

**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 Keystone Custom Homes, LLC submitted on September 27, 2018.

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 Keystone Custom Homes, LLC on September 27, 2018 regarding a ±1.02 acre tract of land located to the southwest of Maddison Avenue and north of Flat Rock Road in the 221st G.M.D., Oconee County, Georgia, (tax parcel no. C-05C-030), 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 for the purpose of relief from Unified Development Code Section 409.01 to reduce the required front setback from 30 feet to 25.9 feet for a principal dwelling in AR-1 zoning district.

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 December 4, 2018.

ADOPTED AND APPROVED, this 4th day of December, 2018.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell
John Daniell, Chairman

Mark Thomas
Mark Thomas, Member

Chuck Horton
Chuck Horton, Member

W. E. "Bubber" Wilkes
W. E. "Bubber" Wilkes, Member

Mark Saxon
Mark Saxon, Member

ATTEST:

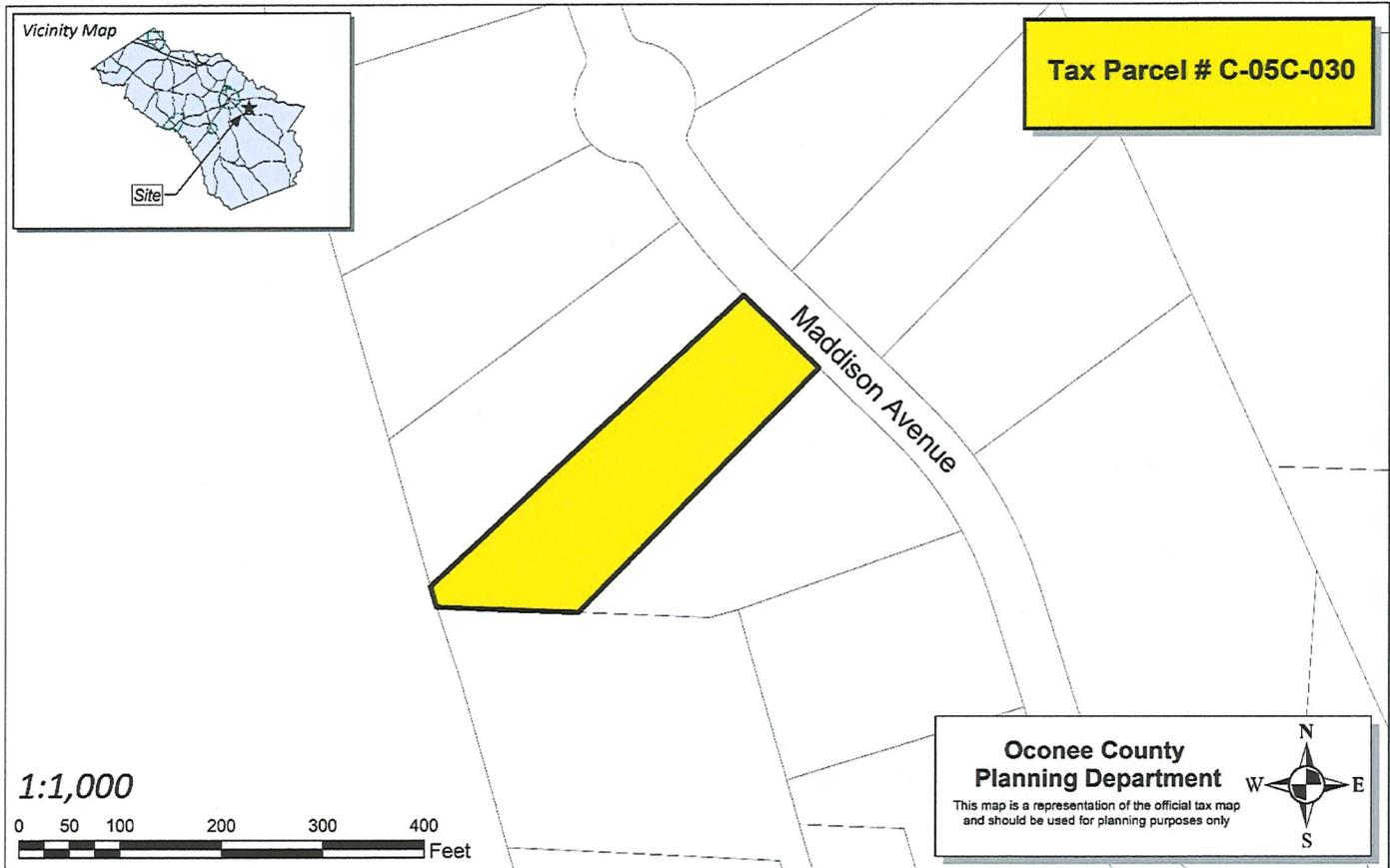
Kathy Hayes
Kathy Hayes
Clerk, Board of Commissioners



CONDITIONS

1. The front setback line shall be reduced to 25.9 feet only for the immediate area of encroachment of the single-family residence currently constructed on the property as shown on the associated concept plan, dated 09/25/2018.

