



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

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.

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 Pittman

Address: Pittman & Greer Engineering

(No P.O. Boxes)

1050 Barber Creek Drive, Bldg 400

Watkinsville GA 30677

Telephone: 706-419-9244

Email: fpittman@pittmangreer.com

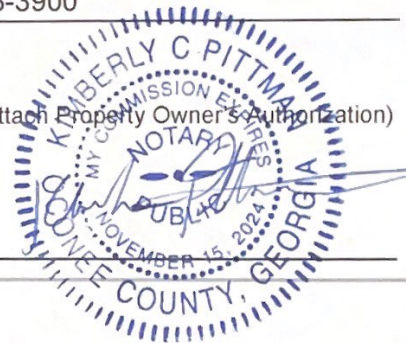
Applicant is (check one): ☐ the Property Owner ☒ Not the Property Owner (attach Property Owner's Authorization)

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

Signature: [Signature]

Date: 03/16/2023

Notarized:



Property

Location: 1083 Parkway Blvd

Tax Parcel Number: C01Z 007

Size (Acres): 8.78 Current Zoning: OIP

Future Development Map—Character Area Designation: Regional Center

Use

Current Use: undeveloped

Proposed 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

0000120

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

CLERK OF SUPERIOR COURT
GEORGIA

11-7-01 AM 10:58

REC'D BOOK 56 PAGE 120-121

11-7-01

OCONEE COUNTY, GEORGIA
Real Estate Transfer Tax

Paid \$ 2380.60

Date 11-7-01

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 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 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 1331st 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:

Jessie A. Coleman
Unofficial Witness

Frank E. Hailey, Jr. (SEAL)
FRANK E. HAILEY, JR.

NOTARY PUBLIC

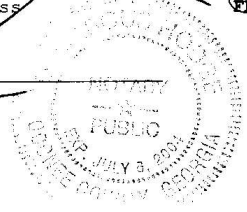


EXHIBIT "A"

ALL that tract or parcel of land containing 45 acres, more or less, situate, lying and being on Epps Bridge Road, in the 1331st 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.

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

0000122

PAID IN OFFICE
CLERK OF SUPERIOR COURT
GEORGIA

11-7-01 11:59

565-122-123

11-7-01

OCONEE COUNTY, GEORGIA
Real Estate Transfer Tax

Paid \$ 8

Date 11-7-01

E. Montgomery Chief Dep
CSC

[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 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 HER UNDIVIDED INTEREST IN AND TO:

ALL that tract or parcel of land situate, lying and being in the 1331st 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:

Laura F. Coleman
Unofficial Witness

Ann Hailey Epps (SEAL)
ANN HAILEY EPPS

NOTARY PUBLIC

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 1331st 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

0000124

4

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 Chase

FILED IN OFFICE
CLERK OF SUPERIOR COURT
OCONEE COUNTY, GEORGIA

11-7-01 AM 10:59

565-137

11-7-01

G E O R G I A

ATHENS-CLARKE COUNTY

EXECUTOR'S DEED

THIS INDENTURE, made and entered into this 5th 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

BK 35 PG 191

FILED IN CLERK'S OFFICE
SUPERIOR/MAGISTRATE
COURT

05 JAN 27 AM 8:28

REC. BOOK 35 PAGE 191

DATE 1-26-05
ANGELA WATSON, CLERK

DESIGN AND CONSTRUCTION CERTIFICATION:
I hereby certify that all improvements have been designed and constructed in strict accordance with the approved Construction Plans, prepared by me or under my supervision, in full compliance with the Land Subdivision Regulations of Oconee County, Georgia, latest edition and any amendments thereto and/or used and customary professional practices.

[Signature] 045
PE RLS LA (check) Reg. No.

Certain improvements are not complete, but have been bonded pursuant to the Oconee County Subdivision Regulations, and the above stated professional shall make final certification to the Oconee County Code Enforcement Dept. that same have been completed prior to the release of the bond.

Certificate of Ownership and Dedication:

I (we) hereby certify that I (we) adopt this plan of subdivision, establish the minimum building setback lines, and dedicate, convey and warrant title to all streets, alleys, walkways, and other open spaces to public use as noted.

