

**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 1973 Hog Mountain, LLC and Hog Mountain Investments, LLC submitted on February 20, 2022.

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 Pittman Engineering, PC on February 20, 2022, regarding a ±2.6 acre tract of land located at 1971 and 1975 Hog Mountain Road in the 221st G.M.D., Oconee County, Georgia, (tax parcel no. B-06-007IB and a portion of tax parcel no. B-06-007), 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 50-foot incompatible land use buffer to 25 feet.

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.

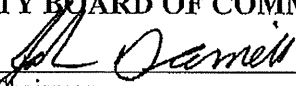
SECTION 3. Effective Date. This Resolution shall take effect this date.

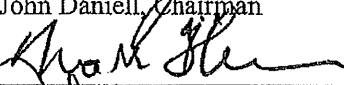
Said Special Exception Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on May 3, 2022.

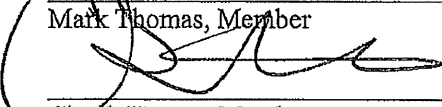
ADOPTED AND APPROVED, this 3rd day of May, 2022.

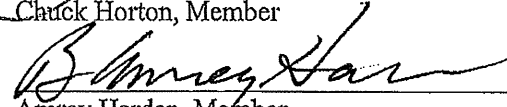
OCONEE COUNTY BOARD OF COMMISSIONERS

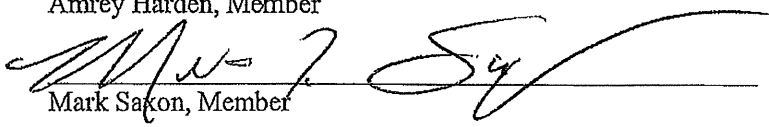
BY:


John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member


Amrey Harden, Member


Mark Sakon, Member

ATTEST:

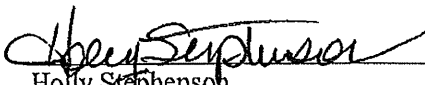

Holly Stephenson
Clerk, Board of Commissioners

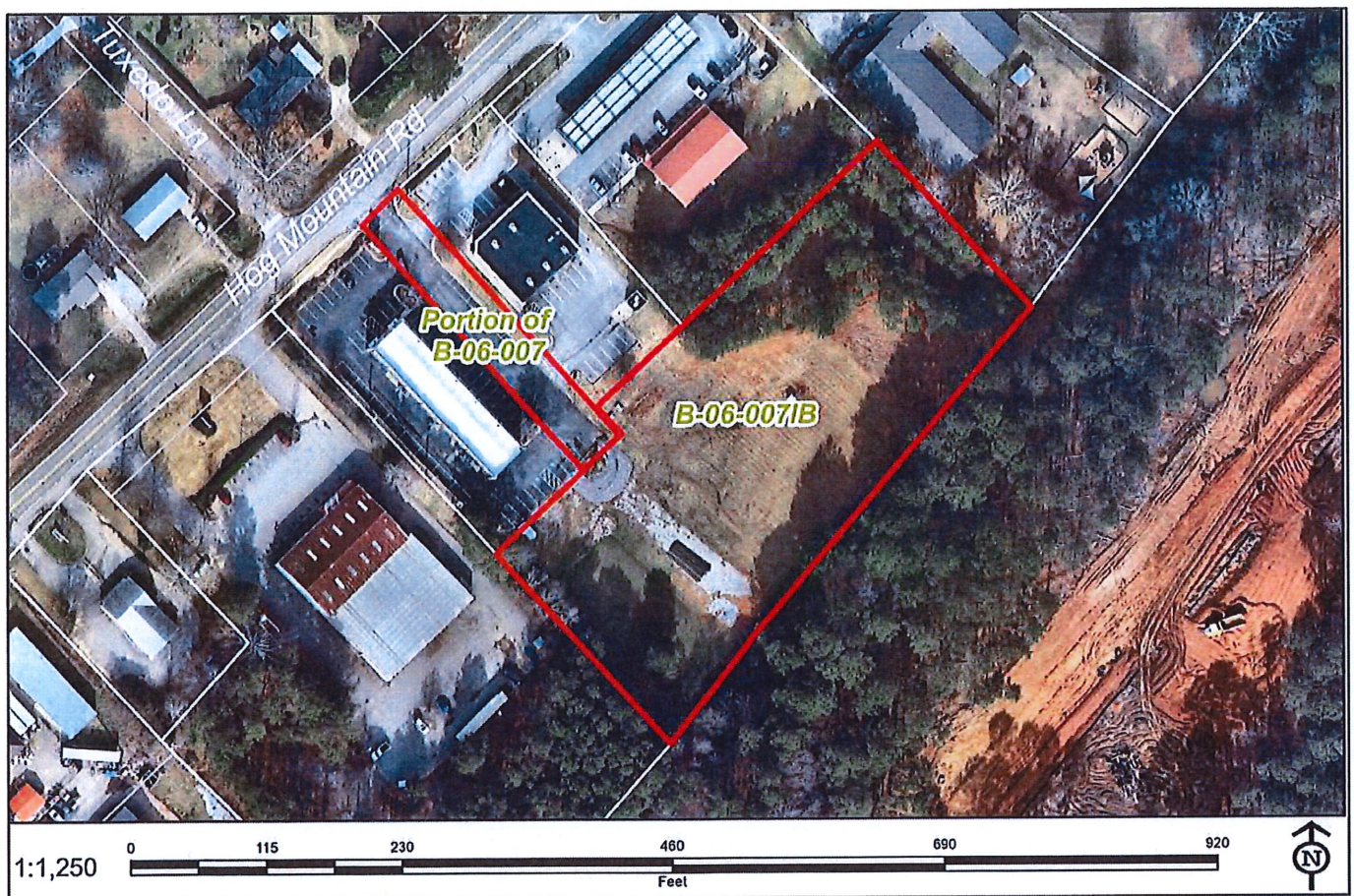
EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P22-0034

Page 1 of 5

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 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. Two staggered rows of large evergreen plantings (arborvitae, leyland cypress, or equivalent substitution) shall be planted within the proposed 25-foot incompatible use buffer. Said evergreens shall be 10 feet tall at time of planting and shall be planted at a spacing of 10 feet on center.

