

**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. P21-0075, submitted by Miriam Shook, on April 19, 2021 requesting Special Use Approval on a ±0.70 acre tract of land located at 1210 Fernwood Drive in the 240<sup>th</sup> G.M.D., Oconee County, Georgia, tax parcel no. B-02C-016A, on property owned by the Kirk and Miriam Shook, 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 bakery home 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 June 21, 2021, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on July 6, 2021.

ADOPTED AND APPROVED, this 6<sup>th</sup> day of July, 2021.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

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

John Daniell  
John Daniell, Chairman

Mark Thomas  
Mark Thomas, Member

Chuck Horton  
Chuck Horton, Member

Amrey Harden  
Amrey Harden, Member

Absent  
Mark Saxon, Member

ATTEST:

Holly Stephenson  
Holly Stephenson, Board of Commissioners

# EXHIBIT "A" TO SPECIAL USE APPROVAL #P21-0075

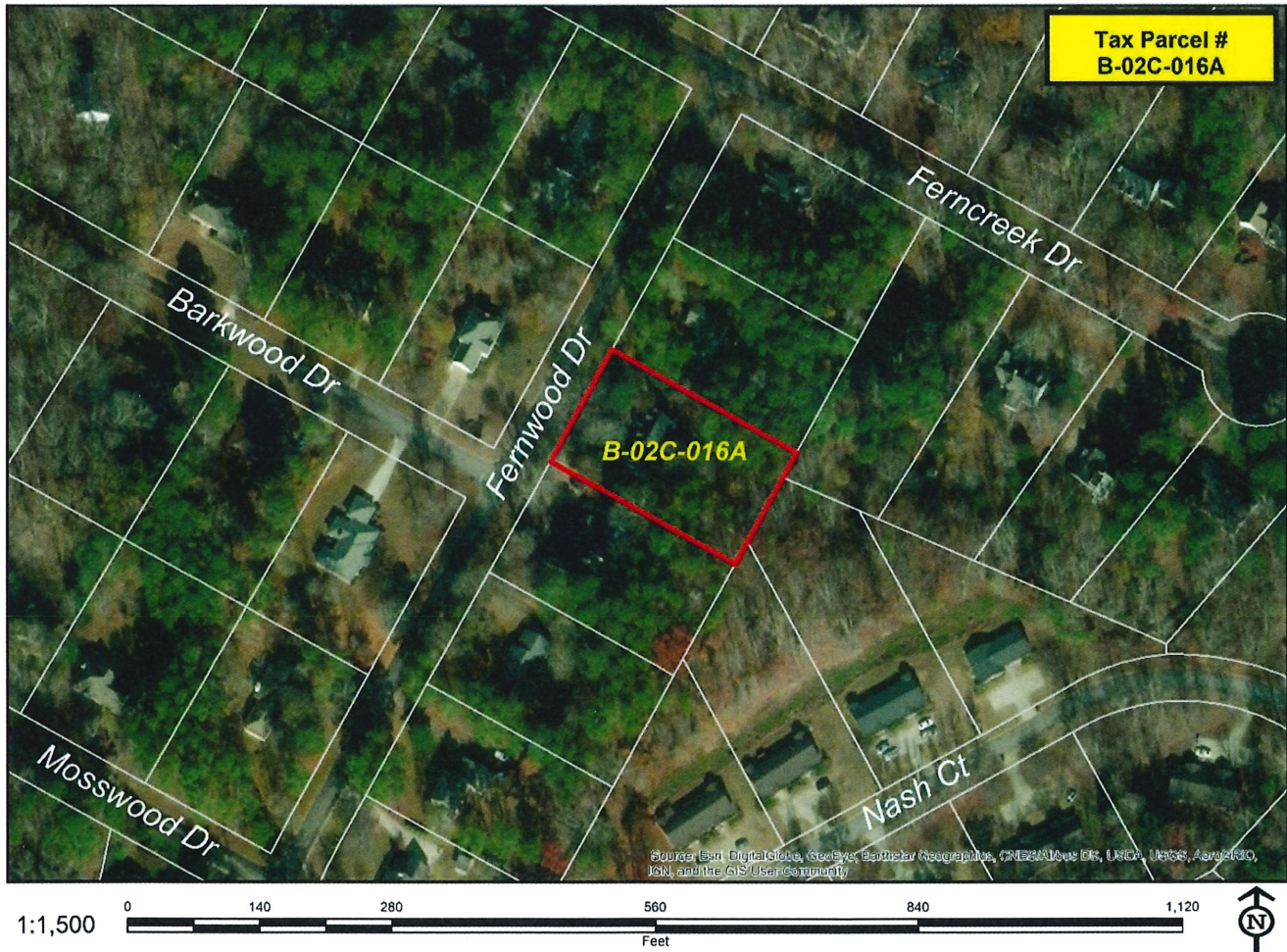
Page 1 of 6

## CONDITION

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

### Special Use # P21-0075 - Kirk & Miriam Shook





**LEGAL DESCRIPTION**

All that tract of land, together with improvements thereon, situate, lying and being in Oconee County, 240<sup>th</sup> Georgia Militia District, Fernwood Subdivision, Block "A", lot 16 and being more particularly described as follows:

COMMENCE at the intersection of the southerly right of way of Fernereck Drive and the easterly right of way of Fernwood Drive,

Thence along the easterly right of way of Fernwood Drive in a southerly direction 285.00' to an iron pin said pin being the point of beginning;

thence leaving said right of way S 61°10'40" E a distance of 225.13' to an iron pin;

thence S 28°52'11" W a distance of 29.87' to an iron pin;

thence S 28°54'29" W a distance of 105.08' to an iron pin;

thence N 61°08'10" W a distance of 225.00' to an iron pin on the Easterly right of way of Fernwood Drive;

thence along said right of way N 28°50'45" E a distance of 134.79' to an iron pin;

which is the point of beginning.

said tract being more particularly described on a Plat of Survey by J.R. Holland for Roger J. & Mary L.

Stallings dated September 29, 1988.

**NARRATIVE**

**Narrative Statement**

*Special Use Approval Zoning Application for 1210 Fernwood Drive, Bogart*

Introduction

We respectfully request a special use approval at 1210 Fernwood Drive, Bogart, GA 30622 (Parcel # B 02C 016A, totaling 0.7 acres). The existing zoning is R-1 and all adjacent properties are the same, R-1 zoning. The existing use of the property is residential and is used as our primary residence.