Date: 1-26-2005

Owner: *[Signature]*

Owner: _____

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Subdivision Regulations of Oconee County, Georgia, and that it has been approved by the Oconee County Planning Commission for recording in the office of the Clerk of Superior Court of Oconee County, Georgia.

[Signature] 1-26-05
Date
Code Enforcement Director

Notice of Private Driveway Status

The private access drive (private road) shown on this plat shall be maintained by the lot owners, having ingress/egress rights over same, and not by Oconee County. Said private drive is plotted and shall be maintained in accordance with the Oconee County Subdivision Regulations applicable to private drives.

Certification of Performance Bond, Streets and Appurtenances:

I hereby certify that acceptable security in the amount of \$1,963,016.60 has been received to assure completion of required street paving in the subdivision plat attached hereto in the event of default by the developer, in accordance with the requirements of

[Signature] 1-26-05
Chairperson, Board of Commissioners Date

Certification of Performance Bond, Waterline

I hereby certify that acceptable security in the amount of \$459,382.00 has been received to assure completion of required water line system installation and connection to the Oconee County Utility Department system in the event of default by the developer in accordance with the requirements of the Land Subdivision Regulations of Oconee County, Georgia.

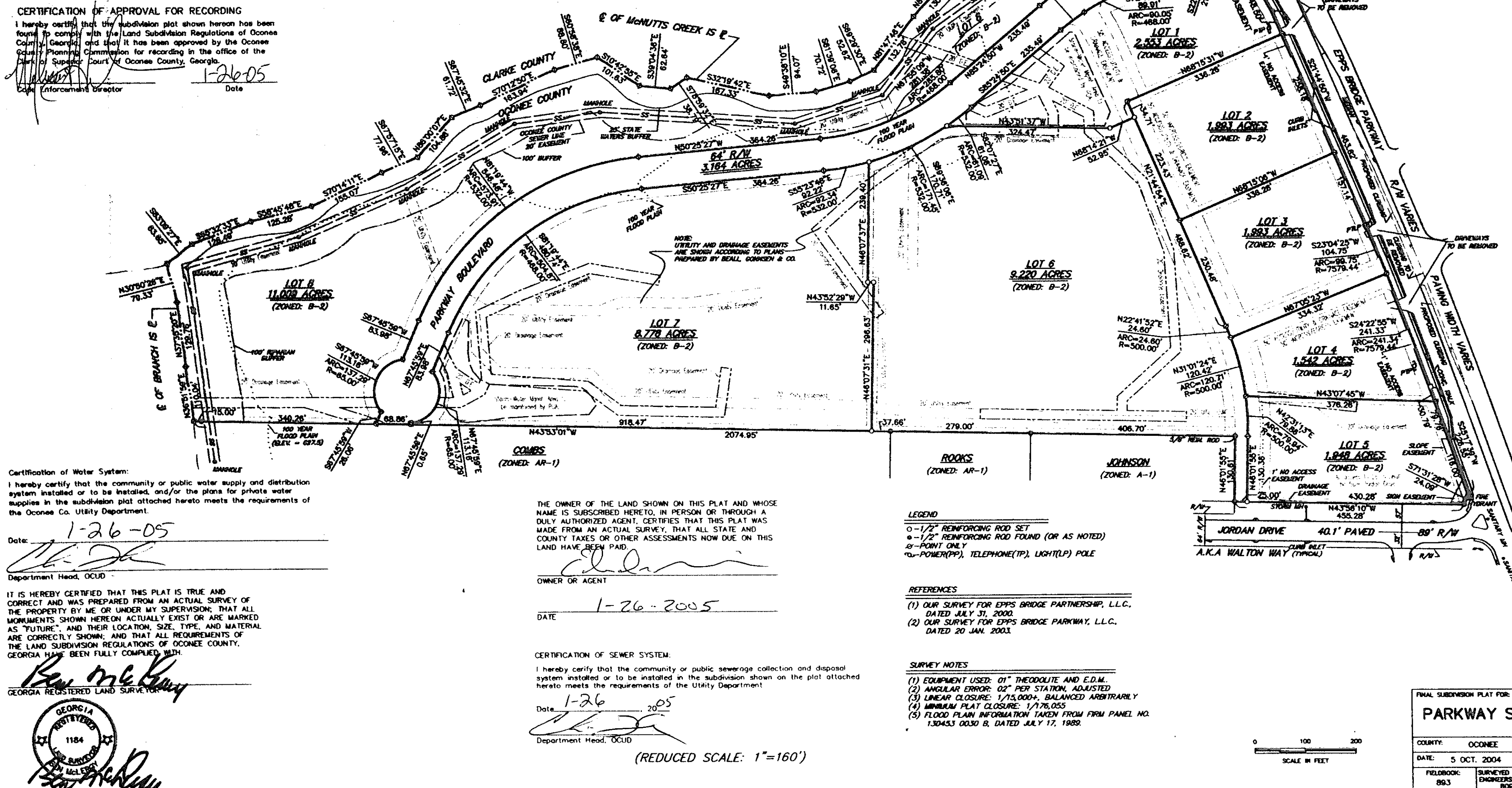
[Signature] 1-26-05
Chairman, Board of Commissioners of Oconee Co. Date

