

**ACTION DENYING HARDSHIP VARIANCE REQUEST**

APPLICATION SUBMITTED BY: Michael J. Brutz

APPLICATION SUBMISSION DATE: September 13, 2022

RE: Request for a Hardship Variance on a ±3.50-acre tract of land located at 1047 Summit Grove Drive in the 221<sup>st</sup> G.M.D., Oconee County, Georgia, (tax parcel no. B-06-029C), to reduce the required 25-foot of spacing between large trees and to allow planted materials less than 4 feet from the public right-of-way.

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

This 13<sup>th</sup> day of September, 2022.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

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

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

Amrey Harden, Member

Mark Saxon, Member

ATTEST:

Holly Stephenson  
Holly Stephenson  
Clerk, Board of Commissioners

## TAX MAP



## LEGAL DESCRIPTION

All that certain tract or parcel of land, lying and being in the 221st G.M.D. of Oconee County, Georgia, containing 3.512 acres and being more fully described as follows:

Commencing at an CMF (Concrete Monument Found) at the intersection of the Northern Right-of-Way of North Main Street (Macon Hwy.) and the Eastern Right-of-Way of the Veterans Memorial Parkway, Said point being the POINT OF BEGINNING;

Thence along said Right-of-Way of the Eastern Right-of-Way of the Veterans Memorial Parkway N 27°55'47" E a distance of 166.33' to an IPS;

Thence leaving said Right-of-Way N 89°29'32" E a distance of 387.59' to an IPS on the Western Right-of-Way of Summit Grove Drive;

Thence along said Right-of-Way S 02°01'15" E a distance of 42.18' to a CMF;

Thence S 02°09'28" E a distance of 145.83' to a CMF;

Thence with a curve turning to the right with an arc length of 220.48', with a radius of 407.46', with a chord bearing of S 13°25'35" W, with a chord length of 217.80', to a CMF;

Thence S 75°15'25" W a distance of 81.37' to a CMF at the intersection of the Western Right-of-Way of Summit Grove Drive and the Northern Right-of-Way of North Main Street (Macon Hwy.);

Thence with a curve turning to the left with an arc length of 61.92', with a radius of 761.62', with a chord bearing of N 59°50'54" W, with a chord length of 61.91', to a CMF;

Thence N 62°01'07" W a distance of 298.38' to an IPF (#4 Rebar);

Thence N 14°48'37" W a distance of 102.35' to the POINT OF BEGINNING;

The above described property is more particularly shown according to a survey by Smith Planning Group (Aaron P. Blomberg, GA PLS #3100), dated July 23, 2020, entitled "Survey for Jacobs Properties, LLP".

NARRATIVE

BARNESVILLE DEVELOPMENT CORPORATION

101 COMMERCE PLACE

SUITE 2

BARNESVILLE, GA 30204

(770) 468-0939

June 27, 2022

To: Monica

Fr: Mike Brutz

Re: BDC Special Exception/Hardship Variance Updated Narrative

Monica,

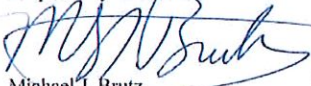
Per your request I have updated the narrative portion of the application.

We are seeking minor relief from Code Section 805 Landscape Strips. The Office Park is located at 1047 Summit Grove Drive, Watkinsville, GA and consists of 3.512 acres. The subject property was rezoned last year to its current zoning of OIP. The existing use of the property is for general office space. Currently the Georgia Department of Revenue occupies the first building (Number 100) consisting of approximately 10,000 sq. ft. Building 200 is currently under construction and will be approximately 6,500 sq. ft. Two of the three units in Building 200 are leased. One unit is leased to a company that consults with the medical profession on supply matters and the other to a company that works with the State of Georgia to provide state required classes for DUI and other motor vehicle related cases. It is anticipated that future tenants will consist of similar general office uses (for example, attorneys, CPA's, Insurance agents, financial consultants, etc.).

The main issue is that several trees are either less than the required four feet from the right of way or are slightly less than the required twenty-five feet apart. In no case do any of the existing trees exceed a few feet from the requirement. I have discussed relocating the trees with Southeastern Growers in Farmington who supplied and installed the trees and was informed that relocating the offending trees at this stage in their growth cycle would kill the trees.

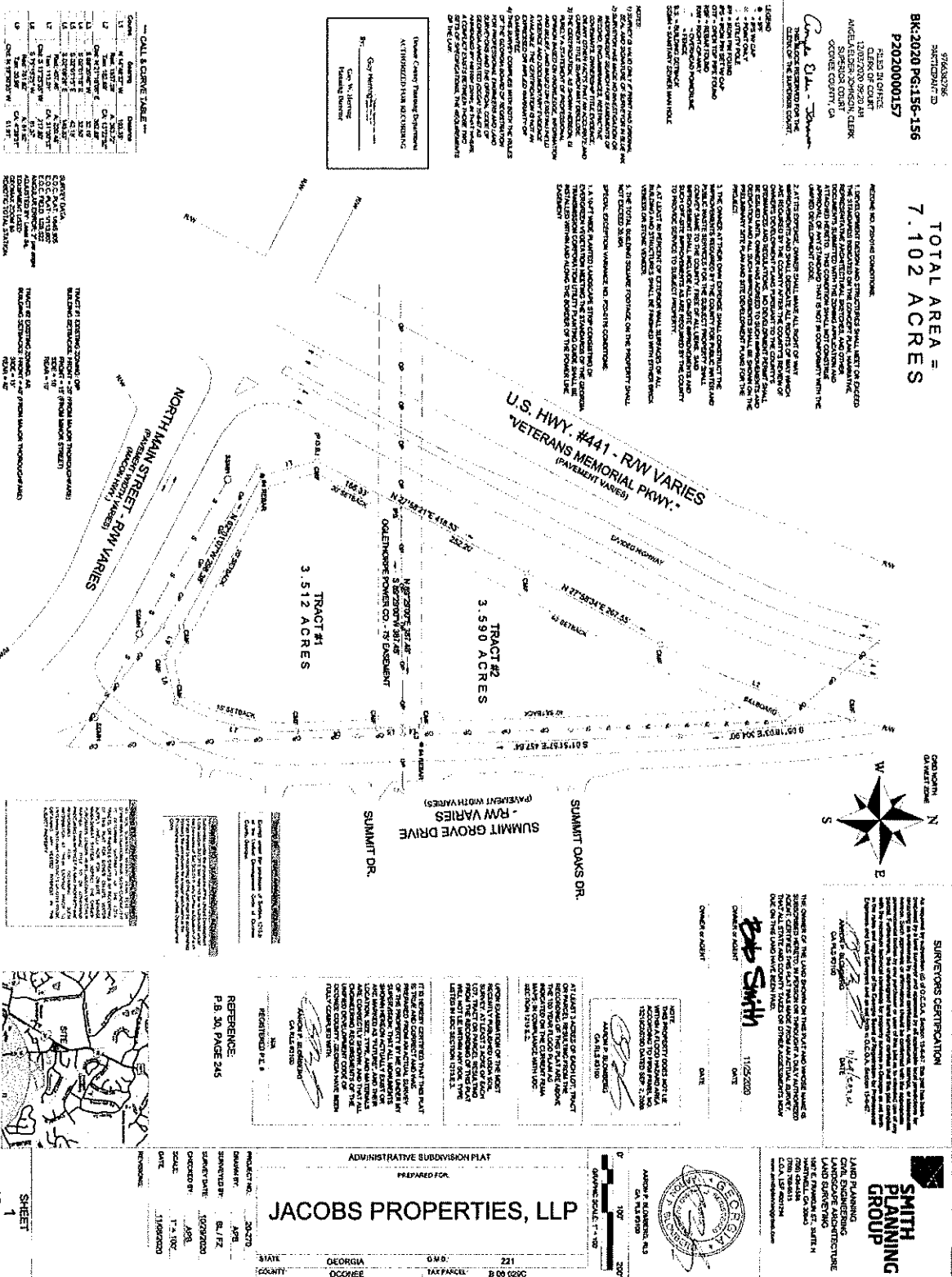
Regarding the trees along the right of way the Applicant submits that the spacing meets the INTENT of the code section. Specifically, the intended purpose of the code is to assure that the trees are not located too close to the existing roadway (Summit Grove Drive). The concept being that when the trees eventually mature to their full size, they did not want them too close to the pavement in the event a motorist veered off the road causing a collision with a large tree. A visual inspection of the site will reveal the trees are more than forty feet from the pavement. This is due mainly to the fact that Summit Grove Drive was formerly S.R. 41 and the GDOT has a wide right of way. When the four-lane improvement to SR 441 was completed "Old S.R. 41" became Summit Grove Drive and a dead end was constructed leaving an unusually wide right of way.

