

ACTION DENYING SPECIAL EXCEPTION VARIANCE REQUEST

APPLICATION SUBMITTED BY: Pittman Engineering

APPLICATION SUBMISSION DATE: March 22, 2021

RE: Request for a Special Exception Variance on a ± 2.37 -acre tract of land located at 1975 Hog Mountain Road in the 221st G.M.D., Oconee County, Georgia, (tax parcel no. B-06-007IB), to waive the requirement for a 50-foot incompatible land use buffer.


After consideration and a motion and second, the Oconee County Board of Commissioners does hereby deny the above-referenced request for a Special Exception Variance.

This 1st day of June, 2021.


OCONEE COUNTY BOARD OF COMMISSIONERS


BY: _____


John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member


Amrey Harden, Member


Mark Saxon, Member

ATTEST:


Clerk, Board of Commissioners



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

VARIANCE CASE #: P21-0057

DATE: May 21, 2021

STAFF REPORT BY: Grace Tuschak, Senior Planner
Monica Davis, Planner

APPLICANT NAME: Pittman Engineering

PROPERTY OWNERS: 1973 Hog Mountain Road, LLC

LOCATION: 1975 Hog Mountain Road

PARCEL SIZE: ±2.37 acres

EXISTING ZONING: B-2 (Highway Business District)

EXISTING LAND USE: Vacant

TYPE OF VARIANCE REQUESTED: Special Exception
Variance



REQUEST SUMMARY: The property owner is requesting a variance from UDC Sec. 806 and UDC Table 8.1 to waive the requirement for a 50-foot incompatible land use buffer. The variance request is accompanied by special use #P21-0056 for approval of modular buildings to be used in a commercial development.

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: June 1, 2021

ATTACHMENTS: Application
Narrative
Plat
Aerial Imagery
Zoning Map
Future Development Map
Concept Plan

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property was rezoned from AG to B-2 on 10/02/1972; no conditions or concept plan are associated with this rezone

VARIANCE DESCRIPTION

- The applicant is requesting to waive the requirement for a 50-foot incompatible land use buffer on the rear property line as shown on the concept plan.
 - **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					
② Along a side or rear lot line next to this less intense use or zoning ↓	① Provide a buffer on the lot of this use ↓ ↓ ↓ ↓ ↓				
	1- or 2-Family Residence	Multi-Family	Office or Institutional	Commercial	Industrial
AG Agricultural land, or Active Agricultural use in any zoning district	N/A ¹	15 feet ¹	15 feet	15 feet	25 feet
1- or 2-Family Residential ²	None	25 feet	25 feet	50 feet	100 feet
Multi-Family Residential	None	None	25 feet	25 feet	50 feet
Office, Institutional, Commercial or Industrial	None	None	None	None	None
¹ See separation requirements for certain uses in Article 3.					
² Includes any land zoned AR-3, AR, R-1 or R-2, and any 1- or 2-Family Residential use zoned AG or R-3.					

PUBLIC FACILITIES

- County services, facilities, and infrastructure should not be affected by the present request.

ENVIRONMENTAL

- No 100-year floodplain, state waters, or jurisdictional wetland areas are known to exist on the site.

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 impact to the tax base or to nearby public infrastructure, schools, or environmentally sensitive areas should result from approval of the present request. Staff holds that 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 adjacent property to the east is zoned single-family residential and development of a residential subdivision is currently in progress. Staff holds that inadequate screening resulting from waiving the buffer requirement could be injurious to the use and enjoyment of the environment or of other properties in the immediate vicinity.
- c. **Diminish and impair property values within the surrounding neighborhood:**
It is possible that waiving the required landscape buffer could impair the property values of residences located in adjacent Village of Stonebridge Subdivision by diminishing the residential properties' privacy and protection from negative impacts of commercial activities such as noise or light pollution.
- 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 higher intensity land uses. Staff holds that waiving the required landscape buffer is likely to negatively impact the adjacent residential properties because it would put single-family residential properties in proximity to commercial activities such as food sales, retail, and recreational fields without any privacy or protections from negative impacts of said commercial activities. Granting the present request would therefore impair the purpose and intent of this Development Code.

STAFF RECOMMENDATION & CONDITIONAL RECOMMENDATIONS

Based upon the standards and limitations for special exception variance approval, this request **does not meet all necessary conditions** to grant a special exception variance. Should the present request be approved, staff recommends 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 variance application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. A 25-foot-wide vegetated incompatible use buffer meeting the standards of UDC Sec. 808.4.b shall be installed along the rear property line adjacent to the Village of Stonebridge Subdivision.
3. A six-foot-tall opaque fence shall be installed along the rear property line adjacent to residential use.



OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

☐ Hardship Variance ☐ Appeal of Administrative Decision ☐ Flood Damage Prevention Variance

☒ Special Exception for: a reduction of required landscape buffer between adjacent uses

Applicant

Name: Frank Pittman, Pittman Engineering PC

Address: 1020 Barber Creek Drive, Suite 113

(No P.O. Boxes)

Watkinsville GA 30677

Telephone: 706-340-5599

Email: fpittman@pittmanengineer.com

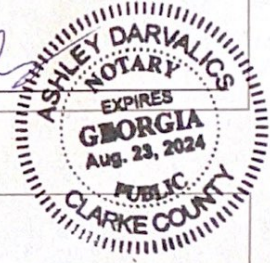
Applicant is (check one): ☐ the Property Owner ☒ Not the Property Owner (attach Property Owner's Authorization)

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

Signature: [Signature]

Date: 11/18/2020

Notarized: [Signature]



Property

Location: 1975 Hog Mountain Road

Watkinsville GA 30677

Tax Parcel Number: B 06 007IB

Size (Acres): 2.37 Current Zoning: B-2

Future Development Map—Character Area Designation: Civic Center

Use

Current Use: undeveloped

Proposed Use: community park with food sales

Attachments (check all that apply)

- ☒ Property Owner's Authorization (if applicable)
- ☒ Application Fee
- ☒ Warranty Deed(s), Legal Description, & Plat of Survey
- ☒ Disclosures
- ☒ 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

Special Exception Variance from
UDC Section 806-Buffers,
where required. Request is
to vary from 50' to 0' buffer
along residential property.

1975 HOG MOUNTAIN ROAD

SPECIAL EXCEPTION VARIANCE SUBMITTED 11/23/2020

INTRODUCTION

Property Address: 1975 HOG MOUNTAIN ROAD – Parcel B 06 007IB

Owner: 1973 HOG MOUNTAIN ROAD LLC

Existing Zoning: B-2

Proposed Variance Type: Special Exception Variance

Existing Use: undeveloped

Proposed Use: Community Park with Food Sales

Property Area: 2.37 acres

VARIANCE REQUEST NARRATIVE

A Special Exception Variance that is being requested to vary from *UDC Section 806 – Buffers; where required*. The request is to vary from the UDC required 50 foot buffer along the rear of the property to 0 feet (as shown on table 8.1).

1973 Hog Mountain Road LLC is the owner of the parcel at 1975 Hog Mountain Road, having purchased the property in 2016. When the owner purchased the property there was no requirement for a buffer along the rear (Eastern) boundary of the property as the adjacent property to the east was zoned B-1 and OIP at that time and those are compatible uses to the subject B-2 parcel. In late 2017, the adjacent property owner downzoned their parcel from B-1 and OIP to R-1, thus creating a requirement for a 50 foot buffer along the eastern property line of the subject B-2 property along the R-1 parcel. This buffer requirement was placed on the subject property completely due to the desire of the adjacent property owner to downzone their property. By downzoning their property it has caused substantial damage to the subject property owner by taking away 0.55 acres of developable commercial property (477 LF x 50' wide) which is 23% of the entire tract. On top of this loss of property, the cost to install the 50' buffer would be approximately \$35,000. All of this loss was created not by the property owner nor a change in the UDC but by a decision of the adjacent property owner. The request is that the now required 50' buffer be varied to the original 0' buffer that was in place when the owner purchased the property and that the property owner not be damaged by decisions and actions of the adjacent property owner.

The proposed use of the subject property at this time is for a community park with play field, pavilion, and food sales building. The property could be developed into a more intense use down the road under its B-2 zoning but the request is for the buffer requirement be varied to 0' regardless of the use of the property as this is what the buffer was before the actions of the adjacent property owner.

ADJACENT PROPERTIES

Properties to the north, south, and west of the subject parcel are all zoned B-2 and all currently developed including a daycare center, convenience store, 2 strip centers, and a tire store. The parcel to the east is zoned R-1 and is the parcel described above that was formerly zoned B-1 and OIP. At this time there are no homes built on the property to the east.

CONCLUSION

We feel like the request for a Special Exceptions Variance should be granted as the buffer requirement placed on the subject property is the result of actions taken by the adjacent property owner and not by actions of the subject owner nor any change to UDC requirements.

9766382786
PARTICIPANT ID

BK:2019 PG:3-3

P2019000003

FILED IN OFFICE
CLERK OF COURT
01/09/2019 12:41 PM
ANGELA ELDER-JOHNSON,
CLERK
SUPERIOR COURT
OCONEE COUNTY, GA

Angela Elder-Johnson

PROJECT DATA:

PROPERTY OWNERS: TRACT 1 HOG MOUNTAIN INVESTMENTS, LLC
1120 MARS HILL RD, STE 103
WATKINSVILLE, GA 30677

TRACT 2 1973 HOG MOUNTAIN ROAD, LLC
1807 LEA HAVEN WAY
ATHENS, GA 30606

-PURPOSE OF THIS PLAT IS TO RECOMBINE TAX PARCELS
-LOTS ARE LOCATED IN OCONEE COUNTY, GA (GMD: 221)
-NO NEW LOTS ARE PROPOSED.