TAX MAP



LEGAL DESCRIPTION

Beginning at the 1/2" Reinforced Bar on the Southeastern side of Hog Mountain Road at the Northeastern side of the drive entrance being the POINT OF BEGINNING; thence along a line South 42 degree 44 minutes 43 seconds East, 249.14 feet to a point; thence along a line North 47 degrees 17 minutes 00 seconds East, 100.01 feet to a point; thence along a line North 46 degrees 46 minutes 14 seconds East, 225.10 feet to a point; thence along a line South 43 degrees 07 minutes 32 seconds East, 191.27 feet to a point; thence along a line South 40 degrees 42 minutes 53 seconds West, 86.23 feet to a point; thence along a line South 40 degrees 27 minutes 18 seconds West, 127.49 feet to a point; thence along a line South 40 degrees 34 minutes 27 seconds West, 150.02 feet to a point; thence along a line South 36 degrees 17 minutes 17 seconds West, 12.48 feet to a point; thence along a line South 37 degrees 40 minutes 24 seconds West, 101.41 feet to a point; thence along a line North 42 degrees 44 minutes 01 seconds West, 217.92 feet to a point; thence along a line North 42 degrees 44 minutes 01 seconds West, 33.19 feet to a point; thence along a line North 47 degrees 17 minutes 00 seconds East, 107.08 feet to a point; thence along a line North 42 degrees 44 minutes 43 seconds West, 248.77 feet to a point; thence along a line North 46 degrees 43 minutes 52 seconds East, 40.00 feet to the TRUE POINT OF BEGINNING.

Said tract being shown as Subject Tract and Tract to be Combined with Subject Tract on Composite Plat by Pittman Engineering dated February 20, 2022.

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P22-0034

Page 3 of 5

NARRATIVE

INTRODUCTION

Property Address: 1975 HOG MOUNTAIN ROAD -- Parcel B 06 0071B
Owner: 1973 HOG MOUNTAIN ROAD LLC
Existing Zoning: B-2
Proposed Variance Type: Special Exception Variance
Existing Use: undeveloped
Proposed Use: Self Storage
Property Area: 2.60 acres (after combining part of 1971 Hog Mountain Road)

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 25 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 a 25' buffer. This would be a compromise between the 0' buffer that was on the property when the owner purchased it and the now 50' requirement.

The proposed use of the subject property at this time is for a multi-story self storage facility. The property is currently zoned B-2 so this use would be a very quiet, low traffic, mundane use as it relates to available B-2 zoning uses. This compromised 25' buffer would be beefed up with evergreen plant material where needed to provide an adequate screen from the adjacent future subdivision.

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 nor is it final platted.

COMPANION SPECIAL USE

There is a companion special use request associated with this project to allow for Self-Storage Use in B-2 zoning district.