Respectfully Submitted,

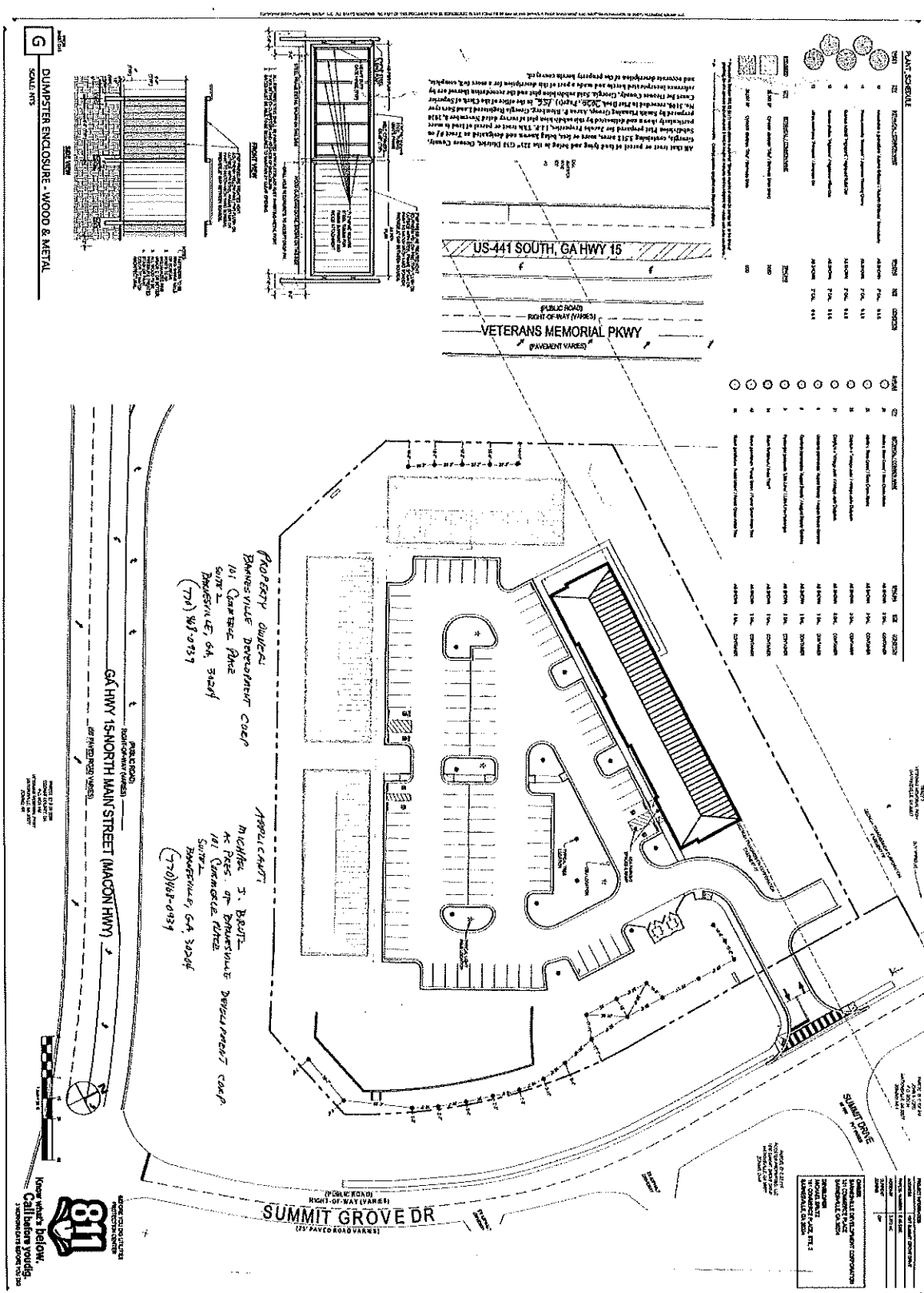


Michael J. Brutz

President of Barnesville Development Corporation  
Applicant



CONCEPT PLAN





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

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**VARIANCE CASE #:** P22-0119

**DATE:** September 2, 2022

**STAFF REPORT BY:** Guy Herring, Planning Director  
Monica Davis, Planner

**APPLICANT NAME:** Michael J. Brutz

**PROPERTY OWNER:** Barnesville Development Corp.

**LOCATION:** 1047 Summit Grove Drive

**PARCEL SIZE:** ±3.5 acres

**EXISTING ZONING:** OIP (Office Institutional  
Professional District)

**EXISTING LAND USE:** Office and medical business  
park



**TYPE OF VARIANCE REQUESTED:** Hardship Variance

**REQUEST SUMMARY:** The property owner is requesting a hardship variance to reduce the required 25-foot of spacing between large trees and to allow planted materials less than 4 feet from the public right-of-way

**DATE OF SCHEDULED HEARINGS**

**BOARD OF COMMISSIONERS:** September 13, 2022

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



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

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## BACKGROUND INFORMATION & FINDINGS OF FACT

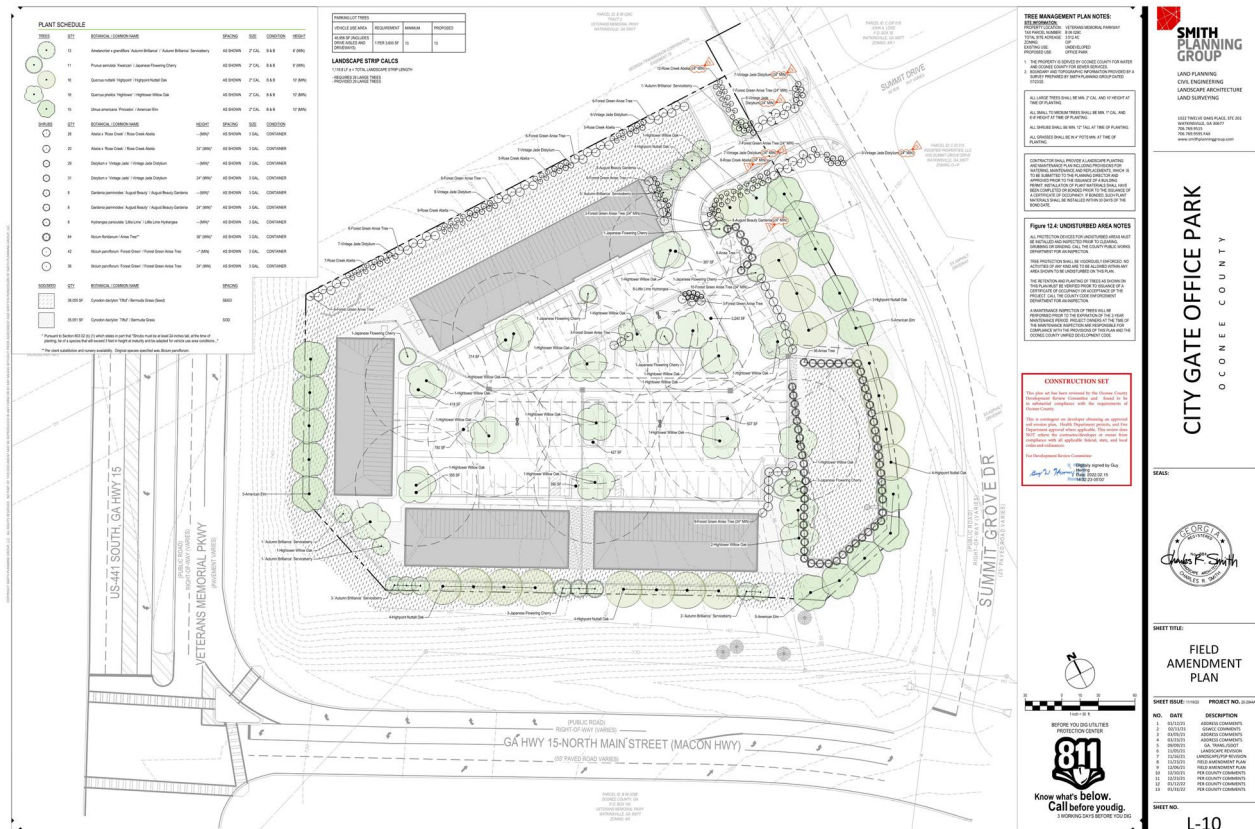
### HISTORY

- The property was rezoned from AR (Agricultural Residential District) to OIP (Office Institutional Professional District) on October 6, 2020, for an office and medical business park
- Construction plans were approved on 4/5/2021, and three office buildings were permitted in April 2022.