Special Use Requested

We are requesting a Special Use approval relating to the provisions of the Oconee County Unified Development Code Section 350.03, "Home Business," and maintaining the same R-1 zoning. This special use approval is requested in order to allow us to seek a Cottage License through the Georgia Department of Agriculture. We are seeking the ability to be able to use our home kitchen for a baking business.

Impacts

The nature of this home business special use approval will simply allow the property owners to use their home kitchen while pursuing a Cottage License through the Georgia Department of Agriculture. The business will be run by one person (a co-owner of the home). There will be no business traffic to the home. There will be no other employees, so there will be no impact on the school system or water/sewer supply beyond the current residential uses. The home is on a community well operated by North Georgia Water Systems and the home is on a septic tank. There will be no additional utilities required.

No new construction will take place on the property. The owners will use existing infrastructure in the business endeavor.

Conclusion

Miriam has been baking items for her friends for years and this has not disrupted our neighborhood or neighbors. This special use approval will not substantively change our current usage of our property and will not be noticeable to neighbors. We have spoken with our adjacent neighbors and they are supportive of this change and have stated that they will sign anything to that manner. One neighbor included a letter of support (attached in additional documentation tab of the application).

Thank you for your time and consideration in this matter and for supporting small businesses in Oconee County!

# EXHIBIT "A" TO SPECIAL USE APPROVAL #P21-0075

Page 3 of 6

## PLAT

<p>○ DENOTES IRON PIN SET (REBAR - UNLESS SPECIFIED)</p>	<p>● DENOTES IRON PIN FOUND (REBAR - UNLESS SPECIFIED)</p>	<p>⊙ DENOTES POINT ONLY (604 MAIL)</p>
--	--	--

285.00' TO R/W OF  
FERNCREEK DRIVE

225.13'

105.08'

S 28° 52' 11" W 29.87'

S 28° 54' 29" W

40.00'

2 si fr

(1210)

72.48'

35' MIN

SE BACK LINE

S 61° 10' 40" E

N 28° 50' 45" E

134.79'

225.00'

N 61° 08' 10" W

FERNWOOD DRIVE

60' R/W 24' PAVED

I hereby certify this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

*[Signature]*  
Georgia Registered Land Surveyor No. 1087

I hereby certify that I have this date examined the latest revised Flood Hazard Map and have determined that the referenced property is not located in a special flood hazard area under the National Flood Insurance Act.