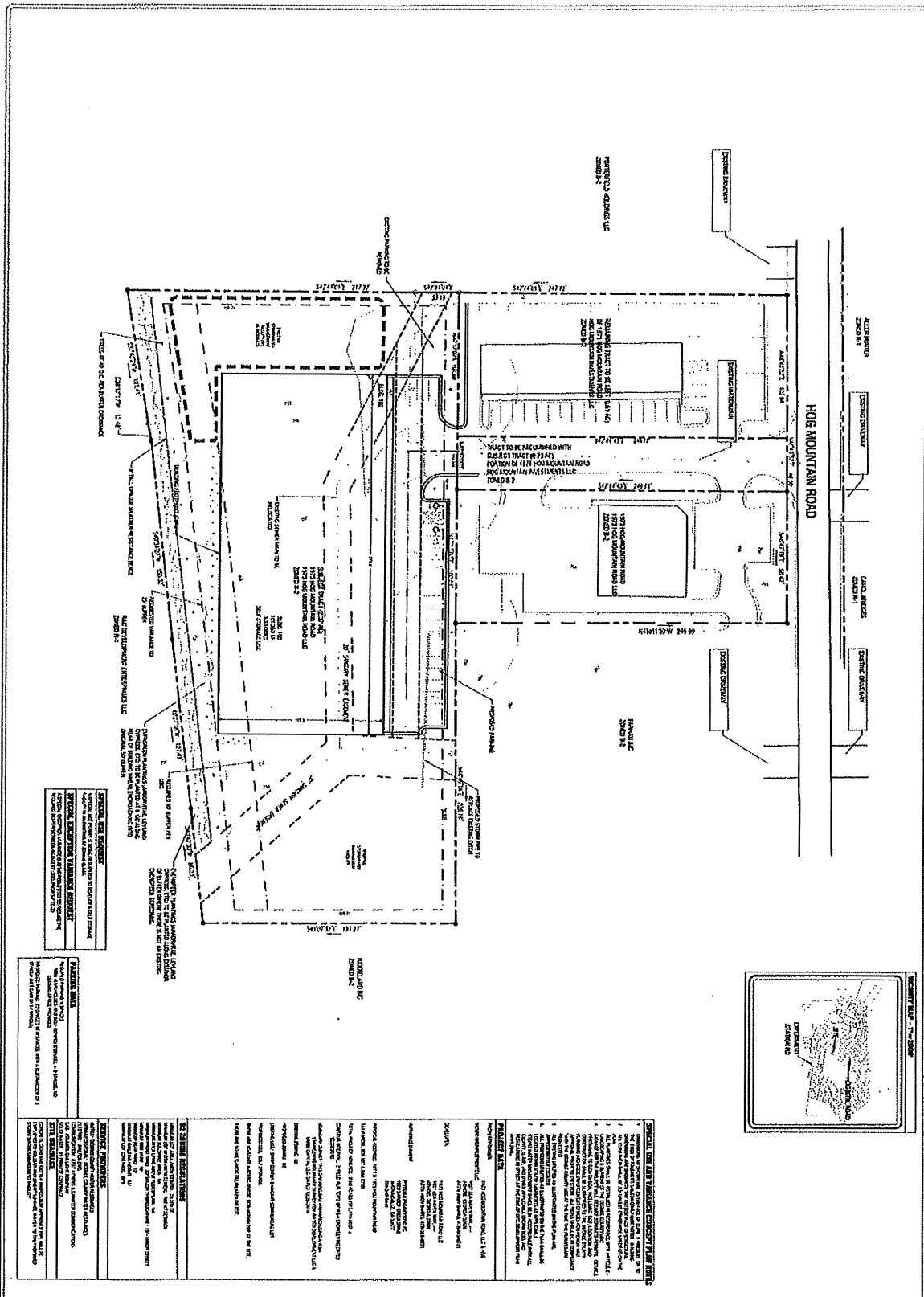
CONCLUSION

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. This would allow for the property owner to develop his property. The owner is willing to plant additional screening plant material adjacent to the R-1 property.

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P22-0034

Page 5 of 5

CONCEPT PLAN





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

VARIANCE CASE #: P22-0034

DATE: April 22, 2022

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

APPLICANT NAME: Pittman Engineering

PROPERTY OWNERS: 1973 Hog Mountain Road, LLC,
Hog Mountain Investments, LLC

LOCATION: 1971 and 1975 Hog Mountain Road; tax
parcel B-06-007IB and a portion of tax parcel
B-06-007

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 reduce the required 50-foot incompatible land use buffer to 25 feet. The variance request is accompanied by special use #P22-0033 to allow development of a self-storage facility.

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: May 3, 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.
- The subject property was undeveloped when construction plans were approved for the adjacent Stonebridge residential subdivision, and a buffer was not required on either side at that time. An incompatible use buffer is required at the time of development of the proposed self-storage facility per UDC Sec. 807.

VARIANCE DESCRIPTION

- The applicant is requesting to reduce the required 50-foot incompatible land use buffer to 25 feet along 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:**

As shown on the concept plan, the applicant is requesting to reduce the buffer to 25 feet, rather than requesting a full waiver of the buffer requirement. The applicant is also proposing large evergreen plantings and an 8-foot tall opaque weather-resistant fence be placed within the 25-foot buffer. Compared with other uses allowed by-right in the B-2 zoning district, self-storage facilities are a relatively low-intensity land use, and traffic and noise levels are expected to be minimal. Staff holds that the proposed buffer and screening will provide adequate protection to the adjacent residential properties and reduced in buffer width should not be injurious to the use and enjoyment of the environment or any other property in the immediate vicinity.

c. **Diminish and impair property values within the surrounding neighborhood:**

Staff holds that it is unlikely that reducing the incompatible use buffer to 25 feet would diminish property values in the surrounding area.

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 the request to reduce the buffer from 50 to 25 feet would not 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 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. Two staggered rows of large evergreen plantings (arborvitae, leyland cypress, or equivalent substitution) shall be planted within the proposed 25-foot incompatible use buffer. Said evergreens shall be 10 feet tall at time of planting and shall be planted at a spacing of 10 feet on center.



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

Address: Pittman Engineering

(No P.O. Boxes)
1050 Barber Creek Drive, Bldg 400

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: 2/18/2022

Notarized: [Signature]

Property Owner

Name: 1973 Hog Mountain Road LLC & Hog Mountain Investments LLC

Address: 1607 Lea Haven Way

(No P.O. Boxes)
Athens GA 30606

Telephone: 478-955-8231

Property

Location: 1975 Hog Mountain Road + portion of 1971 Hog Mtn Rd
watkinsville ga 30677

Tax Parcel Number: B06 0071B + portion of B06 007

Size (Acres): 2.60 ☒ Current Zoning: B2

Future Development Map—Character Area Designation: civic center

Use

Current Use: vacant lot

Proposed Use: self storage

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

UDC Section 806 - Buffers.

Request is to reduce required buffer adjacent to residential property from 50' to 25'.

1975 HOG MOUNTAIN ROAD

SPECIAL EXCEPTION VARIANCE SUBMITTED 02/21/2022

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: Self Storage

Property Area: 2.60 acres (after combining part of 1971 Hog Mountain Road)

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COMPANION SPECIAL USE

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CONCLUSION

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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):

