



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

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**VARIANCE CASE #:** P23-0076

**DATE:** May 24, 2023

**STAFF REPORT BY:** Guy Herring (Director of Planning and Code Enforcement)

**APPLICANT NAME:** Frank Pittman

**PROPERTY OWNER:** Epps Bridge Parkway LLC

**LOCATION:** 1083 Parkway Boulevard, Athens, GA 30606 (C-01Z-007)

**PARCEL SIZE:** ±8.78 acres

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



**EXISTING LAND USE:** Undeveloped land

**TYPE OF VARIANCE REQUESTED:** Special Exception Variance

**REQUEST SUMMARY:** The property owner requests a variance from UDC Sec. 306.05 to allow for off-site modular components of the proposed building to be constructed on-site using the BLOX system.

**DATE OF SCHEDULED HEARINGS**

**BOARD OF COMMISSIONERS:** June 6, 2023

**ATTACHMENTS:**

- Application
- Narrative
- Legal Description
- Owner Authorization Form
- Plat of Survey
- Concept Plan

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

### **HISTORY**

- The subject property is zoned OIP. The parcel consists of the undeveloped land that is adjacent to B-1 and B-2 commercial properties.
- The proposed development is one proposed 83,017 SF building for a rehabilitation hospital with associated parking and services.
- The applicant is requesting a variance to construct the building using the BLOX system. BLOX is a company that designs, manufactures, and constructs modular hospitals. The use of the BLOX system allows for a more streamlined job site with faster construction, according to the applicant. Section 306.05 states that non-residential buildings shall not be manufactured or prefabricated off-site unless approved by the Board of Commissioners as a special exception variance. Staff believes that, based on the drawings and details provided from BLOX, the use of modular building components in this case should result in a high-quality construction project appropriate for the proposed use.
- There are no other concurrent variances.

### **VARIANCE DESCRIPTION**

- The owner is requesting a special exception variance to allow for off-site modular components to be used to construct the proposed medical facility building.
  - ***Unified Development Code Section 306.05 – Construction requirements.***  
*All non-residential buildings not exempt under this Section shall be constructed on-site and shall not be manufactured or prefabricated off-site unless approved by the Board of Commissioners as a special exception variance.*

### **PUBLIC FACILITIES**

#### **Water:**

- The project will utilize County water services.

#### **Sewer:**

- The project will utilize County sewer services.

#### **Roads:**

- The site will be accessed from two proposed driveways on Parkway Boulevard and one proposed driveway connecting to an interior drive aisle with the adjacent commercial development to the southeast of the subject property.

### **ENVIRONMENTAL**

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

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## **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 on the tax base or nearby public infrastructure, schools, or environmentally sensitive areas should result from approval of the present request. The subject site is located in the Regional Center character area which supports the medical and professional office use. Staff holds that approval of the present request should not cause any substantial detriment to the public good.

- b. Be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:**  
The surrounding properties are zoned B-2 to the north, B-2 to the west, R-2 to the south, and B-2 to the east. Primary land uses in the area are a mixture of commercial uses and undeveloped land. Staff holds that approval of the request to utilize modular components to construct the proposed building should not be injurious to the use and enjoyment of nearby properties.
- c. Diminish and impair property values within the surrounding neighborhood:**  
Staff holds that it is very unlikely that the proposed rehabilitation hospital development would significantly impair property values in the surrounding area.
- d. Impair the purpose and intent of this Development Code:**  
The intent of UDC Section 306.05 is to ensure that all office, retail, industrial, institutional, and other nonresidential uses except farm structures are to be constructed on-site and not be manufactured or prefabricated off-site unless otherwise approved by the Board of Commissioners as a special exception variance. The applicant has requested a special exception variance to construct the building using the BLOX system. The use of the BLOX system allows for a more streamlined job site with faster construction, according to the applicant. The applicant has included the design details and architectural information from BLOX with their application. Staff believes that approval of this special exception variance request, based on the product information provided from BLOX, would 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, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.



# OCONEE COUNTY APPEAL APPLICATION

**Type of Appeal Submitted:**

Hardship Variance     Appeal of Administrative Decision     Flood Damage Prevention Variance  
 Special Exception for: construction of modular buildings

**Applicant**Name: Frank PittmanAddress: Pittman & Greer Engineering(No P.O. Boxes)

1050 Barber Creek Drive, Bldg 400

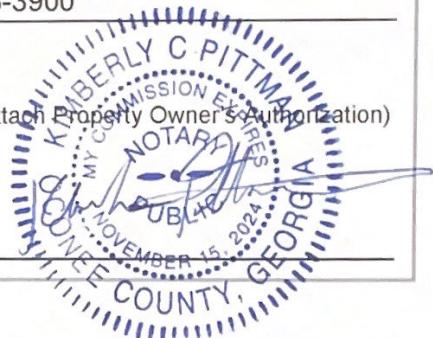
Watkinsville GA 30677

Telephone: 706-419-9244Email: fpittman@pittmangreer.comApplicant 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: K. PittmanDate: 03/16/2023

Notarized:

**Property**Location: 1083 Parkway BlvdTax Parcel Number: C01Z 007Size (Acres): 8.78    Current Zoning: OIPFuture Development Map—Character Area Designation: Regional Center**Use**Current Use: undevelopedProposed Use: rehabilitation hospital**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 306.05—All non-residential buildings should be built on-site

Requested variance is to allow for off-site modular components of the bldg to be built and put together onsite using BLOX system

(2)

0000120

U. S. ATTORNEY'S OFFICE  
UNITED STATES DISTRICT COURT  
FOR THE  
STATE OF GEORGIA

AFTER RECORDING RETURN TO:  
FORTSON, BENTLEY & GRIFFIN, P.A.  
P.O. BOX 1744  
ATHENS, GEORGIA 30603

OCONEE COUNTY, GEORGIA  
Real Estate Transfer Tax  
Paid \$ 2380.60  
Date 11-7-01 Chief Byp  
E. Montgomery OSC

-- [Space Above This Line For Recording Data] --

WARRANTY DEED

STATE OF GEORGIA, Athens-Clarke County.