*[Signature]*  
Georgia Registered Land Surveyor No. 1087

15-240

10-6-1988  
Hazel Everett Chief Deputy

Clark of Superior Court  
Oconee County, Georgia  
Filed for Record at 3:30 PM

SURVEY FOR: <b>ROGER J. &amp; MARY L. STALLINGS</b> 1210 FERNWOOD DRIVE LOT 16 FERNWOOD S/D BLOCK "A"				SEAL: 
COUNTY: OCONEE	CITY: GMD.	STATE: GEORGIA	240	
SCALE: 1" = 50'	DATE: SEPT 29, 1988	DRWN. BY: S. R.	JOB NO.: L-1098	
LANDMARK ENGINEERING CORPORATION ATHENS, 475 NEWTON BRIDGE ROAD, GEORGIA - PH. 546-8622		J. R. HOLLAND REG. SURVEYOR NO. 1087		



## Page 4 of 6

## Concept Plan

The floor plan shows a 1.75-story house with the following rooms and dimensions:

- 1.75 Story (1.75):** 1088 SF. Dimensions: 32' x 34'.
- Wood Deck (WD):** 356 SF. Dimensions: 12' x 12'.
- Alt. Gar. avg brick (GR):** 440 SF. Dimensions: 22' x 20'.
- Covered Porch (OP2):** 26 SF. Dimensions: 7' x 4'.

Other dimensions and features include:

- Overall width: 34'.
- Overall depth: 32'.
- Deck dimensions: 12' x 12'.
- Garage dimensions: 22' x 20'.
- Porch dimensions: 7' x 4'.



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

**SPECIAL USE CASE #:** P21-0075

**DATE:** June 11, 2021

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

**APPLICANT NAME:** Miriam Shook

**PROPERTY OWNER:** Kirk and Miriam Shook

**LOCATION:** 1210 Fernwood Drive

**PARCEL SIZE:** ±0.70 acres

**EXISTING ZONING:** R-1 (Single-Family District)

**EXISTING LAND USE:** Residential



**FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION:** Suburban Neighborhood

**ACTION REQUESTED:** The applicant is requesting special use approval for a bakery home business.

**STAFF RECOMMENDATION:** Staff recommends conditional approval of the request.

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** June 21, 2021

**BOARD OF COMMISSIONERS:** July 6, 2021

**ATTACHMENTS:**

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

## **BACKGROUND INFORMATION & FINDINGS OF FACT**

### **HISTORY**

- The property was rezoned from AG to R-1 on 02/03/1987 for the Fernwood residential subdivision.
- A single-family home was built on the property in 1988

### **SURROUNDING LAND USE AND ZONING**

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Single-Family Residential	R-1 (Single-Family Residential District)
<b>SOUTH</b>	Single-Family Residential	R-1 (Single-Family Residential District)
<b>EAST</b>	Single-Family Residential	R-2 (Two Family Residential District)
<b>WEST</b>	Single-Family Residential	R-1 (Single-Family District)

### **PROPOSED SPECIAL USE**

- The applicant is requesting special use approval for a bakery home business. The applicant would use the home kitchen for the baking business.
- The special use is requested for the applicant to obtain a cottage license through the Georgia Department of Agriculture. There would be no employees or customers coming to the residence and products would be sold off-site.

### **PROPOSED TRAFFIC PROJECTIONS**

- No additional traffic is anticipated.

### **PUBLIC FACILITIES**

#### **Water:**

- No additional water services are proposed as part of the special use.

#### **Sewer:**

- No additional sewer services are proposed as part of the special use.

#### **Roads:**

- No new access is proposed.

### **ENVIRONMENTAL**

- No 100-year flood plain, jurisdictional wetlands, or state waters are known to exist on the site.

---

## **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 purpose of the R-1 zoning district is “to protect and promote a suitable environment for family life, to discourage any use which would generate other than residential traffic on minor streets and to protect the orderly future development of land in accordance with comprehensive development plans for the county” ([UDC Sec. 205.04](#)). The proposed special use should not interfere with residential use and staff holds that it is consistent with the stated purpose of the R-1 zoning district.