TOTAL ACREAGE: 3.210 ACRES
LOT 1 (PARCEL B06 007): 0.839 ACRES, 1971 HOG MOUNTAIN RD
LOT 2: (PARCEL B06 071B) 2.371 ACRES, 1975 HOG MOUNTAIN RD

EACH LOT, THE ACCESS TO WHICH IS DEPENDENT UPON THE
PRIVATE ACCESS DRIVE SHOWN ON THIS PLAT, SHALL BE
RESPONSIBLE FOR MAINTENANCE OF SAID ACCESS DRIVE UNDER
THE PROVISION OF SECTION 1012.07.D OF THE UNIFIED
DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA

Tract 1 Parking calculations (shopping center):
9112/1000=9.112
9.112x4=36.4

37 parking spots required
39 parking spots provided

ZONING NOTES (B-2):

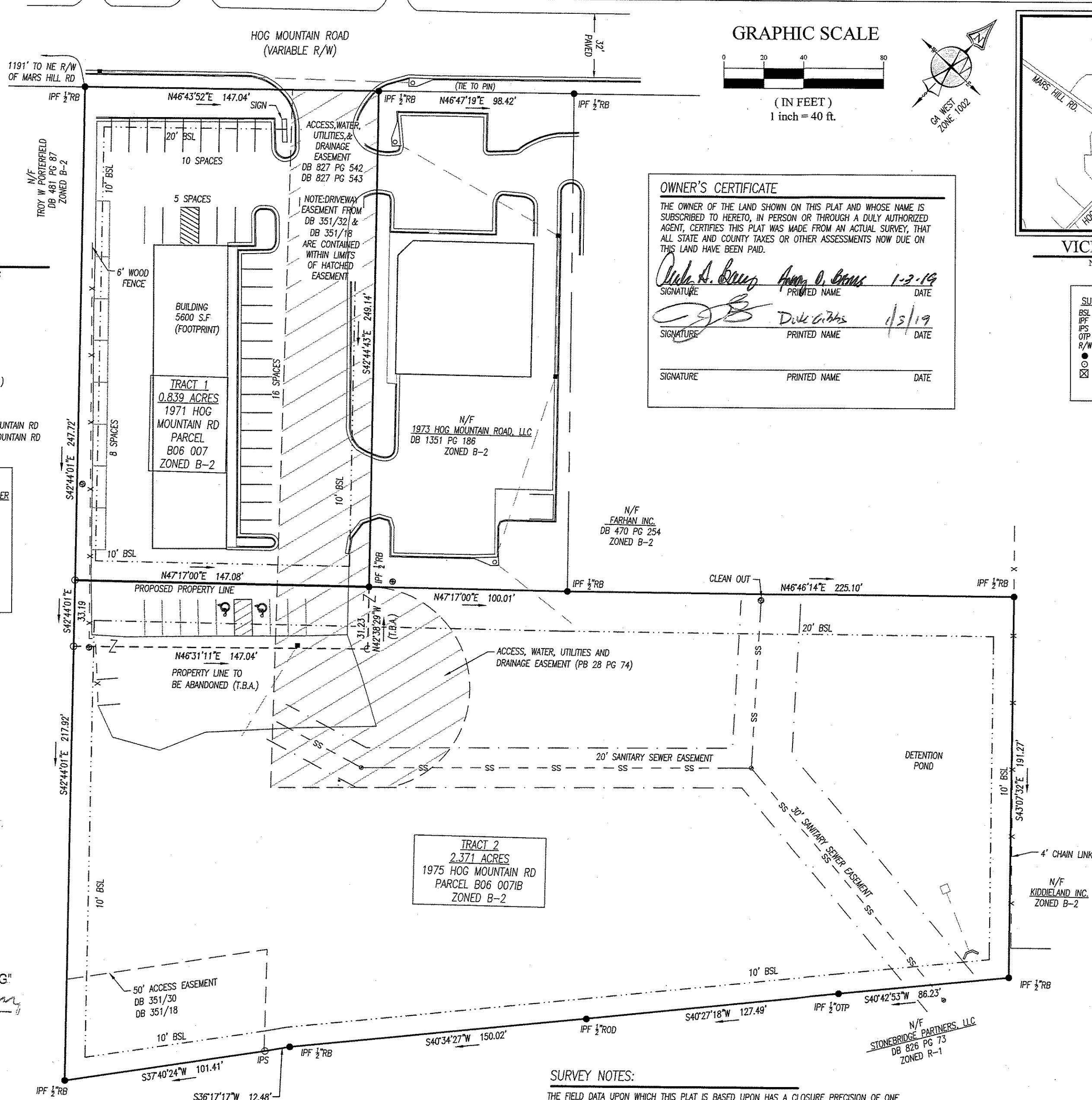
FRONT BUILDING SETBACK: 20'
REAR BUILDING SETBACK: 10'
SIDE BUILDING SETBACK: 10'
MAXIMUM BUILDING HEIGHT: 55'
MINIMUM LOT WIDTH: NONE

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

JAN 09 2019
Date:

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

OCONEE COUNTY
Planning Department
"AUTHORIZED FOR RECORDING"
By: *Guy W. Herring*
Guy W. Herring
Planning Director



OWNER'S CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS
SUBSCRIBED TO HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED
AGENT, CERTIFIES THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT
ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON
THIS LAND HAVE BEEN PAID.

