

**SPECIAL USE APPROVAL
OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting Special Use Approval, as provided by the Unified Development Code of Oconee County, Georgia, pursuant to Article 12, Division I et seq.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for a change in conditions of approval for Special Use no. P20-0106, submitted by Adam and Jill Hardigree, on May 21, 2020 requesting Special Use Approval on a ±2.9 acre tract of land located south of Maxey Road and west of Sunshadow Lane in the 239th G.M.D., Oconee County, Georgia, tax parcel no. A-05-0281B, on property owned by Adam and Jill Hardigree, the Board of Commissioners of Oconee County does hereby grant following:

SECTION 1. A Resolution granting Special Use Approval for the property described above and on the attached Exhibit A is hereby granted for a landscaping services business.

Said Special Use Approval 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 Resolution be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Resolution.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

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

Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on July 20, 2020, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on August 4, 2020.

ADOPTED AND APPROVED, this 4th day of August, 2020.



ATTEST:

Kathy Hayes
Clerk, Board of Commissioners

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

Vacant, Member

Mark Saxon, Member

EXHIBIT "A" TO SPECIAL USE APPROVAL #P20-0106

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CONDITIONS

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code

TAX MAP




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LEGAL DESCRIPTION

All that tract or parcel of land being in G.M.D. 239 of Oconee County, Georgia and being more particularly described as follows:

Beginning At The Intersection Of The Westerly Right-Of-Way Line Of Sunshadow Lane (60' Right-Of-Way) And The Southerly Right-Of-Way Line Of Maxey Road (80' Right-Of-Way); Thence Following The Right-Of-Way Of Sunshadow Lane S 29°30'02" E A Distance Of 50.36' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 143.21', With A Radius Of 128.90', With A Chord Bearing Of S 57°55'06" E, With A Chord Length Of 135.96', To A Point; Thence S 87°38'35" E A Distance Of 59.88' To A Point; Thence With A Curve Turning To The Right With An Arc Length Of 51.42', With A Radius Of 66.48', With A Chord Bearing Of S 70°11'38" E, With A Chord Length Of 50.15', To A Point; Thence S 43°56'04" E A Distance Of 75.59' To A Point; Thence With A Curve Turning To The Left With An Arc Length Of 184.28', With A Radius Of 214.58', With A Chord Bearing Of S 72°16'56" E, With A Chord Length Of 178.67', To A Point; Thence N 85°34'07" E A Distance Of 93.25' To A Point; Thence With A Curve Turning To The Right With An Arc Length Of 60.74', With A Radius Of 45.94', With A Chord Bearing Of S 55°35'07" E, With A Chord Length Of 56.41', To A Point; Thence S 08°00'59" E A Distance Of 113.02' To A Point; Thence Leaving Said Right-Of-Way S 56°36'22" W A Distance Of 302.69' To A Point; Thence S 56°51'34" W A Distance Of 29.96' To A Point; Thence N 35°20'15" W A Distance Of 274.95' To A Point; Thence N 30°21'27" W A Distance Of 390.25' To A Point Along The Right-Of-Way Of Maxey Road; Thence Following Said Right-Of-Way N 72°48'02" E A Distance Of 9.57' To A Point; Which Is The Point Of Beginning,

Having An Area Of 125726.6 Square Feet, 2.886 Acres

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NARRATIVE

**Special Use Narrative
Adam and Jill Hardigree
North Georgia Lawn Experts, Inc.
1064 Sunshadow Lane, Bishop, GA 30621**

Dear Oconee County BOC,

Adam and Jill Hardigree are applying for a special use variance in order to operate a landscaping business, North Georgia Lawn Experts, Inc., on an AG-zoned property that is less than 3 acres in size. The property is currently 2.89 acres in size. The special use is needed in order to bring the property into compliance with current regulations of the unified development code.

North Georgia Lawn Experts has been in business for over 15 years and has been servicing Oconee County and other surrounding counties with lawn maintenance and sod, mulch, and plant installs. The house and shop/garage were constructed on the property in November 2016-May 2017 which was before the regulations of being on 3 acres was required.

There should be no affect to surrounding properties as all landscaping equipment, except for work trucks, are stored inside the shop/garage. Work trucks are parked in the gravel area that is behind and to the left of the shop/garage. There is a concrete pad in the back left corner of the gravel parking area behind the shop/garage that is used to temporarily store excess mulch/plants/rocks. The shop/garage, concrete pad, and gravel parking area are surrounded by undisturbed vegetation, including trees, on 3 sides which help as sound and visual buffers. To our knowledge, all adjacent land surrounding the property are zoned AG and are used as residential.