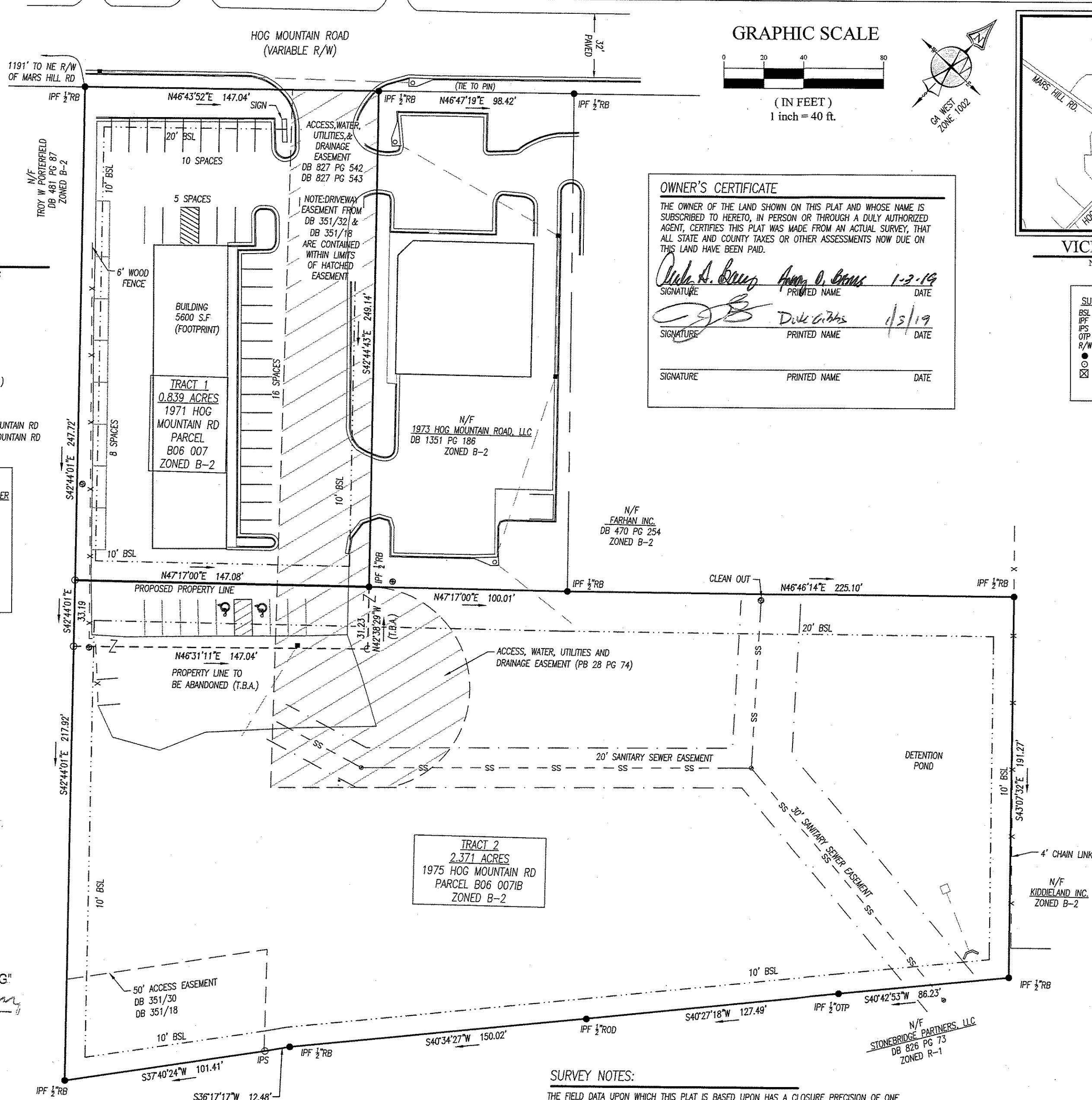
FRONT BUILDING SETBACK: 20'
REAR BUILDING SETBACK: 10'
SIDE BUILDING SETBACK: 10'
MAXIMUM BUILDING HEIGHT: 55'
MINIMUM LOT WIDTH: NONE

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 296137 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

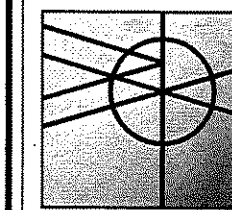
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED
FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION;
THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS
"FUTURE," AND THEIR LOCATION, SIZE, TYPE, AND MATERIALS ARE CORRECTLY
SHOWN; AND THAT ALL ENGINEERING 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

ENGINEERING SURVEYING
LANDSCAPE ARCHITECTURE
2470 Daniels Bridge Road, Suite 161
Athens, Georgia 30606
P: 706.310.0411
F: 706.310.0411
www.gaplaning.com



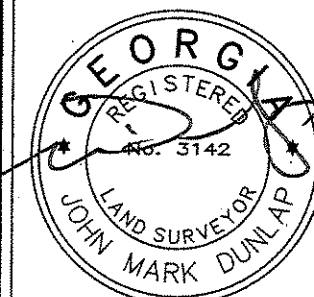
Williams
& Associates

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

SURVEYOR'S CERTIFICATE
(CLERK OF COURTS)