THIS INDENTURE made and entered into this 5th day of November

in the year of our Lord Two Thousand One (2001) between

FRANK E. HAILEY, JR.

of the County of Athens-Clarke , State of Georgia, as **Grantor**, and

EPPS BRIDGE PARKWAY, LLC, a Georgia Limited Liability Company

of the County of Athens-Clarke , State of Georgia, as **Grantee**.

In this deed, wherever the context so requires, the masculine gender includes feminine and/or

part of speech is used in the singular, and there be more than one Grantor or Grantee, said singular part of speech shall be deemed to read as the plural, and each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein. Wherever herein Grantor or Grantee is used, the same shall be considered to mean as well, the heirs, executors, administrators, successors, representatives and assigns of the same.

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS**, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit: **ALL OF HIS UNDIVIDED INTEREST IN AND TO:**

ALL that tract or parcel of land situate, lying and being in the 1331<sup>st</sup> District, G.M., Oconee County, Georgia and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** the said described property, with all and singular, the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee, his heirs, executors, administrators, successors and assigns, forever, in Fee Simple,

AND THE SAID GRANTOR will warrant and will forever defend the right and title to the above described property unto the said Grantee, his heirs, executors, administrators, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand, affixed his seal, and delivered these presents the day and year first above written.

Signed, sealed and delivered in the  
presence of:

Frank E. Harlan No. 1 (SEAL)

{140213.1}

0000127

EXHIBIT "A"

ALL that tract or parcel of land containing 45 acres, more or less, situate, lying and being on Epps Bridge Road, in the 1331<sup>st</sup> District, G.M., Oconee County, Georgia, bounded on the southeast by Epps Bridge Road paved, southwest by lands now or formerly of Vallie Turner Estate, northwest by lands now or formerly of Lee R. Harper, branch being the line and north or northeast by McNutt Creek and having such shape, metes, courses and distances as will more fully appear by reference to a plat thereof made by R.E. Hardigree, Surveyor, dated February 18, 1965, and recorded in Plat Book 2, page 182, in the Office of the Clerk of the Superior Court of Oconee County, Georgia, said plat being incorporated herein by reference thereto.

This parcel of land is less 1.68 acres deeded to James Hubert, III, recorded in Plat Book 2, page 240, Oconee County, Georgia Records. Also, this tract of land is less approx. 2.78 acres deeded to Frank E. Hailey, Jr. and Sue A. Hailey by Warranty Deed recorded in Deed Book 97, page 494, said Clerk's Office, said plat and deed being incorporated herein by reference thereto for a more complete description of the property herein excepted.

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FILED IN OFFICE  
AT THE CLERK'S OFFICE  
OCONEE COUNTY, GEORGIA

AFTER RECORDING RETURN TO:  
FORTSON, BENTLEY & GRIFFIN, P.A.  
P.O. BOX 1744  
ATHENS, GEORGIA 30603

11/7/01 - 7 AM 10:59

Case No. 565-122-123

11-7-01

OCONEE COUNTY, GEORGIA  
Real Estate Transfer Tax

Paid \$ 0

Date 11-7-01

E. Montgomery Chad D. Epp  
OSD

[Space Above This Line For Recording Data]

WARRANTY DEED

**STATE OF GEORGIA, Athens-Clarke County.**

**THIS INDENTURE** made and entered into this 5th day of November  
in the year of our Lord Two Thousand One (2001) between

**ANN HAILEY EPPS**

of Atlanta, State of Georgia, as **Grantor**, and

**EPPS BRIDGE PARKWAY, LLC, a Georgia Limited Liability Company**

of the County of Athens-Clarke , State of Georgia, as **Grantee**.

In this deed, wherever the context so requires, the masculine gender includes feminine and/or neuter and the singular number includes the plural. Wherever herein a verb, pronoun or other part of speech is used in the singular, and there be more than one Grantor or Grantee, said singular part of speech shall be deemed to read as the plural, and each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein. Wherever herein Grantor or Grantee is used, the same shall be considered to mean as herein, the heirs, executors, administrators, successors, representatives and assigns of the same.

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS**, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit: **ALL OF HER UNDIVIDED INTEREST IN AND TO:**

ALL that tract or parcel of land situate, lying and being in the 1331<sup>st</sup> District, G.M., Oconee County, Georgia and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** the said described property, with all and singular, the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee, his heirs, executors, administrators, successors and assigns, forever, in Fee Simple,

**AND THE SAID GRANTOR** will warrant and will forever defend the right and title to the above described property unto the said Grantee, his heirs, executors, administrators, successors and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set his hand, affixed his seal, and delivered these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

James R. Odom Ann Hailey Epps (SEAL)  
Unofficial Witness  
ANN HAILEY EPPS

NOTARY PUBLIC

0000123

EXHIBIT "A"

ALL that tract or parcel of land containing 45 acres, more or less, situate, lying and being on Epps Bridge Road, in the 1331<sup>st</sup> District, G.M., Oconee County, Georgia, bounded on the southeast by Epps Bridge Road paved, southwest by lands now or formerly of Vallie Turner Estate, northwest by lands now or formerly of Lee R. Harper, branch being the line and north or northeast by McNutt Creek and having such shape, metes, courses and distances as will more fully appear by reference to a plat thereof made by R.E. Hardigree, Surveyor, dated February 18, 1965, and recorded in Plat Book 2, page 182, in the Office of the Clerk of the Superior Court of Oconee County, Georgia, said plat being incorporated herein by reference thereto.

