **Epps Bridge Financial**

A Commercial Development

1000, 1010, & 1030 Pine Ridge Court, Athens, Georgia

**R-2 to B-1 – 1.3925 Acres**

**Tax Parcels C02H 007, C02H 008, & C02H 009**

Variance Submittal – February 25, 2019

Revised submittal – March 19, 2019

### **Narrative**

**Epps Bridge Financial** is a proposed commercial development located on a 1.3925 acre tract. Danny White is the current property owner. Mr. David Ellison with Cowser & Heath will act as the primary contact person for the owner. Williams & Associates has been engaged to act as agent in the preparation of the necessary rezone documentation associated with this request.

### **The Site**

The subject parcels of the rezone total of 1.3925 acres. The project fronts on Epps Bridge Parkway for approximately 244 LF. and Pine Ridge Court for approximately 317 LF. The property currently exists as three lots and contain a rental duplex located on each lot. The topography drops gently from southeast to the northwest, to an existing roadside swale. Existing zoning and land uses surrounding the parcel are as follows: to the north and east – multiple R-2 zoned parcels with rental duplexes; to the west – Epps Bridge Parkway; to the south – one (1) R-2 zoned parcel rental duplex and one (1) A-1 zoned parcel with residence. The Future Development Map 2030 identifies the site primarily with a Future Character Area designation of Regional Center.

### **The Development**

The project is to be developed as a financial center. It is anticipated that the development will be fee simple ownership. The project shall be constructed with curb & gutter parking and sidewalks. All utilities will be underground. Extensive landscaping including buffers and shade trees will be installed throughout the development. The stormwater management facility improvements are currently proposed to be via a combination of an above ground pond and underground detention. The project will be constructed in a single phase.

### **Buildings**

The project will consist of a single two-story building, totaling no greater than 8,261 square feet. The estimated cost of the building at completion is \$2,200,000.00. Banking operations will be located on the first floor. The second floor will contain general office, processing, and support staff for the banking operations. The building will be wood or steel construction, with exterior facades and accents including, but not limited to: architectural brick, stone, simulated or cultured stone, cast stone, cement fiber board plank siding, board and batten siding, shingle siding, exterior insulation and finish system (EIFS), stucco and cedar plank or shingle siding. The roof is anticipated to

be a parapet surrounded flat roof system, but could be a gabled structure pending zoning height restrictions. Roofing material options include asphalt shingles, thermoplastic polyolefin (TPO), and/or metal. See attached representative architecture.

### Water Supply

Water supply will be via Oconee County Public Utilities. An 8" water main currently exists in the western right-of-way of Epps Bridge Road. A water main extension will be required to service the property from the existing main. A single service and meter will be installed to meet the domestic water demand. A second meter will be installed for irrigation purposes.

#### Probable Water Demand

Office: 8,261 sf. x 5.75 gpd/100 sf. = 475 GPD

**Total Capacity Required      475 GPD AVG. Total**

### Sewage Disposal

Sewage disposal will be via Oconee County Public Utilities. A public sewer line extension will be required to serve the proposed development. Estimated demands have been submitted to the Oconee County Public Utilities Department and a sewer availability letter accompanies this rezone request.

#### Probable Sewer Demand

Office: 8,261 sf. x 5 gpd/100 sf. = 413 GPD

**Total Capacity Required      413 GPD AVG. Total**

### Surface Water Drainage

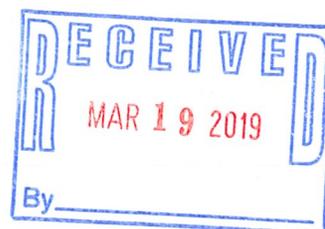
Concrete curb & gutter, corrugated pipe, and grassed & natural waterways will be employed to collect and divert storm water to a proposed stormwater management facility. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The proposed storm water management facility will be designed to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site development plans. Stormwater management will be in compliance with the Oconee County UDC.

### Access

Access will be via the single driveway from Pine Ridge Court. No additional improvements are anticipated at this time as it relates to access.

### Traffic

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation*, 9<sup>th</sup> Edition.





| Trip Generation               |             |                                |            |                |           |           |                |            |            |
|-------------------------------|-------------|--------------------------------|------------|----------------|-----------|-----------|----------------|------------|------------|
| Land Use (ITE Code)           | Intensity   | Unit                           | ADT        | A.M. Peak Hour |           |           | P.M. Peak Hour |            |            |
|                               |             |                                | 2-Way      | Enter          | Exit      | Total     | Enter          | Exit       | Total      |
| General Office Building (710) | 4.08        | 1000 Sq. Feet Gross Floor Area | 115        | 13             | 2         | 15        | 14             | 69         | 83         |
| Drive-in Bank (912)           | 4.18        | 1000 Sq. Feet Gross Floor Area | 619        | 29             | 22        | 50        | 51             | 51         | 102        |
| <b>Total</b>                  | <b>8.26</b> |                                | <b>735</b> | <b>42</b>      | <b>23</b> | <b>65</b> | <b>65</b>      | <b>120</b> | <b>185</b> |

Arterial roads presently serving the site and the general area will experience minimum impact. Pine Ridge Court will experience some impact, but it is anticipated to be minimal since the access drive to the bank is located near the connection to Epps Bridge Parkway.