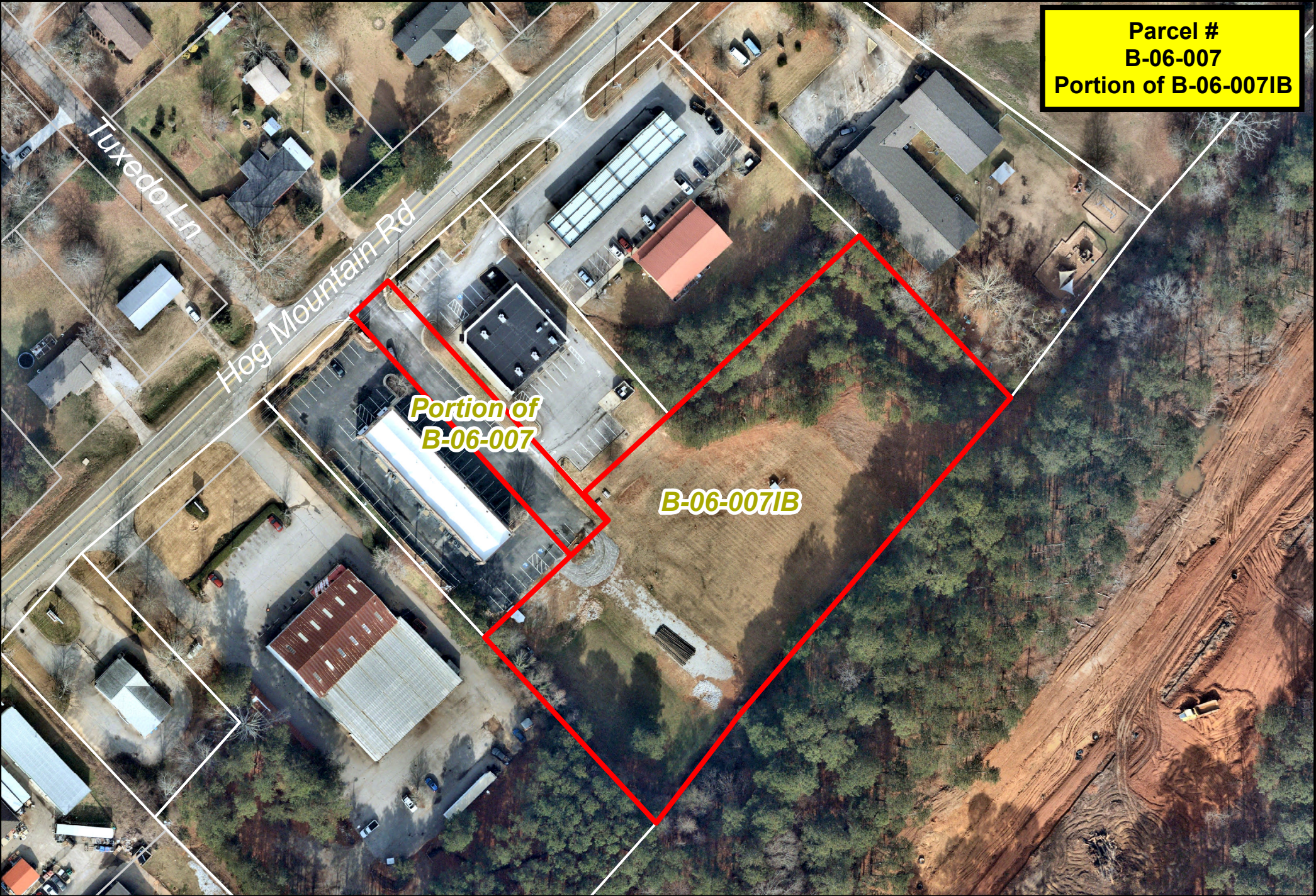
As required by subsection (d) of
O.C.G.A. Section 15-6-67, this plat
has been prepared by a land surveyor
and approved by all applicable local
jurisdictions for recording as evidenced
by approval certificates, signatures,
stamps, or statements hereon. Such
approvals or affirmations should be
confirmed 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 # P22-0034 - 1973 Hog Mountain Road, LLC

