

**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 B-Quad-T Holdings, LLC submitted on July 6, 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 Patrick Perry on July 6, 2022, regarding a ±0.66 acre tract of land located at 1091 Park Drive in the 221st G.M.D., Oconee County, Georgia, (tax parcel no. B-06K-009B), 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 increase the maximum allowable parking spaces from 14 to 28.

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 September 13, 2022.

ADOPTED AND APPROVED, this 13th 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

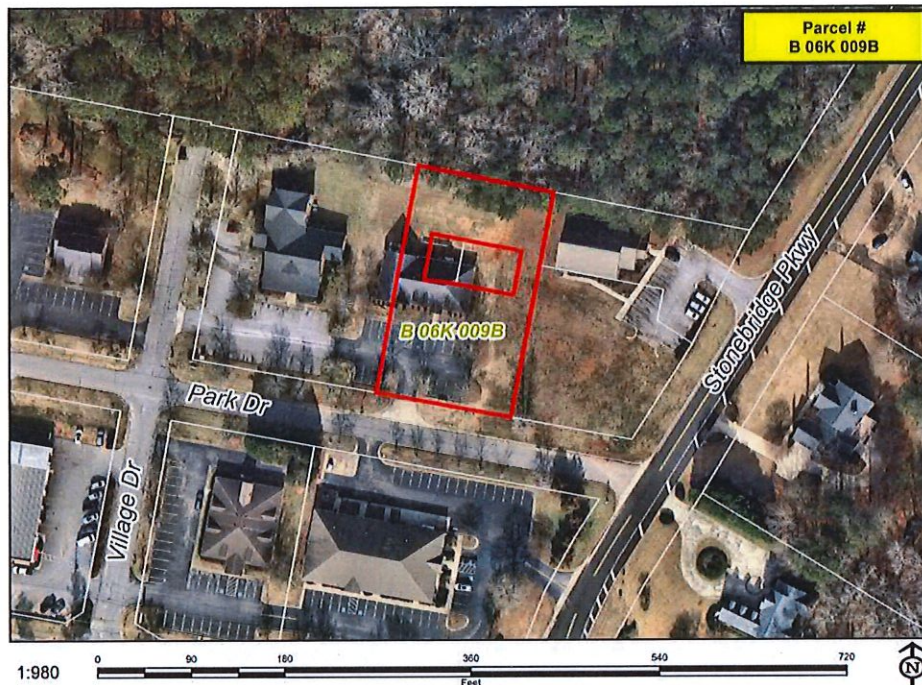
ATTEST:

Holly Stephenson
Holly Stephenson
Clerk, Board of Commissioners

CONDITION

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, and other documents submitted and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The nine proposed parking spaces along the rear property line adjacent to the Village of Stonebridge conservation area shall be constructed of pervious or porous pavement or equivalent as approved by the Public Works Director.

TAX MAP



LEGAL DESCRIPTION

All that tract or parcel of land situate, lying and being in the 221st district, G.M., Oconee County, Georgia, containing 0.665 acres, being known and designated as Lot 9B, Stonebridge Business Park Phase I and being more particularly shown on that certain plat of survey entitled "Survey For: G & C Condominium" dated June 25, 2002, prepared by Woods & Chastain Surveyors, Inc., said plat being recorded in the Office of the Clerk or Superior Court, Oconee County, Georgia, and being more particularly described as follows, to wit:

Beginning at an iron pin located on the northerly side of Park Drive right-of-way, said iron pin located 117' feet West of the intersection of the rights-of-way of Park Drive and Stonebridge Parkway as measured along the northerly side of Park Drive and running thence along the northerly side of Park Drive North 79 degrees 26 minutes 50 seconds West 133.11 feet to an iron pin; thence leaving the northerly side of Park Drive and running North 10 degrees 31 minutes 51 seconds East 217.58 feet to an iron pin; running thence South 79 degrees 31 minutes 56 seconds East 132.94 feet to an iron pin; running thence South 10 degrees 29 minutes 16 seconds West 217.78 feet to the beginning iron pin.

NARRATIVE

INTRODUCTION

Variance(s) requested: Two Special Exception Variances are requested to allow 11 new parking spaces on the subject property. One variance is requested for reduction of the 50-ft buffer required by UDC Section 806, Table 8.1. The second variance requested is to allow the on-site parking to exceed the maximum parking spaces allowed per UDC Section 604.01.

Property Address: 1091 Park Drive Watkinsville, GA 30677

Parcel Info: Parcel B 06 009B / 0.66 Acres

Existing / Proposed Zoning: B-1

Existing / Proposed Use: Counseling office & Dental office

VARIANCE REQUEST NARRATIVE

The subject property contains a 3,800 square foot building that is currently being used as a counseling office and pediatric dentistry office by the property owners. These two businesses are typically staffed by approximately 10-12 people during the business day and require a parking space for each employee. With an existing parking lot capacity of 19 spaces, there is currently a shortage of available patient parking spaces as 10-12 parking spaces are needed for employee parking.

Due to the lack of spaces and the required demand, the owners propose to add 11 asphalt parking spaces behind their building for use by employees. Original site development plans proposed additional parking in this location, but this parking was never constructed. While all the surrounding adjacent property was initially zoned for commercial use, the property to the north was recently rezoned as the Village at Stonebridge for residential use. As a result, the rezone of the adjacent property for residential use imposed a 50-ft incompatible use buffer where the new parking is proposed. For this reason, a variance is requested from Section 806 to reduce the 50-ft buffer on the subject property to 5-ft.

In addition to the 5-ft proposed buffer on the subject property, the forested area on the adjacent property was placed into a permanent conservation easement when that property was rezoned from commercial to residential. This conservation area provides a significant buffer with a minimum width of 140-feet between the subject property and the closest residential building lot. It should also be noted that the buildings on properties to the west and east were constructed prior to the rezone of the residential property and are located within the imposed 50-ft buffer.