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

The subject property lies within the Suburban Neighborhood Character Area as shown on the [2040 Character Areas Map](#). The 2018 Comprehensive Plan states that this residential Character Area is intended for “pedestrian-friendly residential neighborhoods with primarily large, single-family lots and connective, common greenspaces” ([2018 Comprehensive Plan p. 34](#)). Staff holds that the proposed special use is compatible with this Character Area and 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 establishment of the proposed home business should not generate any additional traffic nor disturb nearby properties. Staff holds that the special use should not impede normal and orderly development of the surrounding single-family neighborhood.

**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 this area would predominantly residential; staff holds that the proposed special use is consistent with a desirable pattern of development for the locality.

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

No additional traffic is anticipated and Fernwood Drive should be sufficient to serve the proposed home business.

**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?**

No additional traffic is anticipated and the existing driveway should be sufficient to provide for traffic and pedestrian safety and emergency vehicle access.

**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 additional demand on public facilities are anticipated for the proposed 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?**

No additional refuse, service, parking/loading areas, or negative impacts are anticipated. Staff holds that other properties in the area should not be adversely impacted. Staff notes that the home business would be subject to UDC Section 350.02, Home Business, which restricts the permitted business activities and size/location of the use.

**I. 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 should not have any adverse effects on other properties in the area.

**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 additional structures are proposed as part of the special use.

---

## **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 conditional 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: Home Business in the R-1 Zoning District

## Applicant

Name: Miriam Shook

Address: 1210 Fernwood Drive  
Bogart, GA 30622 (No P.O. Boxes)

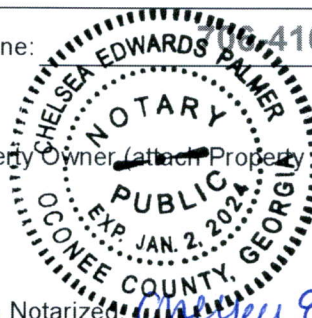
Telephone: 706-410-4569

Email: miriamshook@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: Miriam Shook Date: 3/16/2021 Notarized: Chelsea Edwards Palmer 3/16/21



## Property Owner

Name: Kirk & Miriam Shook

Address: 1210 Fernwood Drive  
Bogart, GA 30622 (No P.O. Boxes)

Telephone: 706-410-4569

## Property

Location: 1210 Fernwood Drive  
Bogart, GA 30622 (Physical Description)

Tax Parcel Number: B 02C 016A

Size (Acres): 0.7 Current Zoning: R-1

Future Development Map—Character Area Designation: \_\_\_\_\_

## Use

Current Use: residence

Proposed Use: residence,  
with special use approval for Home Business

## Attachments (check all that apply)

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

APPLICATION NUMBER                     

Action

**Planning Commission** Date: \_\_\_\_\_  
☐ Approval ☐ With Conditions ☐ Denial  
**Board of Commissioners** Date: \_\_\_\_\_  
☐ Approved ☐ With Conditions ☐ Denied

## **Narrative Statement**

### *Special Use Approval Zoning Application for 1210 Fernwood Drive, Bogart*

#### Introduction

We respectfully request a special use approval at 1210 Fernwood Drive, Bogart, GA 30622 (Parcel # B 02C 016A, totaling 0.7 acres). The existing zoning is R-1 and all adjacent properties are the same, R-1 zoning. The existing use of the property is residential and is used as our primary residence.

#### Special Use Requested

We are requesting a Special Use approval relating to the provisions of the Oconee County Unified Development Code Section 350.03, "Home Business," and maintaining the same R-1 zoning. This special use approval is requested in order to allow us to seek a Cottage License through the Georgia Department of Agriculture. We are seeking the ability to be able to use our home kitchen for a baking business.

#### Impacts

The nature of this home business special use approval will simply allow the property owners to use their home kitchen while pursuing a Cottage License through the Georgia Department of Agriculture. The business will be run by one person (a co-owner of the home). There will be no business traffic to the home. There will be no other employees, so there will be no impact on the school system or water/sewer supply beyond the current residential uses. The home is on a community well operated by North Georgia Water Systems and the home is on a septic tank. There will be no additional utilities required.

No new construction will take place on the property. The owners will use existing infrastructure in the business endeavor.

#### Conclusion

Miriam has been baking items for her friends for years and this has not disrupted our neighborhood or neighbors. This special use approval will not substantively change our current usage of our property and will not be noticeable to neighbors. We have spoken with our adjacent neighbors and they are supportive of this change and have stated that they will sign anything to that manner. One neighbor included a letter of support (attached in additional documentation tab of the application).

Thank you for your time and consideration in this matter and for supporting small businesses in Oconee County!