TAX MAP



LEGAL DESCRIPTION

2339 Maddison Avenue (LOT 30)

All that tract, or parcel of land, containing 1.02 acres of land, lying and being in Oconee County G.M.D. 225 (shown in error as G.M.D 221 on Final Plat for Lee Ridge [Plat Book 36 page 467]), and being more particularly described as:

Beginning at the mitered intersection of the northerly margin of right-of-way of Flat Rock Road with the westerly margin of right-of-way of Maddison Avenue; thence along the right-of-way of Maddison Avenue 1222.36 feet to the TRUE POINT OF BEGINNING; thence leaving said right-of-way South 45 degrees 35 minutes 33 seconds West, 343.89 feet to a point; thence North 88 degrees 06 minutes 08 seconds West, 133.48 feet to a point; thence North 16 degrees 24 minutes 17 seconds West, 21.43 feet to a point; thence North 46 degrees 31 minutes 49 seconds East, 422.70 feet to a point on the westerly margin of right-of-way of Maddison Avenue; thence along said right-of-way 39.37 feet along an arc of a curve to the left, said curve having a radius of 725.00 feet, a chord bearing of South 46 degrees 33 minutes 39 seconds East, and a chord distance of 39.37 feet to a point; thence South 45 degrees 59 minutes 32 seconds East, 64.50 feet to a point; thence North 45 degrees 59 minutes 43 seconds West, 4.71 feet to the TRUE POINT OF BEGINNING.

PROJECT DATA

OWNER:
LAND STAR DEVELOPMENT, LLC.
C/O TERRY HODSON
41 HARRY MACKEY ROAD
BETHLEHEM, GA 30620
878-423-2314

AUTHORIZED AGENT: JERRY D. WOOD
SURVEYOR, INC.
1671 KENNEDY BLVD, SUITE 201
BOWLING GREEN, GA 30822

FILED IN FIELD OFFICE
07 FEB 22 PM 4: 06
NAME: JERRY D. WOOD
STATE: GEORGIA

- TOTAL PROJECT ACREAGE: 43.386 ACRES
- FLOOD PLAIN, NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FEMA COMMUNITY PANEL NUMBER 130483 0045 B, DATED JULY 17, 1989.
- TOTAL NUMBER OF LOTS: 33
- AVERAGE LOT SIZE: 1.316 ACRES
- APPROXIMATE TOTAL ACRES: 1.14 ACRES
- WATER SUPPLY: COCKER COUNTY PUBLIC UTILITIES
- SEWER DISPOSAL: INDIVIDUAL SEPTIC TANKS
- EXISTING ZONING: UNZONED
- RECORDING: 40'
- FRONT: 30'
- SIDE: 15'
- REAR: 40'

11. TO THE BEST OF OUR KNOWLEDGE, THE PROPERTY DOES NOT LIE WITHIN A LANDFILL AREA
12. TO THE BEST OF OUR KNOWLEDGE, NO WETLANDS EXIST ON THIS SITE
13. UTILITIES SUCH AS ELECTRIC, WATER, AND GAS LINES EXIST AND
14. ONE-HALF INCH REBAR HAS BEEN SET AT ALL LOT CORNERS
15. HOMEOWNERS ASSOCIATION TO MAINTAIN EASEMENTS, DEFERRON POUNDS
AND STORMWATER MANAGEMENT AREAS.

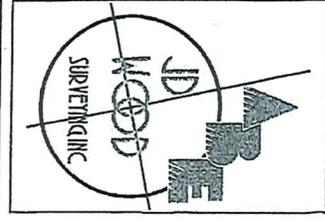
IN MY OPINION THE PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDING AND HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF LAW.

SURVEYOR: JERRY D. WOOD
GEORGIA, R.L.S. #2999
1671 KENNEDY BLVD, SUITE 201
BOWLING GREEN, GA 30822
706-423-9311 FAX
706-423-9311 FAX

SURVEY CLOSURE STATEMENT
The Field Data upon which this plat is based has a closure position of one foot in _____ 18200 _____ feet, and an angular error of _____ 2" _____ per angle point, and was not adjusted. This plat has been calculated for closure and is found to be accurate within one foot in _____ 223,000 _____ feet.
Angular Measurement obtained using: GTS 605
Linear Measurement obtained using: GTS 605
Plat Book completed: OCTOBER 11, 2008

SURVEYOR'S CERTIFICATION
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 the monuments shown therein, including their location, size, type, and material are correctly shown.