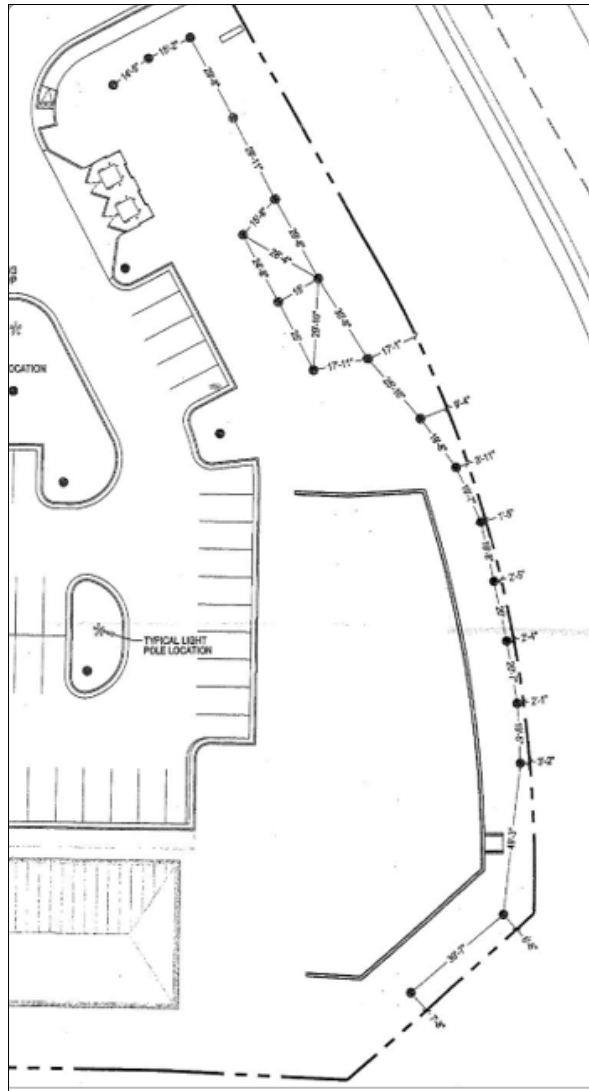
### VARIANCE DESCRIPTION

- The applicant is requesting a hardship variance to reduce the required 25-foot spacing between large trees and allow planted materials less than 4 feet from the public right-of-way because the existing large trees and planted materials do not conform to the UDC Sec. 805-Landscape Trees
- **Unified Development Code Section 805– Landscape Strips**
  - *Landscape strips shall be required along any developed portion of the property adjacent to private or public streets or rights-of-way.*
    - a. *Plant materials shall consist of at least one large tree (as defined in this Development Code) for each 40 linear feet of landscape strip. These large trees are not required to be planted in a uniformly spaced single row, but may be clustered and/or staggered as space allows within the landscape strip as long as the total number of trees required is met and no large tree is within 25 feet of any other large tree*
    - b. *Plant materials shall not be planted any closer than 4 feet to the public right-of-way*

### APPROVED LANDSCAPE PLAN



## CONCEPT PLAN ZOOMED IN



## PUBLIC FACILITIES

- The present request should not affect county services, facilities, and infrastructure.

## 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 HARDSHIP APPROVAL” AS SET FORTH IN SECTION 1304.03 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE:

Hardship variances may be granted in such individual cases of unnecessary hardship upon a finding by the Board of Commissioners that all of the following conditions exist:

- a. **Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography?**  
The property's size, shape, or topography does not create extraordinary or exceptional conditions.
- b. **Does the application of requirements in the Unified Development Code create an unnecessary hardship?**  
The intent of UDC 805 is to provide adequate separation of large trees in order to provide for proper growth and health of the tree and adequate separation of planted materials from the public right-of-way is required to maintain adequate distance from utilities and roadways. The application of UDC 805 does not create an unnecessary hardship.
- c. **Are conditions creating the need for the hardship variance peculiar to the particular piece of property involved?**  
There are no conditions that are peculiar to the subject property.
- d. **Will relief, if granted, not cause substantial detriment to the public good or impair the purposes and intent of the Unified Development Code?**  
The intent of UDC 805 is to provide adequate separation of large trees from other large trees and adequate separation of planted materials from the public right-of-way. Staff holds that granting relief would be detrimental to the public good and impair the purpose and intent of the UDC because there would be large trees growing close to each other, which would impair the growth and health of the large shade trees. In addition, planted materials would not be adequately separated from the public right-of-way and associated clear zone.

FURTHER ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE "LIMITATIONS ON HARDSHIP APPROVAL" AS SET FORTH IN SECTION 1304.04 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE:

*In no case shall hardship variances be granted if any of the following conditions exist:*

- a. **Is the need for the hardship variance the result of a condition created by the applicant or an unwise investment decision or real estate transaction?** Yes, the request for a hardship variance is a result of the applicant planting large trees and other planted materials in areas that were not in the approved landscape plan.
- b. **Is the hardship variance a request to change conditions of approval imposed through a zoning change granted by the Board of Commissioners?** No.
- c. **Does the hardship variance cause a reduction of the minimum lot size required by the zoning district applicable to the property?** No.
- d. **Does the hardship variance propose a use of land or buildings, or structures that would otherwise not allowed by the zoning district applicable to the property?** No.
- e. **Will the hardship variance provide an increase in the number of dwelling units or nonresidential building floor area which is otherwise not allowed by the zoning district applicable to the property?** No.
- f. **Does the present request concern any item or matter regulated under Article 7 of the Unified Development Code?** No.

## **STAFF RECOMMENDATION & CONDITIONAL RECOMMENDATIONS**

Based upon the standards and limitations for hardship variance approval, this request **does not meet all necessary conditions** to grant a hardship variance.



# OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

- ☒ Hardship Variance    ☐ Appeal of Administrative Decision    ☐ Flood Damage Prevention Variance  
☐ Special Exception for: \_\_\_\_\_

## Applicant

Name: MICHAEL J. BRUTZ  
PRES. BARNESVILLE DEVELOPMENT  
CORP.

Address: 101 COMMERCE PLACE  
(No P.O. Boxes)  
SUITE 2

BARNESVILLE, GA, 30204

Telephone: 770-468-0939

Email: mibrutz@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: [Signature]

Date: 5/12/22

Notarized: \_\_\_\_\_

## Property Owner

Name: BARNESVILLE DEVELOPMENT CORP

Address: 101 COMMERCE PLACE  
(No P.O. Boxes)  
SUITE 2

BARNESVILLE, GA, 30204

Telephone: 770-468-0939

## Property

Location: 1047 SUMMIT GROVE DRIVE  
WATKINSVILLE, GA, 30671

Tax Parcel Number: B06029C

Size (Acres): 3.54 Current Zoning: O.I.P.

Future Development Map—Character Area Designation: CIVIL CENTER (MB)

## Use

Current Use: MULTI-TENANT OFFICE PARK

Proposed Use: SAME

## Attachments (check all that apply)

- ☒ Property Owner's Authorization (if applicable)  
☒ Application Fee \$300.00  
☒ Warranty Deed(s), Legal Description, & Plat of Survey  
☒ Disclosures  
☒ Maps or Drawings Illustrating Variance Request  
☒ Narrative Statement Explaining Variance Request  
☐ Concept Plan N/A - EXISTING PROJECT

## Appeal or Variance Requested

Provide the code section and briefly explain the requested variance

CODE § 805 LANDSCAPE STRIPS

MINOR ISSUE REGARDING  
TREE SPACING

**BARNESVILLE DEVELOPMENT CORPORATION**

101 COMMERCE PLACE  
SUITE 2  
BARNESVILLE, GA 30204  
(770) 468-0939

June 27, 2022

To: Monica  
Fr: Mike Brutz  
Re: BDC Special Exception/Hardship Variance Updated Narrative

Monica,

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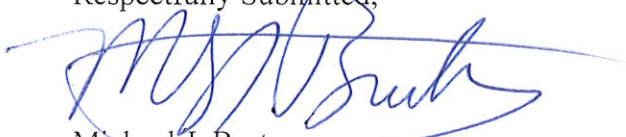
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Drive and a dead end was constructed leaving an unusually wide right of way.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "MJ Brutz", with a long horizontal flourish extending to the right.