## Special Use Request

1210 Fernwood Drive, Bogart

**Special Use Impact Analysis:** You need to answer the following questions:

Question	Answer
A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?	<b>Yes. Our residence is zoned as R-1 "Single Family Residential District." Under the descriptions in Oconee County UDC Sec. 205.04(a)(1), the use of our existing kitchen as a location to produce baked items under the Georgia Department of Agriculture Cottage License would be consistent. There would be no additional traffic and no noticeable difference in the use of the property from current use.</b>
B. Is the proposed special use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?	<b>Yes. Our residence is located in the Suburban Neighborhood Character Area described in the Oconee County Comprehensive Plan. Under the descriptions in the portion of the Comprehensive Plan, the use of our existing kitchen as a location to produce baked items under the Georgia Department of Agriculture Cottage License would be consistent and there would be no noticeable difference in the use of the property from current use.</b>
C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?	<b>No. There would be no noticeable difference in the use of our property from the current use.</b>
D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?	<b>Yes. There would be no noticeable difference in the use of our property from the current use.</b>
E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?	<b>N/A. There will be no noticeable difference with the use of our property and there will be no traffic to our home relating to the home business.</b>
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?	<b>N/A. There will be no noticeable difference with the use of our property and there will be no traffic to our home relating to the business.</b>

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?	<b>N/A. There will be no noticeable difference with the use of our property. Only the property owners will be involved in the production of baked goods under the Georgia Department of Agriculture Cottage License. No additional individuals will be involved in the business in any way.</b>
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 or odor?	<b>N/A. There will be no noticeable difference with the use of our property. Only the property owners will be involved with the home business.</b>
I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?	<b>N/A. There will be no noticeable difference with the use of our property.</b>
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?	<b>N/A. No changes will be made to the structure of our home. We will use our current kitchen, in its current design to satisfy the baking requirements of our business.</b>



# Special Use # P21-0075 - Kirk & Miriam Shook

**Tax Parcel #  
B-02C-016A**



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:1,500

0 140 280 560 840 1,120

Feet



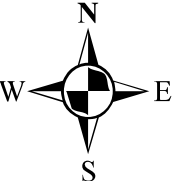


**Zoning**

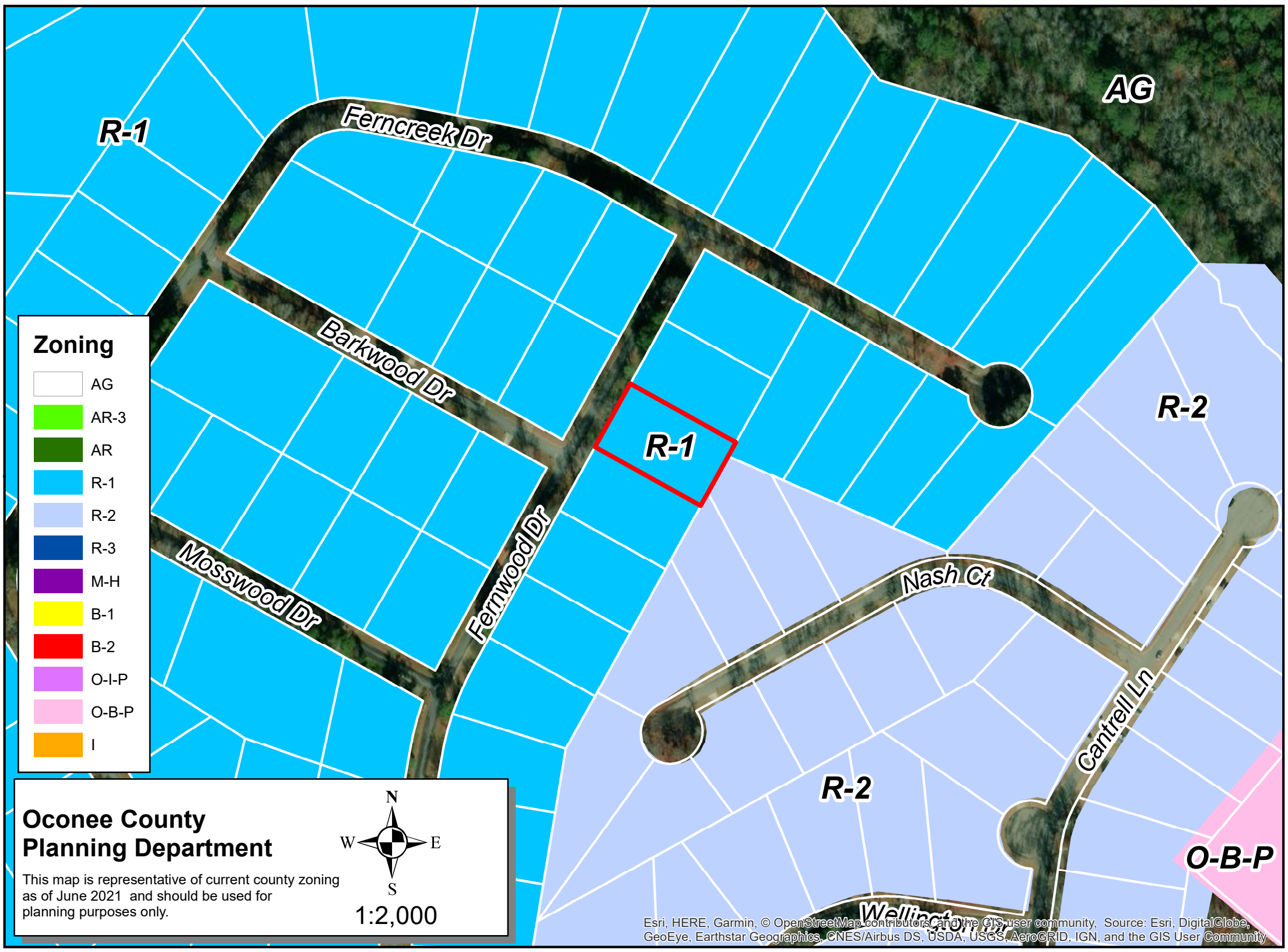
	AG
	AR-3
	AR
	R-1
	R-2
	R-3
	M-H
	B-1
	B-2
	O-I-P
	O-B-P
	I