Operating hours are generally from 7:30am to 4:00-5:00pm Monday through Friday with an occasional Saturday operation. There are typically only 1-3 cars parked at the shop during the day that belong to employees of the business. There should be minimal impacts to local traffic as the trucks leave around 7:30 each morning and arrive back to the shop between 4:00 and 5:00. The driveway to the shop is the first driveway on the right side of the road so the trucks are not on the road for very long after exiting the driveway and returning to the driveway. On average, the employees only make 2 vehicle trips to the property daily-once in the morning to arrive to work and then once in the afternoon to go home. The work vehicles also only make 2 vehicle trips daily-once in morning to depart for work and once in the afternoon to return back to the shop. There is an occasional time that a truck may need to return back to the shop during working hours to drop off or pick up equipment. On average, this may occur once a week.

The standards of UDC Sec. 328 will be met by having equipment and vehicle storage more than 100 feet from existing residences that surround the property. The closest residence is currently more than 140 feet away from the gravel parking area, concrete pad, and shop/garage. The gravel parking area for work trucks and employee vehicles as well as the concrete pad are all located on the back right side of the property and are screened from public streets and other residences by natural vegetation and trees and the shop/garage itself. There are less than 5 vehicles parked in the gravel parking area at any given time, including work trucks that are not in use.

Thank you for your consideration,

*Adam Hardigree
Jill Hardigree*

Adam and Jill Hardigree
North Georgia Lawn Experts, Inc
1064 Sunshadow Lane
Bishop, GA 30621
706-614-0440
770-713-4946

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PLAT




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CONCEPT PLAN



**Planning and Code Enforcement Department
Oconee County, Georgia
STAFF REPORT**

SPECIAL USE CASE NO. P20-0106

DATE: July 7, 2020

STAFF REPORT BY: Grace Tuschak, Senior Planner

APPLICANT NAME: Adam and Jill Hardigree

PROPERTY OWNER: Adam and Jill Hardigree

LOCATION: Tax parcel A-05-028IB, south of Maxey Road and west of Sunshadow Lane

PARCEL SIZE: \pm 2.9 acres

EXISTING ZONING: AG (Agricultural District)

2040 CHARACTER AREAS MAP: Country Estates



EXISTING LAND USE: Residential, landscaping services business

SPECIAL USE REQUESTED: Landscaping services business on AG-zoned property less than three acres in size

STAFF RECOMMENDATION: Staff recommends conditional approval of this request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: July 20, 2020

BOARD OF COMMISSIONERS: August 4, 2020

ATTACHMENTS:

Application
Narrative
Special Use Impact Analysis
Aerial Imagery
Zoning Map
Future Development Map
Plat of Survey
Concept Plan

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The subject property has been zoned AG (Agricultural District) since the original adoption of the zoning map in 1968
- A landscaping services business has been in operation on the property since 2017
- On 05/07/2019, the UDC was amended to allow landscape services by right in the AG zoning district on properties three acres or larger. Prior to this change, a special use permit was required for all landscaping businesses in AG regardless of property size; this UDC amendment had no effect on the subject property or on the present request.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single family residential	AG (Agricultural District)
SOUTH	Single family residential	AG (Agricultural District)
EAST	Single family residential	AG (Agricultural District)
WEST	Single family residential	AG (Agricultural District)

PROPOSED SPECIAL USE

- The applicant is requesting a special use permit to operate a landscaping services business on an AG-zoned property less than three acres in size. This special use permit would bring the applicant's existing landscape services business into compliance with the UDC.

PUBLIC FACILITIES

Water:

- The property is currently served by a private well
- No County water service is proposed to serve the special use

Sewer:

- The property is currently served by a private septic system
- No County sewer service is proposed to serve the special use

Roads:

- One driveway currently exists off of Sunshadow Lane, no new access points are proposed

TRAFFIC PROJECTIONS

- The landscaping services business has been in operation for several years on the property. Minimal traffic is generated by the existing business and no increase in traffic is projected as part of this request

ENVIRONMENTAL

- No 100-Year Flood Plain, Jurisdictional Wetlands, or State Waters are known to exist on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

Water Resources Department:

- No comments

Public Works Department:

- No comments

Fire Department:

- No comments

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR SPECIAL USE CONSIDERATION” AS SET FORTH IN SECTION 1207.02 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE.

A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?

The AG zoning district is intended to “preserve prime agricultural areas, allow mini farm estates where appropriate, and discourage the subdivision of land into suburban development which requires significant increases in public services such as schools, fire protection, transportation improvements, or waste disposal” (UDC Sec. 205.01). The proposed use should neither affect the rural character of the local area, nor encourage suburban development, nor increase the need for public services. Staff holds that the proposed landscaping services business is consistent with the stated purpose of the AG zoning district.

B. Is the proposed special use compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan?

The Future Land Use Map designates the subject property with a character area of Country Estates. The 2018 Comprehensive Plan describes this Character Area as “a transition between the more rural areas of the county and traditional suburban residential development and provides an ‘edge’ between the urban and rural fringe” (p. 34). Residentially-compatible agricultural activities are listed as a primary compatible land use for this Character Area and staff holds that the proposed special use is compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan.