Parcel #
B-06-007
Portion of B-06-007IB

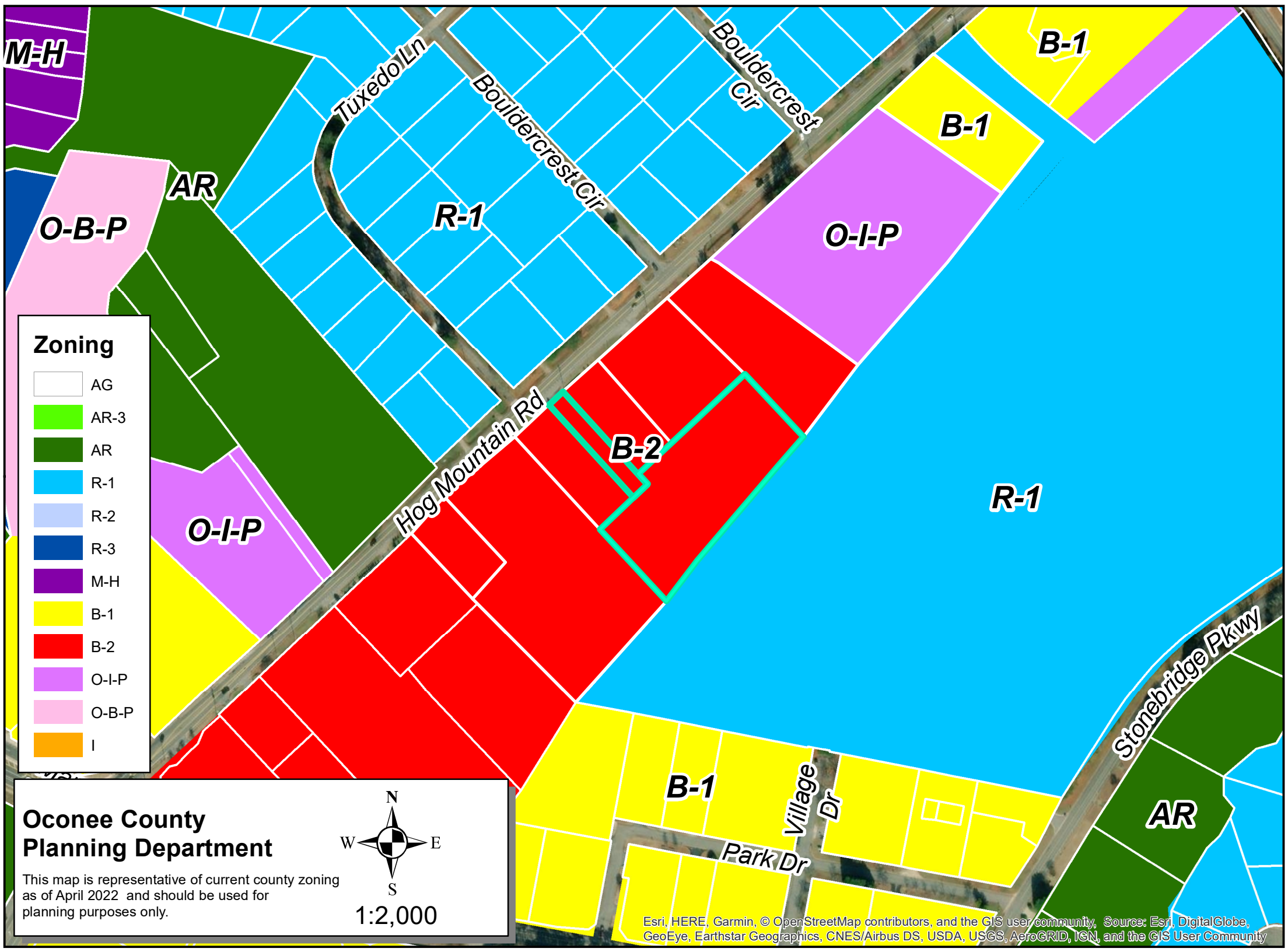


1:1,250



Feet



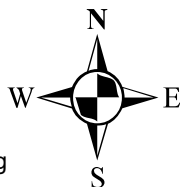


Zoning

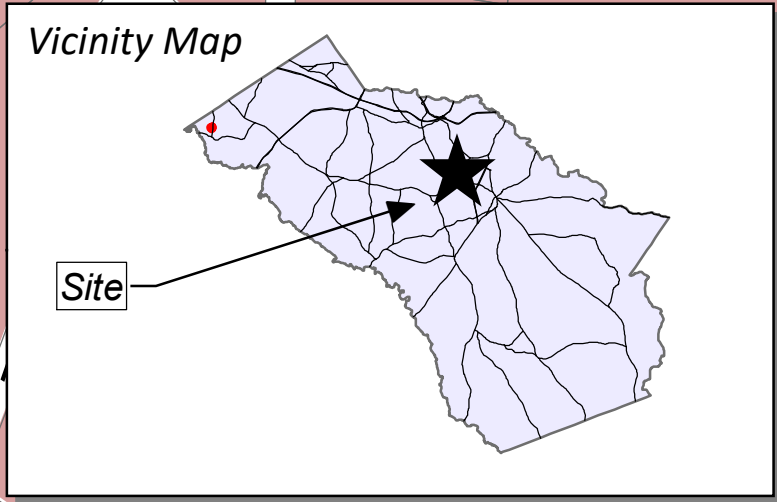
- AG
- AR-3
- AR
- R-1
- R-2
- R-3
- M-H
- B-1
- B-2
- O-I-P
- O-B-P
- I

**Oconee County
Planning Department**

This map is representative of current county zoning as of April 2022 and should be used for planning purposes only.