NOTE:
BUILDING SETBACK DIMENSIONS ARE AS FOLLOWS:
FRONT- 20'
BACK- 10'
SIDE- 10'

Certification of Approval, Streets and Utilities

I hereby certify, based on the Design Professional's Report, that the streets, utilities and other required improvements in this subdivision have been installed in an acceptable manner in substantial compliance with the requirements of the Land Subdivision Regulations of Oconee County, Georgia.

[Signature] 1-26-05
Chairperson, Board of Commissioners Date



Certification of Water System:

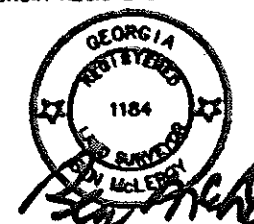
I hereby certify that the community or public water supply and distribution system installed or to be installed, and/or the plans for private water supplies in the subdivision plat attached hereto meets the requirements of the Oconee Co. Utility Department.

Date: 1-26-05

[Signature]
Department Head, OCUO

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 MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF OCONEE COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

[Signature]
BEN MCELROY
GEORGIA REGISTERED LAND SURVEYOR



THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT 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.

[Signature]
OWNER OR AGENT

Date: 1-26-2005

CERTIFICATION OF SEWER SYSTEM:

I hereby certify that the community or public sewerage collection and disposal system installed or to be installed in the subdivision shown on the plat attached hereto meets the requirements of the Utility Department.

Date: 1-26-2005
[Signature]
Department Head, OCUO

LEGEND
0-1/2" REINFORCING ROD SET
0-1/2" REINFORCING ROD FOUND (OR AS NOTED)
0- POINT ONLY
0- POWER (PP), TELEPHONE (TP), LIGHT (LP) POLE