This parcel of land is less 1.68 acres deeded to James Hubert, III, recorded in Plat Book 2, page 240, Oconee County, Georgia Records. Also, this tract of land is less approx. 2.78 acres deeded to Frank E. Hailey, Jr. and Sue A. Hailey by Warranty Deed recorded in Deed Book 97, page 494, said Clerk's Office, said plat and deed being incorporated herein by reference thereto for a more complete description of the property herein excepted. *QHE*

00565  
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FILED IN OFFICE  
CLERK OF THE GA. COURT  
ATMOSPHERE, INC., GEORGIA

After Recording Return To:  
G. Marcus Hodge  
Fortson, Bentley & Griffin  
P.O. Box 1744  
Athens, Ga 30603

OCONEE COUNTY, GEORGIA  
Real Estate Transfer Tax

Paid \$ 0  
Date 11-7-01  
*E. Montgomery, Ch. by CSC*

11-7-01 10:59  
56510724-137

11-7-01

G E O R G I A

ATHENS-CLARKE COUNTY

EXECUTOR'S DEED

THIS INDENTURE, made and entered into this 5<sup>th</sup> day of November, 2001, between **THOMAS H. THOMPSON, JR. IN HIS REPRESENTATIVE CAPACITY AS EXECUTOR OF THE LAST WILL AND TESTAMENT OF JO HAILEY THOMPSON, DECEASED, LATE OF COBB COUNTY, GEORGIA**, as Party of the First Part, and **EPPS BRIDGE PARKWAY, LLC, a Georgia limited liability company**, as Party of the Second Part;

W I T N E S S E T H:

The said Party of the First Part by virtue of the power and authority vested in him by the Last Will and Testament of Jo Hailey Thompson, deceased, late of Cobb County, Georgia, which was probated in solemn form on September 15, 2000, in the Probate Court, Cobb County, Georgia, certified copies of which are attached hereto as Exhibit "B"; and

Under and by virtue of Item Eight of said Will, the said Party of the First Part is authorized to sell, exchange or otherwise dispose of certain property acquired under said Will at private or public sale, said Will having been recorded in the Office of the Probate Judge, Cobb County, Georgia; and

The said Party of the First Part, in his capacity as Executor under the Last Will and Testament of Jo Hailey Thompson, deceased, deposes and swears that he has not assented to a devise of the hereinafter described property, said property remaining in his hands for administration, and that all estate taxes have been paid or arrangements have been made for such payment;

NOW THEREFORE, Party of the First Part, under and by virtue of and pursuant to the power of sale conferred unto him under Item Eight of the Will of said Jo Hailey Thompson, deceased, and for and in consideration of the sum of SEVEN HUNDRED NINETY-THREE THOUSAND FIVE HUNDRED EIGHT AND 33/100 DOLLARS (\$793,508.33) and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Party of the Second Part, its successors and assigns, the following described property, to wit: **ALL OF MY UNDIVIDED INTEREST IN AND TO:**

ALL that tract or parcel of land, together with all improvements thereon, situate, lying and being in Oconee County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said described property with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the

FILED  
08:28 AM  
01/27/2005

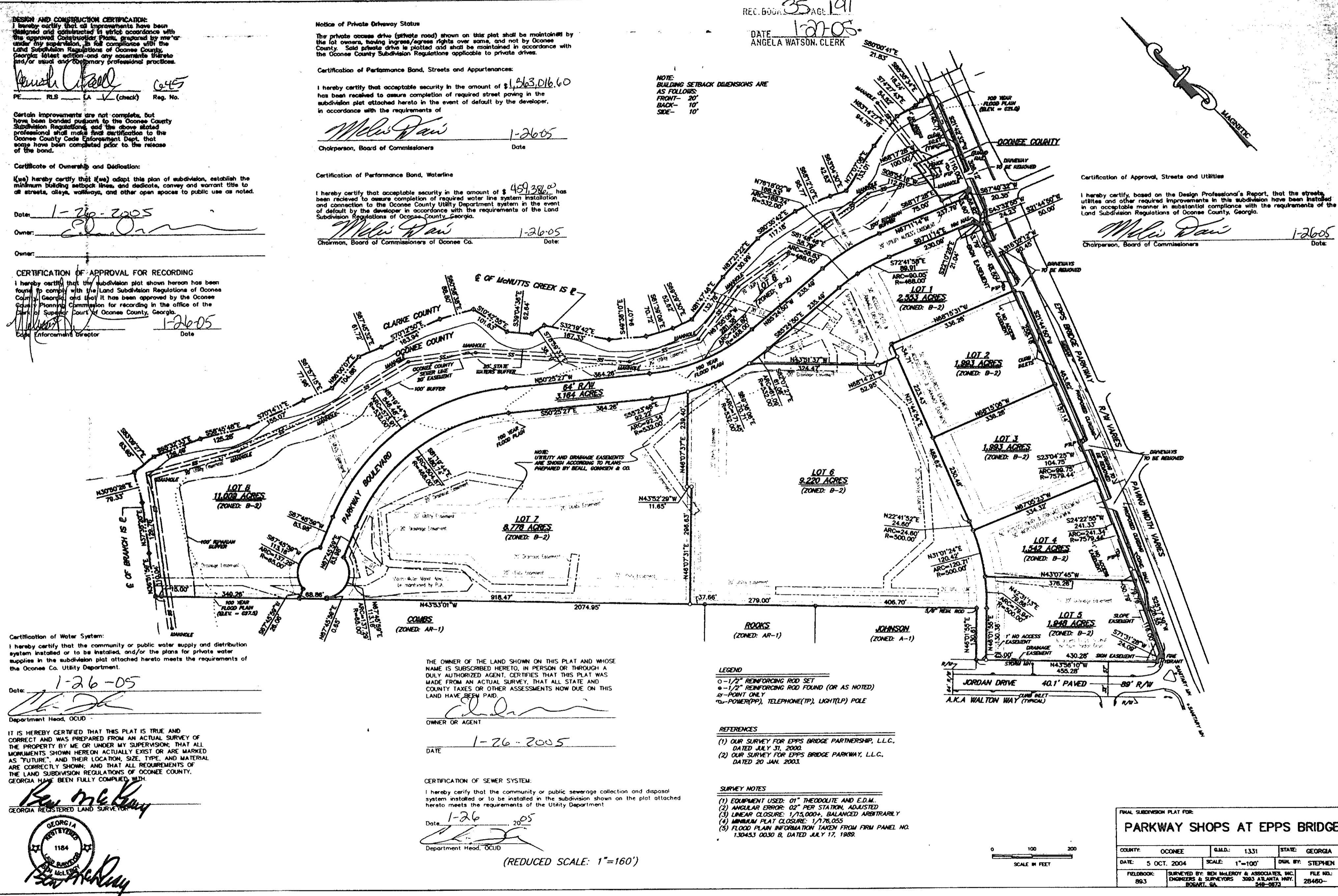
OCONEE COUNTY SUPERIOR COURT  
ANGELA ELDER-JOHNSON  
CLERK