**Schools**

Impact to schools will be positive by generating an increased positive net tax base without generating more students. There will be favorable initial and ongoing ripple economic impact on the county as a result of this development.

**Schedule**

The petitioners plan to complete the zoning efforts on the subject property in May 2019. The Preliminary Site Plan and Site Development Plans for the development will be submitted for approval by October 2019. Construction of the project infrastructure will commence immediately upon approval of these plans. Construction will require a minimum of 4-6 months to complete. It is anticipated that the total build-out of the project should be completed between April 2020 and May 2020.

**Maintenance of Common Areas**

There are no common areas currently proposed for this development.

**Landscaping and Buffers**

Landscape strips, parking lot buffers, and parking lot tree plantings will be installed in accordance with the Oconee County UDC. Details shall be provided during the site development plans approval stage of the project. A special exception variance has been submitted for a reduction from 50' to 15', along the side and rear property line, for the required buffer between land uses (UDC 806). Any additional required buffers will be illustrated on site development plans or as directed by Oconee County.

**Utilities**

No utility relocations, other than existing onsite service removal/abandonment, are anticipated at this time, however, existing utilities located onsite that do require

relocation during the project construction shall be per the direction of the utility provider. All new utilities are proposed to be underground. Proposed utilities to serve the facility are power, water, sewer, telephone, cable TV & internet access.

### **Garbage Collection**

Garbage collection will be handled by private contract service.

### **Sidewalks**

Concrete sidewalks will be constructed to service the project and provide customer access and circulation. Sidewalks will be installed after building construction and completion of all underground utility service installation for the development.

### **Public & Semi-public Areas**

Access and drainage easements will be dedicated to Oconee County. Additional easements for water, sewer, power, gas, telephone, cable TV & internet access will be dedicated as required for specific utility construction.

### **Outdoor Lighting**

Ornamental or box type light fixtures on metal poles will be installed to illuminate the development for safety and security. Lighting will be oriented inward and downward within the proposed development. A lighting plan will be submitted to the Oconee Planning Department illustrating lighting templates and proposed fixtures. This plan will be reviewed during the site development plans approval stage of the project.

### **Development Valuation**

Proposed estimated total value of the project at completion: \$3,500,000.00

### **Variance**

A Special Exception Variance is requested from UDC Sec. 806 allowing a reduction in the 50 foot required buffer between land uses, from 50' to 15', along the side and rear property line.

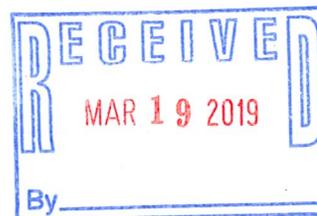
#### **Sec. 1303.03. Standards for special exception variance approval.**

A special exception variance may be granted upon a finding that the relief, if granted:

- a. Would not cause substantial detriment to the public good:

The allowance of the reduction in the buffer will not cause a substantial detriment to the public good because there is no advantage to the public if the buffer exists or not. The intent of the buffer requirement is to shield and buffer adjoining properties and not the public at large.

- b. Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:



The allowance of the reduction in the buffer will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity because the property is located in an area that is trending toward commercial and retail uses. The Epps Bridge Parkway corridor development trends continue as redevelopment from residential to commercial and retail uses or other uses in a manner consistent with the Future Development Map and the Oconee County Comprehensive Plan.

c. Would not diminish and impair property values within the surrounding neighborhood:

The allowance of the reduction in the buffer will not diminish nor impair property values within the surrounding area because the adjacent lots are controlled by absentee landowners. The property has modest value as A-1 single-family residential and R-2 duplexes, but would be have greater value as commercially zoned property.

d. Would not impair the purpose and intent of this Development Code.

The reduction of the buffer makes sense in light of the development trends in the area. The project is intended to serve those individuals living and working in the vicinity. The allowance of the reduction in the buffer does not impair the purpose and intent of the Unified Development Code, but meets the Future Character Area Designation of Regional Center by allowing this type of development as a primary land use.

