

**APPROVAL OF A HARDSHIP VARIANCE  
FROM THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA**

**TITLE**

A Resolution granting approval of a Hardship Variance based upon the allowances under the Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1304, to grant approval of a Hardship Variance pursuant to an application requesting approval of a Hardship Variance on property owned by Gregg A. & Rebecca Y. Hockaday submitted on December 15, 2014.

**ENACTMENT CLAUSE**

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting Hardship Variance approval submitted by Gregg & Rebecca Hockaday on December 15, 2014 regarding property owned by Gregg A. & Rebecca Y. Hockaday on a ±38.406 acre tract of land located on the east side of Colham Ferry Road in the 225<sup>th</sup> G.M.D., Oconee County, Georgia, (Portion of TP# B-9-15), the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A Resolution granting Hardship 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 1012.07, to eliminate the requirement to pave a private access drive serving 3 lots in the A-1 (Agricultural) zoning district.

Said Hardship 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 Hardship Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by same at its regular meeting on March 3, 2015.

APPROVED, this 3<sup>rd</sup> day of March, 2015.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

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

Jim Duke  
Jim Duke, Member

John Daniell  
John Daniell, Member

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

Mark Saxon  
Mark Saxon, Member

ATTEST:

Jane S. Greathouse  
Jane Greathouse  
Clerk, Board of Commissioners



**EXHIBIT "A" TO HARDSHIP VARIANCE #6650**

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**CONDITIONS**

This Hardship Variance shall be subject to the following conditions which shall be fulfilled by the developer at his/her expense:

1. The parent tract of the subject property shall only be subdivided into 2 tracts, as illustrated on the variance concept plan. The subject property shall be subdivided in accordance with the procedures for minor subdivision plat approval, as outlined in the Oconee County Unified Development Code.
2. The subject property shall only be subdivided into 2 tracts, as illustrated on the variance concept plan.
3. The private access drive shall provide access to a maximum of 3 tracts.

**NARRATIVE**

Members of the Oconee County Board of Commissioners:

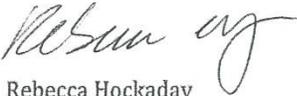
Please find attached a hardship variance application for relief from 1012.07 to allow unpaved access for three lots. Our intentions are to divide our property into 2 tracts evenly, estimated 19 acres each. We are asking for the variance as there is an existing horse farm that accesses the easement. Our property makes the second access, which is allowed by county regulations. We intend to sell one of the 19 acre tracts to our brother-in-law. This will create a third access to this easement. We each intend to build on our 19 acre tracts in the near future. We ask this easement be granted so we can avoid having to pave the driveway.

We thank you for your time, attention, and service to the community.

Sincerely,



Gregg Hockaday



Rebecca Hockaday

**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in the county of Oconee, State of Georgia, GMD 225, and described on a plat titled "Administrative Subdivision Plat: For: Gregg Allen & Rebecca Yvonne Hockaday", prepared by Thomas R. Paul Land Surveying, Inc., dated December 7, 2014, more specifically described as follows:

COMMENCING at an iron pin at the point of intersection with the center line of Colham Ferry Road and the center line of Coventry Road,

Thence N 08°25'05" W, a distance of 511.33' to an iron pin located on the eastern right-of-way boundary of Colham Ferry Road,

Thence N 69°01'50" E, a distance of 289.24' to an iron pin,

Thence N 68°10'45" E, a distance of 1,084.65' to an iron pin, said pin also being the POINT OF BEGINNING,