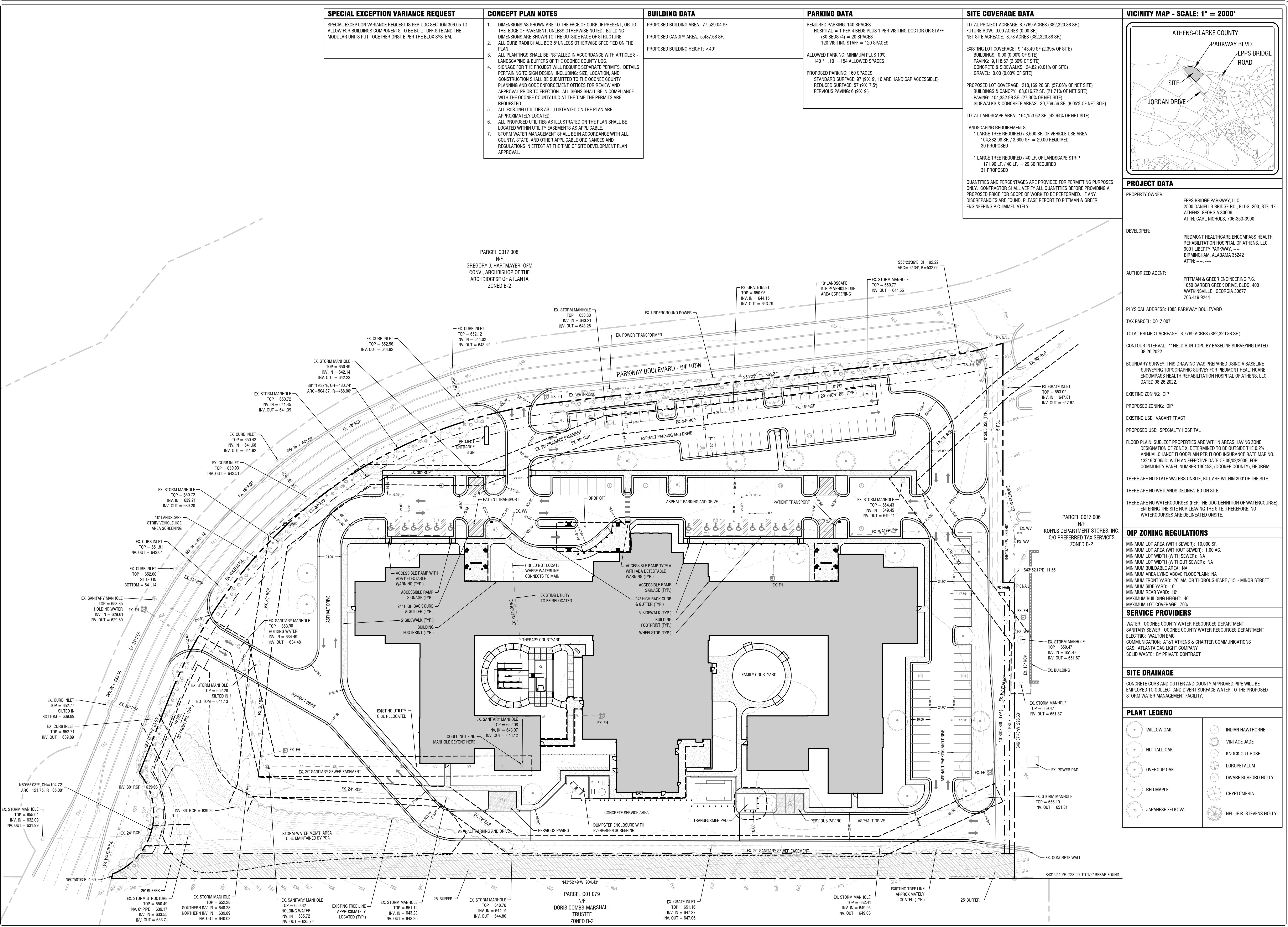
BK 35 PG 191

FILED IN CLERK'S OFFICE  
SUPERIOR/MAGISTRATE  
COURT

05 JAN 27 AM 8:28

REC. BOOK 35 PAGE 191



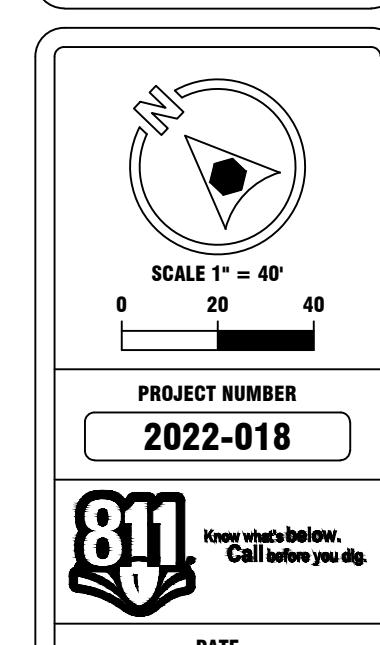


**PITTMAN & GREER  
ENGINEERING P.C.**  
1050 BARBER CREEK DRIVE - BLDG. 400  
WATKINSVILLE, GA 30677  
P. 706.419.9244 | WWW.PITTMANGREER.COM



ISSUE PURPOSE  
FOR REVIEW ONLY

**PIEDMONT HEALTHCARE ENCOMPASS HEALTH  
REHABILITATION HOSPITAL OF ATHENS**  
8.7769 AC. - 1083 PARKWAY BOULEVARD  
OCONEE COUNTY, GEORGIA



Know what's below.  
Call before you dig.  
DATE: 03.16.2023

**VARIANCE CONCEPT PLAN**

01

PROPERTY OWNER'S  
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS  
APPLICATION FOR REZONING

Pursuant to section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67 A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made (or N/A if not applicable):

*NA*

B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution (or N/A if not applicable):

Amount: *0*

Date of contribution: *—*

C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning (or N/A if not applicable).