Michael J. Brutz,

President of Barnesville Development Corporation  
Applicant

# Variance # P22-0119 - Barnesville Development Corp.

**Tax Parcel #  
B-06-029**

**B-06-029**

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













1:3,000

0 280 560 1,120 1,680 2,240

Feet

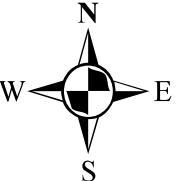


**Zoning**

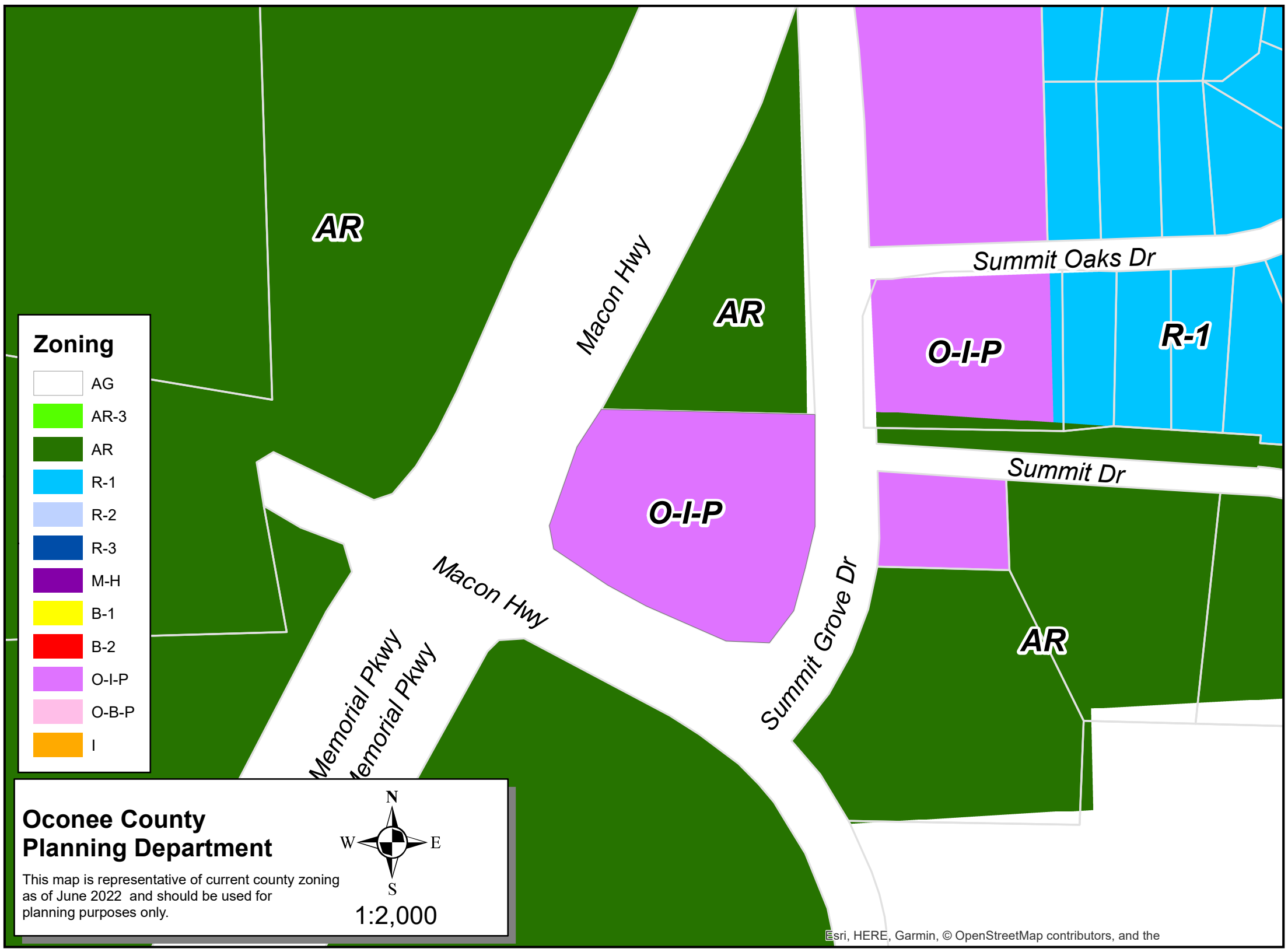
	AG
	AR-3
	AR
	R-1
	R-2
	R-3
	M-H
	B-1
	B-2
	O-I-P
	O-B-P
	I

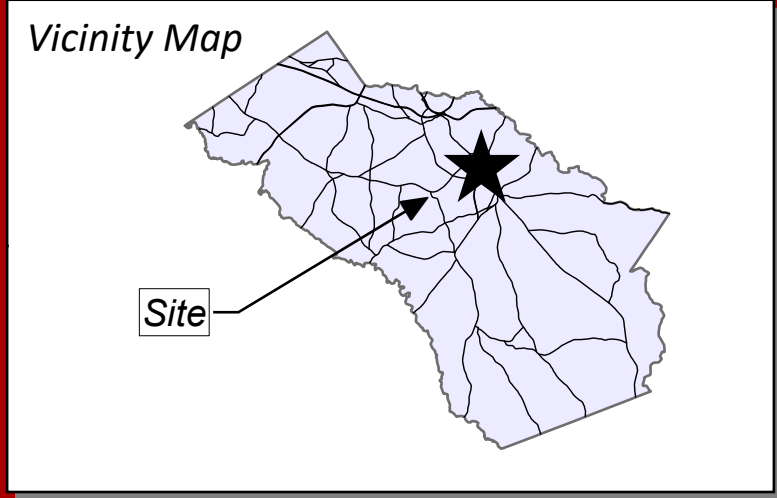
# Oconee County Planning Department

This map is representative of current county zoning as of June 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

0 120 240 480 720 960 Feet

A north arrow pointing upwards with 'N' at the top, 'S' at the bottom, 'E' to the right, and 'W' to the left. Below it is a scale bar with markings at 0, 120, 240, 480, 720, and 960 feet.

*Civic Center*

*Suburban Neighborhood*

*Country Estates*

*Community Village*

9766382786  
PARTICIPANT ID

BK:2020 PG:156-156

P2020000157

FILED IN OFFICE  
CLERK OF COURT  
12/03/2020 09:20 AM  
ANGELA ELDER-JOHNSON, CLERK  
SUPERIOR COURT  
OCONEE COUNTY, GA

*Angela Elder - Johnson*  
THIS BLOCK RESERVED FOR THE  
CLERK OF THE SUPERIOR COURT.

LEGEND:  
● = IPF  
○ = IPS W/ CAP  
⊗ = POINT ONLY  
○ = UTILITY POLE  
IPF = IRON PIN FOUND  
IPS = IRON PIN SET W/ CAP  
OTF = OPEN TOP PIPE FOUND  
RBF = REBAR FOUND  
RW = RIGHT-OF-WAY  
--- = OVERHEAD POWERLINE  
--- = FENCE  
B.S. = BUILDING SETBACK  
SSMH = SANITARY SEWER MAN HOLE

NOTES:  
1) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN BLUE INK.  
2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.  
3) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.  
4) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCSA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW.

Oconee County Planning Department  
AUTHORIZED FOR RECORDING

By: *Guy Herring*  
Guy W. Herring  
Planning Director

TOTAL AREA =  
7.102 ACRES

REZONE NO. P20-0148 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 CONSTRUCE APPROVAL OF ANY STANDARD THAT IS NOT IN CONFORMITY WITH THE UNIFIED DEVELOPMENT CODE.

2. AT ITS EXPENSE, OWNER SHALL MAKE ALL RIGHT OF WAY IMPROVEMENTS AND SHALL DEDICATE ALL RIGHTS OF WAY WHICH ARE REQUIRED BY THE COUNTY AFTER THE COUNTY'S REVIEW OF OWNER'S DEVELOPMENT PLANS PURSUANT TO THE COUNTY'S ORDINANCES AND REGULATIONS. NO DEVELOPMENT PERMIT SHALL BE ISSUED UNTIL OWNER HAS AGREED TO SUCH IMPROVEMENTS AND DEDICATION AND ALL SUCH IMPROVEMENTS SHALL BE SHOWN ON THE PRELIMINARY SITE PLAN AND SITE DEVELOPMENT PLANS FOR THE PROJECT.