Clark A. Brey *Anna D. Brey* 1-2-19
SIGNATURE PRINTED NAME DATE

Duke G. Brey 1/5/19
SIGNATURE PRINTED NAME DATE

SIGNATURE PRINTED NAME DATE

SURVEY LEGEND

BSL BUILDING SETBACK LINE
IPF IRON PIN FOUND
IPS IRON PIN SET
OTF OPEN TOP PIPE
R/W RIGHT-OF-WAY
● PROPERTY CORNER FOUND
○ PROPERTY CORNER
□ CONCRETE MONUMENT

SURVEY NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE
FOOT IN 36,128 FEET, AND AN ANGULAR ERROR OF 10" PER ANGLE POINT, AND WAS ADJUSTED
USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 296,137 FEET BY MAP CHECK.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND GEOMAX ZOOM 80X TOTAL
STATION INSTRUMENT. HORIZONTAL DATUM IS GRID NORTH, GEORGIA STATE PLANE, WEST ZONE
AND VERTICAL DATUM IS NAVD83, ESTABLISHED WITH ON-SITE NETWORK GPS OBSERVATIONS AND A
TOPCON HIPER LITE + RECEIVER.

REFERENCES:

"PLAT FOR GIBBS CAPITAL, LLC." BY BASELINE SURVEYING & ENGINEERING, INC., DATED
05/22/2015.

"ALTA/ACSM LAND TITLE SURVEY FOR GLENRIDGE BUILDERS, LLC, GLENRIDGE DEVELOPMENT, LLC,
FIDELITY BANK, CHICAGO TITLE INSURANCE COMPANY, SPECIALIZED TITLE SERVICES, INC." BY
GEOSURVEY, LTD., DATED 04/05/2006.

SURVEYOR'S CERTIFICATE AND FLOOD CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED
FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION;
THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS
"FUTURE," AND THEIR LOCATION, SIZE, TYPE, AND MATERIALS ARE CORRECTLY
SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE UNIFIED DEVELOPMENT
CODE OF OCONEE COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOODPLAIN ACCORDING TO
FLOOD INSURANCE RATE MAP 13219C01300, DATED 09/02/2009.

THE MINIMUM LOT AREA REQUIRED FOR THE APPLICABLE ZONING DISTRICT IS
OUTSIDE THE 100 YEAR FLOODPLAIN AS SPECIFIED IN SECTION 404.02.

John Mark Dunlap 12/28/2018
DATE

ADMINISTRATIVE RECOMBINATION PLAT FOR:

WATCO DEVELOPMENT LLC
& GIBBS CAPITAL, LLC

GMD: 221
PROJECT NO: 16109

ADDRESS: 1971/1975 HOG MOUNTAIN RD
SCALE: 1"= 40'

LAST DATE OF FIELD WORK: 12/27/2018
DATE OF PLAT: 12/28/2018

16109

SURVEYOR'S CERTIFICATE
(CLERK OF COURTS)