C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?

The majority of surrounding area is currently in use for single family residential or agricultural purposes and the existing landscaping services business is not anticipated to interfere with the normal and orderly development of surrounding property.

D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?

A desirable pattern of development for the general area is considered to be low-density residential and agricultural. Staff holds that the landscaping services business is a residentially-compatible agricultural use and is consistent with a desirable pattern of development for the locality in general.

E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?

Given the limited traffic generated by the landscape business (see applicant’s narrative statement), staff holds that Maxey Road and Sunshadow Lane should be adequate to serve the proposed special use.

F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?

Given the limited traffic generated by the landscape business, the driveway along Sunshadow Lane should be adequate to provide for traffic and pedestrian safety and access by emergency vehicles.

G. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?

No County sewer capacity or water service is requested as part of the special use. No impacts on local schools and minimal impact on police and fire protection services is expected. Staff holds that public facilities should be adequate to serve this special use.

H. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, and odor?

All areas designated for parking and loading are screened by the existing tree line which should adequately protect nearby properties from adverse effects. Staff notes that the subject property is in compliance with UDC Section 328, Landscape Services, which addresses screening requirements for landscaping services located in AG.

I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?

The primary hours of operation of the landscaping business are typical Monday-Friday business hours, with occasional Saturday operations and no evening operations. Staff holds that the hours and manner of operation should have no adverse effects on nearby properties.

J. Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?

No new buildings or other structures are proposed on the subject property. The existing garage currently used for the landscape business is compatible with the height, size, and location of buildings and structures on neighboring properties.

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 approval of the present special use request subject to the following conditions to be fulfilled at the owner/developer's expense:

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.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

Rezoning from: _____ to _____ Change in Conditions of Approval for Case #: _____

Special Use Approval for: Landscape Business in the AG Zoning District

Applicant

Name: Adam Hardigree
 Address: 1064 Sunshadow Lane
Bishop, GA 30621
(No P.O. Boxes)

Telephone: 706-614-0440
 Email: jillhardigree@gmail.com

Applicant is (check one): the Property Owner Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: Adam Hardigree Date: 5-18-2020 Notarized: Tommy C. Malcolm

Property Owner

Name: Adam and Jill Hardigree
 Address: 1064 Sunshadow Lane
Bishop, GA 30621
(No P.O. Boxes)

Telephone: 706-614-0440

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: Adam Hardigree Date: 5-18-2020 Notarized: Tommy C. Malcolm

Property

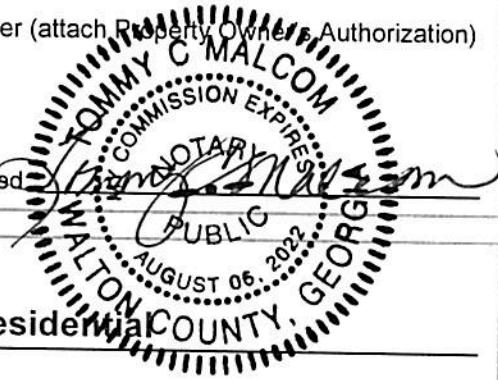
Location: 1064 Sunshadow Lane
(Physical Description)
Bishop, GA 30621

Tax Parcel Number: A-05-0281B
 Size (Acres): 2.9 Current Zoning: AG

Use

Current Use: Residential
 Proposed Use: Residential and landscaping business

Future Development Map—Character Area Designation: County Estates



Attachments (check all that apply)

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

For Oconee County Staff Use Only

Application Date Received: _____ Date Accepted: _____
 DRI Transmitted to RDC Date: _____ N/A
 Date Submitted: _____ Findings Complete
 Posted: _____ Ad: _____ Ad: _____
 Application Withdrawn Date: _____

Action	APPLICATION NUMBER	_____	
	Planning Commission	Date: _____	
	<input type="checkbox"/> Approval	<input type="checkbox"/> With Conditions	<input type="checkbox"/> Denial
	Board of Commissioners	Date: _____	
	<input type="checkbox"/> Approved	<input type="checkbox"/> With Conditions	<input type="checkbox"/> Denied

**Special Use Narrative
Adam and Jill Hardigree
North Georgia Lawn Experts, Inc.
1064 Sunshadow Lane, Bishop, GA 30621**

Dear Oconee County BOC,

Adam and Jill Hardigree are applying for a special use variance in order to operate a landscaping business, North Georgia Lawn Experts, Inc., on an AG-zoned property that is less than 3 acres in size. The property is currently 2.89 acres in size. The special use is needed in order to bring the property into compliance with current regulations of the unified development code.

North Georgia Lawn Experts has been in business for over 15 years and has been servicing Oconee County and other surrounding counties with lawn maintenance and sod, mulch, and plant installs. The house and shop/garage were constructed on the property in November 2016-May2017 which was before the regulations of being on 3 acres was required.