1:2,000



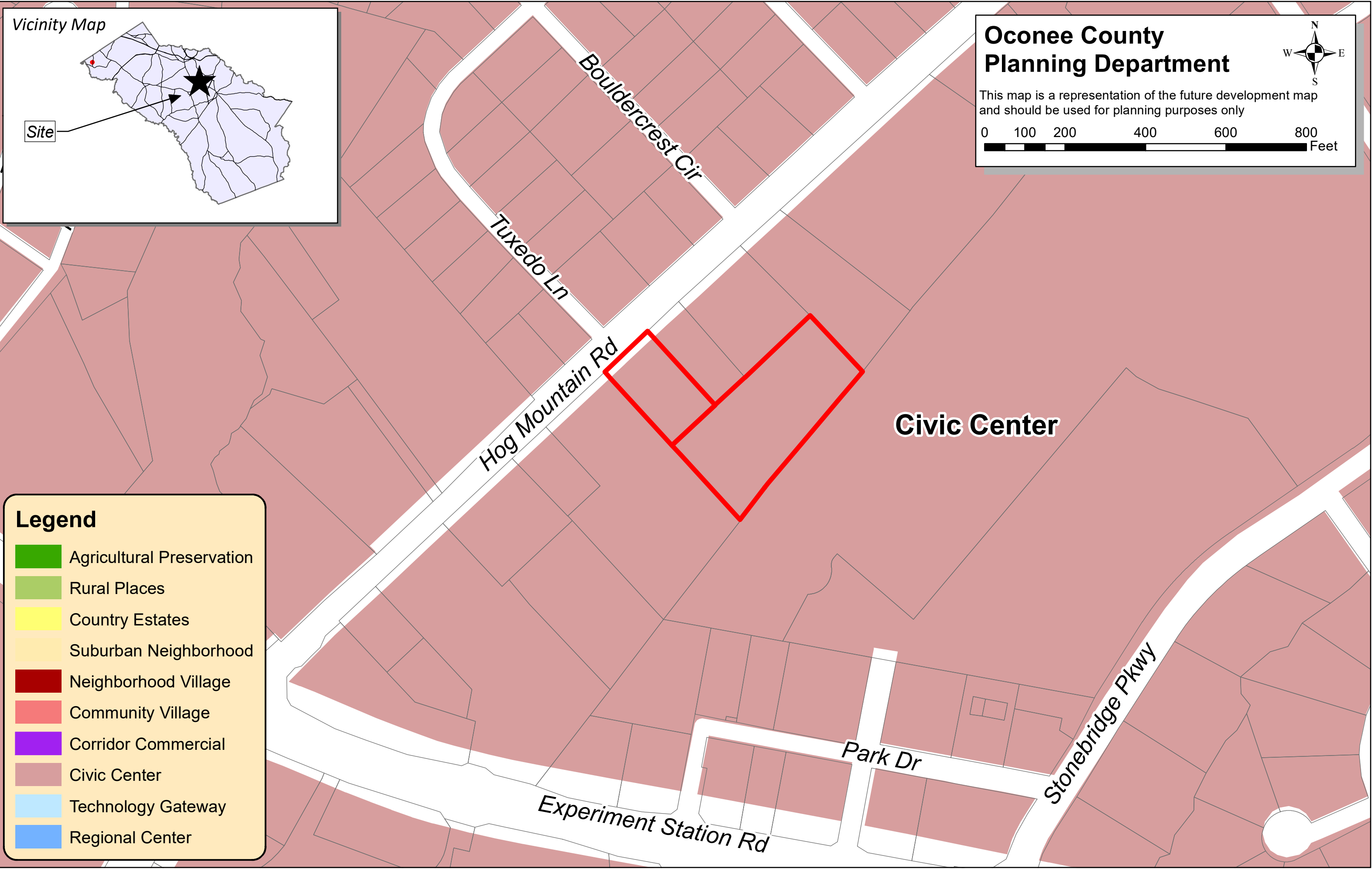
**Oconee County
Planning Department**

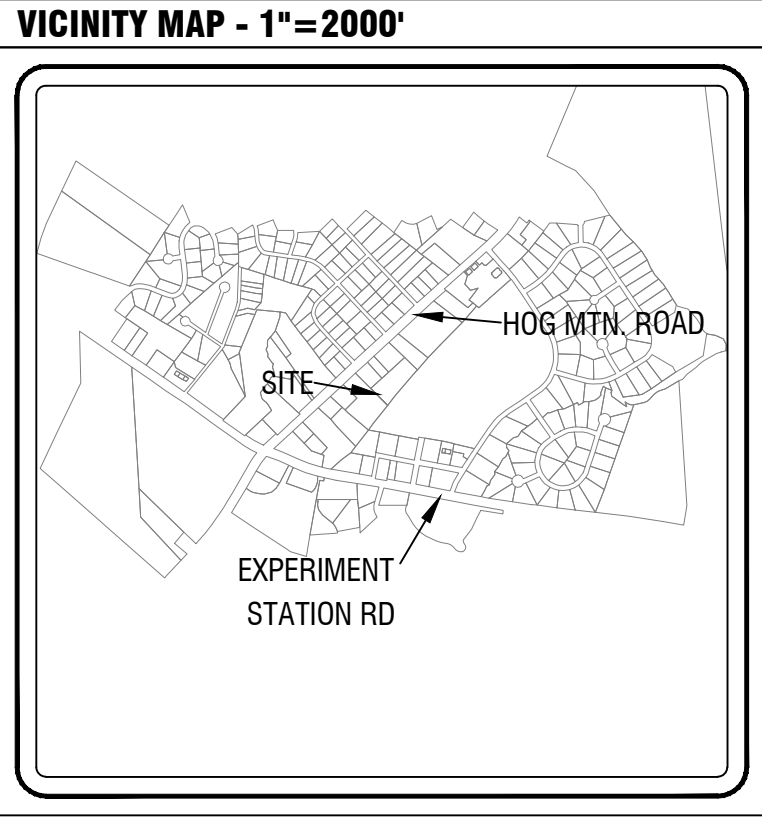
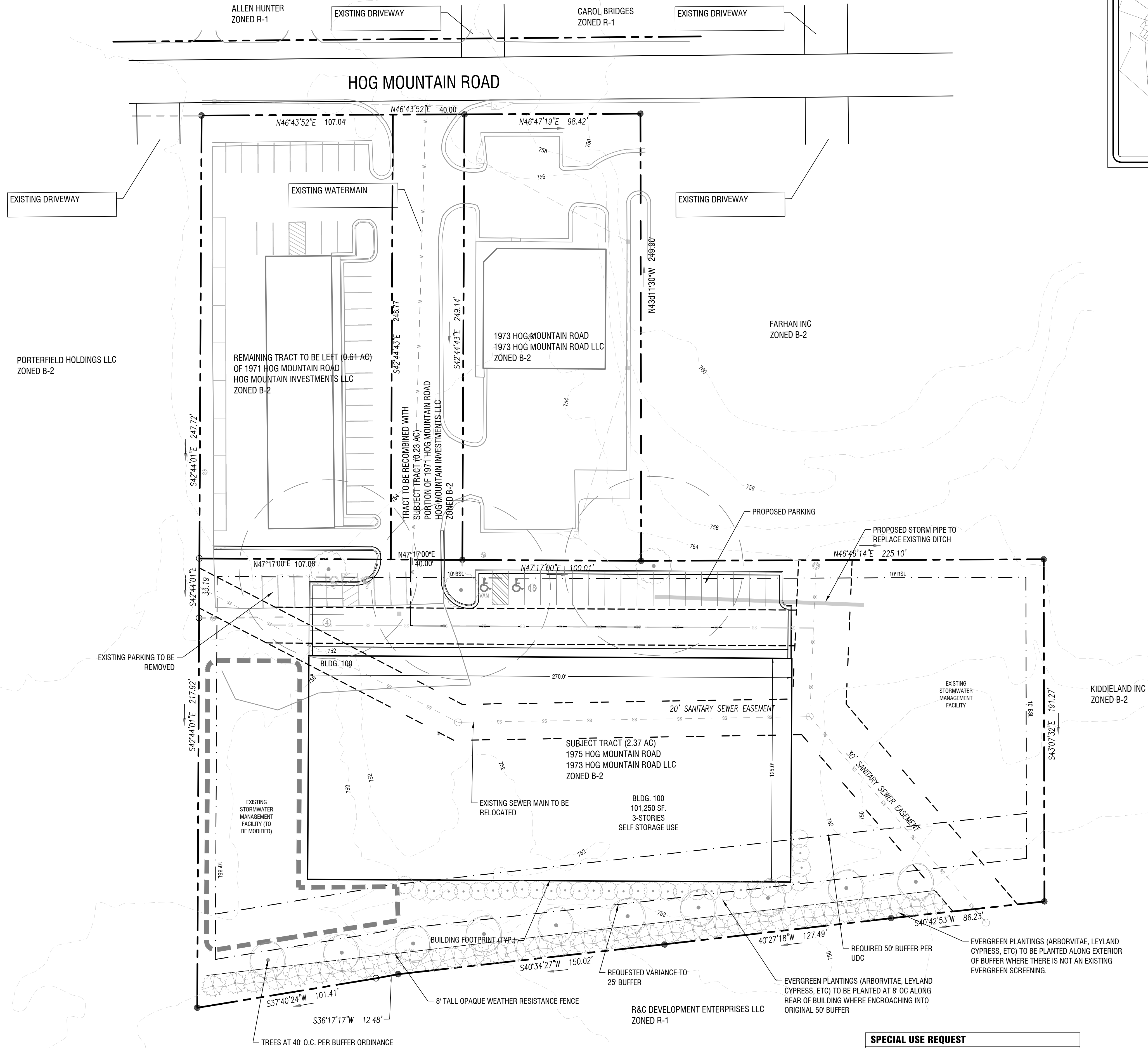
This map is a representation of the future development map and should be used for planning purposes only