By: *Jerry D. Wood*
Reg. Prof. Surveyor



1671 KENNEDY BLVD. DR.
BOWLING GREEN, GA 30811
706-423-9311 FAX

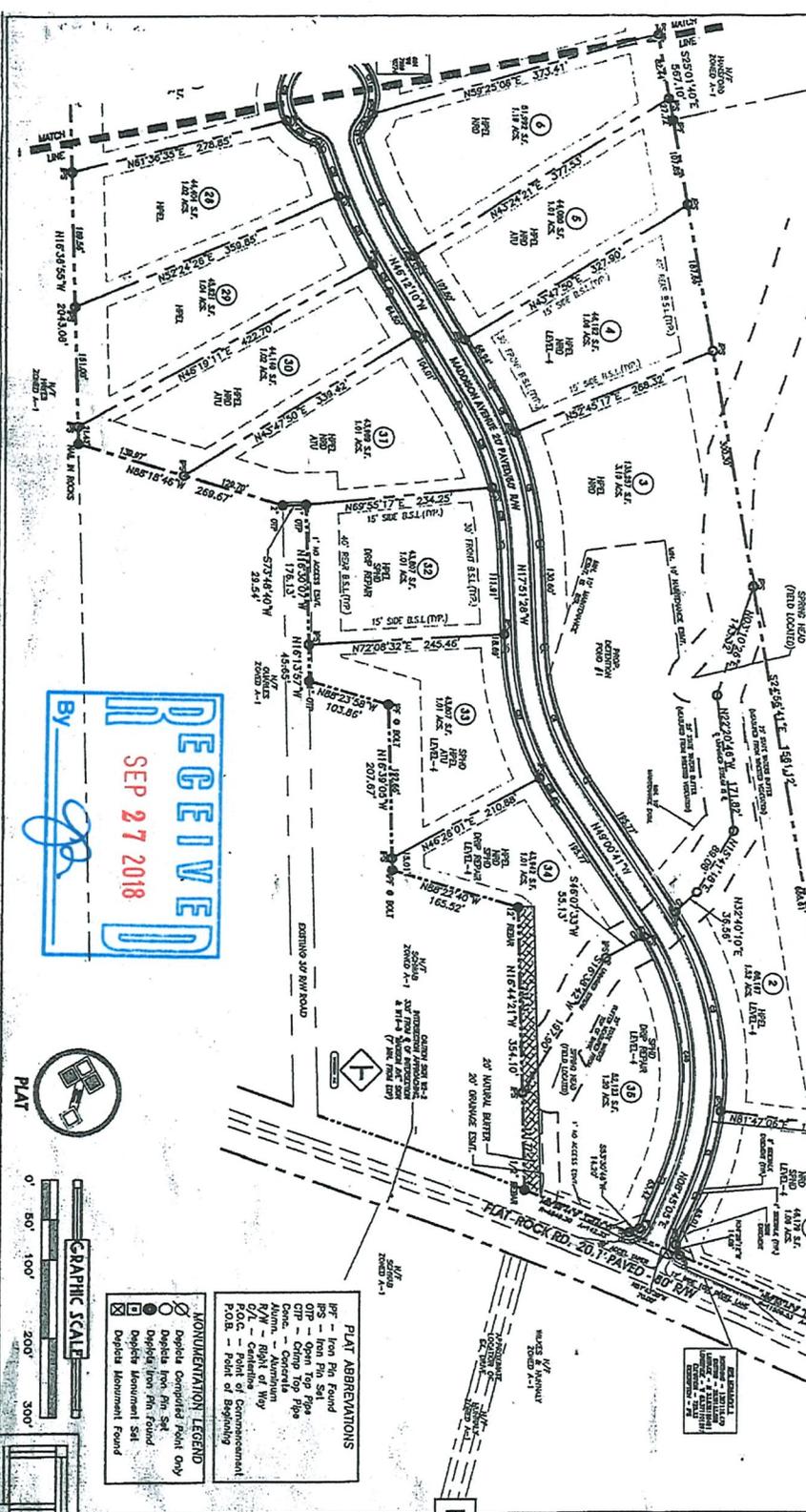
FINAL PLAT FOR:
LEE RIDGE
FLAT ROCK ROAD
COCKER COUNTY, GA
221 9.A.M.D.

REVISION	DATE



DATE: 1/10/06/06
PROJECT: 05-054-038-
FINAL PLAT

SHEET 1 OF 3



PLAT ABBREVIATIONS
IP - Iron Pipe Point
IP5 - Iron Pin Set
OP - Open Top Pipe
CP - Chain Top Pipe
A - Aluminum
C - Concrete
R/W - Right of Way
G/L - Centerline
P.O.C. - Point of Commencement
P.O.B. - Point of Beginning

MONUMENTATION LEGEND
○ - Depict computed Point Only
● - Depict Iron Pin Set
□ - Depict Iron Pin Round
⊠ - Depict Monument Set
⊞ - Depict Monument Found