There should be no affect to surrounding properties as all landscaping equipment, except for work trucks, are stored inside the shop/garage. Work trucks are parked in the gravel area that is behind and to the left of the shop/garage. There is a concrete pad in the back left corner of the gravel parking area behind the shop/garage that is used to temporarily store excess mulch/plants/rocks. The shop/garage, concrete pad, and gravel parking area are surrounded by undisturbed vegetation, including trees, on 3 sides which help as sound and visual buffers. To our knowledge, all adjacent land surrounding the property are zoned AG and are used as residential.

Operating hours are generally from 7:30am to 4:00-5:00pm Monday through Friday with an occasional Saturday operation. There are typically only 1-3 cars parked at the shop during the day that belong to employees of the business. There should be minimal impacts to local traffic as the trucks leave around 7:30 each morning and arrive back to the shop between 4:00 and 5:00. The driveway to the shop is the first driveway on the right side of the road so the trucks are not on the road for very long after exiting the driveway and returning to the driveway. On average, the employees only make 2 vehicle trips to the property daily-once in the morning to arrive to work and then once in the afternoon to go home. The work vehicles also only make 2 vehicle trips daily-once in morning to depart for work and once in the afternoon to return back to the shop. There is an occasional time that a truck may need to return back to the shop during working hours to drop off or pick up equipment. On average, this may occur once a week.

The standards of UDC Sec. 328 will be met by having equipment and vehicle storage more than 100 feet from existing residences that surround the property. The closest residence is currently more than 140 feet away from the gravel parking area, concrete pad, and shop/garage. The gravel parking area for work trucks and employee vehicles as well as the concrete pad are all located on the back right side of the property and are screened from public streets and other residences by natural vegetation and trees and the shop/garage itself. There are less than 5 vehicles parked in the gravel parking area at any given time, including work trucks that are not in use.

Thank you for your consideration,

Adam Hardigree
Jill Hardigree

Adam and Jill Hardigree
North Georgia Lawn Experts, Inc
1064 Sunshadow Lane
Bishop, GA 30621
706-614-0440
770-713-4946

Special Use Impact Analysis
Adam and Jill Hardigree
1064 Sunshadow Lane, Bishop, GA 30621

1. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?

The special use will be consistent with the compatible secondary land uses including semi-public and institutional uses for the AG zoned Country Estates property.

2. Is the proposed special use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?

The proposed Special Use is compatible with the overall goals and objectives of the Comprehensive Plan. The property will house a landscaping business that services many residents of Oconee County helping with upkeep of their yards and property.

3. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?

The proposed special use will not impede the normal and orderly development or uses predominately in the area. There is no interference with outside properties. The property is outlined by a thick layer of trees except for the entry way which acts as a boundary from surrounding properties.

4. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?

The proposed Special Use is consistent with a desirable pattern of development for the locality in general. The house and shop that are located on the property are farmhouse style and landscaping is done professionally. All equipment and trucks used for the landscaping business are stored where they are not visible from the road.

5. Is or will the type of street providing access to the use be adequate to serve the proposed special use?

The street providing access to the property is adequate to serve the proposed special use. The property has the first driveway on the right side of the road so the time spent on the street by the work trucks is minimal.

6. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?

The access into and out of the property is adequate for traffic and pedestrian safety, the anticipated volume of traffic flow and access by emergency vehicles. As stated above, the property has the first driveway on the right side of the road so work trucks spend minimal time on the access street. The business runs 2-3 work trucks during operational hours and has 1-3 vehicles that belong to employees that arrive daily to the site.

7. Are or will public facilities such as schools, water or sewer utilities, and police or fire protections be adequate to serve the special use.

The property has a personal well and personal septic system which do not impact public utilities. Schools are not affected by the special use. Police and fire protections are adequate to serve the special use.

8. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?