Thence N 61°43'25" E, a distance of 61.17' to a point,

Thence N 68°38'10" E, a distance of 1,173.94' to an iron pin,

Thence N 02°29'55" W, a distance of 24.88' to a point,

Thence N 53°33'30" E, a distance of 121.92' to an iron pin,

Thence N 37°34'30" E, a distance of 300.30' to an iron pin,

Thence N 33°59'25" E, a distance of 459.55' to an iron pin,

Thence S 58°46'25" E, a distance of 440.18' to a point,

Thence S 56°15'35" E, a distance of 542.12' to an iron pin,

Thence S 45°37'45" W, a distance of 1,759.86' to a point,

Thence N 44°22'15" W, a distance of 329.88' to a point,

Thence N 55°36'50" W, a distance of 321.91' to a point,

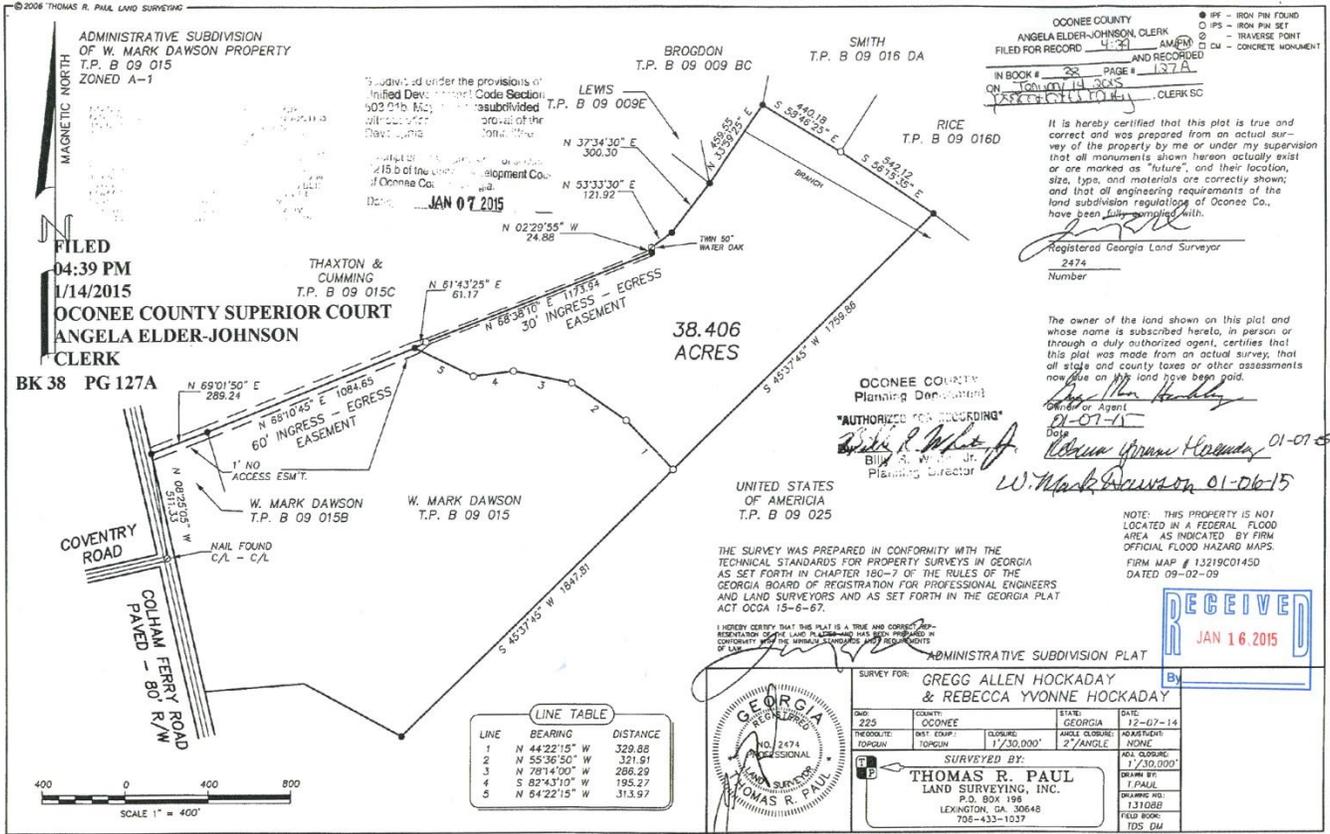
Thence N 78°14'00" W, a distance of 286.29' to a point,

Thence S 82°43'10" W, a distance of 195.27' to a point,

Thence N 64°22'15" W, a distance of 313.97' to an iron pin, said point also being the POINT OF BEGINNING of the subject property. Said tract contains an approximate total of 38.406 acres.

EXHIBIT "A" TO HARDHIP VARIANCE #6650

PROPERTY SURVEY



TAX MAP