A second variance is also requested to exceed the maximum allowed parking. Per UDC Section 604 Table 6.1 *Minimum Off-Street Parking Spaces Required by Use*, parking spaces for medical offices shall be provided at rate of 1 space / 300 square feet of gross floor area. The existing building is 3,800 square feet with minimum parking space requirement of 13 spaces. Pursuant to UDC Section 604.01a, the maximum number of parking shall not exceed the minimum by 110%. This results in maximum number of 14 spaces allowed. Since the maximum

number of parking spaces is already exceed by on-site parking, a variance to UDC Section 604.01 is requested for the proposed asphalt parking spaces.

STANDARDS FOR SPECIAL EXCEPTION VARIANCE APPROVAL

Pursuant to Oconee County UDC Section 1303.3 a special exception variance may be granted upon finding that the relief, if granted:

- a. Would not cause substantial detriment to the public good; and

Granting a variance for additional parking spaces with a reduced buffer will not cause substantial detriment to the public good.

- b. Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity; and

Granting a variance for additional parking spaces with a reduced buffer will not be injurious to the use and enjoyment of the environment or property in the immediate area.

- c. Would not diminish and impair property values within the surrounding neighborhood; and

Granting a variance for additional parking spaces with a reduced buffer will not diminish nor impair property values within the surrounding neighborhood.

- d. Would not impair the purpose and intent of this Development Code.

Granting a variance for additional parking spaces with a reduced buffer will not impair the purpose and intent of the UDC Development Code.

