

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 Vintage Oaks Farm, LLC submitted on March 28, 2016.

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 Smith Planning Group on March 28, 2016 regarding a ±2.875 acre tract of land located on the south side of SR 53 in the 224th G.M.D., Oconee County, Georgia, (P/O TP# A-2-30C), 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 603, to eliminate the requirement to construct off-street parking.

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 same at a called meeting on June 14, 2016.

APPROVED, this 14th day of June, 2016.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: G. Melvin Davis
G. Melvin Davis, Chairman

Jim Luke
Jim Luke, Member

Vacant, Post 2

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

Mark Saxon
Mark Saxon, Member

ATTEST:

Jane A. Greathouse
Jane Greathouse
Clerk, Board of Commissioners

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE #6874

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NARRATIVE

**VINTAGE OAKS FARM
OCONEE COUNTY, GEORGIA**

**VARIANCE REQUEST
March 28, 2016**

The Vintage Oaks Farm site has a proposed zoning classification of B-1, General Business district and is adjacent to a property with a classification of A-1, agricultural zoning district.

A Special Exception Variance is sought to waive the UDC Section 603 permanent off-street parking requirements of striped permanent pavement and lighting and to allow the substitution of gravel in lieu of asphalt or concrete for the parking areas. By allowing the proposed waiver of permanent parking, a gravel parking area is in keeping with the rural character of the property and protects the quality of the adjoining property.

The building or use as a reception hall is subject to incidental, occasional or temporary parking needs where parking is not required on a regular or daily basis.

Standards for special exception variance approval:

A. With regards to the public good:

The property is for private use and the allowance of a waiver from off-street parking requirements will not cause a substantial detriment to the public good.

B. With regards to the use and enjoyment of the environment or of other property in the immediate vicinity:

With the limited use of the property there will be no injurious effect to the use and enjoyment of the environment or use of adjacent properties resulting from the granting of this variance.

C. With regard to the surrounding property values:

A waiver of the permanent off-street parking requirement will protect surrounding property values and will be in keeping with the rural agricultural setting unlike a commercial development with paved, striped, lit parking.

D. With regards to the intent and purpose of the Development Code:

The granting of this variance request furthers the intent toward a rural agricultural use development and does not impair the purpose and intent of Unified Development Code, but meets the Future Land Use Map Category designation of Suburban Living.

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LEGAL DESCRIPTION

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Property of Vintage Oaks Farm, LLC
6305 Hog Mountain Road (Georgia Highway No. 53)
Oconee County, Georgia

All the tracts or parcels of land containing 2.875 acres, more or less, lying in Oconee County, Georgia, GMD 224, and located on the southeast side of Georgia Highway No. 53, being more particularly described as follows:

Commencing at the centerline of the intersection of Georgia Highway No. 53 with Goat Farm Road running South 51 degrees 55 minutes 20 seconds East 807.48 feet to a point located on the southeastern right-of-way of Georgia Highway No. 53, thence continuing on said right-of-way along a curve having radius 10735.64 feet, chord bearing South 53 degrees 24 minutes 11 seconds East, chord distance 310.00 feet to a point located on said right-of-way, thence continuing on said right-of-way along a curve having radius 10735.64 feet, chord bearing South 51 degrees 46 minutes 27 seconds East, chord distance 220.28 feet to an iron pin located on said right-of-way, which is the Point of Beginning,

Thence running along a curve having radius 10735.64 feet, chord bearing South 51 degrees 46 minutes 27 seconds East, chord distance 80.12 feet to an iron pin located on the southeastern right-of-way of Georgia Highway No. 53,

Thence, leaving said right-of-way, South 37 degrees 45 minutes 51 seconds East 121.38 feet to an iron pin,

Thence South 06 degrees 35 minutes 24 seconds West 189.70' feet to a point,

Thence North 64 degrees 01 minutes 12 seconds West 212.94 feet to a point,

Thence South 36 degrees 42 minutes 14 seconds West 144.65 feet to a point,

Thence South 17 degrees 38 minutes 31 seconds West 103.39 feet to a point,

Thence South 49 degrees 20 minutes 34 seconds East 35.09 feet to a point,

Thence South 00 degrees 22 minutes 20 seconds East 64.02 feet to a point,

Thence South 26 degrees 44 minutes 20 seconds East 91.31 feet to a point,

Thence South 00 degrees 04 minutes 11 seconds West 178.98 feet to a point,

Thence North 89 degrees 54 minutes 20 seconds West 167.56 feet to a point,

Thence North 35 degrees 09 minutes 21 seconds West 252.89 feet to a point,

Thence North 35 degrees 08 minutes 45 seconds East 64.07 feet to a point,

Thence North 89 degrees 54 minutes 04 seconds East 145.42 feet to a point,

Thence North 00 degrees 06 minutes 25 seconds West 62.06 feet to a point,

Thence North 49 degrees 38 minutes 02 seconds East 51.13 feet to a point,

Thence North 17 degrees 03 minutes 32 seconds East 105.33 feet to a point,

Thence North 36 degrees 37 minutes 14 seconds East 151.68 feet to a point,

Thence North 60 degrees 20 minutes 32 seconds West 23.48 feet to a point,

Thence North 28 degrees 42 minutes 05 seconds East 244.36 feet to an iron pin, said pin also being the Point of Beginning.

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TAX MAP