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

12/28/2018

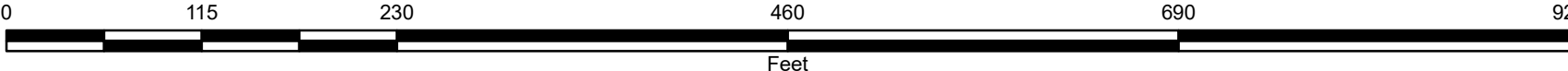


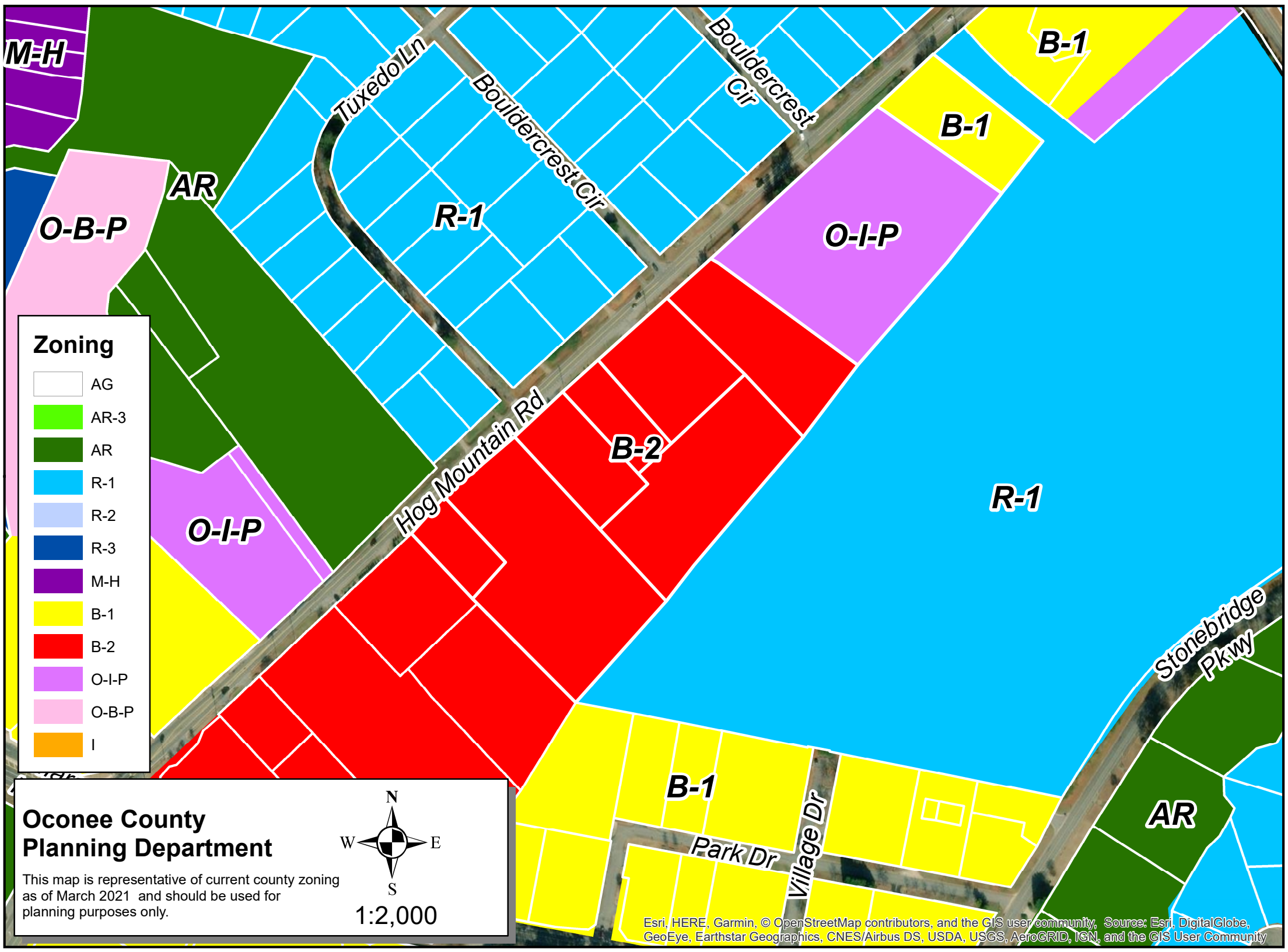
Variance # P21-0057 - 1973 Hog Mountain Road, LLC

Tax Parcel #
B-06-007IB
B-06-007I



1:1,250



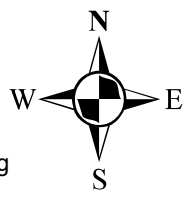


Zoning

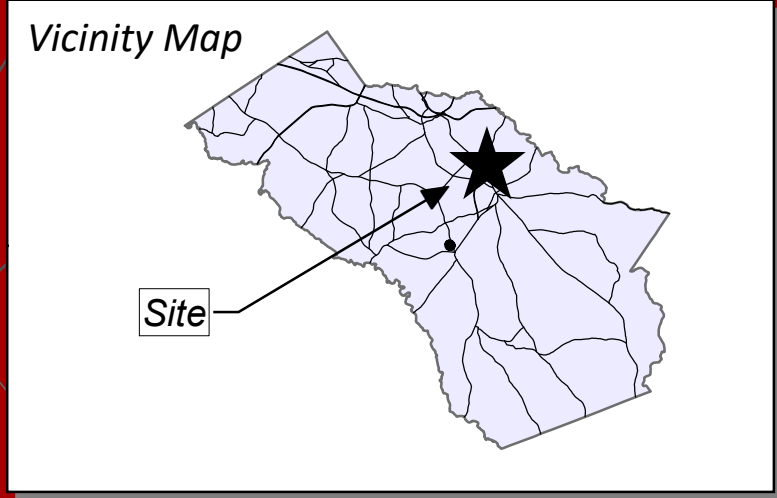
- AG
- AR-3
- AR
- R-1
- R-2
- R-3
- M-H
- B-1
- B-2
- O-I-P
- O-B-P
- I

**Oconee County
Planning Department**

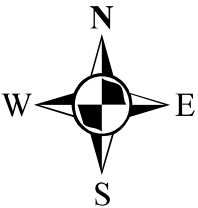
This map is representative of current county zoning as of March 2021 and should be used for planning purposes only.