ADJACENT PROPERTIES

NORTH: R1 Undeveloped

WEST: B1 Commercial

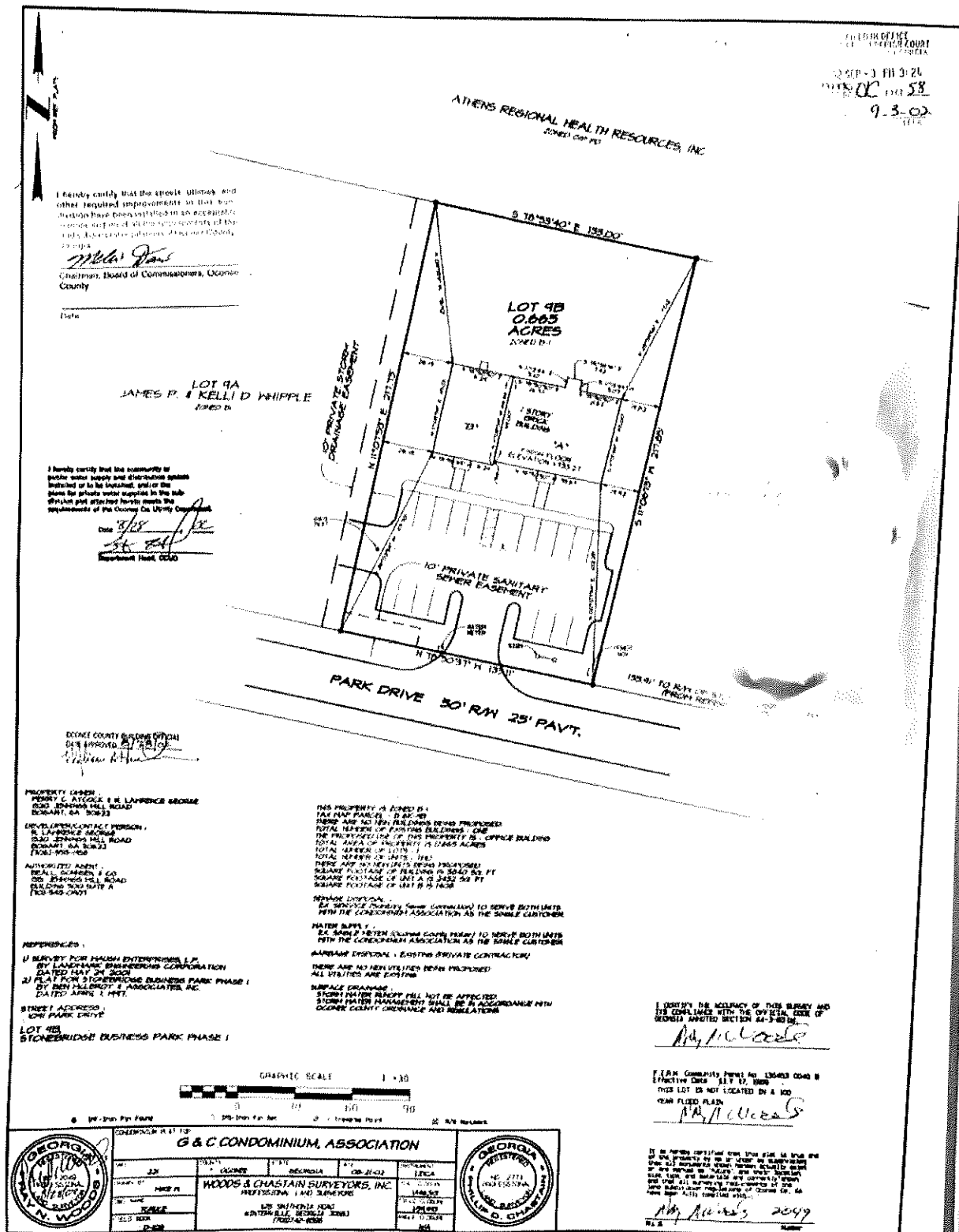
SOUTH: B1 Commercial

EAST: B1 Commercial

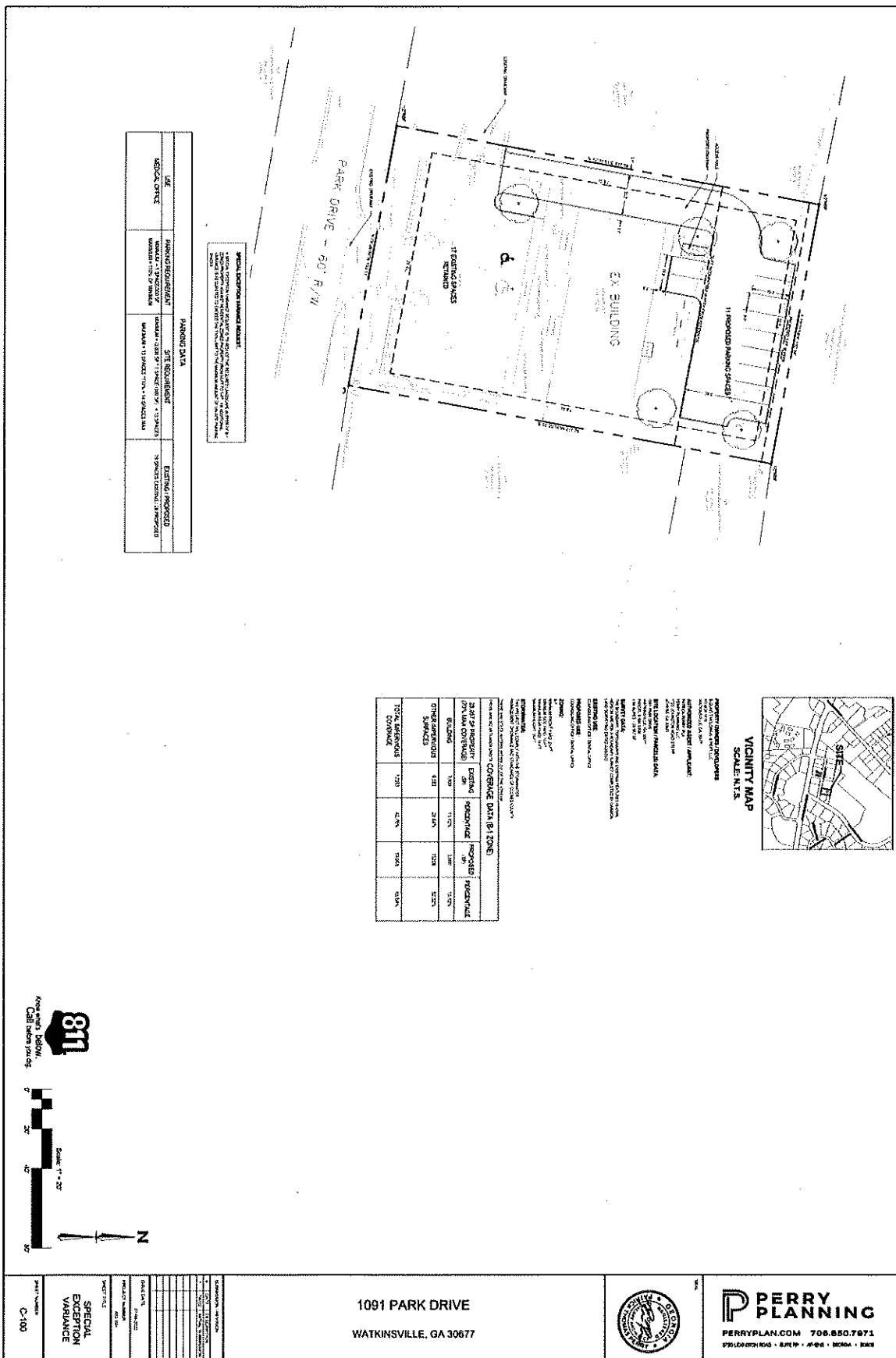
CONCLUSION

The owners of the subject property operate businesses that have provided critical care services to the residents of Oconee County for many years. As the population of Oconee County has grown, the businesses have also grown and need additional parking spaces. Granting a special exception variance to allow 11 new asphalt parking spaces will be significant relief and meet the standards outlined for approval.

PLAT



CONCEPT PLAN





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

VARIANCE CASE #: P22-0164

DATE: September 2, 2022

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

APPLICANT NAME: Patrick Perry

PROPERTY OWNER: B-Quad-T Holdings, LLC & Pert,
LLC

LOCATION: 1091 Park Drive

PARCEL SIZE: ±0.66 acres

EXISTING ZONING: B-1 (General Business District)

EXISTING LAND USE: Medical Office



TYPE OF VARIANCE REQUESTED: Special Exception Variance

REQUEST SUMMARY: The property owner requests a variance from UDC Sec. 604.01.c and UDC Table 6.1 to increase the allowable parking spaces from 14 to 28. The subject property is also included in companion special exception variance #P22-0159 to reduce the required incompatible use buffer from 50 feet to 5 feet.

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: September 13, 2022

ATTACHMENTS: Application
Narrative
Aerial Imagery
Zoning Map
Future Development Map
Plat
Concept Plan
Submitted Final Plat for the Village of Stonebridge



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

VARIANCE CASE #: P22-0164

DATE: September 2, 2022

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

APPLICANT NAME: Patrick Perry

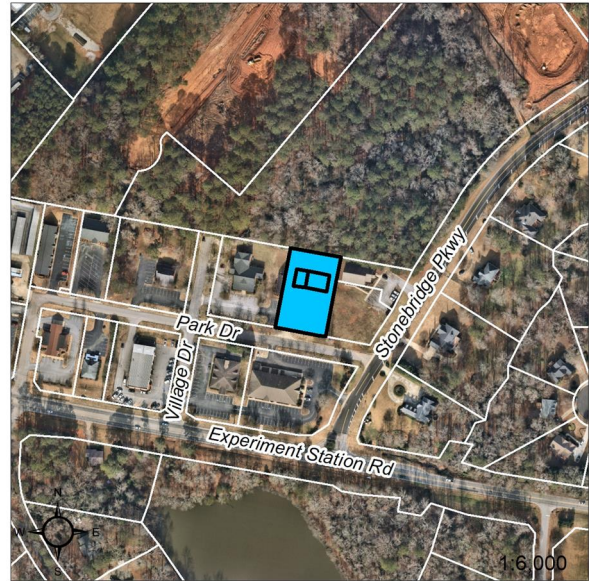
PROPERTY OWNER: B-Quad-T Holdings, LLC & Pert,
LLC

LOCATION: 1091 Park Drive

PARCEL SIZE: ±0.66 acres

EXISTING ZONING: B-1 (General Business District)

EXISTING LAND USE: Medical Office



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BOARD OF COMMISSIONERS: September 13, 2022

ATTACHMENTS:

- Application
- Narrative
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat
- Concept Plan
- Submitted Final Plat for the Village of Stonebridge

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property was rezoned from AR to B-1 on 03/07/1989 for commercial development.