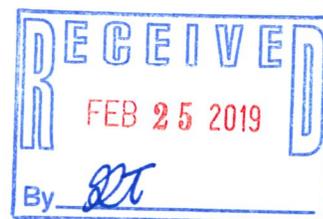


LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying, and being in Oconee County, Georgia, G.M.D. 1331, containing 1.392 acres of land, more or less, and being more particularly described as follows:

Beginning at the mitered right-of-way intersection of the easterly margin of right-of-way of Epps Bridge Road, with the southerly margin of Pine Ridge Court, being the TRUE POINT OF BEGINNING; thence along said miter, and following the right-of-way of Pine Ridge Court, North 72 degrees 04 minutes 21 seconds East, 83.97 feet to a concrete monument; thence South 66 degrees 42 minutes 49 seconds East, 97.58 feet to a point; thence South 66 degrees 42 minutes 49 seconds East, 58.59 feet to a point; thence 86.43 feet along an arc of a curve to the right, said curve having a radius of 100.89 feet, a chord bearing of South 30 degrees 45 minutes 18 seconds East, and a chord distance of 83.81 feet, to a point; thence South 09 degrees 31 minutes 20 seconds East 73.91 feet to a 1/2" rebar; thence leaving said right-of-way, South 80 degrees 32 minutes 50 seconds West, 161.65 feet to a 1/2" rebar; thence South 21 degrees 52 minutes 58 seconds West 60.27 feet to a 1/2" rebar; thence North 54 degrees 05 minutes 37 seconds West 201.53 feet to a point on the easterly right-of-way of Epps Bridge Parkway; thence, along said right-of-way North 25 degrees 14 minutes 13 seconds East 6.88 feet to a concrete monument; thence 93.24 feet along an arc of a curve to the right, said curve having a radius of 7699.44 feet, a chord bearing of North 24 degrees 53 minutes 24 seconds East, and a chord distance of 93.24 feet to a point; thence 59.58 feet along an arc of a curve to the right, said curve having a radius of 7699.44 feet, a chord bearing of North 24 degrees 19 minutes 17 seconds East, and a chord distance of 59.58 feet to a the TRUE POINT OF BEGINNING.

Said tract being lots 7, 8, and 9 on a "Survey for Mike Madden, Vance Snow, & Danny White" by Paul & Evans Land Surveying, Inc., certified by Gregory Evans, GA RLS #2541, dated 06/18/1998, and recorded in Plat Book 30 Page 88, Oconee County Records.

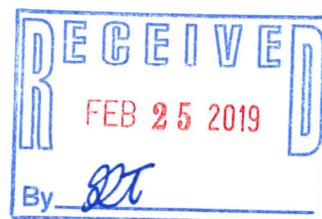


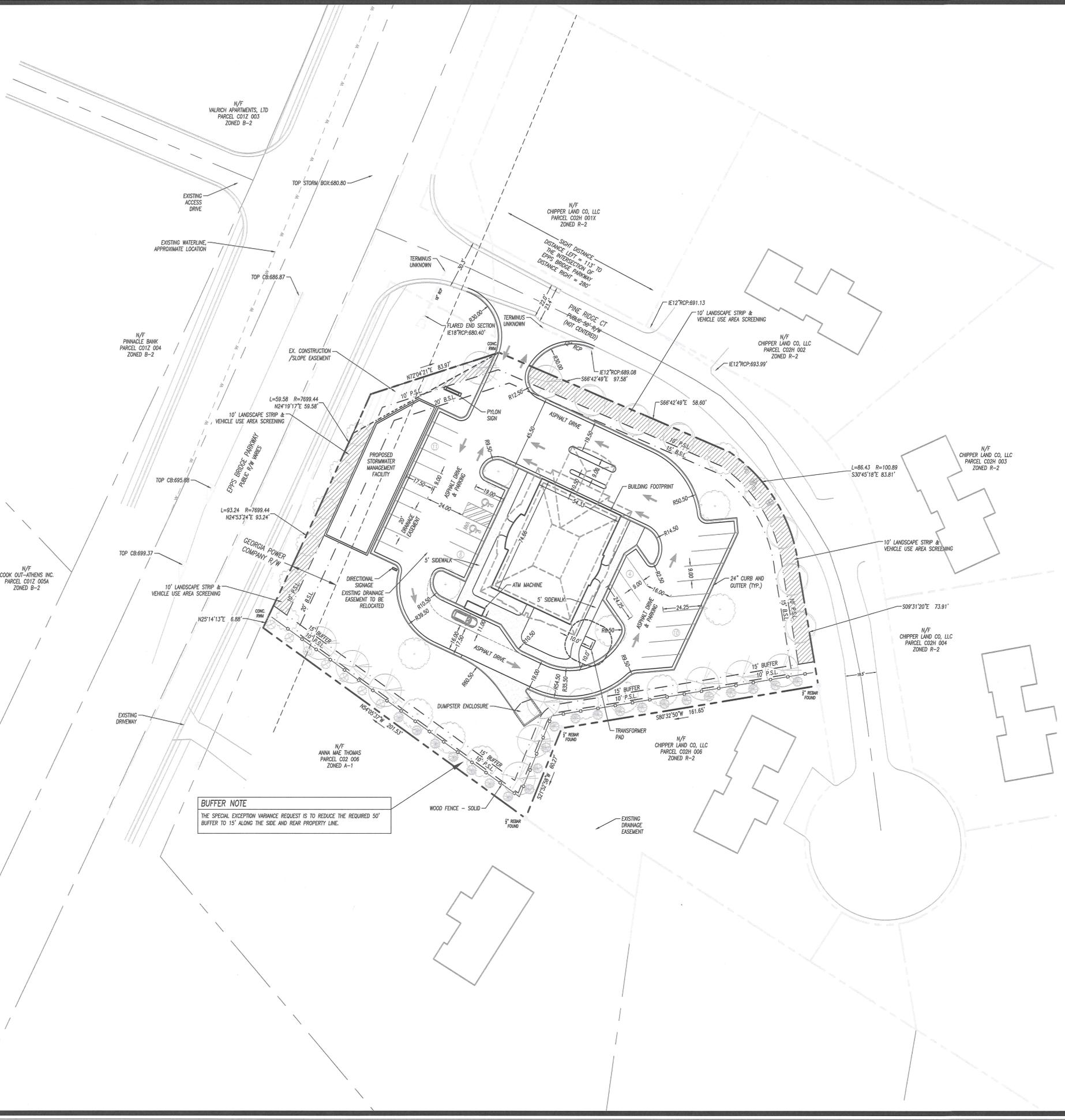
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying, and being in Oconee County, Georgia, G.M.D. 1331, containing 1.392 acres of land, more or less, and being more particularly described as follows:

Beginning at the mitered right-of-way intersection of the easterly margin of right-of-way of Epps Bridge Road, with the southerly margin of Pine Ridge Court, being the TRUE POINT OF BEGINNING; thence along said miter, and following the right-of-way of Pine Ridge Court, North 72 degrees 04 minutes 21 seconds East, 83.97 feet to a concrete monument; thence South 66 degrees 42 minutes 49 seconds East, 97.58 feet to a point; thence South 66 degrees 42 minutes 49 seconds East, 58.59 feet to a point; thence 86.43 feet along an arc of a curve to the right, said curve having a radius of 100.89 feet, a chord bearing of South 30 degrees 45 minutes 18 seconds East, and a chord distance of 83.81 feet, to a point; thence South 09 degrees 31 minutes 20 seconds East 73.91 feet to a 1/2" rebar; thence leaving said right-of-way, South 80 degrees 32 minutes 50 seconds West, 161.65 feet to a 1/2" rebar; thence South 21 degrees 52 minutes 58 seconds West 60.27 feet to a 1/2" rebar; thence North 54 degrees 05 minutes 37 seconds West 201.53 feet to a point on the easterly right-of-way of Epps Bridge Parkway; thence, along said right-of-way North 25 degrees 14 minutes 13 seconds East 6.88 feet to a concrete monument; thence 93.24 feet along an arc of a curve to the right, said curve having a radius of 7699.44 feet, a chord bearing of North 24 degrees 53 minutes 24 seconds East, and a chord distance of 93.24 feet to a point; thence 59.58 feet along an arc of a curve to the right, said curve having a radius of 7699.44 feet, a chord bearing of North 24 degrees 19 minutes 17 seconds East, and a chord distance of 59.58 feet to a the TRUE POINT OF BEGINNING.

Said tract being lots 7, 8, and 9 on a "Survey for Mike Madden, Vance Snow, & Danny White" by Paul & Evans Land Surveying, Inc., certified by Gregory Evans, GA RLS #2541, dated 06/18/1998, and recorded in Plat Book 30 Page 88, Oconee County Records.





**BUFFER NOTE**  
THE SPECIAL EXCEPTION VARIANCE REQUEST IS TO REDUCE THE REQUIRED 50' BUFFER TO 15' ALONG THE SIDE AND REAR PROPERTY LINE.

**SITE COVERAGE DATA**

TOTAL PROJECT ACREAGE: 1.3925 ACRES (60,659.34 SF.)  
 FUTURE ROW: 0.00 ACRES (0.00 SF.)  
 NET SITE ACREAGE: 1.39 ACRES (60,659.34 SF.)

EXISTING LOT COVERAGE: 9,982.89 SF. (16.46% OF SITE)  
 BUILDINGS: 6,384.71 (10.53% OF SITE)  
 PAVING: 2,121.78 (3.50% OF SITE)  
 CONCRETE & SIDEWALKS: 1,478.40 (2.43% OF SITE)

PROPOSED LOT COVERAGE: 27,868.69 SF. (45.94% OF NET SITE)  
 BUILDINGS: 4,180.85 SF. (6.89% OF NET SITE)  
 PAVING: 20,790.85 SF. (34.27% OF NET SITE)  
 SIDEWALKS & CONCRETE AREAS: 2,896.99 SF. (4.78% OF NET SITE)

TOTAL LANDSCAPE AREA: 32,790.65 SF (54.06% OF NET SITE)

**LANDSCAPING REQUIREMENTS:**

1 LARGE TREE REQUIRED / 3,600 SF. OF VEHICLE USE AREA  
 20,790.85 SF. / 3,600 SF. = 5.78 REQUIRED  
 6 PROPOSED

1 LARGE TREE REQUIRED / 40 LF. OF LANDSCAPE STRIP  
 478.65 LF. / 40 LF. = 11.97 REQUIRED  
 12 PROPOSED

A 3' EVERGREEN HEDGE IS PROPOSED WHERE PARKING IS ADJACENT TO THE ROAD RIGHT OF WAY.