REFERENCES

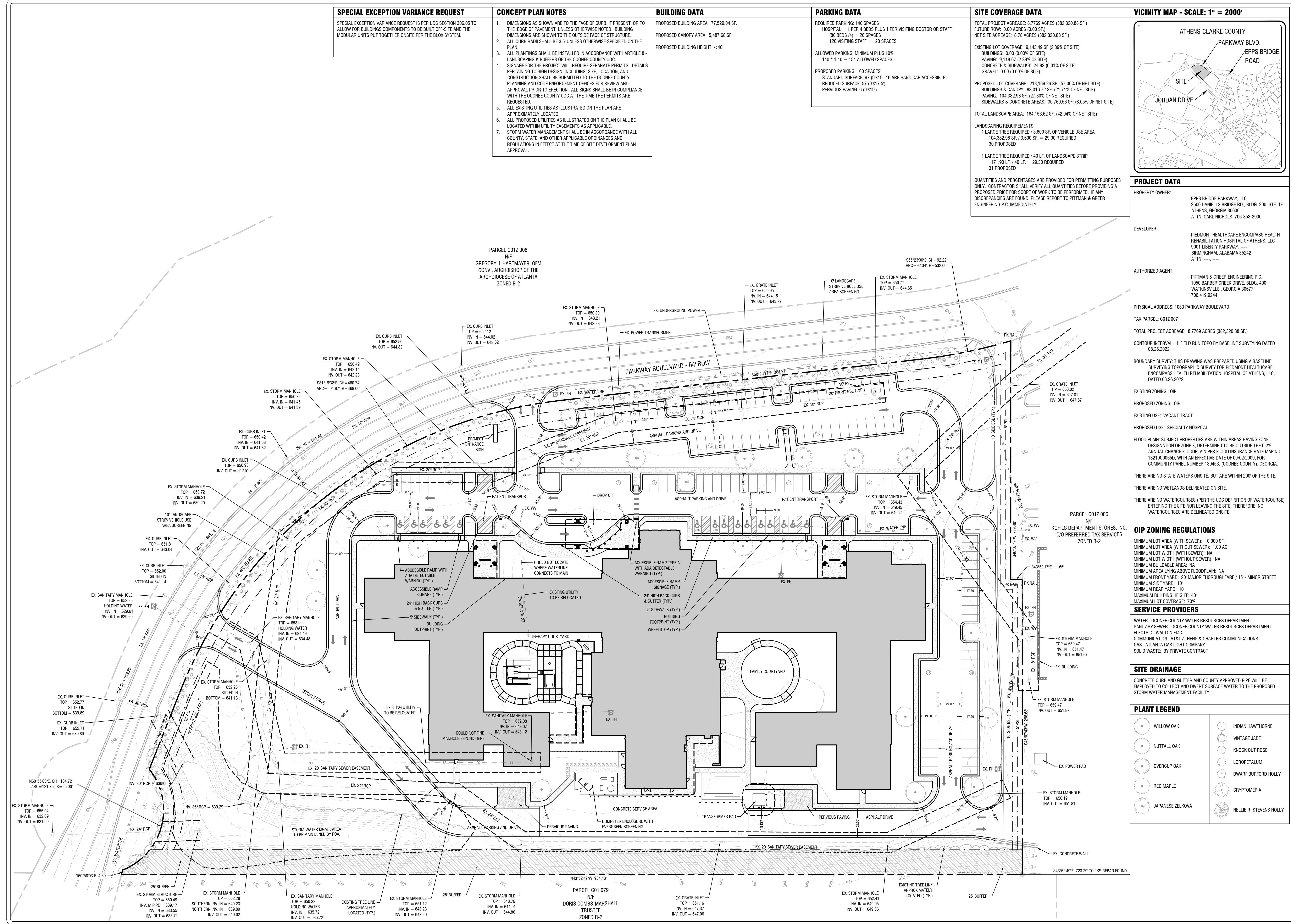
- (1) OUR SURVEY FOR EPPS BRIDGE PARTNERSHIP, L.L.C., DATED JULY 31, 2000.
- (2) OUR SURVEY FOR EPPS BRIDGE PARKWAY, L.L.C., DATED 20 JAN. 2003.

SURVEY NOTES

- (1) EQUIPMENT USED: 01" THEODOLITE AND E.D.M.
- (2) ANGULAR ERROR: 02" PER STATION, ADJUSTED
- (3) LINEAR CLOSURE: 1/15,000+ BALANCED ARBITRARILY
- (4) MINIMUM PLAT CLOSURE: 1/176,055
- (5) FLOOD PLAN INFORMATION TAKEN FROM PANEL NO. 130453 0030 B, DATED JULY 17, 1989.

0 100 200
SCALE IN FEET

FINAL SUBDIVISION PLAT FOR:			
PARKWAY SHOPS AT EPPS BRIDGE			
COUNTY:	OCONEE	S.M.D.: 1331	STATE: GEORGIA
DATE:	5 OCT. 2004	SCALE: 1"=100'	DRAWN BY: STEPHEN
FIELDBOOK:	893	SURVEYED BY: BEN MCELROY & ASSOCIATES, INC. ENGINEERS & SURVEYORS 3503 ATLANTA HWY. ROSWELL, GA.	FILE NO.: 28460-



REVISIONS	DESCRIPTION
DATE	

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

REGISTERED
PROFESSIONAL
ENGINEER
FRANK PITTMAN
No. 29629
EX. 08.2022

ISSUE PURPOSE
FOR REVIEW ONLY

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

SCALE 1" = 40'
0 20 40

PROJECT NUMBER
2022-018

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: \$

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. Oliver

Date: 9/16/22

Signature of applicant: [Signature]