*NA*

Signature of owner: *Carl R. Nichols*

Date: *9/16/22*

Signature of applicant: *Tom R. Nichols*

Date: *09/16/2022*

Signature of Notary Public: *Kay W. Oliver*

Date: *9-16-22*



DISCLOSURE OF INTEREST

APPLICATION FOR REZONING

OCONEE COUNTY, GEORGIA

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of the Commissions, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

Signature of owner

Carl R. Neith

Date

09/16/2022

Signature of Applicant

Tom P.A.

Date

09/16/2022

Signature of Notary Public

Kay W. Oliver

Date

9-16-22



### **LEGAL DESCRIPTION**

All that tract or parcel of land, together with all improvements thereon, containing 8.78 acres, more or less, lying and being in the 221th District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Beginning at a PK Nail in the drive at the northwest corner of Kohl's, with a Georgia West Zone State Plane Coordinate of N=1427824.326, E=2515961.398, said point being the TRUE POINT OF BEGINNING; thence along a line South 46 degrees 07 minutes 49 seconds West, 239.40 feet to a PK Nail; thence continuing along a line South 43 degrees 52 minutes 17 seconds East, 11.65 feet to a PK Nail; thence along a line South 46 degrees 07 minutes 43 seconds West, 296.63 feet to a point; thence along a line North 43 degrees 52 minutes 49 seconds West, 904.43 feet to a point; thence along Right of Way of Parkway Boulevard North 60 degrees 58 minutes 03 seconds East, 4.69 feet to a point; thence along Right of Way of Parkway Boulevard along a curve North 60 degrees 55 minutes 03 seconds with a chord length of 104.72 feet, an arch length of 121.75 feet, and a radius of 65.00 feet to a point; thence along Right of Way of Parkway Boulevard along a line North 67 degrees 46 minutes 11 seconds East, 83.98 feet to a point; thence along Right of Way of Parkway Boulevard along a curve South 81 degrees 19 minutes 32 seconds East with a chord length of 480.74 feet, an arc length of 504.87 feet, and a radius of 468.00 feet to a point; thence along Right of Way of Parkway Boulevard along a line South 50 degrees 25 minutes 17 seconds East, 364.27 feet to a point; thence along Right of Way of Parkway Boulevard along a curve South 55 degrees 23 minutes 36 seconds East with a chord length of 92.22 feet, an arc length of 92.34 feet, and a radius of 532.00 feet to the TRUE POINT OF BEGINNING.

Said tract being the same as Tract on a Topographic Survey for Piedmont Healthcare Encompass Health Rehabilitation Hospital of Athens LLC by Baseline Surveying and Engineering INC. dated 08.26.2022.

## **PIEDMONT HEALTHCARE ENCOMPASS HEALTH REHABILITATION HOSPITAL OF ATHENS**

**SPECIAL EXCEPTION VARIANCE SUBMITTED 03/20/2023**

### **GENERAL DATA**

Property Address: 1083 Parkway Boulevard  
Parcel: C 01Z 007  
Owner: Epps Bridge Parkway LLC  
Existing Zoning: OIP  
Existing Use: undeveloped  
Proposed Use: Rehabilitation Hospital (Specialty Hospital)  
Property Area: 8.78 acres

### **ADJACENT LAND USES AND ZONING**

North – Parkway Boulevard then undeveloped B2 property  
West – undeveloped R2 property  
South – the same undeveloped R2 property and Kohl's (B2)  
East – Kohl's (B2)

### **OWNERSHIP TYPE**

The parcel will be fee simple ownership with 1 proposed building for a rehabilitation hospital. The project will be owned by Encompass Health which is a FOR-PROFIT, publicly-traded entity.

### **SITE NARRATIVE**

The property is 8.78 acres and was recently zoned to OIP for development of a rehabilitation hospital for Piedmont Healthcare Encompass. The property owner is Epps Bridge Parkway LLC. The property fronts along Parkway Boulevard which is a public county owned roadway. The developer is seeking a special exception variance per UDC section 306.05 to allow for the construction of the hospital to be a modular construction via the BLOX construction process.

### **PROPOSED SPECIAL EXCEPTION VARIANCE**

Per UDC Section 306.05, all non-residential buildings shall be constructed on-site and shall not be manufactured or prefabricated off-site unless approved by the BOC as a special exception variance. Encompass would like to use the BLOX system to design and construct the rehabilitation hospital. BLOX is an Alabama based company that utilizes a process whereas they control the design, manufacture, and construction of modular hospitals in their million plus square foot facility.

By manufacturing the components of the hospital in a factory, it allows for a streamlined, less congested job site and with that, an opportunity to improve traditional work flows. The individual BLOX modules come to the site pre-integrated with all electrical, mechanical, plumbing and finishes installed. The modules and components are connected together onsite with minimal finish work needed. This method allows faster construction, less mistakes onsite, and a more uniform finished product. Once the modules are attached and components connected, seams can then be covered like any other drywall seam. The exterior of the building can then be finished with material and finishes as outlined in the architectural plans.

### **PROJECT SCHEDULE**

Once variance is approved in approximately July 2023 then site development plans will be created and permitted to begin construction in late 2023 or early 2024. The project will be built in phases determined by the need for beds.