3. THE OWNER AT THEIR OWN EXPENSE SHALL CONSTRUCT THE IMPROVEMENTS REQUIRED BY THE COUNTY FOR PUBLIC WATER AND PUBLIC WASTE SERVICES FOR THE SUBJECT PROPERTY SHALL CONVEY SAME TO THE COUNTY, FREE OF ALL LIENS. SAID IMPROVEMENT SHALL INCLUDE ALL ON-SITE IMPROVEMENTS AND SUCH OFF-SITE IMPROVEMENTS AS ARE REQUIRED BY THE COUNTY TO PROVIDE SERVICE TO SUBJECT PROPERTY.

4. AT LEAST 80 PERCENT OF EXTERIOR WALL SURFACES OF ALL BUILDING AND STRUCTURES SHALL BE FINISHED WITH EITHER BRICK VENEER OR STONE VENEER.

5. THE TOTAL BUILDING SQUARE FOOTAGE ON THE PROPERTY SHALL NOT EXCEED 35,904.

SPECIAL EXCEPTION VARIANCE NO. P20-0176 CONDITIONS:

1. A 10-FT WIDE PLANTED LANDSCAPE STRIP CONSISTING OF EVERGREEN VEGETATION MEETING THE STANDARDS OF THE GEORGIA TRANSMISSION CORPORATION UTILITY PLANTING GUIDE SHALL BE INSTALLED WITHIN AND ALONG THE BORDER OF THE POWER LINE EASEMENT.

U.S. HWY. #441 - RW VARIES  
"VETERANS MEMORIAL PKWY."  
(PAVEMENT VARIES)

DIVIDED HIGHWAY

TRACT #2  
3.590 ACRES

TRACT #1  
3.512 ACRES

NORTH MAIN STREET - RW VARIES  
(PAVEMENT WIDTH VARIES)  
(MACON HWY.)

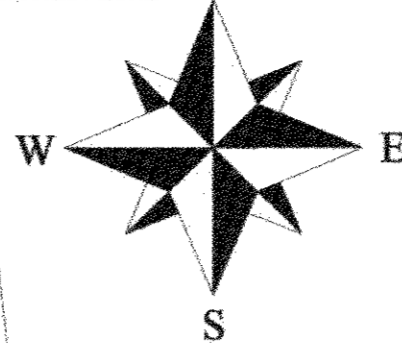
TRACT #1 EXISTING ZONING: OIP  
BUILDING SETBACKS: FRONT = 20' (FROM MAJOR THOROUGHFARE)  
SIDE = 10' (FROM MINOR STREET)  
REAR = 10'

TRACT #2 EXISTING ZONING: AR  
BUILDING SETBACKS: FRONT = 40' (FROM MAJOR THOROUGHFARE)  
SIDE = 15'  
REAR = 40'

SURVEY DATA:  
E.O.C. PLAT: 1/645,905  
E.O.C. PLAT: 1/113,607  
E.O.C. FIELD: 1/28,522  
ANGULAR ERROR: 3" per angle  
ADJUSTED BY: Least Sq.  
EQUIPMENT USED:  
GEOMAX ZOOM 80  
ROBOTIC TOTAL STATION

Course	Bearing	Distance
L1	N 14°48'37" W	102.35'
L2	Rad: 1557.39' Tan: 182.69' Chd: N 21°16'06" E	A: 363.72' CA: 13°22'52" 362.89'
L3	S 89°35'46" W	32.19'
L4	S 02°01'15" E	32.50'
L5	S 02°01'15" E	42.18'
L6	S 02°09'28" E	145.83'
L7	Rad: 407.46' Tan: 113.01' Chd: S 13°25'35" W	A: 220.48' CA: 31°00'13" 217.80'
L8	S 75°15'25" W	81.37'
L9	Rad: 761.62' Tan: 30.98' Chd: N 59°50'55" W	A: 61.92' CA: 4°39'31" 61.91'

GRID NORTH  
GA WEST ZONE



#### SURVEYORS CERTIFICATION

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.

AARON P. BLOMBERG  
GA PLS #3100

11/24/2020  
DATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED 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.

*Bob Smith*  
OWNER or AGENT

11/25/2020  
DATE

OWNER or AGENT

DATE

NOTE:  
THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO FIRM PANEL NO. 13219C0070D DATED SEP. 2, 2009.

*Aaron P. Blomberg*  
AARON P. BLOMBERG  
GA RLS #3100

AT LEAST 3 ACRES OF EACH LOT, TRACT OR PARCEL RESULTING FROM THE RECORDING OF THIS PLAT ARE ABOVE THE 100 YEAR FLOOD PLAIN AS INDICATED ON THE CURRENT FEMA MAPS; IN COMPLIANCE WITH UDC, SECTION 1215.E.2.

UPON EXAMINATION OF THE MOST RECENTLY PUBLISHED USDA SOIL SURVEY, AT LEAST 3 ACRE OF EACH LOT, TRACT OR PARCEL RESULTING FROM THE RECORDING OF THIS PLAT WILL NOT LIE WITHIN ANY SOIL TYPE LISTED IN UDC SECTION 1215.E.3.

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.

*Aaron P. Blomberg*  
AARON P. BLOMBERG  
GA RLS #3100

N/A  
REGISTERED P.E. #

REFERENCE:  
P.B. 30, PAGE 245

Stamp #9 STAFF APPROVAL REQUIRED

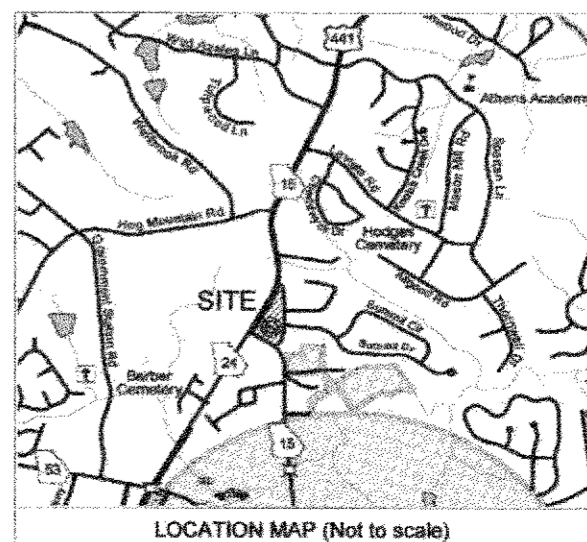
Exempt under the provisions of Section 1215.b of the Unified Development Code of Oconee County, Georgia.

Stamp #10 STAFF APPROVAL REQUIRED

Subdivided under the provisions of the Unified Development Code Section 503.01 b and may not be re-subdivided under the provisions of Sec 503.01 b. Any further subdivision of a lot or tract created by recording of this plat must be accomplished following the procedures for a major subdivision in the Procedures and Permits Article of the Unified Development Code.

Stamp #13 STAFF APPROVAL REQUIRED

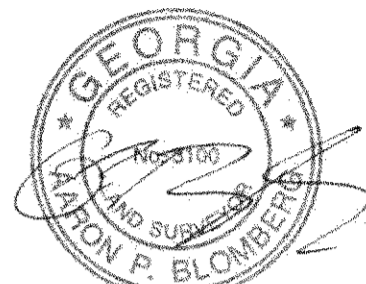
NO SOIL SCIENTIST REPORT, PERK TEST, OR OTHER INVESTIGATIONS HAVE BEEN CONDUCTED TO DETERMINE SUITABILITY OF THE LOTS, TRACTS, OR PARCELS CREATED BY RECORDING OF THIS PLAT FOR EITHER ON-SITE WATER SUPPLY (WELL) NOR FOR ON-SITE SEWAGE MANAGEMENT SYSTEM (SEPTIC). THE OWNER, PURCHASER, LENDER, HEIRS, ASSIGNS OR OTHER PARTIES TAKING TITLE TO OR OTHERWISE PURCHASING AN INTEREST IN SAID PROPERTY ARE RESPONSIBLE FOR OBTAINING SUCH INFORMATION AT THEIR EXPENSE PRIOR TO ENTERING INTO ANY CONTRACTS OR OTHERWISE OBTAINING ANY VESTED INTEREST IN THE SUBJECT PROPERTY.