**Oconee County  
Planning Department**

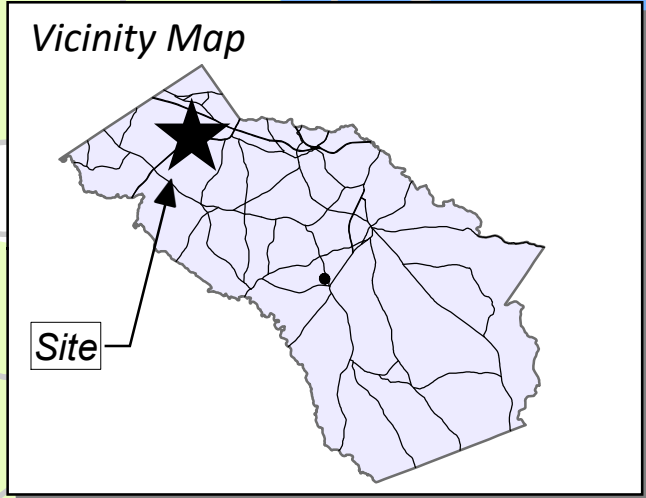
This map is representative of current county zoning as of June 2021 and should be used for planning purposes only.



1:2,000



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



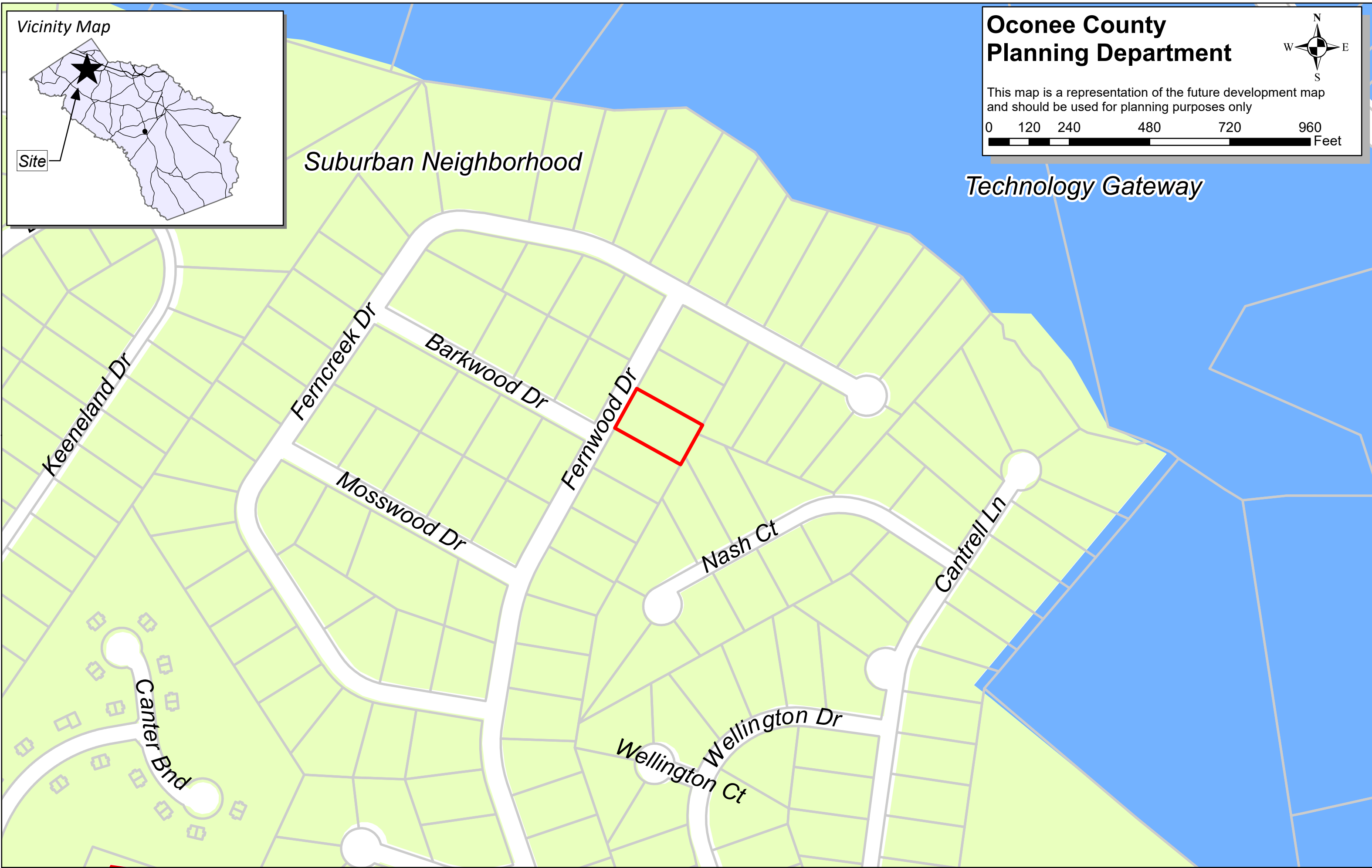
**Oconee County  
Planning Department**

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

0 120 240 480 720 960 Feet

*Suburban Neighborhood*

*Technology Gateway*



March 4, 2021

John Pritchett & Stacey Neuharth-Pritchett  
1221 Fernwood Drive  
Bogart, Georgia 30622

Oconee County Planning Commission  
23 N Main Street  
Watkinsville, Georgia 30677

Dear Member of the Planning Commission—

My husband and I are neighbors of Kirk and Miriam Shook. Miriam is interested in obtaining a cottage license through the Georgia Department of Agriculture to support a business enterprise. She is an excellent cake baker. She would like to obtain a variance to use her home for business purposes.

Part of your process suggests that you would like to hear from adjacent property owners. As her across-the-street neighbor, my husband and I support her desire to engage in this work and to use her home to do so. We understand that your award of this license would allow her to expand her enterprise to sell her products to local business. We understand that she would be using her kitchen for this purpose and that there would not be any additional changes to the use of her property.

Thank you for your consideration of this request and the entrepreneurship of our lovely neighbor.

Warm regards,

A handwritten signature in black ink, appearing to read "Stacey Neuharth-Pritchett". The signature is fluid and cursive, with the first name being more prominent.