#### **CONCLUSION**

We feel that a special exception variance should be granted as the BLOX system of construction is in keeping with the intent of the UDC requirement and in the integrity that Oconee County strives for. This request is to use a building construction method and not to erect modular buildings in the historical sense that everyone is accustomed to.



## OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

1083 Parkway Blvd \_\_\_\_\_

Tax Parcel #: C 01Z 007 \_\_\_\_\_

Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of applicant or agent: Frank Pittman, Pittman & Greer Engineering \_\_\_\_\_

Address (No P.O. boxes): 1050 Barber Creek Drive, Bldg 400 \_\_\_\_\_ City, State,

& Zip Code: Watkinsville GA 30677 \_\_\_\_\_ Telephone

Number: 706-340-5599 \_\_\_\_\_

### SIGNATURE OF OWNER OR MANAGING MEMBER:

NAME OF OWNER OR MANAGING MEMBER

(PLEASE PRINT): Carl Nichols OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE:

member, Epps Bridge Parkway LLC \_\_\_\_\_ DATE: 9/16/22

### NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS 16 DAY OF SEPTEMBER, 2022

NOTARY SIGNATURE:

DATE: 9-16-22

SEAL:





Official Tax Receipt  
Oconee County, GA  
23 North Main St  
Watkinsville, 30677  
--Online Receipt--

Phone: 706-769-3917

| Trans No       | Map Code  | Property ID & District Description | Original Due       | Interest & Penalty        | Amount Due    | Amount Paid        | Transaction Balance |
|----------------|-----------|------------------------------------|--------------------|---------------------------|---------------|--------------------|---------------------|
| 2022-5281      | C 01Z 007 | 35/191                             | \$18,919.50        | \$0.00<br>Fees:<br>\$0.00 | \$0.00        | \$18,919.50        | \$0.00              |
| <b>Totals:</b> |           |                                    | <b>\$18,919.50</b> | <b>\$0.00</b>             | <b>\$0.00</b> | <b>\$18,919.50</b> | <b>\$0.00</b>       |