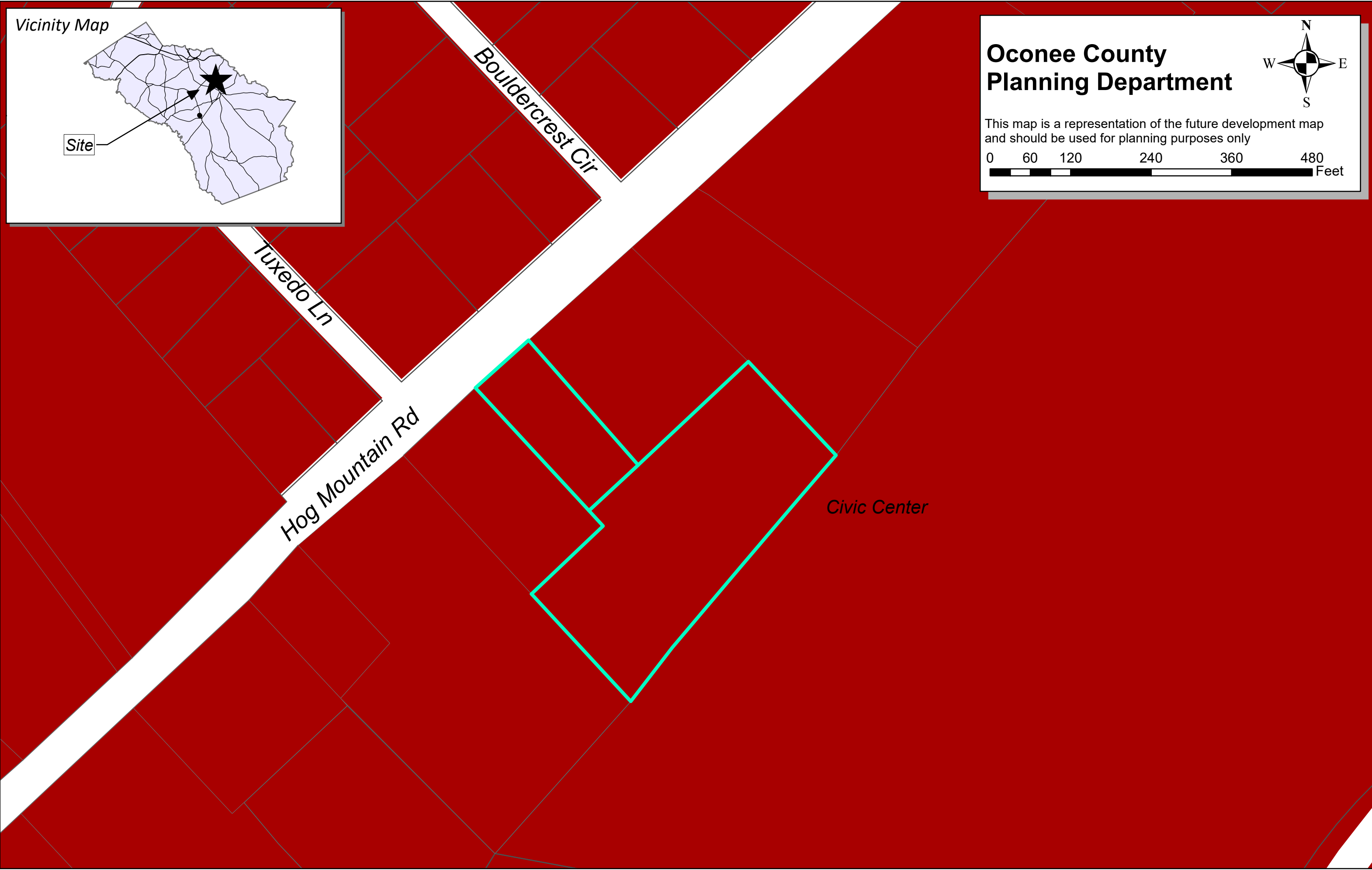
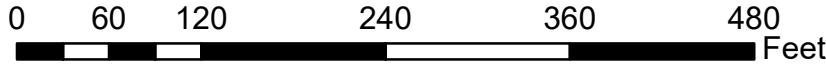
1:2,000