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. Austin

Date

9/16/2022

Signature of Applicant

J. P. Baker

Date

09/16/2022

Signature of Notary Public

Kay W. Oliver

Date

9-16-22



LEGAL DESCRIPTON

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:

Carl R. Nichols

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

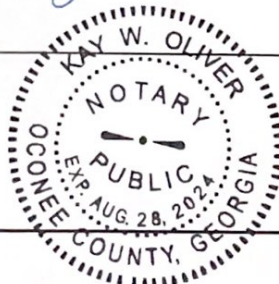
NOTARIZATION:

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

NOTARY SIGNATURE: Kay H. Oliver

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 Fees: \$0.00	\$0.00	\$18,919.50	\$0.00
Totals:			\$18,919.50	\$0.00	\$0.00	\$18,919.50	\$0.00

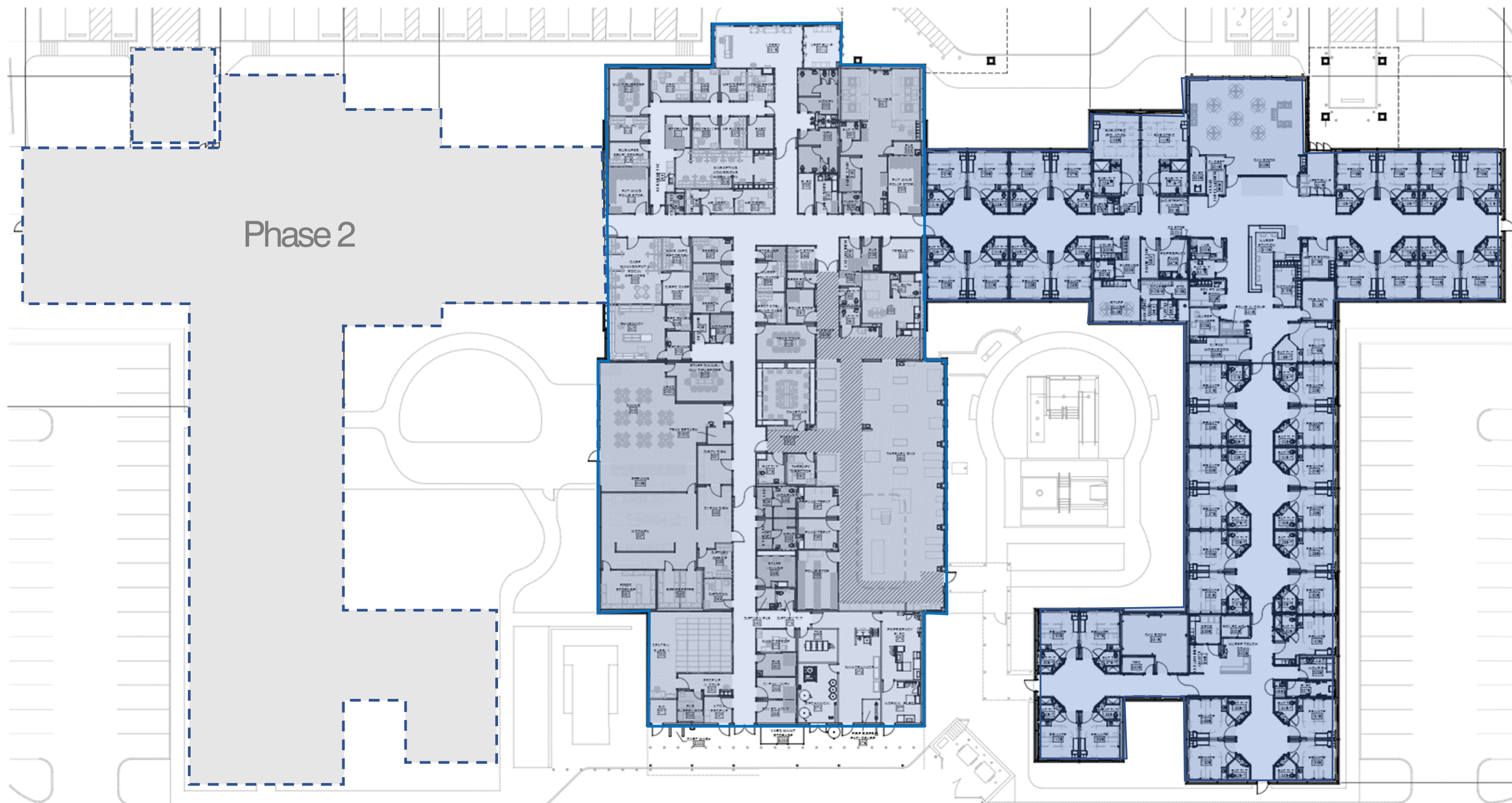
Paid Date: 11/09/2022

Charge Amount: \$18,919.50

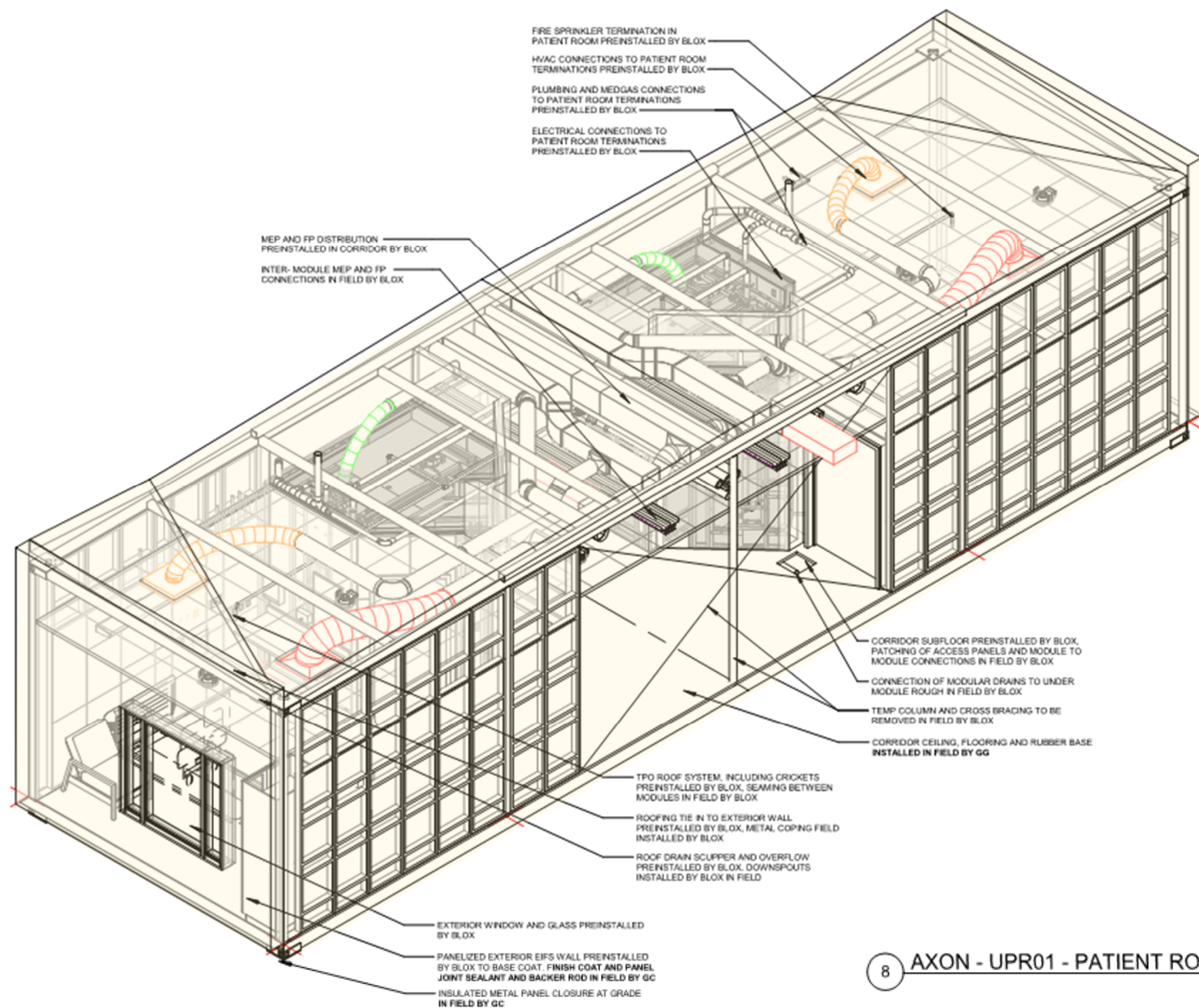
EPPS BRIDGE PARKWAY, LLC
2500 DANIELLS BRIDGE ROAD BUILDING
200, SUITE 1F
ATHENS, GA 30606



