

**SPECIAL USE APPROVAL
OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting Special Use Approval, as provided by the Unified Development Code of Oconee County, Georgia, pursuant to Article 12, Division I et seq.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for Special Use Approval submitted by Smith Planning Group on January, 26 2015, requesting Special Use Approval on a ±10.00 acre tract of land located on the east side of Snows Mill Road in the 239th G.M.D., Oconee County, Georgia, (TP# A-4-8D), on property owned by The Sudie Clark Hanger Missionary Care Ministry, Inc. the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

SECTION 1. A Resolution granting Special Use Approval for the property described above and on the attached Exhibit A is hereby granted for a Religious Retreat.

Said Special Use Approval 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 Resolution be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Resolution.

SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Resolution shall take effect this date.

Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on March 16, 2015, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on April 7, 2015.

ADOPTED AND APPROVED, this 7th day of April, 2015.

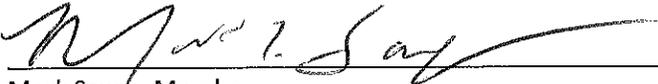
OCONEE COUNTY BOARD OF COMMISSIONERS

BY: 
G. Melvin Davis, Chairman


Jim Luke, Member


John Daniell, Member


W. E. "Bubber" Wilkes, Member


Mark Saxon, Member

ATTEST:


Jane Greathouse
Clerk, Board of Commissioners

EXHIBIT "A" TO SPECIAL USE APPROVAL #6651

Page 1 of 4

CONDITIONS

This Special Use approval shall be subject to the following conditions which shall be fulfilled by the developer at his/her expense:

1. The religious retreat shall not contain more than 10 habitable rooms. The religious retreat shall not be expanded to contain greater land area or a greater number of habitable rooms than described in the narrative and on the concept plan.
2. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative photos and other documents submitted with the special use approval application and attached hereto, paying special attention to the materials and design elements shown in the representative photos.
3. The religious retreat shall be accessed from Snows Mill Road via one private access drive.

NARRATIVE

THE SUDIE CLARK HANGER MISSIONARY CARE MINISTRY OCONEE COUNTY, GEORGIA

NARRATIVE STATEMENT

January 23, 2015

Revised February 4, 2015

Founded in 1999, The Sudie Clark Hanger Missionary Care Ministry, Inc., also known as the Snows Mill Guesthouse, is a Christian ministry founded to serve missionaries during times of transition. The mission of the ministry is "To partner in reaching the lost for Jesus Christ throughout the world by providing a guesthouse for missionaries, aiding in their need for rest and refreshment so they are physically, spiritually, and emotionally better able to minister to the needs of others." By offering missionaries short term housing (less than 30 days stay) meals, and a restful, quiet atmosphere and surroundings, the ministry fulfills its mission to serve those who serve others.

The Guesthouse is available to missionaries who are on home assignment, who are returning from an overseas assignment, and those preparing to leave for an overseas assignment. In order to reserve the Guesthouse, guests must have a mission agency/board or sending church they represent in ministry.

The Sudie Clark Hanger Missionary Care Ministry, Inc. is a 501(c)3 organization and is governed by a 10 member Board of Directors, most of whom reside in Oconee County. Missionaries are welcome to stay at the Guesthouse free of charge. The ministry is supported through donations from area churches, Christian organizations and individuals.

SITE DESCRIPTION AND CURRENT USE

The site is located on the east side of Snows Mill Road, approximately 1.5 mile south of the intersection of GA Hwy. 53 and Snows Mill Road. The site consists of 10 acres, and is bordered by Lane Creek to the south. Vegetation on the site is composed primarily of pine forest. A grass meadow is located in the center portion of the site. A small, unnamed perennial stream crosses the middle portion of the site.

The house is a two-story frame structure with a basement, and is accessed by a gravel driveway. It contains approximately 2,888 square feet and has total of five bedrooms. The exterior material is made of horizontal wood siding with wood accents.

The house is served by an on-site well and septic tank/drainfield.

ZONING

The site is current zoned A-1. All properties adjacent to the site are also zoned A-1. Surrounding uses are residential and agriculture.

The proposed zoning for the site is A-1 Special-Use for the purposes of expanding current operations of the Guesthouse and to bring the site and use into compliance with the Oconee County Unified Development Code Section 334 for use as a Religious Retreat.

DETAILS OF PROPOSED USE

Since January 2000, the Sudie Clark Hanger Missionary Care Ministry, Inc. has operated the Guesthouse to serve missionaries as described above. The ministry desires to continue to use the existing 5 bedroom house as a guesthouse, to construct a cottage of between 1500 and 1800 square feet for the host and caretaker of the guesthouse, and to construct two cottages each between 1500 and 1800 square feet in the rear portion of the property for additional guests.

In addition, the ministry proposes to construct a small prayer chapel of approximately 600 square feet near the existing open meadow clearing. No additional driveway construction is proposed for chapel access other than the extension referred to below. Section 334 of the OC-UDC allows a religious retreat to occupy a parcel of land of not greater than 10 acres in size, and a maximum density of 1 dwelling unit or habitable room per acre. The proposed expansion of the ministry falls within these requirements as detailed below:

Existing House:	5 habitable rooms
Proposed Caretaker's Cottage:	1 dwelling unit
Proposed Guest Cottage A:	1 dwelling unit (or 2 habitable rooms)
Proposed Guest Cottage B:	1 dwelling unit (or 2 habitable rooms)
<u>Proposed Chapel</u>	<u>0 dwelling units(or 0 habitable rooms)</u>
Total density	8 dwelling units (or 10 habitable rooms)

The caretaker's cottage is proposed to be constructed near the existing house. The existing driveway will be extended to access the two proposed cottages.