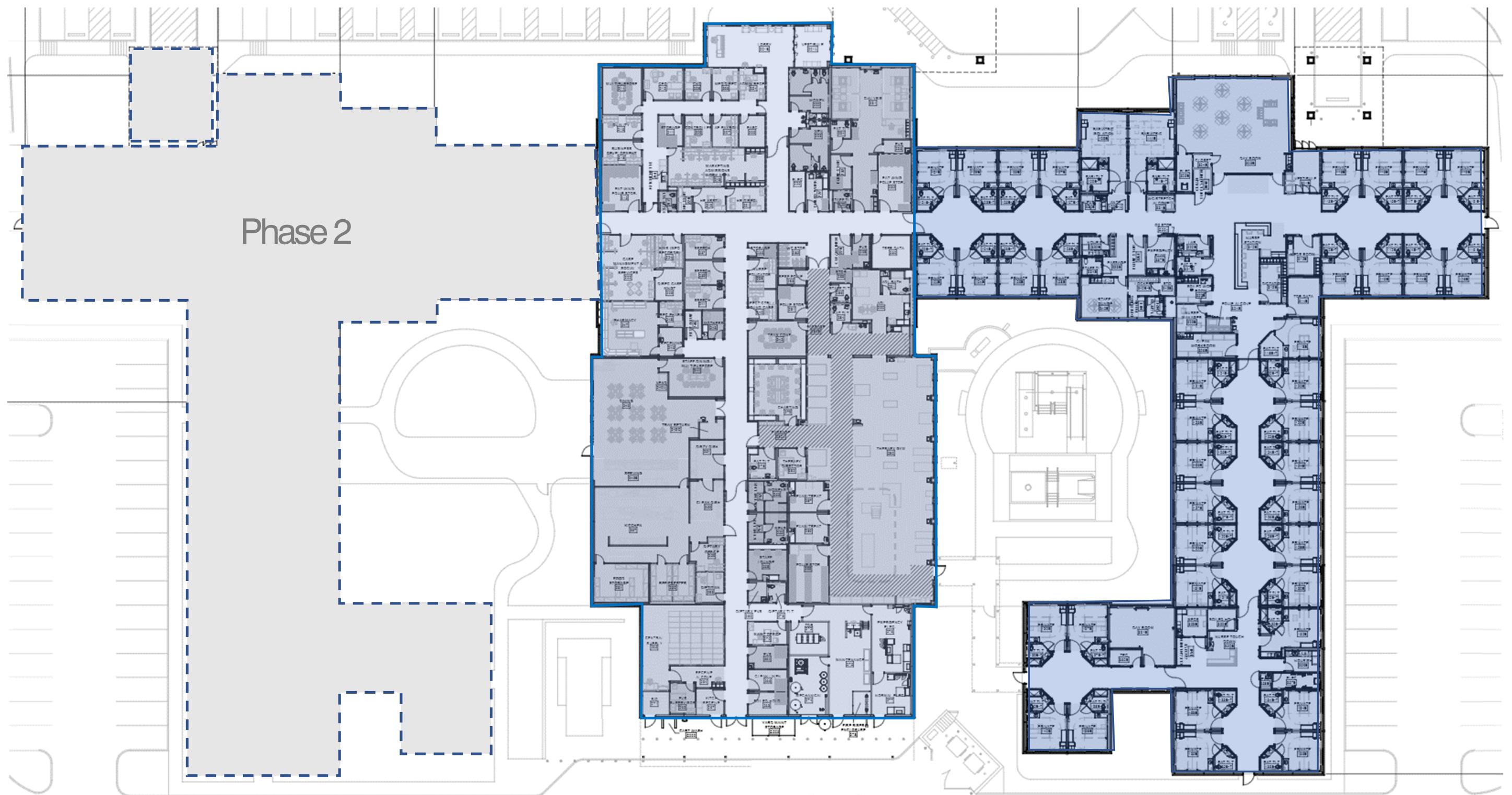
**Paid Date:** 11/09/2022

**Charge Amount:** \$18,919.50

EPPS BRIDGE PARKWAY, LLC  
2500 DANIELLS BRIDGE ROAD BUILDING  
200, SUITE 1F  
ATHENS, GA 30606



Scan this code with your  
mobile phone to view this  
bill

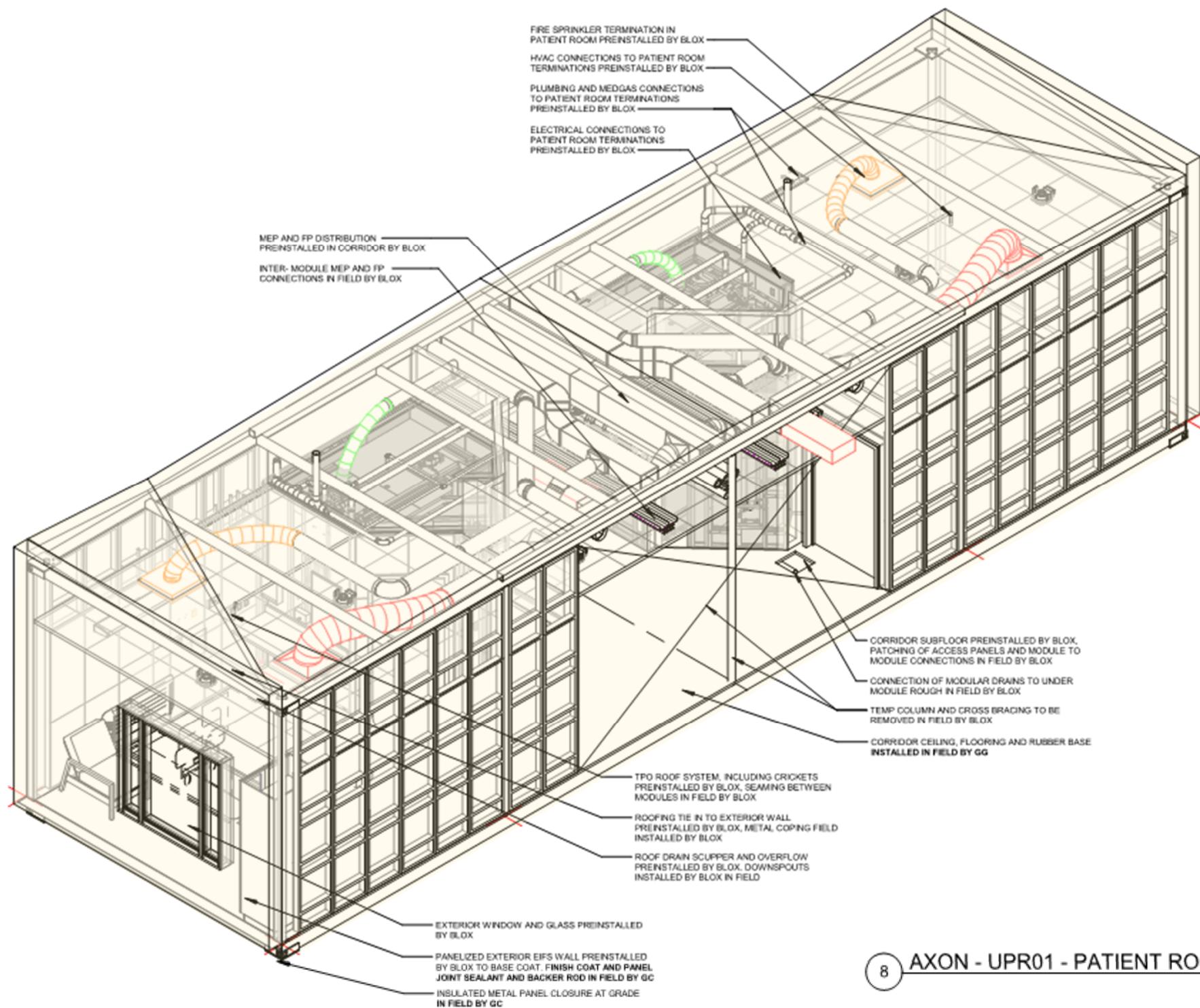