VARIANCE DESCRIPTION

- The owner requests to increase the allowable impervious parking spaces from 14 to 28.
 - ***Unified Development Code Section 604.01.c. – Parking for residents, employees, customers, and visitors***

The maximum number of parking spaces allowed on a nonresidential property for employees, customers, and visitors shall not exceed 110 percent of the minimum number of parking spaces as determined for the type of land use by Table 6.1

Table 6.1: Minimum Off-Street Parking Spaces Required by Use			
	Use	Number of Off-Street Parking Spaces	Required for each:
b.	COMMERCIAL		
	33. Medical/Dental offices and clinics	1.0	Per 300 square feet of gross floor area

Parking Data			
Use	Parking requirement	Site requirement	Existing/Proposed
Medical Office	Minimum=1 space/300 SF Maximum= 110% of minimum	Minimum= (3,800/300 SF)= 13 spaces Maximum= 13 spaces *110%= 14 spaces max	19 spaces existing/28 proposed

PUBLIC FACILITIES

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

ENVIRONMENTAL

- A conservation area and state waters exist on the adjacent site as shown in the below submitted final plat exhibit for the Village of Stonebridge. No development is proposed in the conservation area and all the environmental buffers would be maintained.
- No 100-year flood plain or jurisdictional wetlands are known to exist on the site.

DATE PREPARED: 10/1/2004
DATE REVISION: 10/1/2004
CHECKED BY: WET
DESIGNED BY: WET

PROJECT LOCATION: 1000 SOUTHERN AVENUE, SUITE 100, DALLAS, TEXAS 75215
PROJECT NAME: VILLAGE AT STONEBRIDGE
PROJECT NUMBER: 1000 SOUTHERN AVENUE, SUITE 100, DALLAS, TEXAS 75215

DESIGNER'S CERTIFICATE: I, the undersigned, being a duly licensed Professional Engineer in the State of Texas, do hereby certify that I am the author of the design and calculations shown on this plan, and that I am a duly licensed Professional Engineer in the State of Texas.

DATE: 10/1/2004
BY: [Signature]
FOR: [Signature]

NOTES: 1. THE DESIGNER HAS REVIEWED THE SITE AND FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT. 2. THE DESIGNER HAS REVIEWED THE SURVEY DATA AND FOUND IT TO BE ACCURATE. 3. THE DESIGNER HAS REVIEWED THE ZONING REGULATIONS AND FOUND THEM TO BE COMPLIED WITH. 4. THE DESIGNER HAS REVIEWED THE UTILITY LOCATIONS AND FOUND THEM TO BE CORRECT. 5. THE DESIGNER HAS REVIEWED THE TRAFFIC PATTERNS AND FOUND THEM TO BE APPROPRIATE. 6. THE DESIGNER HAS REVIEWED THE ENVIRONMENTAL CONDITIONS AND FOUND THEM TO BE SUITABLE. 7. THE DESIGNER HAS REVIEWED THE HISTORICAL RECORDS AND FOUND THEM TO BE ACCURATE. 8. THE DESIGNER HAS REVIEWED THE ARCHITECTURAL RECORDS AND FOUND THEM TO BE ACCURATE. 9. THE DESIGNER HAS REVIEWED THE ENGINEERING RECORDS AND FOUND THEM TO BE ACCURATE. 10. THE DESIGNER HAS REVIEWED THE LEGAL RECORDS AND FOUND THEM TO BE ACCURATE.

W&A ENGINEERING
 ARCHITECTS • LANDSCAPE ARCHITECTS • ENGINEERS • PLANNERS
 2000 South Loop West, Suite 2000
 Houston, Texas 77058
 713.592.0400
 www.wandaeengineering.com

VILLAGE AT STONEBRIDGE

DATE PREPARED: 10/1/2004
DATE REVISION: 10/1/2004
CHECKED BY: WET
DESIGNED BY: WET

SCALE: 1" = 40'

UTM ZONE: 18Q UTM ZONE 18Q

PROJECTION: NAD 83 UTM ZONE 18Q

UNIT: METERS

COORDINATE SYSTEM: NAD 83 UTM ZONE 18Q

PROJECTION: NAD 83 UTM ZONE 18Q

UNIT: METERS

COORDINATE SYSTEM: NAD 83 UTM ZONE 18Q

14198

FINAL PLAN

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- The proposed parking aisle appears in a swale designed to direct water to the rear of two adjacent properties. Grading and drainage of the proposed drive aisle must account for any off-site stormwater from Parcel B06K009A and direct it away from buildings.
- Any proposed grading for the new parking lot must include maintaining minimum cover over the existing 18 IN CMP pipe at the rear property line.

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.

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 with staff recommended conditions.

b. Be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:

The surrounding properties are single-family residential and commercial. Staff holds that approval of the request with recommended conditions should not be injurious to the use and enjoyment of nearby properties because the additional parking spaces would be adjacent to the 10-acre conservation area in the residential subdivision.

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

Staff holds that it is unlikely that the proposed additional parking would significantly impair property values in the surrounding area.

d. Impair the purpose and intent of this Development Code:

UDC Section 604.01.c intends to prevent the construction of extraneous parking spaces and reduce the amount of impervious surface coverage in nonresidential developments. However, the existing dental office requires additional spaces due to congestion and allowing the proposed additional parking spaces with staff's suggested conditions should not increase the impervious surface coverage unnecessarily. Staff holds that approval of the present request should not impair the UDC's purpose and intent.

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, and other documents submitted and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The nine proposed parking spaces along the rear property line adjacent to the Village of Stonebridge conservation area shall be constructed of pervious or porous pavement or equivalent as approved by the Public Works Director.



OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

- ☐ Hardship Variance ☐ Appeal of Administrative Decision ☐ Flood Damage Prevention Variance
- ☒ Special Exception for: to exceed the maximum allowed parking per UDC 604.01

Applicant

Name: Patrick Perry

Address: 1720 Lexington Road Suite PP
(No P.O. Boxes)

Athens, GA 30605

Telephone: 706-850-7971

Email: patrick@perryplan.com

Property Owner

Name: B-QUAD-T HOLDINGS,LLC & PERT, LLC

Address: 1280 Ivywood Drive
(No P.O. Boxes)

Athens, GA 30606

Telephone: 706-546-7550

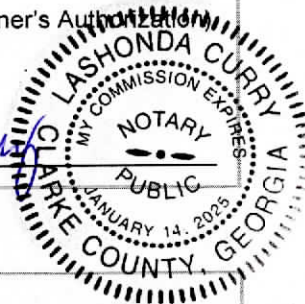
Applicant is (check one): ☐ the Property Owner ☒ Not the Property Owner (attach Property Owner's Authorization)

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

Signature: [Signature]

Date: 7/6/2022

Notarized: [Signature]



Property

Location: 1091 Park Drive

Watkinsville, GA 30677

Tax Parcel Number: B-06K-009B

Size (Acres): 0.66 Current Zoning: B-1

Future Development Map—Character Area Designation: Civic Center

Use

Current Use: Counseling Office / Dental Office

Proposed Use: Counseling Office / Dental Office

Attachments (check all that apply)

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

Appeal or Variance Requested

Provide the code section and briefly explain the requested variance

Special Exception Variance

To UDC 604.01 to exceed the maximum
allowed on-site parking for the
addition of 11 parking spaces.

1091 PARK DRIVE
SPECIAL EXCEPTION VARIANCE SUBMITTED 07/25/2022

INTRODUCTION

Variance(s) requested: Two Special Exception Variances are requested to allow 11 new parking spaces on the subject property. One variance is requested for reduction of the 50-ft buffer required by UDC Section 806, Table 8.1. The second variance requested is to allow the on-site parking to exceed the maximum parking spaces allowed per UDC Section 604.01.

Property Address: 1091 Park Drive Watkinsville, GA 30677

Parcel Info: Parcel B 06 009B / 0.66 Acres

Existing / Proposed Zoning: B-1

Existing / Proposed Use: Counseling office & Dental office

VARRIANCE REQUEST NARRATIVE

The subject property contains a 3,800 square foot building that is currently being used as a counseling office and pediatric dentistry office by the property owners. These two businesses are typically staffed by approximately 10-12 people during the business day and require a parking space for each employee. With an existing parking lot capacity of 19 spaces, there is currently a shortage of available patient parking spaces as 10-12 parking spaces are needed for employee parking.

Due to the lack of spaces and the required demand, the owners propose to add 11 asphalt parking spaces behind their building for use by employees. Original site development plans proposed additional parking in this location, but this parking was never constructed. While all the surrounding adjacent property was initially zoned for commercial use, the property to the north was recently rezoned as the Village at Stonebridge for residential use. As a result, the rezone of the adjacent property for residential used imposed a 50-ft incompatible use buffer where the new parking is proposed. For this reason, a variance is requested from Section 806 to reduce the 50-ft buffer on the subject property to 5-ft.

In addition to the 5-ft proposed buffer on the subject property, the forested area on the adjacent property was placed into a permanent conservation easement when that property was rezoned from commercial to residential. This conservation area provides a significant buffer with a minimum width of 140-feet between the subject property and the closest residential building lot. It should also be noted that the buildings on properties to the west and east were constructed prior to the rezone of the residential property and are located within the imposed 50-ft buffer.

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number of parking spaces is already exceed by on-site parking, a variance to UDC Section 604.01 is requested for the proposed asphalt parking spaces.

STANDARDS FOR SPECIAL EXCEPTION VARIANCE APPROVAL

Pursuant to Oconee County UDC Section 1303.3 a special exception variance may be granted upon finding that the relief, if granted:

- a. Would not cause substantial detriment to the public good; and

Granting a variance for additional parking spaces with a reduced buffer will not cause substantial detriment to the public good.

- b. Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity; and

Granting a variance for additional parking spaces with a reduced buffer will not be injurious to the use and enjoyment of the environment or property in the immediate area.

- c. Would not diminish and impair property values within the surrounding neighborhood; and

Granting a variance for additional parking spaces with a reduced buffer will not diminish nor impair property values within the surrounding neighborhood.

- d. Would not impair the purpose and intent of this Development Code.

Granting a variance for additional parking spaces with a reduced buffer will not impair the purpose and intent of the UDC Development Code.

ADJACENT PROPERTIES

NORTH: R1 Undeveloped

WEST: B1 Commercial

SOUTH: B1 Commercial

EAST: B1 Commercial

CONCLUSION

The owners of the subject property operate businesses that have provided critical care services to the residents of Oconee County for many years. As the population of Oconee County has grown, the businesses have also grown and need additional parking spaces. Granting a special exception variance to allow 11 new asphalt parking spaces will be significant relief and meet the standards outlined for approval.