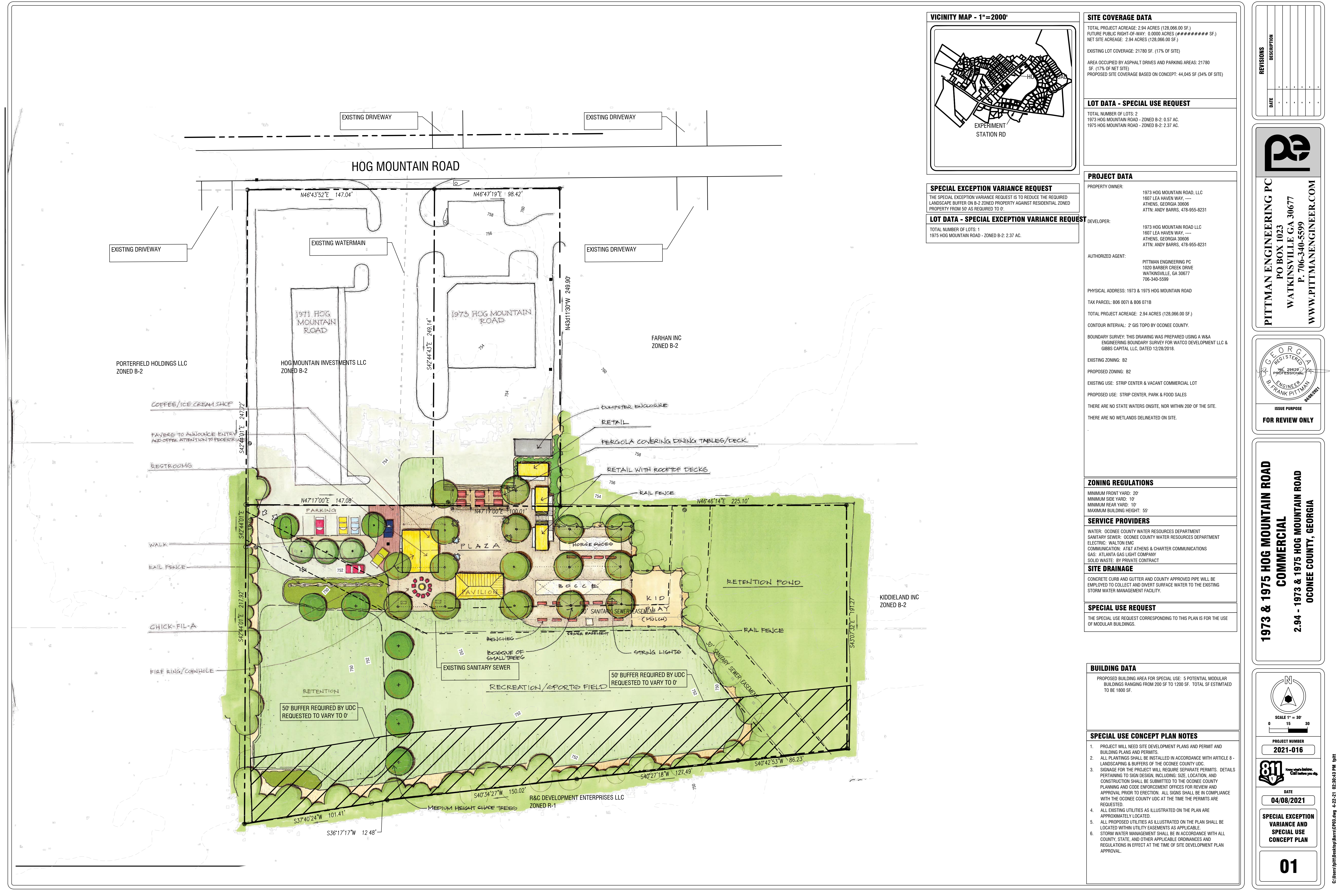


Oconee County Planning Department

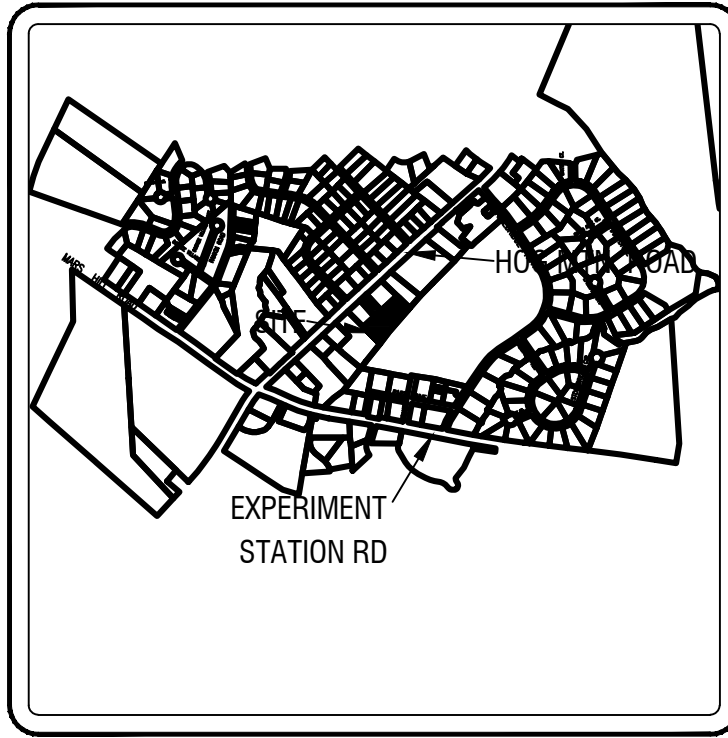


This map is a representation of the future development map and should be used for planning purposes only





VICINITY MAP - 1"=2000'



SPECIAL EXCEPTION VARIANCE REQUEST

THE SPECIAL EXCEPTION VARIANCE REQUEST IS TO REDUCE THE REQUIRED LANDSCAPE BUFFER ON B-2 ZONED PROPERTY AGAINST RESIDENTIAL ZONED PROPERTY FROM 50' AS REQUIRED TO 0'.

LOT DATA - SPECIAL EXCEPTION VARIANCE REQUEST

TOTAL NUMBER OF LOTS: 1
1975 HOG MOUNTAIN ROAD - ZONED B-2: 2.37 AC.