# Phase 2

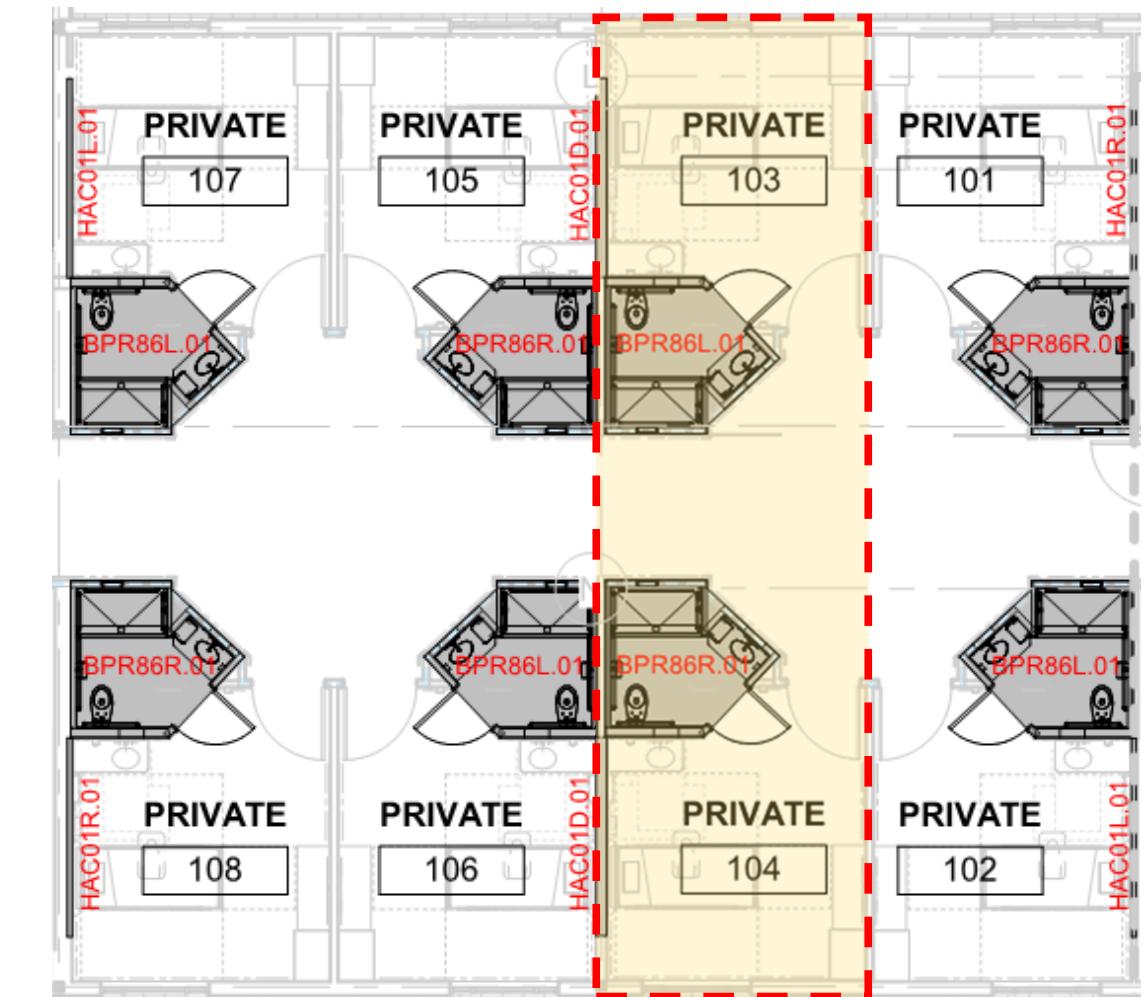
# BL OX



# BL OX

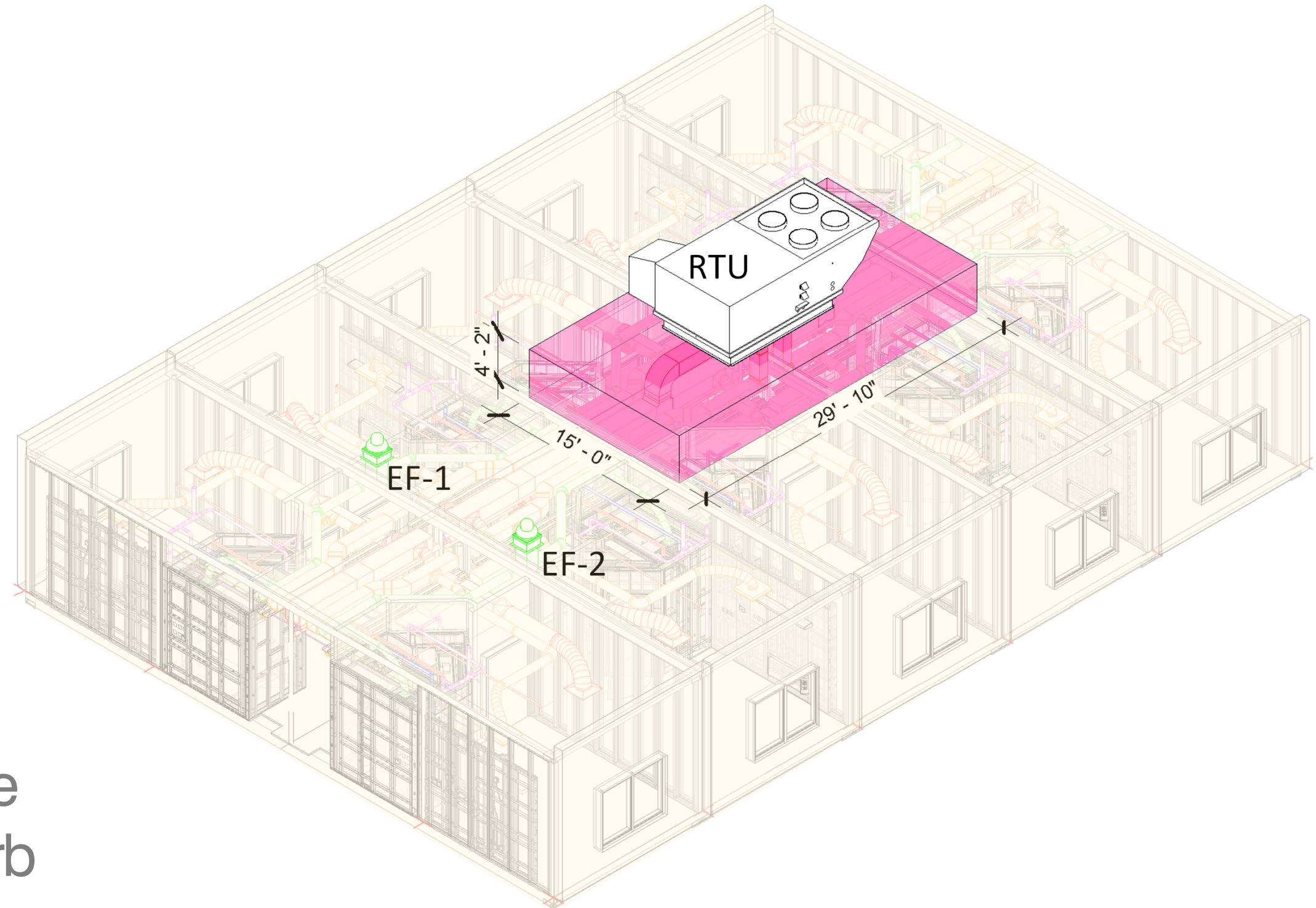


8 AXON - UPR01 - PATIENT ROOM



15'W x 55'L x 15'H = DOT max.

BL  
OX



Rooftop Module  
with integral curb  
to receive RTU

BL  
OX



**Exterior view at entry**  
(similar project with standard components)

BL  
OX



BL  
OX