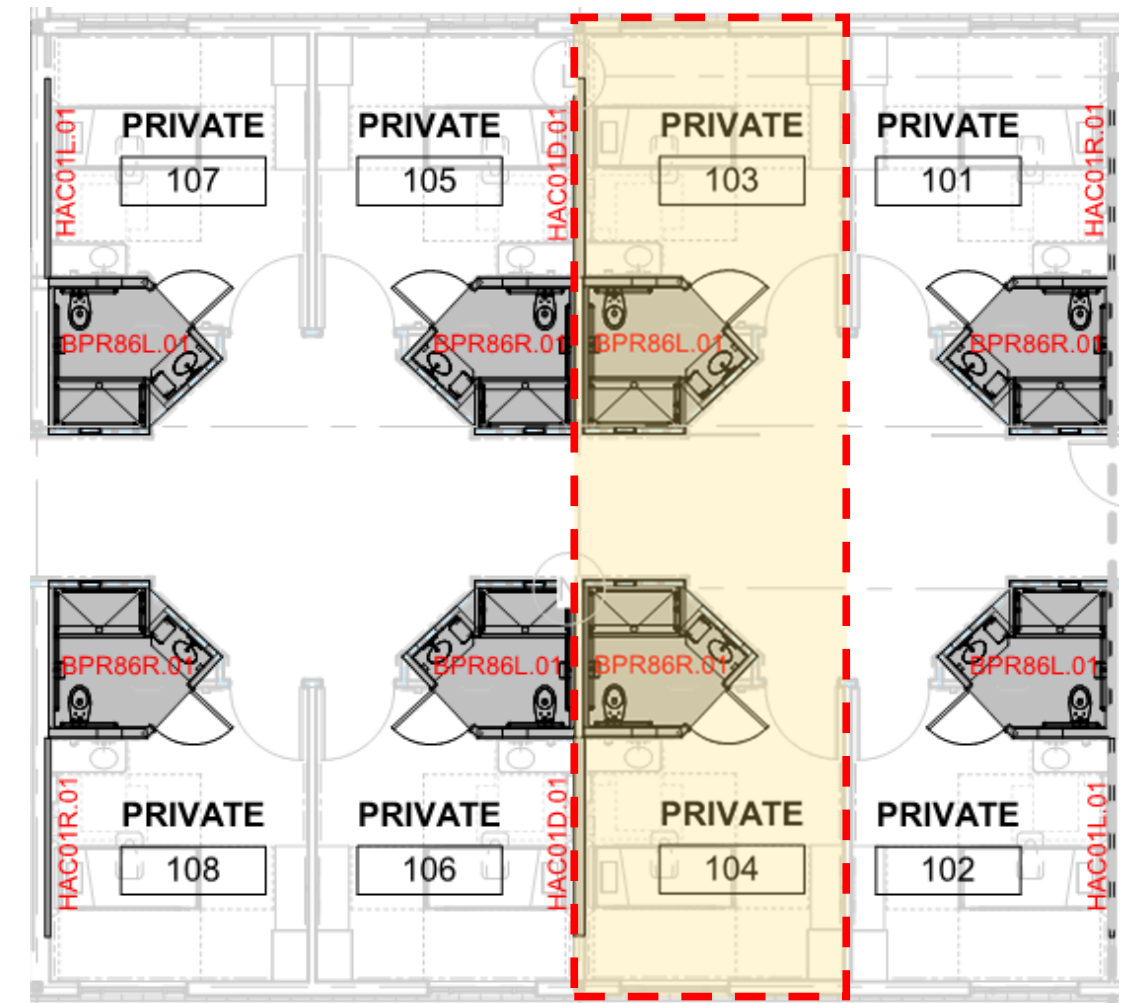
Scan this code with your
mobile phone to view this
bill