**SMITH PLANNING GROUP**

LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

1087 E. FRANKLIN ST., SUITE H  
HARTWELL, GA 30643  
(706) 435-4585  
(706) 769-9515  
C.O.A. LSF #001294  
www.smithplanninggroup.com



AARON P. BLOMBERG, RLS  
GA. PLS #3100

0' 100' 200'  
GRAPHIC SCALE: 1" = 100'

ADMINISTRATIVE SUBDIVISION PLAT  
PREPARED FOR:

JACOBS PROPERTIES, LLP

STATE: GEORGIA  
COUNTY: OCONEE  
G.M.D.: 221  
TAX PARCEL: B 06 029C

PROJECT NO.: 20-270  
DRAWN BY: APB  
SURVEYED BY: BL / FZ  
SURVEY DATE: 10/29/2020  
CHECKED BY: APB  
SCALE: 1" = 100'  
DATE: 11/08/2020

REVISIONS:

SHEET  
1  
OF 1

# PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SPACING	SIZE	CONDITION
13		Azalea x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	AS SHOWN	2" CAL.	B & B
11		Prunus serrulata 'Kwanzan' / Japanese Flowering Cherry	AS SHOWN	2" CAL.	B & B
16		Quercus nuttallii 'Highpoint' / Highpoint Nuttall Oak	AS SHOWN	2" CAL.	B & B
18		Quercus phellos 'Hightower' / Hightower Willow Oak	AS SHOWN	2" CAL.	B & B
15		Ulmus americana 'Princeton' / American Elm	AS SHOWN	2" CAL.	B & B

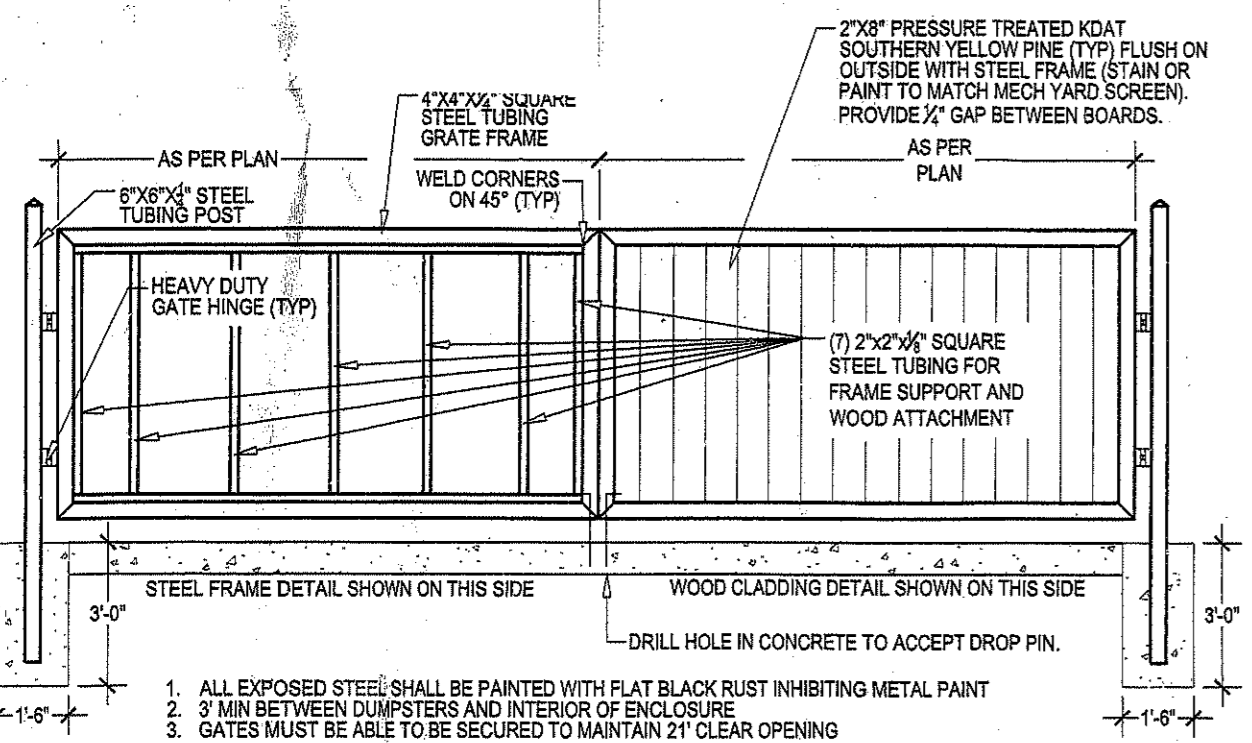
SOD/SEED	QTY	BOTANICAL / COMMON NAME	SPACING
35,055 SF		Cynodon dactylon 'Tifluf' / Bermuda Grass (Seed)	SEED
35,051 SF		Cynodon dactylon 'Tifluf' / Bermuda Grass	SOD

\* Pursuant to Section 803.02 (b) (1) which states in part that "Shrubs must be at least 24 inches tall, at the time of planting, be of a species that will exceed 3 feet in height at maturity and be adapted for vehicle use area conditions."

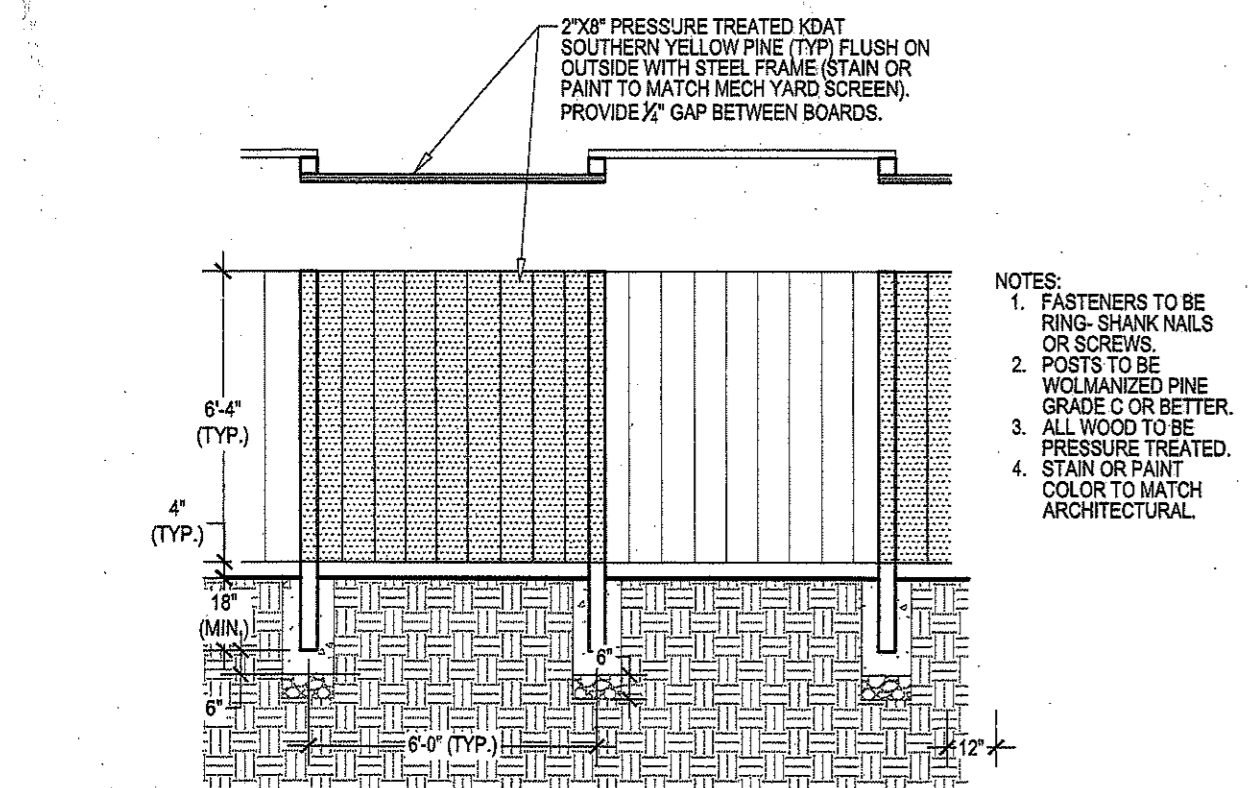
\*\* P. ... availability. Original species specified was Ilex parviflorum.