Variance # P22-0164 - B Quad T Holdings, LLC and Pert, LLC

Parcel #
B 06K 009B

B 06K 009B

Village Dr

Park Dr

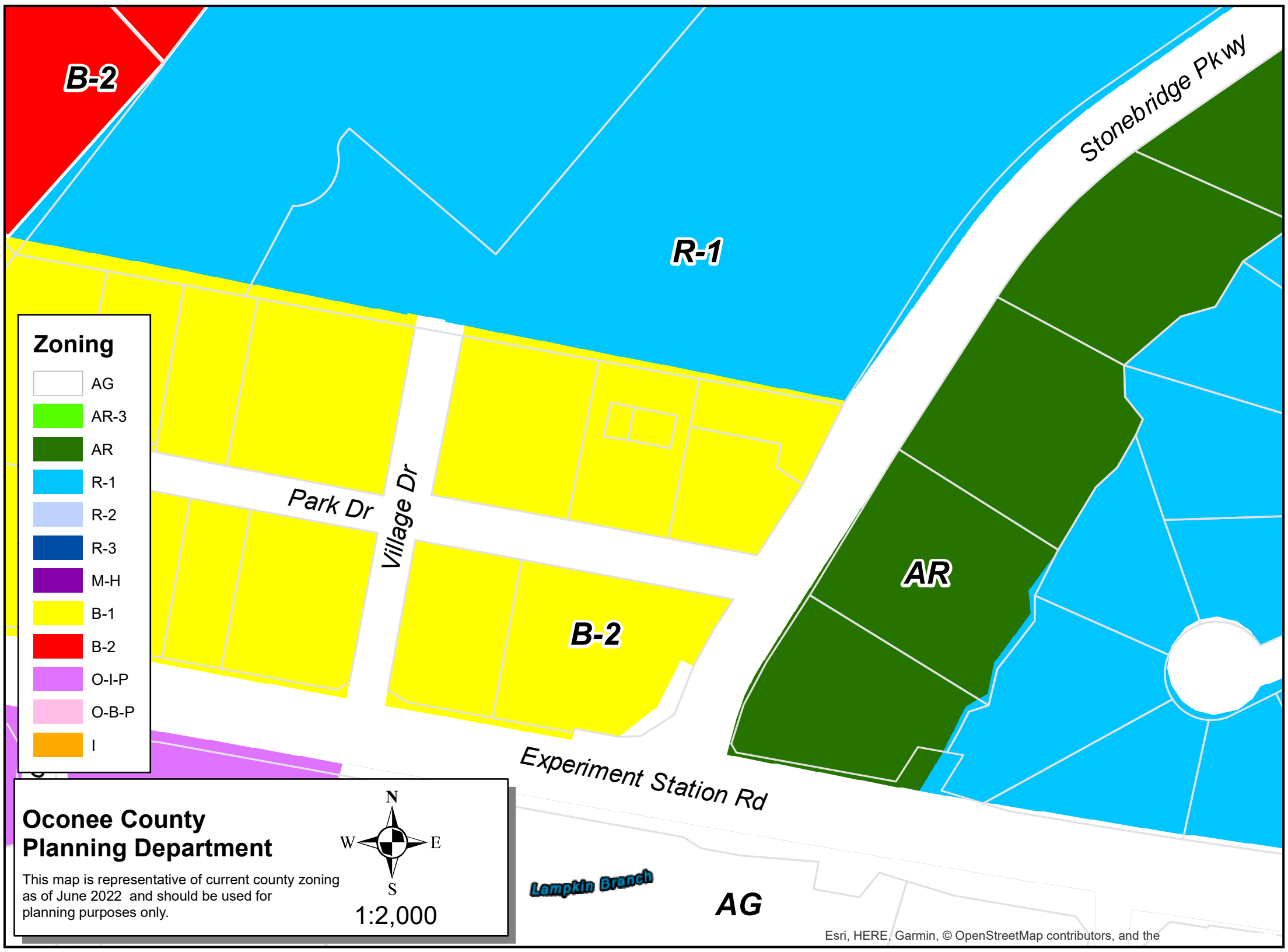
Stonebridge Pkwy

1:980

0 90 180 360 540 720

Feet





B-2

R-1

Stonebridge Pkwy

Zoning

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

Park Dr

Village Dr

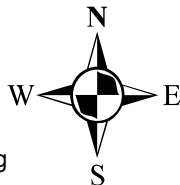
B-2

AR

Experiment Station Rd

Oconee County Planning Department

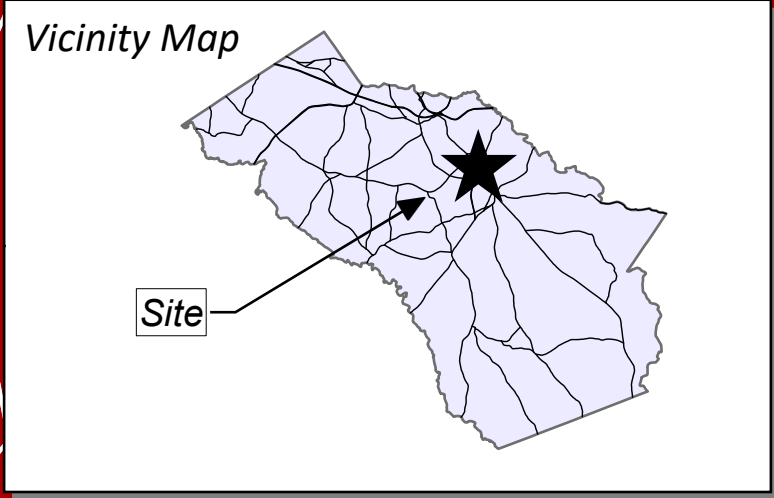
This map is representative of current county zoning
as of June 2022 and should be used for
planning purposes only.



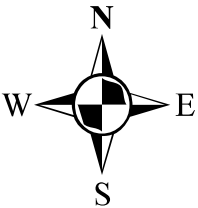
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Lampkin Branch

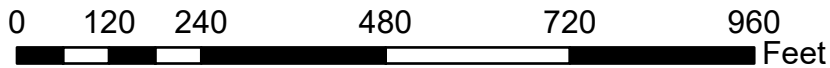
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Oconee County Planning Department



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



Civic Center

Suburban Neighborhood

ATHENS REGIONAL HEALTH RESOURCES, INC.
ZONED C1P PD

I hereby certify that the streets, utilities, and other required improvements in this subdivision have been installed in an acceptable manner and meet all the requirements of the land subdivision regulations of Oconee County, Georgia.

M. Davis
Chairman, Board of Commissioners, Oconee County

Date

LOT 9A
JAMES P. & KELLI D. WHIPPLE
ZONED B1

I hereby certify that the community or public water supply and distribution system installed or to be installed, and/or the plans for private water supplies in the subdivision plat attached hereto meets the requirements of the Oconee Co. Utility Department.