**PARKING DATA**

REQUIRED PARKING: 31 SPACES  
 BANK = 4 SPACES/1,000 SF. GROSS FLOOR AREA  
 (4,181/1,000)M = 18.72 MINIMUM REQUIRED SPACES  
 OFFICES-GENERAL = 3.5 SPACES/1,000 SF. OF GROSS FLOOR AREA  
 (4,080/1,000)\*3.5 = 14.28 MINIMUM REQUIRED SPACES

PROPOSED PARKING: 31 SPACES  
 STANDARD SURFACE: 20 (9'X19', 2 OF THOSE ARE HANDICAP ACCESSIBLE)  
 REDUCED SURFACE: 11 (9'X17.5')

**BUILDING DATA**

PROPOSED BUILDING AREA: 8,280.85 SF.  
 FIRST FLOOR = 4,180.85 SF.  
 SECOND FLOOR = 4,080.00 SF.  
 PROPOSED CANOPY AREA: 810.22 SF.

PROPOSED BUILDING HEIGHT: <40'

**SIGHT DISTANCE**

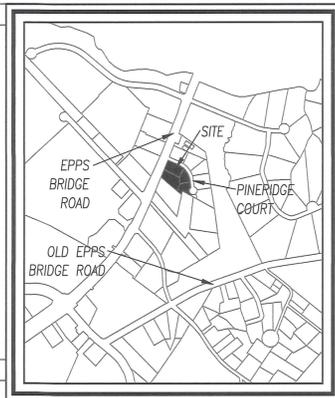
PINE RIDGE COURT (NO POSTED SPEED)  
 DISTANCE RIGHT = 113' TO THE INTERSECTION OF EPPS BRIDGE PARKWAY  
 DISTANCE LEFT = 280'

**SERVICE PROVIDERS**

WATER: OCONEE COUNTY PUBLIC UTILITY DEPARTMENT  
 SANITARY SEWER: OCONEE COUNTY PUBLIC UTILITY DEPARTMENT  
 ELECTRIC: WALTON EMC  
 COMMUNICATION: AT&T ATHENS & CHARTER COMMUNICATIONS  
 GAS: ATLANTA GAS LIGHT COMPANY  
 SOLID WASTE: BY PRIVATE CONTRACT

**SITE DRAINAGE**

CONCRETE CURBS AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.



**VICINITY MAP**  
SCALE: 1" = 1,000'

**PROJECT DATA**

PROPERTY OWNER: DANNY WHITE  
 190 IDYLWOOD DRIVE  
 ATHENS, GEORGIA 30605  
 ATTN: DAVID ELLISON, 706-543-7700

AUTHORIZED AGENT: WILLIAMS & ASSOCIATES, LAND PLANNERS, P.C.  
 2470 DANIELLS BRIDGE RD., SUITE 161  
 ATHENS, GA 30606  
 706.310.0400

PHYSICAL ADDRESS: 1000, 1010, & 1030 PINE RIDGE COURT  
 TAX PARCEL: #C02H 007, C02H 008, & C02H 009,  
 PARCELS TO BE RECOMBINED UPON APPROVAL OF REZONE.  
 TOTAL PROJECT ACREAGE: 1.3925 ACRES (60,659.34 SF.)  
 CONTOUR INTERVAL: 2' FIELD RUN TOPO BY W&A ENGINEERING DATED 03/27/2019.  
 BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A W&A ENGINEERING RECOMBINATION & TOPOGRAPHIC SURVEY FOR LOTS 7, 8, & 9 - PINE RIDGE COURT, DATED 03/27/2019.