SHRUBS	QTY	BOTANICAL / COMMON NAME	SPACING	SIZE	CONDITION
28		Abelia x 'Rose Creek' / Rose Creek Abelia	AS SHOWN	3 GAL.	CONTAINER
20		Abelia x 'Rose Creek' / Rose Creek Abelia	AS SHOWN	3 GAL.	CONTAINER
29		Diastylis x 'Vintage Jade' / Vintage Jade Diastylis	AS SHOWN	3 GAL.	CONTAINER
31		Diastylis x 'Vintage Jade' / Vintage Jade Diastylis	AS SHOWN	3 GAL.	CONTAINER
8		Gardenia jasminoides 'August Beauty' / August Beauty Gardenia	AS SHOWN	3 GAL.	CONTAINER
8		Gardenia jasminoides 'August Beauty' / August Beauty Gardenia	AS SHOWN	3 GAL.	CONTAINER
8		Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	AS SHOWN	3 GAL.	CONTAINER
64		Ilex parviflorum 'Anise Tree'	AS SHOWN	3 GAL.	CONTAINER
42		Ilex parviflorum 'Forest Green' / Forest Green Anise Tree	AS SHOWN	3 GAL.	CONTAINER
36		Ilex parviflorum 'Forest Green' / Forest Green Anise Tree	AS SHOWN	3 GAL.	CONTAINER

All that tract or parcel of land lying and being in the 221st CNY District, Oconee County, Georgia, containing .512 acres, more or less, being known and designated as Tract #1 on Subdivision Plat prepared for Jacobs Properties, L.L.P. This tract or parcel of land is more particularly shown and delineated by this subdivision plat of survey dated November 8, 2020 No. 3100, recorded in Plat Book 2020, Page(s) 156, in the office of the Clerk of Superior Court for Oconee County, Georgia. Said subdivision plat and the recordation thereof are by reference incorporated herein and made a part of this description for a more full, complete, and accurate description of the property herein conveyed.



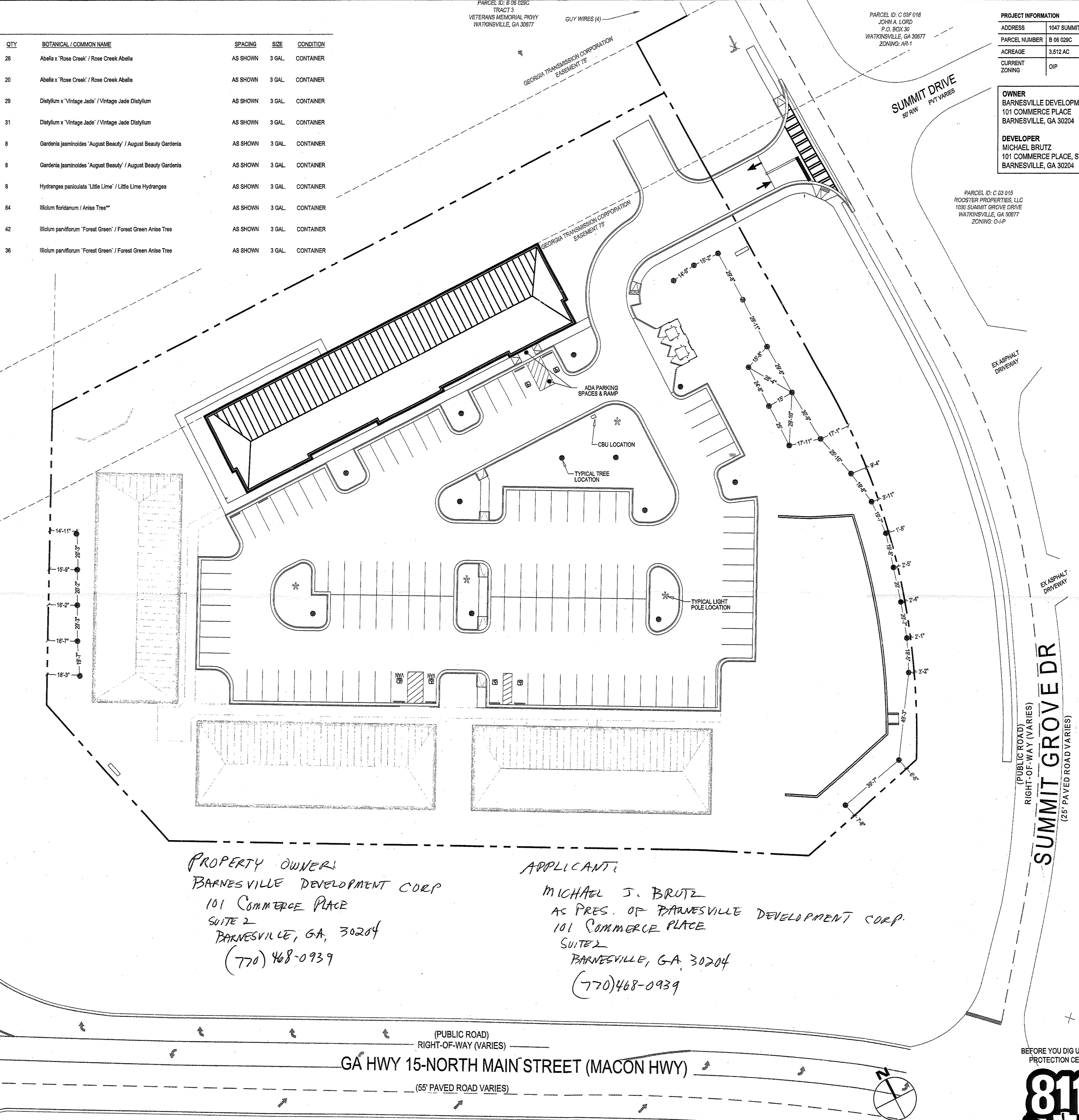
FRONT VIEW



SIDE VIEW

- NOTES:
1. FASTENERS TO BE RING SHANK NAILS OR SCREWS.
  2. POSTS TO BE WOLMANIZED PINE GRADE C OR BETTER.
  3. ALL WOOD TO BE PRESSURE TREATED.
  4. STAIN OR PAINT COLOR TO MATCH ARCHITECTURAL.

DUMPSTER ENCLOSURE - WOOD & METAL  
SCALE: NTS



PROPERTY OWNER:  
BARNESVILLE DEVELOPMENT CORP  
101 COMMERCE PLACE  
SUITE 2  
BARNESVILLE, GA, 30204  
(770) 468-0939

APPLICANT:  
MICHAEL J. BRUTZ  
AS PRES. OF BARNESVILLE DEVELOPMENT CORP.  
101 COMMERCE PLACE  
SUITE 2  
BARNESVILLE, GA, 30204  
(770) 468-0939

(PUBLIC ROAD)  
RIGHT-OF-WAY (VARIES)  
GA HWY 15-NORTH MAIN STREET (MACON HWY)  
(55' PAVED ROAD VARIES)

BEFORE YOU DIG UTILITIES  
PROTECTION CENTER



PROJECT INFORMATION  
ADDRESS: 1047 SUMMIT GROVE DRIVE  
PARCEL NUMBER: B 06 020C  
ACREAGE: 3.512 AC  
CURRENT ZONING: OP  
OWNER: BARNESVILLE DEVELOPMENT CORPORATION  
101 COMMERCE PLACE  
BARNESVILLE, GA 30204  
DEVELOPER: MICHAEL BRUTZ  
101 COMMERCE PLACE, STE. 2  
BARNESVILLE, GA 30204

PARCEL ID: C 03 015  
ROOSTER PROPERTIES, LLC  
1030 SUMMIT GROVE DRIVE  
WATKINSVILLE, GA 30677  
ZONING: O-LP

PARCEL ID: B 06 020C  
TRACT 3  
VETERANS MEMORIAL PKWY  
WATKINSVILLE, GA 30677

PARCEL ID: C 03 018  
JOHN A. LORD  
P.O. BOX 30  
WATKINSVILLE, GA 30677  
ZONING: AR-1



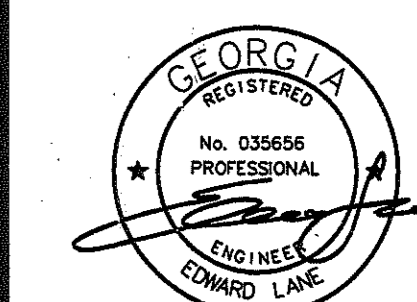
LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

1022 TWELVE OAKS PLACE, STE 201  
WATKINSVILLE, GA 30677  
706.769.9515  
706.769.9595 FAX  
www.smithplanninggroup.com

## HARDSHIP VARIANCE CONCEPT PLAN CITY GATE OFFICE PARK

OCCONEE COUNTY

SEALS:



05/06/2022

SHEET TITLE:

FIELD  
AMENDMENT  
PLAN












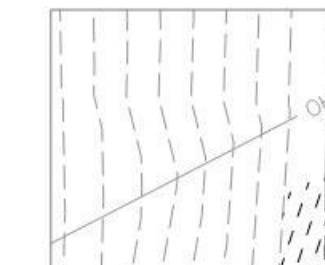


SHEET ISSUE: 11/19/20 PROJECT NO. 20-2944A

NO.	DATE	DESCRIPTION
15	04/15/22	FIELD AMENDMENT
16	05/06/22	ADDRESS COMMENTS

SHEET NO.