0 100 200 400 600 800 Feet

Legend

- Agricultural Preservation
- Rural Places
- Country Estates
- Suburban Neighborhood
- Neighborhood Village
- Community Village
- Corridor Commercial
- Civic Center
- Technology Gateway
- Regional Center





SPECIAL USE AND VARIANCE CONCEPT PLAN NOTES

1. DIMENSIONS AS SHOWN ARE TO THE FACE OF CURB, IF PRESENT, OR TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STRUCTURE.
2. ALL CURB RADI SHALL BE 3.5' UNLESS OTHERWISE SPECIFIED ON THE PLAN.
3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 8 - LANDSCAPING & BUFFERS OF THE OCONEE COUNTY UDC.
4. 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.
5. ALL EXISTING UTILITIES AS ILLUSTRATED ON THE PLAN ARE APPROXIMATELY LOCATED.
6. ALL PROPOSED UTILITIES AS ILLUSTRATED ON THE PLAN SHALL BE LOCATED WITHIN UTILITY EASEMENTS AS APPLICABLE.
7. 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.

PROJECT DATA

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

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

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

PHYSICAL ADDRESS: 1971 & 1975 HOG MOUNTAIN ROAD

TAX PARCEL: B06 007 & B06 071B

TOTAL PROJECT ACREAGE: 2.60 ACRES (113,119.00 SF.)

CONTOUR INTERVAL: 2' FIELD RUN TOPO BY W&A ENGINEERING DATED 12/28/2018.

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: SELF STORAGE

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

THERE ARE NO WETLANDS DELINEATED ON SITE.

B2 ZONING REGULATIONS

MINIMUM LOT AREA (WITH SEWER): 20,000 SF
MINIMUM LOT WIDTH (WITH SEWER): 100' AT SETBACK
MINIMUM BUILDABLE AREA: NA
MINIMUM AREA LYING ABOVE FLOODPLAIN: NA
MINIMUM FRONT YARD: 20' MAJOR THOROUGHFARE / 15' - MINOR STREET
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 10'
MAXIMUM BUILDING HEIGHT: 55'
MAXIMUM LOT COVERAGE: 80%

SERVICE PROVIDERS

WATER: OCONEE COUNTY WATER RESOURCES
SEWAGE DISPOSAL: OCONEE COUNTY WATER RESOURCES
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 PROPOSED STORM WATER MANAGEMENT FACILITY.

SPECIAL USE REQUEST

A SPECIAL USE PERMIT IS BEING REQUESTED TO DEVELOP A SELF STORAGE FACILITY IN AN EXISTING B2 ZONING CLASS.

SPECIAL EXCEPTION VARIANCE REQUEST

A SPECIAL EXCEPTION VARIANCE IS BEING REQUESTED TO REDUCE THE REQUIRED BUFFER BETWEEN ADJACENT USES FROM 50' TO 25'.

PARKING DATA

REQUIRED PARKING: 0 SPACES
MINI-WAREHOUSES AND SELF-SERVICE STORAGE = 0 SPACES, NO LEASING OFFICE PROVIDED

PROPOSED PARKING: 22 SPACES NEW SPACES WITH A SUBTRACTION OF 8 SPACES (NET GAIN OF 14 SPACES)

| REVISIONS | |
|-----------|-------------|
| DATE | DESCRIPTION |
| | |
| | |
| | |
| | |
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| | |

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

REGISTERED PROFESSIONAL ENGINEER
B. FRANK PITTMAN
No. 29629
02/20/2022

ISSUE PURPOSE
FOR REVIEW ONLY

1975 HOG MOUNTAIN ROAD STORAGE
2.60 - 1971 & 1975 HOG MOUNTAIN ROAD
OCONEE COUNTY, GEORGIA

SCALE 1" = 30'

PROJECT NUMBER
2021-016

DATE
02/20/2022

SPECIAL EXCEPTION VARIANCE AND SPECIAL USE CONCEPT PLAN

01