EXISTING ZONING: R-2  
 PROPOSED ZONING: B-1

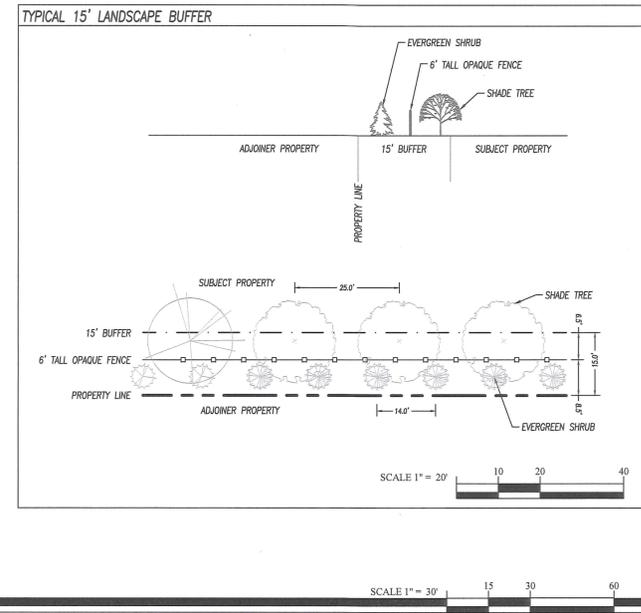
EXISTING USE: RENTAL DUPLEXES  
 PROPOSED USE: BANK AND GENERAL OFFICE

FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13219C00650, WITH AN EFFECTIVE DATE OF 09/02/05, FOR COMMUNITY PANEL NUMBER 1304350650, OCONEE COUNTY, GEORGIA.

THERE ARE NO STATE WATERS ONSITE, NOR WITHIN 200' OF THE SITE.  
 THERE ARE NO WETLANDS DELINEATED ON SITE.

**REZONE CONCEPT PLAN NOTES**

- DIMENSIONS ARE SHOWN TO THE EDGE OF PAVEMENT OR FACE OF CURB, IF PRESENT, UNLESS OTHERWISE NOTED. BUILDING MEASUREMENTS ARE TO OUTSIDE FACE.
- ALL CURB RADII ARE TO BE 4.5' UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- ANY SIGNS FOR THE PROJECT WILL REQUIRE SEPARATE PERMIT. DETAILS OF SIGN DESIGN, SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE OCONEE COUNTY CODE ENFORCEMENT AND PLANNING OFFICES FOR REVIEW AND APPROVAL PRIOR TO ERECTION.
- ALL SIGNS SHALL BE IN COMPLIANCE WITH THE OCONEE COUNTY UDC AT THE TIME THE PERMITS ARE REQUESTED.
- ALL UTILITIES ARE APPROXIMATELY LOCATED.
- ALL PROPOSED UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.
- STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.



**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

**EPPS BRIDGE FINANCIAL**

OCONEE COUNTY, GEORGIA

1000, 1010, & 1030 PINE RIDGE COURT - 1.3925 ACRES

DATE: 02.13.2019

**REVISIONS**

| DATE     | COMMENT            |
|----------|--------------------|
| 03/19/19 | Per OCPD Comments. |
| 03/27/19 | Per OCPD Comments. |

Know what's below. Call before you dig.