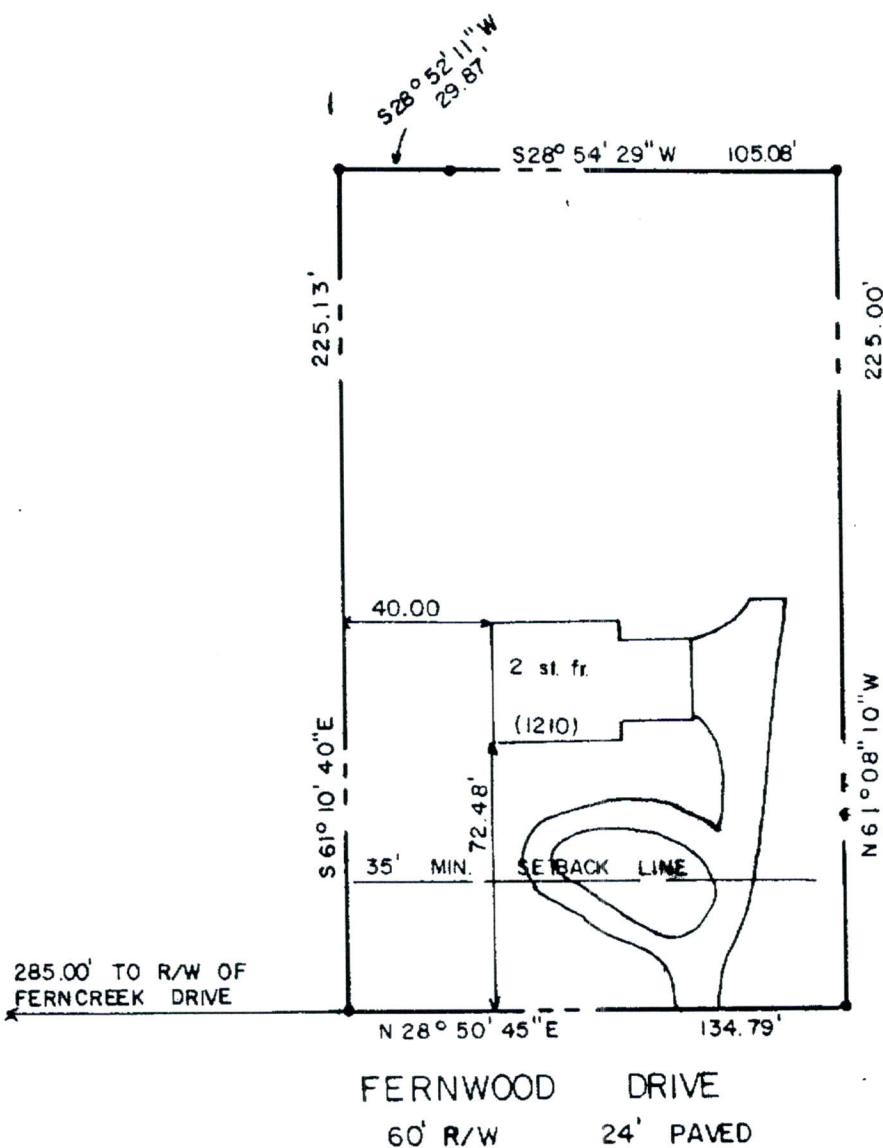
Stacey Neuharth-Pritchett, PhD



○ DENOTES IRON PIN SET  
(REBAR - UNLESS SPECIFIED)

● DENOTES IRON PIN FOUND  
(REBAR - UNLESS SPECIFIED)

⌀ DENOTES POINT ONLY  
(60# NAIL)



Clark of Superior Court  
Oconee County, Georgia  
Filed for Record at 3:30 PM  
10-6-1988  
Rayel Everett Chief Deputy

I hereby certify this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Georgia Registered Land Surveyor No. 1087

I hereby certify that I have this date examined the latest revised Flood Hazard Map and have determined that the referenced property is not located in a special flood hazard area under the National Flood Insurance Act.

Georgia Registered Land Surveyor No. 1087

SEAL:



SURVEY FOR:

ROGER J. & MARY L. STALLINGS  
1210 FERNWOOD DRIVE  
LOT 16 FERNWOOD S/D BLOCK "A"

COUNTY: OCONEE	CITY:	G.M.D.: 240	STATE: GEORGIA
SCALE: 1" = 50'	DATE: SEPT. 29, 1988	DRWN. BY: S. R.	JOB NO.: L-1098

LANDMARK ENGINEERING CORPORATION  
ATHENS, 475 NEWTON BRIDGE ROAD, GEORGIA - PH. 546-8822

J. R. HOLLAND  
REG. SURVEYOR  
NO. 1087

*Special Use Zoning Application for 1210 Fernwood Drive, Bogart*

Current Sketch of Property Available on the Oconee County Tax Commissioners website  
(<https://qpublic.schneidercorp.com/application.aspx?AppID=686&LayerID=11376&PageTypeID=4&PageID=4793&Q=72663259&KeyValue=B+02C+016A>):