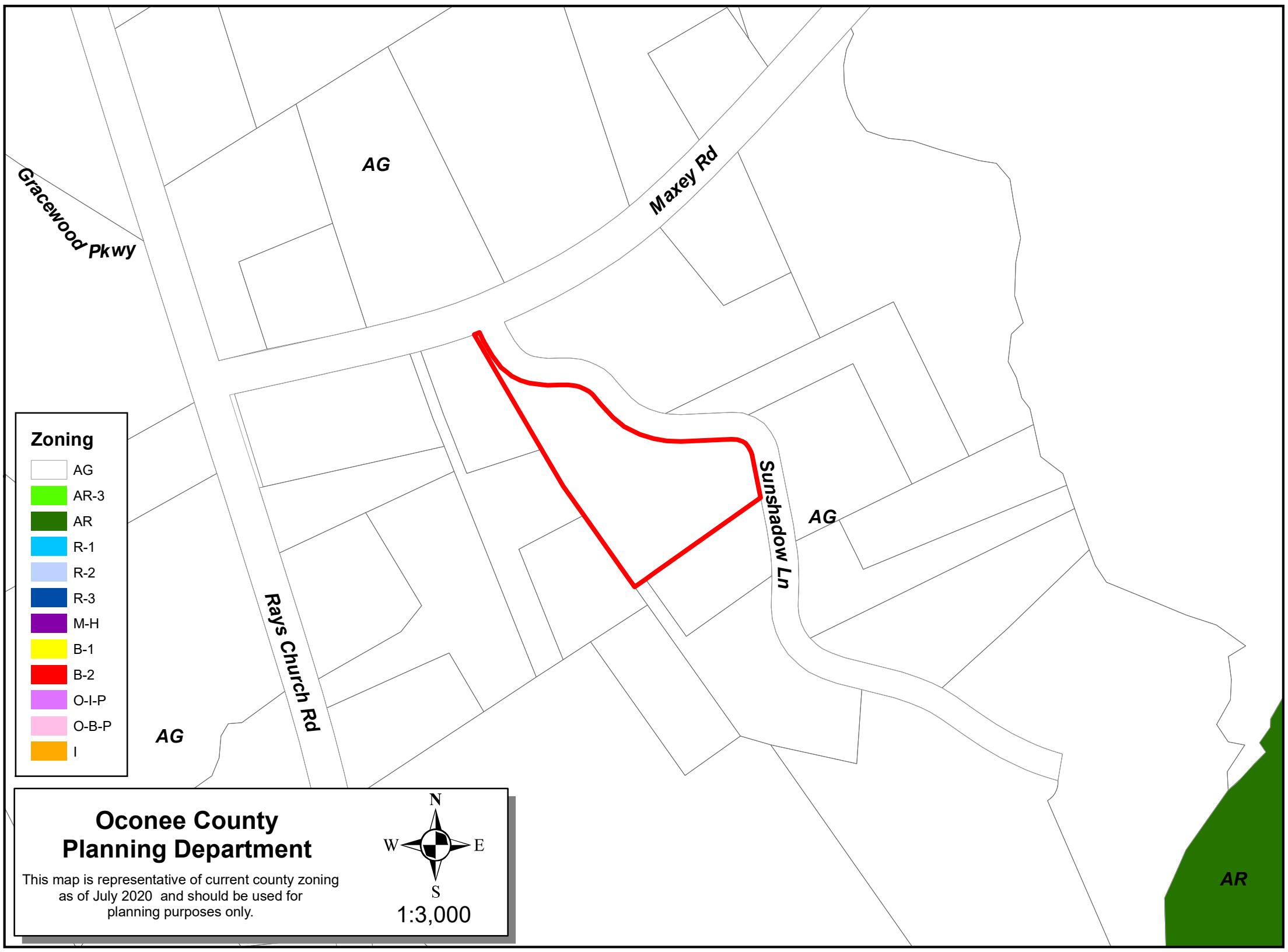
Parking and loading areas on the property are screened by a boundary of grown trees which help buffer noise and keeps the visibility of equipment and work trucks to a minimum.

9. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?

The hours and manner of operation of the special use will not have any adverse effects on other properties in the area. Operating hours are generally from 7:30am-4:00-5:00pm Monday through Friday with an occasional Saturday. The operations of the business occur outside of the property.