**FOR REVIEW ONLY**

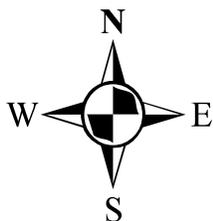
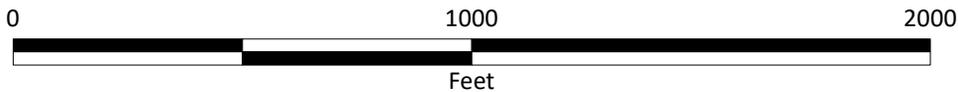
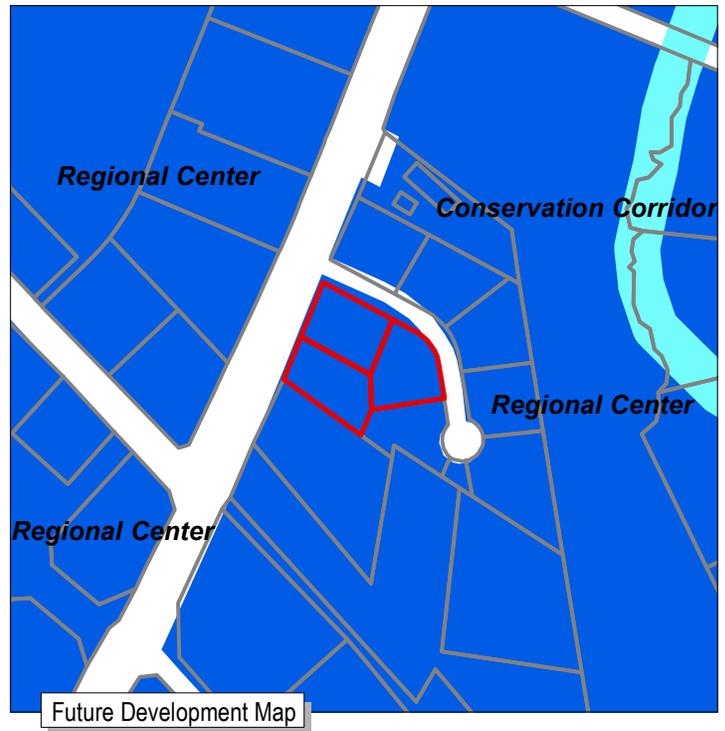
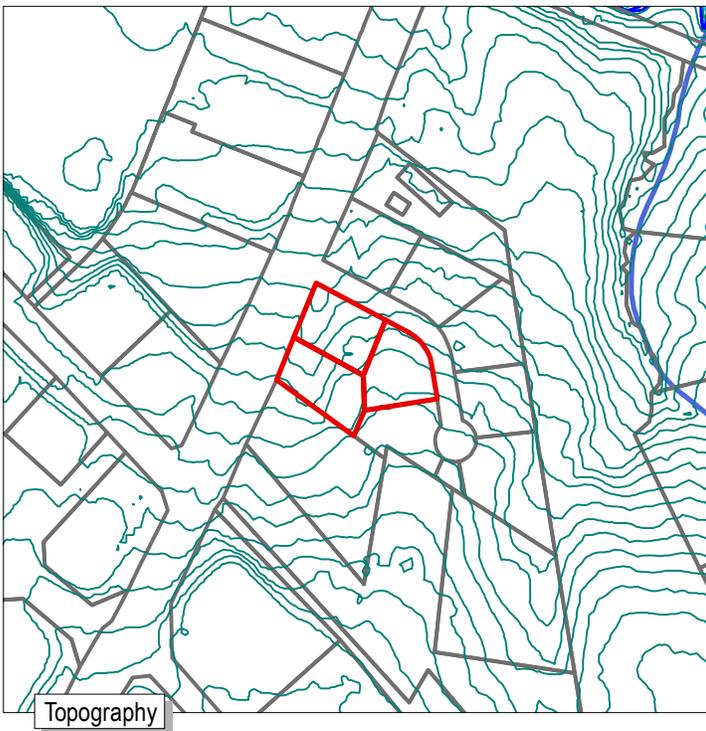
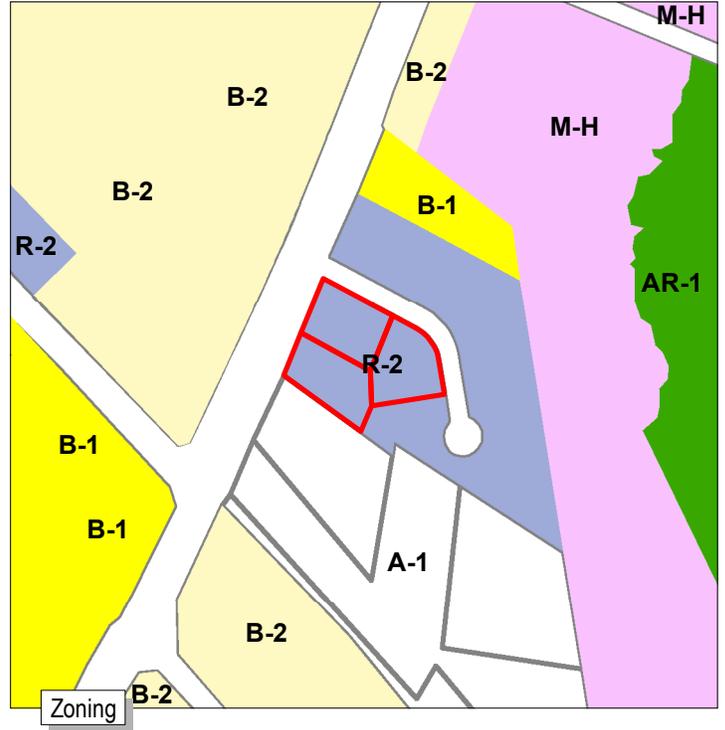
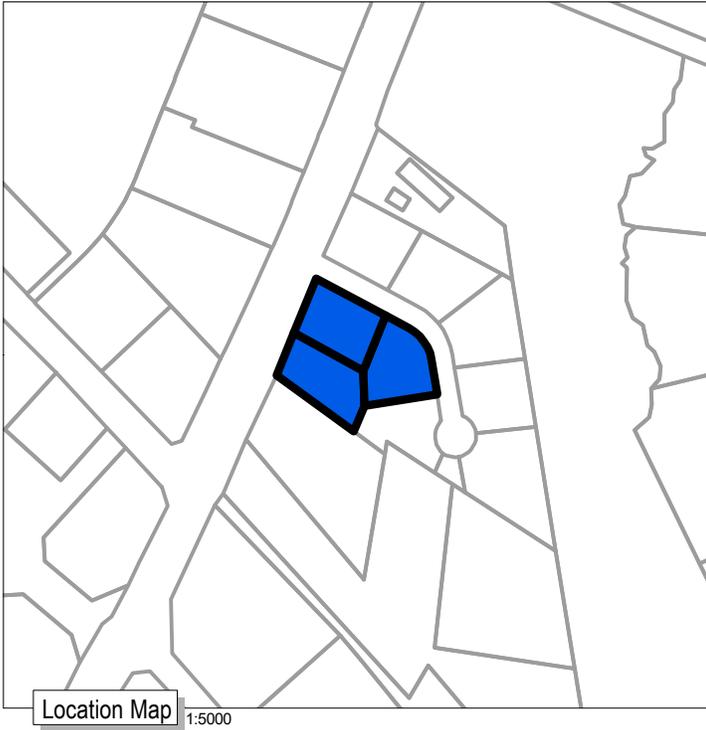
19023