C-20

## PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SPACING	SIZE	CONDITION	HEIGHT
	13	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	AS SHOWN	2" CAL.	B & B	6' (MIN)
	11	Prunus serrulata 'Kwanzan' / Japanese Flowering Cherry	AS SHOWN	2" CAL.	B & B	6' (MIN)
	16	Quercus nuttallii 'Highpoint' / Highpoint Nuttall Oak	AS SHOWN	2" CAL.	B & B	10' (MIN)
	18	Quercus phellos 'Hightower' / Hightower Willow Oak	AS SHOWN	2" CAL.	B & B	10' (MIN)
	15	Ulmus americana 'Princeton' / American Elm	AS SHOWN	2" CAL.	B & B	10' (MIN)
SHRUBS	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPACING	SIZE	CONDITION
	26	Abelia x 'Rose Creek' / Rose Creek Abelia	-- (MIN)'	AS SHOWN	3 GAL.	CONTAINER
	20	Abelia x 'Rose Creek' / Rose Creek Abelia	24" (MIN)'	AS SHOWN	3 GAL.	CONTAINER
	29	Distylium x 'Vintage Jade' / Vintage Jade Distylium	-- (MIN)'	AS SHOWN	3 GAL.	CONTAINER
	31	Distylium x 'Vintage Jade' / Vintage Jade Distylium	24" (MIN)'	AS SHOWN	3 GAL.	CONTAINER
	8	Gardenia jasminoides 'August Beauty' / August Beauty Gardenia	-- (MIN)'	AS SHOWN	3 GAL.	CONTAINER
	8	Gardenia jasminoides 'August Beauty' / August Beauty Gardenia	24" (MIN)'	AS SHOWN	3 GAL.	CONTAINER
	8	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	-- (MIN)'	AS SHOWN	3 GAL.	CONTAINER
	64	Illicium floridanum / Anise Tree**	36" (MIN)'	AS SHOWN	3 GAL.	CONTAINER
	42	Illicium parviflorum 'Forest Green' / Forest Green Anise Tree	-- (MIN)	AS SHOWN	3 GAL.	CONTAINER
	36	Illicium parviflorum 'Forest Green' / Forest Green Anise Tree	24" (MIN)	AS SHOWN	3 GAL.	CONTAINER
SOD/SEED	QTY	BOTANICAL / COMMON NAME	SPACING			
	38,055 SF	Cynodon dactylon 'Tifluf' / Bermuda Grass (Seed)	SEED			
	35,051 SF	Cynodon dactylon 'Tifluf' / Bermuda Grass	SOD			

\* Pursuant to Section 803.02 (b) (1) which states in part that "Shrubs must be at least 24 inches tall, at the time of planting, be of a species that will exceed 3 feet in height at maturity and be adapted for vehicle use area conditions..."

\*\* Per client substitution and nursery availability. Original species specified was Illicium parviflorum.

PARKING LOT TREES			
VEHICLE USE AREA	REQUIREMENT	MINIMUM	PROPOSED
46,956 SF (INCLUDES DRIVE AISLES AND DRIVEWAYS)	1 PER 3,600 SF	13	13

## LANDSCAPE STRIP CALCS

1,118.8 LF ± = TOTAL LANDSCAPE STRIP LENGTH

- REQUIRES 28 LARGE TREES

- PROVIDED 29 LARGE TREES

PARCEL ID: B 06 029C  
TRACT 3  
VETERANS MEMORIAL PKWY  
WATKINSVILLE, GA 30677

PARCEL ID: C 03F 018  
JOHN A. LORD  
P.O. BOX 301  
WATKINSVILLE, GA 30677  
ZONING: AR-1

PARCEL ID: C 03 015  
ROOSTER PROPERTIES, LLC  
1030 SUMMIT GROVE DRIVE  
WATKINSVILLE, GA 30677  
ZONING: O-F-P

## TREE MANAGEMENT PLAN NOTES:

**SITE INFORMATION:**  
PROPERTY LOCATION: VETERANS MEMORIAL PARKWAY  
TAX PARCEL NUMBER: B 06 029C  
TOTAL SITE AREA: 3.512 AC  
ZONING: O-F-P  
EXISTING USE: UNDEVELOPED  
PROPOSED USE: OFFICE PARK

1. THE PROPERTY IS SERVED BY OCOREE COUNTY FOR WATER AND OCOREE COUNTY FOR SEWER SERVICES.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY A SURVEY PREPARED BY SMITH PLANNING GROUP DATED 07/23/20.

ALL LARGE TREES SHALL BE MIN. 2" CAL. AND 10' HEIGHT AT TIME OF PLANTING.

ALL SMALL TO MEDIUM TREES SHALL BE MIN. 1" CAL. AND 8'-8" HEIGHT AT TIME OF PLANTING.

ALL SHRUBS SHALL BE MIN. 12" TALL AT TIME OF PLANTING.

ALL GRASSES SHALL BE IN 4" POTS MIN. AT TIME OF PLANTING.

CONTRACTOR SHALL PROVIDE A LANDSCAPE PLANTING AND MAINTENANCE PLAN INCLUDING PROVISIONS FOR WATERING, MAINTENANCE AND REPLACEMENTS, WHICH IS TO BE SUBMITTED TO THE PLANNING DIRECTOR AND APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. INSTALLATION OF PLANT MATERIALS SHALL HAVE BEEN COMPLETED OR BONDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. IF BONDED, SUCH PLANT MATERIALS SHALL BE INSTALLED WITHIN 30 DAYS OF THE BOND DATE.

## Figure 12.4: UNDISTURBED AREA NOTES

ALL PROTECTION DEVICES FOR UNDISTURBED AREAS MUST BE INSTALLED AND INSPECTED PRIOR TO CLEARING, GRUBBING OR GRADING. CALL THE COUNTY PUBLIC WORKS DEPARTMENT FOR AN INSPECTION.

TREE PROTECTION SHALL BE VIGOROUSLY ENFORCED. NO ACTIVITIES OF ANY KIND ARE TO BE ALLOWED WITHIN ANY AREA SHOWN TO BE UNDISTURBED ON THIS PLAN.

THE RETENTION AND PLANTING OF TREES AS SHOWN ON THIS PLAN MUST BE VERIFIED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE PROJECT. CALL THE COUNTY CODE ENFORCEMENT DEPARTMENT FOR AN INSPECTION.

A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED PRIOR TO THE EXPIRATION OF THE 2-YEAR MAINTENANCE PERIOD. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THIS PLAN AND THE OCOREE COUNTY UNIFIED DEVELOPMENT CODE.

## CONSTRUCTION SET

This plan set has been reviewed by the Oconee County Development Review Committee and found to be in substantial compliance with the requirements of Oconee County.

This is contingent on developer obtaining an approved soil erosion plan, Health Department permits, and Fire Department approval where applicable. This review does NOT relieve the contractor/developer or owner from compliance with all applicable federal, state, and local codes and ordinances.

For Development Review Committee:

Digitally signed by Guy Herring  
Date: 2022.02.15  
14:32:23-0500

SEALS:



SHEET TITLE:

FIELD  
AMENDMENT  
PLAN

SHEET ISSUE: 11/19/20 PROJECT NO. 20-2944A

NO.	DATE	DESCRIPTION
1	01/12/21	ADDRESS COMMENTS
2	02/11/21	GSWCC COMMENTS
3	03/05/21	ADDRESS COMMENTS
4	03/23/21	ADDRESS COMMENTS
5	09/09/21	GA. TRANS./GDOT
6	11/05/21	LANDSCAPE REVISION
7	11/16/21	LANDSCAPE/PSP REVISION
8	11/23/21	FIELD AMENDMENT PLAN
9	12/06/21	FIELD AMENDMENT PLAN
10	12/10/21	PER COUNTY COMMENTS
11	12/23/21	PER COUNTY COMMENTS
12	01/12/22	PER COUNTY COMMENTS
13	01/31/22	PER COUNTY COMMENTS

SHEET NO.

L-10