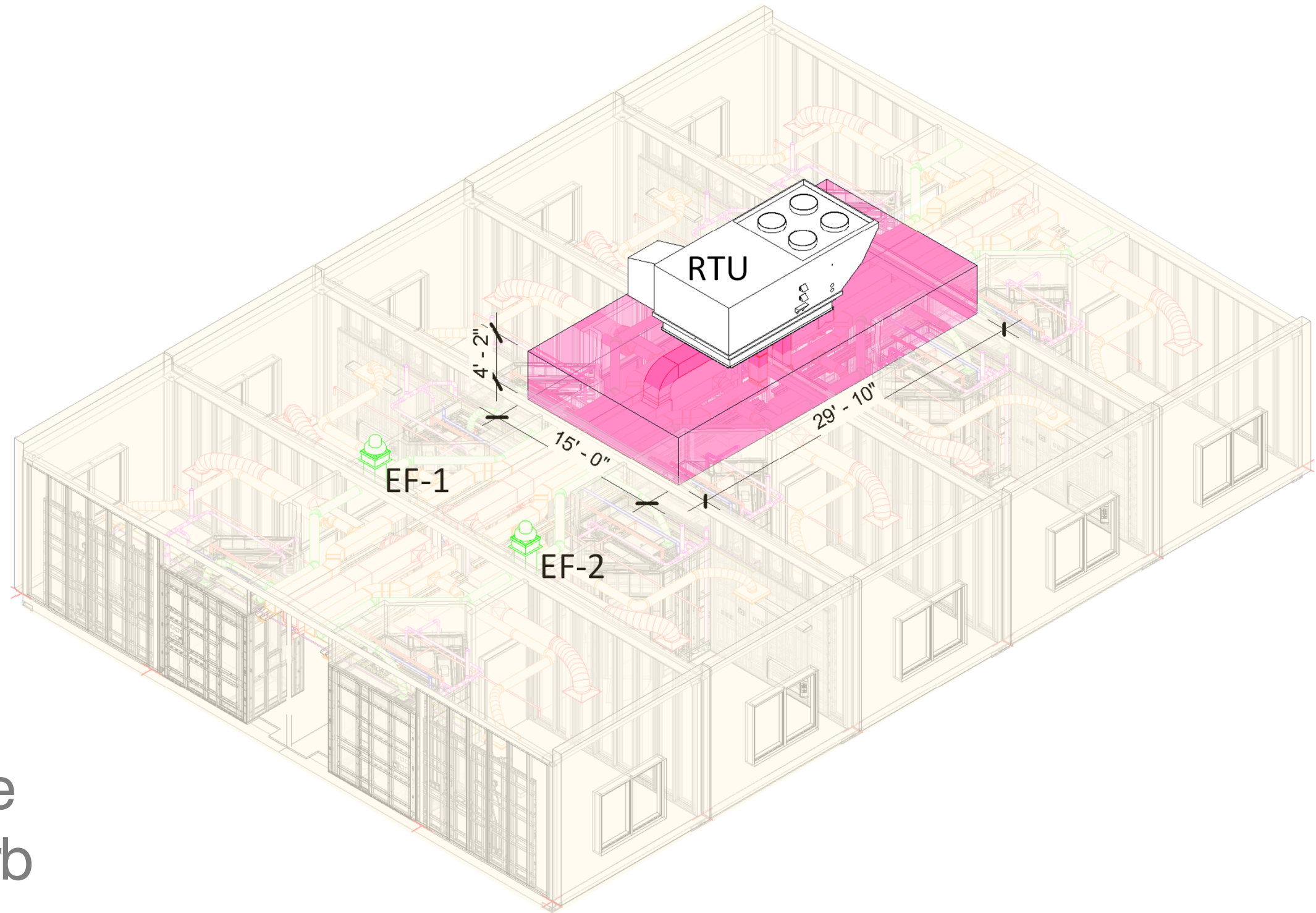
Phase 2



8 AXON - UPR01 - PATIENT ROOM



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



Rooftop Module
with integral curb
to receive RTU



Exterior view at entry
(similar project with standard components)



BL
OX





Encompass Health
Rehabilitation Hospital of Houston