VARIANCE CONCEPT PLAN

**SEV01**

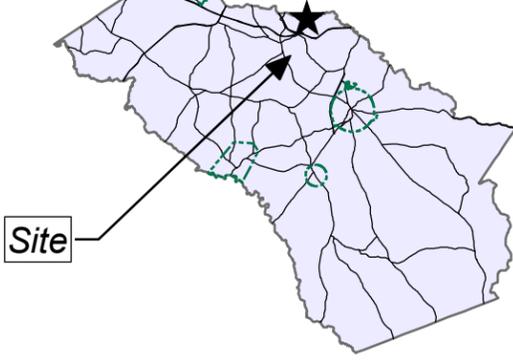


# Variance #7736 - Danny White Site Review



1:5000

Vicinity Map



Site

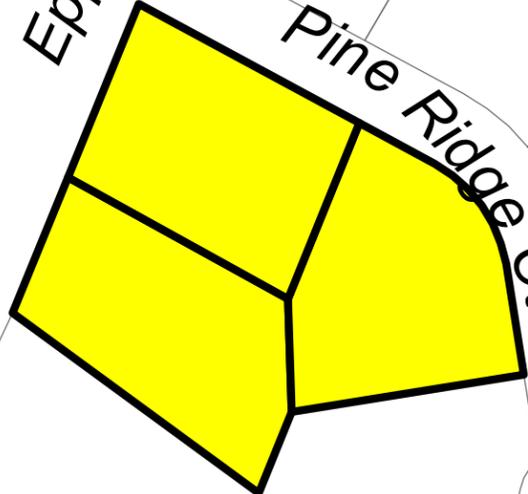
**Tax Parcel #'s**  
**C-02H-007**  
**C-02H-008**  
**C-02H-009**

Jordan Dr

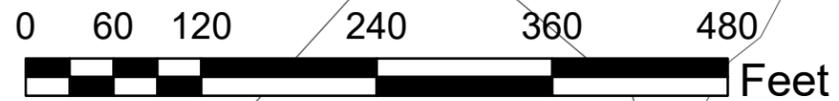
Epps Bridge Pkwy

Pine Ridge Ct

Epps Bridge Pkwy



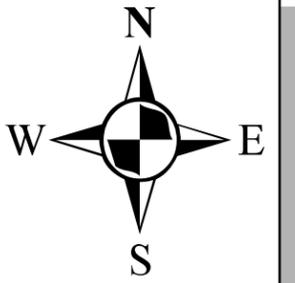
**1:1,500**



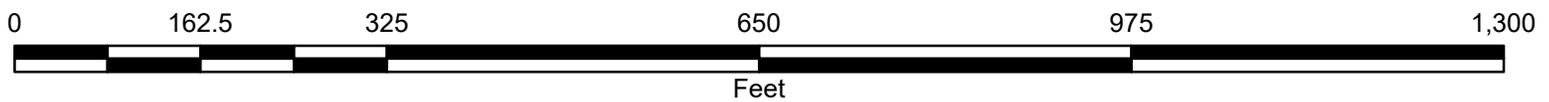
Feet

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

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



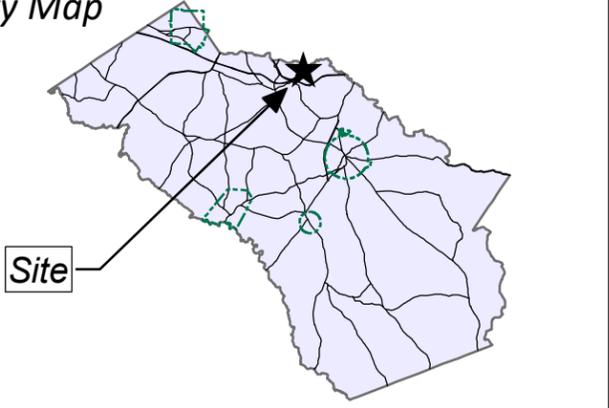
# Variance #7736 Aerial View



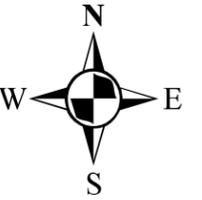
1:2,000



Vicinity Map



# Oconee County Planning Department



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