SITE COVERAGE DATA

TOTAL PROJECT ACREAGE: 2.94 ACRES (128,066.00 SF.)
FUTURE PUBLIC RIGHT-OF-WAY: 0.0000 ACRES (0.000000 SF.)
NET SITE ACREAGE: 2.94 ACRES (128,066.00 SF.)

EXISTING LOT COVERAGE: 21780 SF. (17% OF SITE)

AREA OCCUPIED BY ASPHALT DRIVES AND PARKING AREAS: 21780 SF. (17% OF NET SITE)
PROPOSED SITE COVERAGE BASED ON CONCEPT: 44,045 SF (34% OF SITE)

LOT DATA - SPECIAL USE REQUEST

TOTAL NUMBER OF LOTS: 2
1973 HOG MOUNTAIN ROAD - ZONED B-2: 0.57 AC.
1975 HOG MOUNTAIN ROAD - ZONED B-2: 2.37 AC.

PROJECT DATA

PROPERTY OWNER:
1973 HOG MOUNTAIN ROAD, LLC
1607 LEA HAVEN WAY, ----
ATHENS, GEORGIA 30606
ATTN: ANDY BARRS, 478-955-8231

DEVELOPER:
1973 HOG MOUNTAIN ROAD LLC
1607 LEA HAVEN WAY, ----
ATHENS, GEORGIA 30606
ATTN: ANDY BARRS, 478-955-8231

AUTHORIZED AGENT:
PITTMAN ENGINEERING PC
1020 BARBER CREEK DRIVE
WATKINSVILLE, GA 30677
706-340-5599

PHYSICAL ADDRESS: 1973 & 1975 HOG MOUNTAIN ROAD

TAX PARCEL: B06 0071 & B06 0718

TOTAL PROJECT ACREAGE: 2.94 ACRES (128,066.00 SF.)

CONTOUR INTERVAL: 2' GIS TOPO BY OCONEE COUNTY.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A W&A
ENGINEERING BOUNDARY SURVEY FOR WATCO DEVELOPMENT LLC &
GIBBS CAPITAL LLC, DATED 12/28/2018.

EXISTING ZONING: B2

PROPOSED ZONING: B2

EXISTING USE: STRIP CENTER & VACANT COMMERCIAL LOT

PROPOSED USE: STRIP CENTER, PARK & FOOD SALES

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

THERE ARE NO WETLANDS DELINEATED ON SITE.

ZONING REGULATIONS

MINIMUM FRONT YARD: 20'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 10'
MAXIMUM BUILDING HEIGHT: 55'

SERVICE PROVIDERS

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

SITE DRAINAGE

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

SPECIAL USE REQUEST

THE SPECIAL USE REQUEST CORRESPONDING TO THIS PLAN IS FOR THE USE
OF MODULAR BUILDINGS.

BUILDING DATA

PROPOSED BUILDING AREA FOR SPECIAL USE: 5 POTENTIAL MODULAR
BUILDINGS RANGING FROM 200 SF TO 1200 SF. TOTAL SF ESTIMATED
TO BE 1800 SF.

SPECIAL USE CONCEPT PLAN NOTES

- PROJECT WILL NEED SITE DEVELOPMENT PLANS AND PERMIT AND
BUILDING PLANS AND PERMITS.
- ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 8 -
LANDSCAPING & BUFFERS OF THE OCONEE COUNTY UDC.
- SIGNAGE FOR THE PROJECT WILL REQUIRE SEPARATE PERMITS. DETAILS
PERTAINING TO SIGN DESIGN, INCLUDING: SIZE, LOCATION, AND
CONSTRUCTION SHALL BE SUBMITTED TO THE OCONEE COUNTY
PLANNING AND CODE ENFORCEMENT 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 EXISTING UTILITIES AS ILLUSTRATED ON THE PLAN ARE
APPROXIMATELY LOCATED.
- ALL PROPOSED UTILITIES AS ILLUSTRATED ON THE PLAN SHALL BE
LOCATED WITHIN UTILITY EASEMENTS AS APPLICABLE.
- STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL
COUNTY, STATE, AND OTHER APPLICABLE ORDINANCES AND
REGULATIONS IN EFFECT AT THE TIME OF SITE DEVELOPMENT PLAN
APPROVAL.

REVISIONS	
DATE	DESCRIPTION

PITTMAN ENGINEERING PC
PO BOX 1023
WATKINSVILLE GA 30677
P. 706-340-5599
WWW.PITTMANENGINEER.COM

REGISTERED
PROFESSIONAL
ENGINEER
B. FRANK PITTMAN
04/08/2021

ISSUE PURPOSE
FOR REVIEW ONLY

1973 & 1975 HOG MOUNTAIN ROAD
COMMERCIAL
2.94 - 1973 & 1975 HOG MOUNTAIN ROAD
OCONEE COUNTY, GEORGIA

SCALE 1" = 30'
0 15 30

PROJECT NUMBER
2021-016

DATE
04/08/2021

**SPECIAL EXCEPTION
VARIANCE AND
SPECIAL USE
CONCEPT PLAN**

01