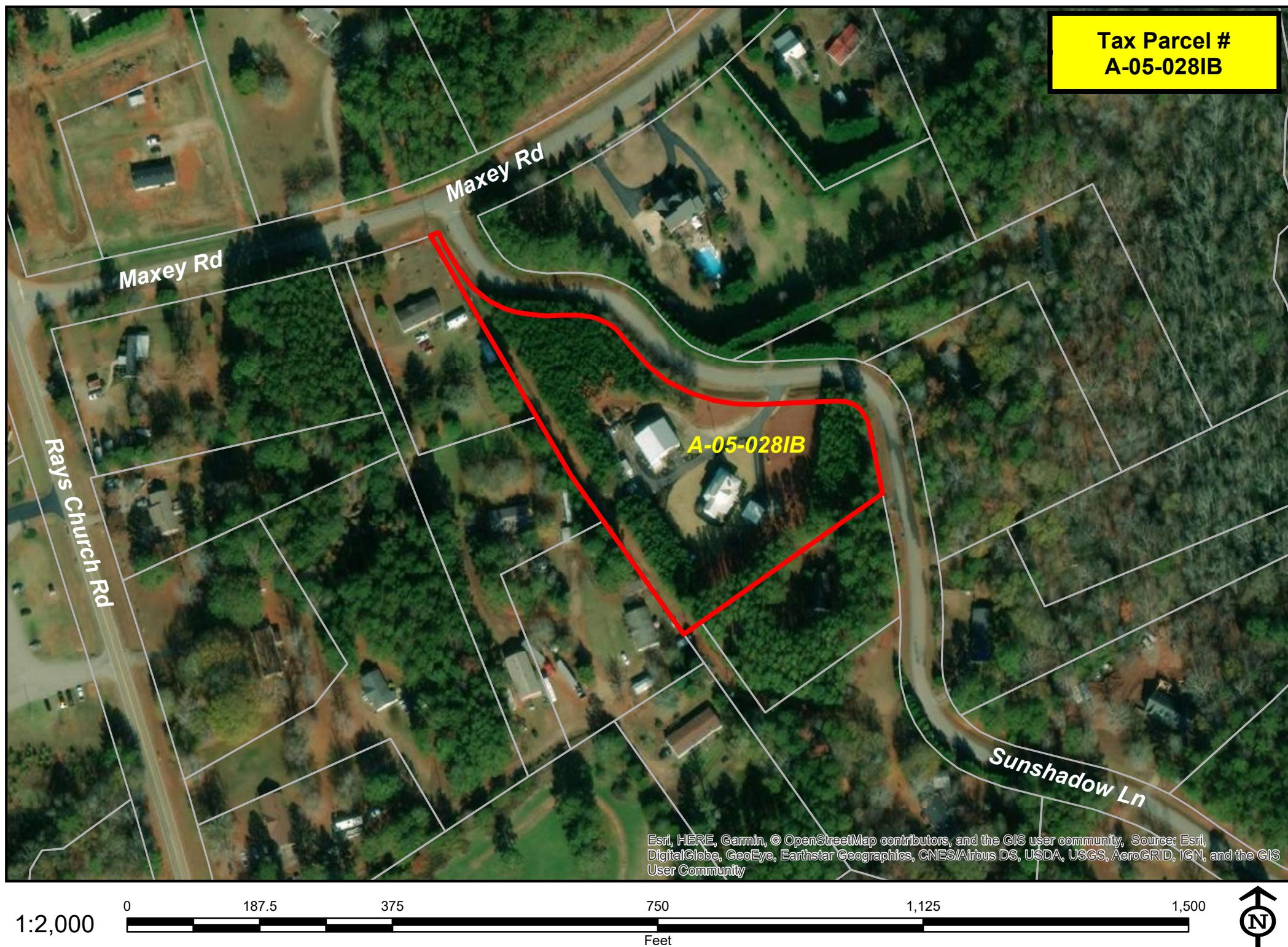
10. Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?

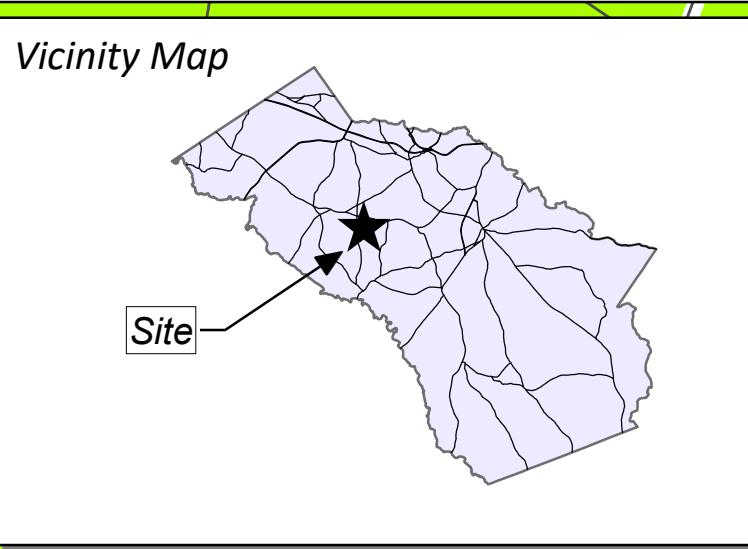
The height, size, and location of the buildings or structures on the property are compatible with the height, size or location of buildings or structures on neighboring properties. The shop that houses the business is a custom built, 2,000sq ft building that is the same farmhouse style as the house that is on the property. The shop is compatible to other visible shops that are on neighboring properties.