Date 8/28/02
[Signature]
Department Head, OCUO

OCONEE COUNTY BUILDING OFFICIAL
DATE APPROVED 8/28/02

[Signature]

PROPERTY OWNER:
PERRY G. ATCOCK & R. LAWRENCE GEORGE
1520 JENNINGS HILL ROAD
BOGART, GA 30622

DEVELOPER/CONTACT PERSON:
R. LAWRENCE GEORGE
1520 JENNINGS HILL ROAD
BOGART, GA 30622
(706)-359-1406

AUTHORIZED AGENT:
BEALL, SCHENCK & CO.
1501 JENNINGS HILL ROAD
BUILDING 300 SUITE A
(706)-343-0101

REFERENCES

- 1) SURVEY FOR MAUGH ENTERPRISES, L.P.
BY LANDMARK ENGINEERING CORPORATION
DATED MAY 24, 2001
- 2) PLAT FOR STONEBRIDGE BUSINESS PARK PHASE I
BY BEN MILLEROT & ASSOCIATES, INC.
DATED APRIL 1, 1997.

STREET ADDRESS:
1041 PARK DRIVE

LOT 9B
STONEBRIDGE BUSINESS PARK PHASE I

THIS PROPERTY IS ZONED B-1
TAX MAP PARCEL B-5K-183
THERE ARE NO NEW BUILDINGS BEING PROPOSED
TOTAL NUMBER OF EXISTING BUILDINGS: ONE
THE PROPOSED USE OF THIS PROPERTY IS: OFFICE BUILDING
TOTAL AREA OF PROPERTY IS 0.665 ACRES
TOTAL NUMBER OF LOTS: 1
TOTAL NUMBER OF UNITS: TWO
THERE ARE NO NEW UNITS BEING PROPOSED
SQUARE FOOTAGE OF BUILDING IS 3040 SQ. FT.
SQUARE FOOTAGE OF UNIT A IS 2432 SQ. FT.
SQUARE FOOTAGE OF UNIT B IS 1408

SEWAGE DISPOSAL:
EX. SERVICE (Sanitary Sewer Connection) TO SERVE BOTH UNITS
WITH THE CONDOMINIUM ASSOCIATION AS THE SINGLE CUSTOMER.

WATER SUPPLY:
EX. SINGLE METER (Oconee County Meter) TO SERVE BOTH UNITS
WITH THE CONDOMINIUM ASSOCIATION AS THE SINGLE CUSTOMER.

GARBAGE DISPOSAL: EXISTING (PRIVATE CONTRACTOR)

THERE ARE NO NEW UTILITIES BEING PROPOSED
ALL UTILITIES ARE EXISTING.

SURFACE DRAINAGE:
STORM WATER RUNOFF WILL NOT BE AFFECTED.
STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH
OCONEE COUNTY ORDINANCE AND REGULATIONS.

I CERTIFY THE ACCURACY OF THIS SURVEY AND ITS COMPLIANCE WITH THE OFFICIAL CODE OF GEORGIA ANNOTED SECTION 44-3-83 (a).

[Signature]

F.I.R.M. Community Panel No. 130453 0040 B
Effective Date: JULY 17, 1999

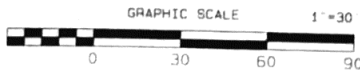
THIS LOT IS NOT LOCATED IN A 100

YEAR FLOOD PLAIN

[Signature]

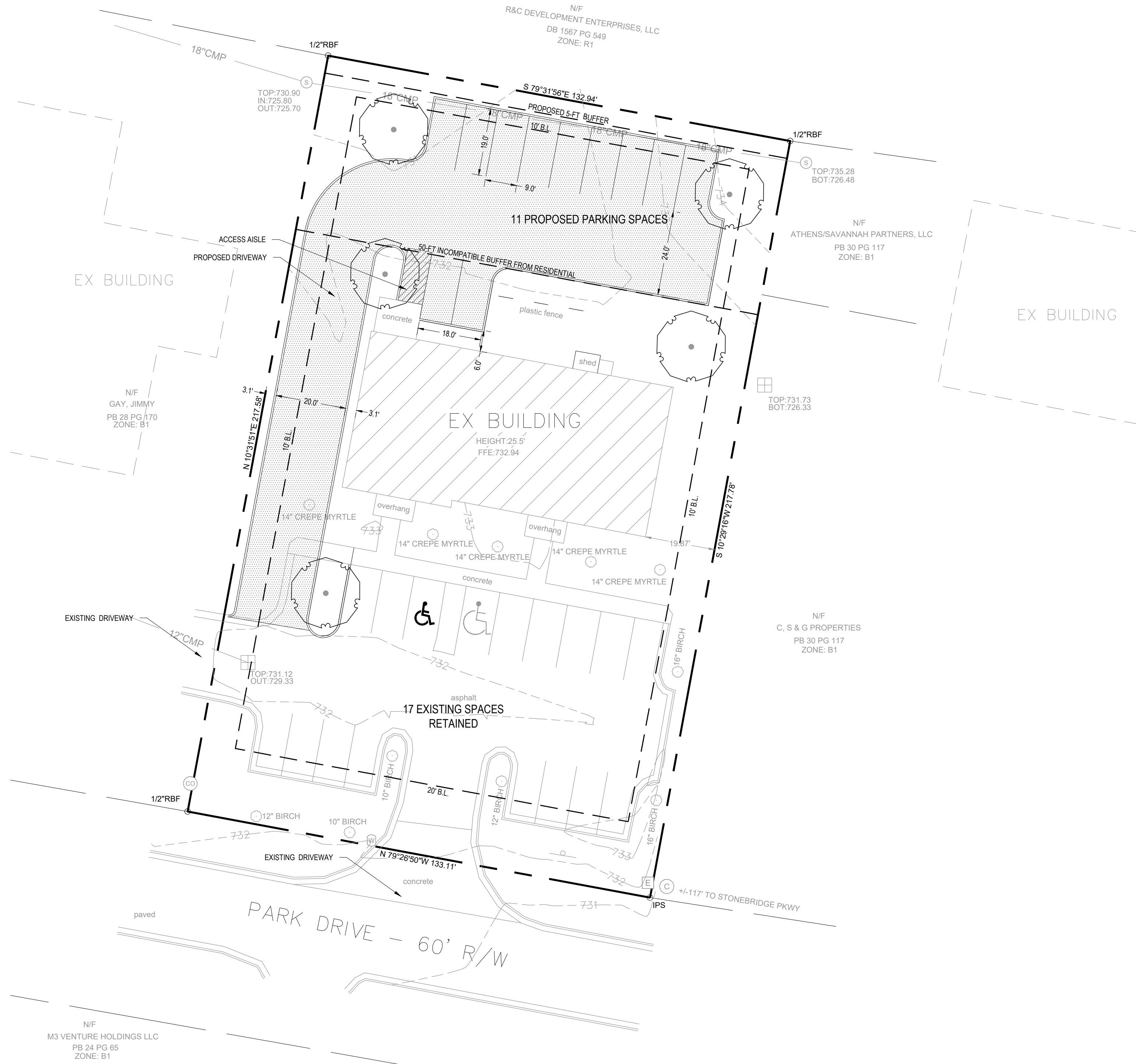
It is hereby certified that this plat is true and that all monuments shown hereon actually exist, and that all surveying requirements of the land subdivision regulations of Oconee Co., GA have been fully complied with.

[Signature] 2049
R.L.S. Number



● IFF-Iron Pin Found ○ IFF-Iron Pin Set ∅ Traverse Point ☒ R/W Monument

CONDOMINIUM PLAT FOR G & C CONDOMINIUM, ASSOCIATION			
BOOK	221	COUNTY	OCONEE
DATE	08-21-02	STATE	GEORGIA
INSTRUMENT	LEICA	DATE	08-21-02
CHARTER BY	MIKE PL	WITNESSES	WOODS & CHASTAIN SURVEYORS, INC.
ENGINEER	TERRE	PROFESSIONAL LAND SURVEYORS	
FIELD BOOK	P-100	125 SMITHSONIA ROAD WINTERVILLE, GEORGIA 30683 (706)742-8536	
PLAT CLOSURE	1/46.53	FIELD CLOSURE	1/46.53
ANGLE CLOSURE	N/A	ANGLE CLOSURE	N/A



SPECIAL EXCEPTION VARIANCE REQUEST:
A SPECIAL EXCEPTION VARIANCE REQUEST IS TO REDUCE THE REQUIRED LANDSCAPE BUFFER OF B-1 ZONED PROPERTY AGAINST RESIDENTIAL ZONED PROPERTY FROM 50-FT TO 5-FT. AN ADDITIONAL VARIANCE IS REQUESTED TO EXCEED THE 110% LIMIT TO THE MAXIMUM AMOUNT OF ON-SITE PARKING SPACES

PARKING DATA			
USE	PARKING REQUIREMENT	SITE REQUIREMENT	EXISTING / PROPOSED
MEDICAL OFFICE	MINIMUM = 1 SPACE/300 SF MAXIMUM = 110% OF MINIMUM	MINIMUM = (3,800 SF * 1 SPACE /300 SF) = 13 SPACES	19 SPACES EXISTING / 28 PROPOSED
		MAXIMUM = 13 SPACES *110% = 14 SPACES MAX	



VICINITY MAP
SCALE: N.T.S.

PROPERTY OWNERS / DEVELOPERS:
B-QUAD-T HOLDINGS, & PERT, LLC
PO BOX 1619
WATKINSVILLE, GA 30677

AUTHORIZED AGENT / APPLICANT:
PATRICK PERRY, PLA
PERRY PLANNING LLC
1720 LEXINGTON ROAD STE PP
ATHENS, GA 30605

SITE LOCATION / PARCEL(S) DATA:
1091 PARK DRIVE
WATKINSVILLE, GA 30677
PARCEL B 06K 0098
0.66 ACRES / 28,957 SF

SURVEY DATA:
THE BOUNDARY, TOPOGRAPHY AND EXISTING FEATURES SHOWN
HEREON ARE PER A BOUNDARY SURVEY COMPLETED BY GARMON
LAND SURVEYING DATED 4/28/2022

EXISTING USE:
COUNSELING OFFICE / DENTAL OFFICE

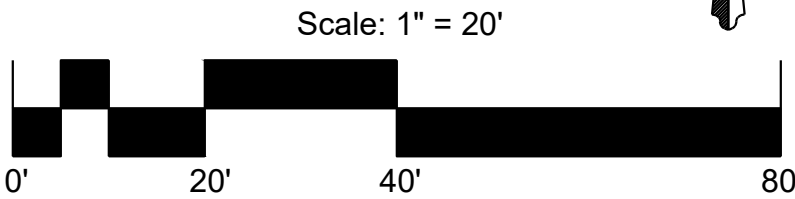
PROPOSED USE:
COUNSELING OFFICE / DENTAL OFFICE

ZONING:
B-1
MINIMUM FRONT YARD: 20-FT
MINIMUM SIDE YARD: 10-FT
MINIMUM REAR YARD: 10-FT
MAXIMUM HEIGHT: 35-FT

STORMWATER:
THIS PROJECT WILL COMPLY WITH THE STORMWATER
MANAGEMENT ORDINANCE AND STANDARDS OF OCONEE COUNTY.

THERE ARE STATE WATERS WITHIN 200' OF THE STREAM

THERE ARE NO WETLANDS ONSITE. COVERAGE DATA (B-1 ZONE)				
28,957 SF PROPERTY (70% MAX COVERAGE)	EXISTING (SF)	PERCENTAGE	PROPOSED (SF)	PERCENTAGE
BUILDING	3,800	13.12%	3,800	13.12%
OTHER IMPERVIOUS SURFACES	8,583	29.64%	15,208	52.52%
TOTAL IMPERVIOUS COVERAGE	12,383	42.76%	19,008	65.64%



1091 PARK DRIVE
WATKINSVILLE, GA 30677

SUBMISSION / REVISION		
#	DATE	DESCRIPTION
1	7/6/22	INITIAL SUBMISSION

ISSUE DATE
07-06-2022

PROJECT NUMBER
#22-524

SHEET TITLE
**SPECIAL
EXCEPTION
VARIANCE**

SHEET NUMBER
C-100