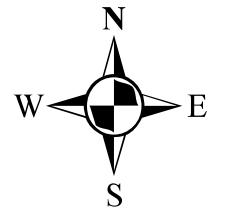
Special Use # P20-0106 - Hardigree

Tax Parcel #
A-05-028IB



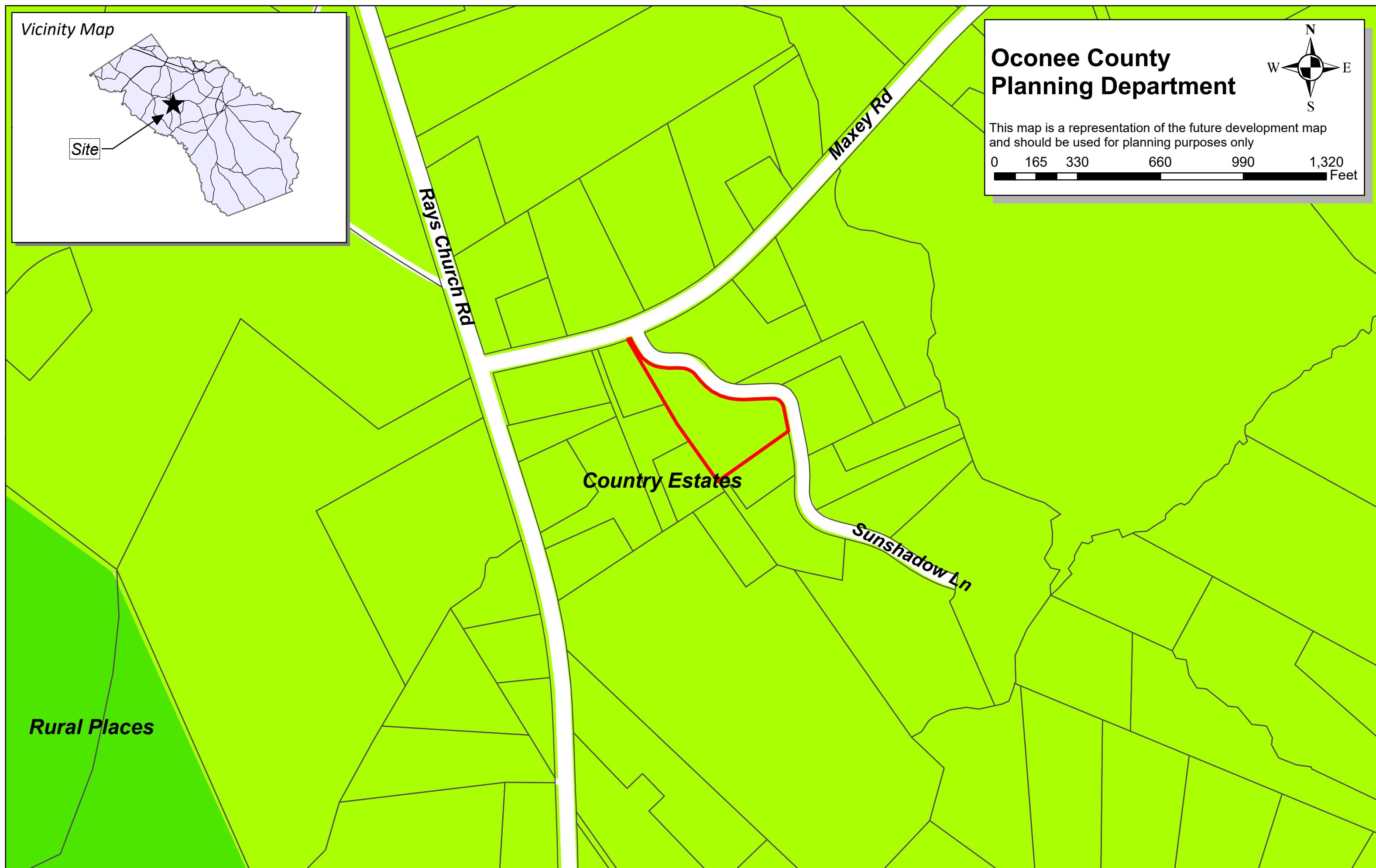


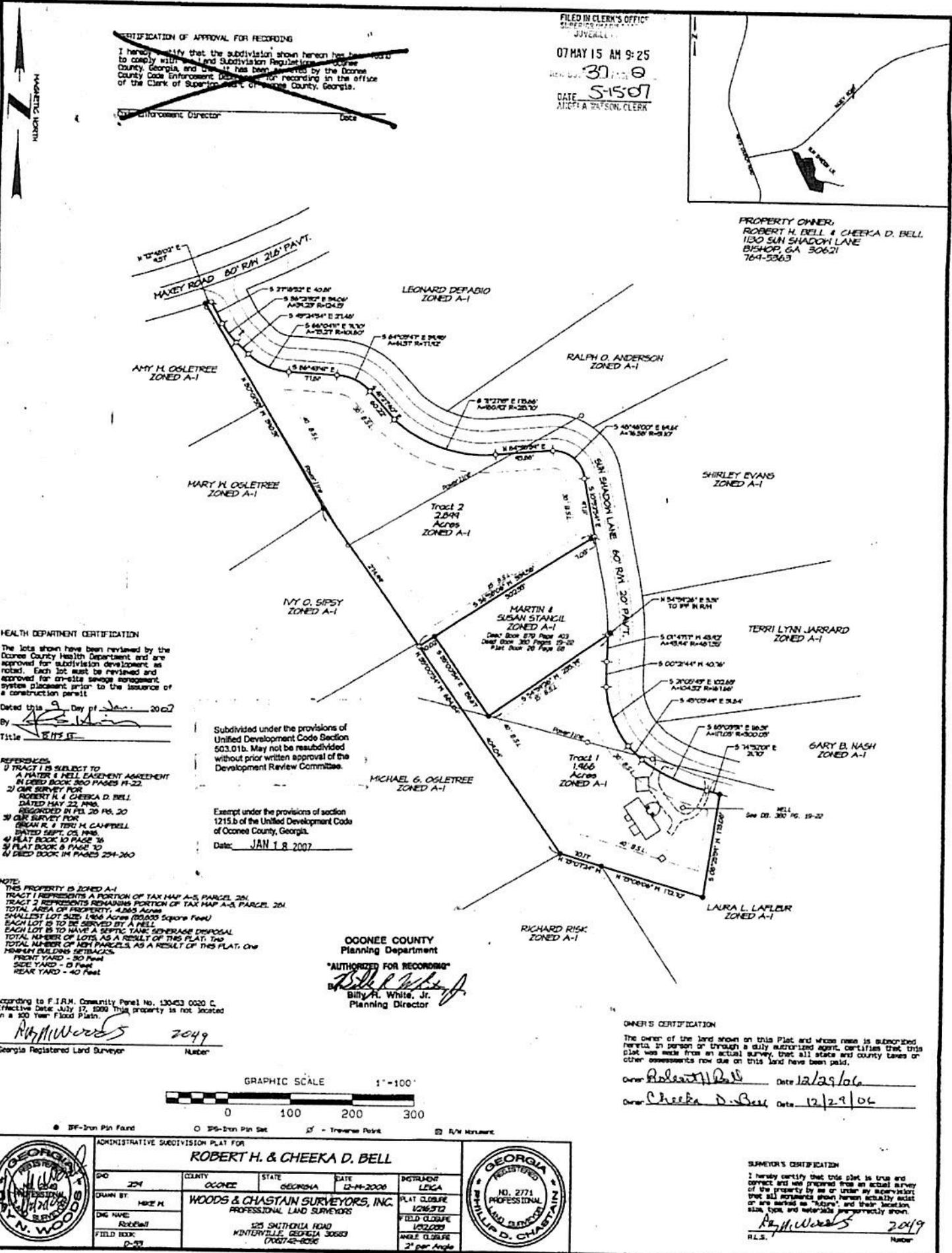
Oconee County Planning Department



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

0 165 330 660 990 1,320
Feet





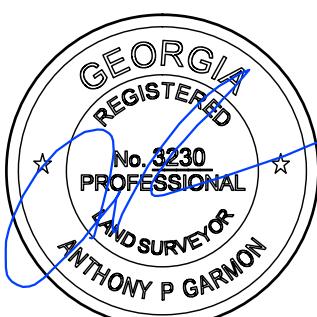
THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT.

GRID- GA WEST

GBID-GA WEST

SURVEYORS CERTIFICATION:

This plat is a retraction 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 are 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 028IB
1064 SUNSHADOW LANE
BISHOP GA, 30621
125727 Sq. Feet
2.89 Acres
ZONING AC*

SPECIAL USE CONCEPT PLAN FOR:	
<i>ADAM & JILL HARDIGREE</i>	
<i>G.M.D.:</i> 239	<i>DATE</i> 5/28/2020
<i>DISTRICT:</i>	<i>SCALE</i>
<i>SECTION:</i>	1"=50'
<i>COUNTY:</i> OCONEE	<i>JOB NO.</i> 2020-106
GARM^N LAND SURVEYING 1920 Railroad Street Statham Ga 30666 678-726-7582 garmonsurveying@gmail.com	
<i>DRAWING NAME:</i> 1064 SUNSHADOW LN	

A horizontal scale bar with numerical markers at 0, 50, 100, and 150. The scale is marked with a series of black and white squares, with a longer black segment between 100 and 150.

LEGEND

IPS=IRON PIN SET
RBF=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
W =WELL
S =WATER SPIGOT
CO =CLEAN OUT

A hand-drawn map showing a street layout. On the left, a curved line labeled "GRACEWOOD PKWY" extends from the bottom left towards the center. From the center, a vertical line labeled "MAXEY RD" extends upwards. From the bottom right, a curved line labeled "SUNSHADOW LN" extends upwards. From the bottom center, a vertical line labeled "RAYS CHURCH RD" extends upwards. A small rectangular area on the "MAXEY RD" line is labeled "SITE". A scale bar at the bottom right indicates "1''=2000'".

VICINITY MAP

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 GPT 3003LW TOTAL STATION.
6. FIELD WORK COMPLETED ON MAY 27, 2020.
7. SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMON 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