ARCHITECTURE

All proposed structures will be architectural compatible with the existing house. Exterior materials will include brick, cementuous siding, wooden accents and asphalt shingle roofing.

ACCESS AND TRAFFIC

The existing drive is proposed to remain unaltered, except for the extension to reach the two proposed cottages. Traffic generated by the proposed use will be minimal. Current guests of the ministry tend to remain on-site for much of the time during their stay.

PROPOSED UTILITIES

The proposed use does not require the expansion or extension of county utilities such as water or sanitary sewer. The proposed uses are to be served by on-site wells and septic tanks/drainfields. Other utilities such as electricity and telephone/internet are existing.

Trash will be collected onsite and disposed of by a licensed contract service provider.

STORMWATER DRAINAGE

Stormwater management shall comply with all local, state, and federal regulations in effect at time of construction plan approval.

IMPACT TO SCHOOL SYSTEM

Since guests are limited to a maximum stay of 30 days, children are not enrolled in the school system. No impact to the school system is anticipated.

SIGNAGE

The Sudie Clark Hanger Missionary Care Ministry, Inc. does not desire to identify the property with signage along Snows Mill Road. No signage is proposed.

DISCLOSURE OF INTEREST AND CAMPAIGN CONTRIBUTIONS

The Sudie Clark Hanger Missionary Care Ministry, Inc. has made no campaign contributions.

EXHIBIT "A" TO SPECIAL USE APPROVAL #6651

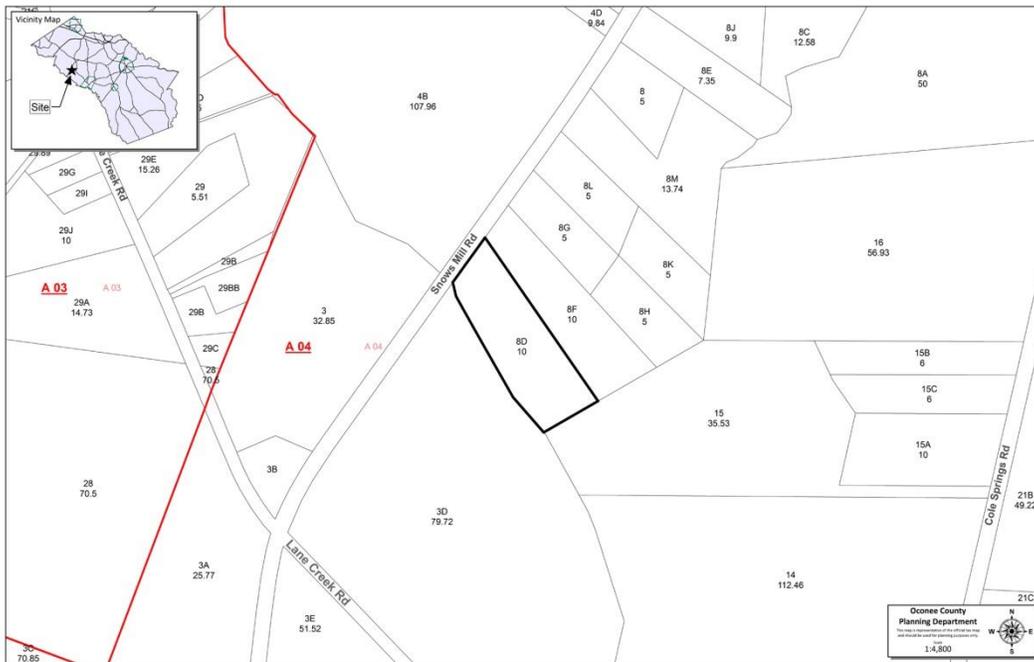
Page 2 of 4

REPRESENTATIVE PHOTO



PHOTO OF EXISTING HOUSE

TAX MAP



LEGAL DESCRIPTION

All that tract or parcel of land containing 10.001 acres, more or less, lying in the 239th G.M. District, Oconee County, Georgia, and located on the south-eastern side Snows Mill Road, being more particularly described as follows:

Beginning at an iron pin at the northeast property corner located along the southern right-of-way of Snows Mill Road, 0.93 miles south-west of the intersection of Snows Mill Road and Clotfelter Road, which is the Point of Beginning, running thence

South 34 degrees 03 minutes 48 seconds East 1247.27 feet to an iron pin,

Thence South 61 degrees 23 minutes 00 seconds West 366.00 feet to a point located along the centerline of Lane Creek,

Thence along the centerline of a creek as follows:

North 15 degrees 19 minutes 00 seconds West 92.3 feet to a point,

North 46 degrees 52 minutes 00 seconds West 269.8 feet to a point,

North 23 degrees 15 minutes 00 seconds West 172.9 feet to a point,

North 28 degrees 13 minutes 00 seconds West 490.4 feet to a point,

North 45 degrees 40 minutes 00 seconds West 89.7 feet to an iron pin located along the right-of-way of Snows Mill Road,

Leaving the centerline of the creek, running thence

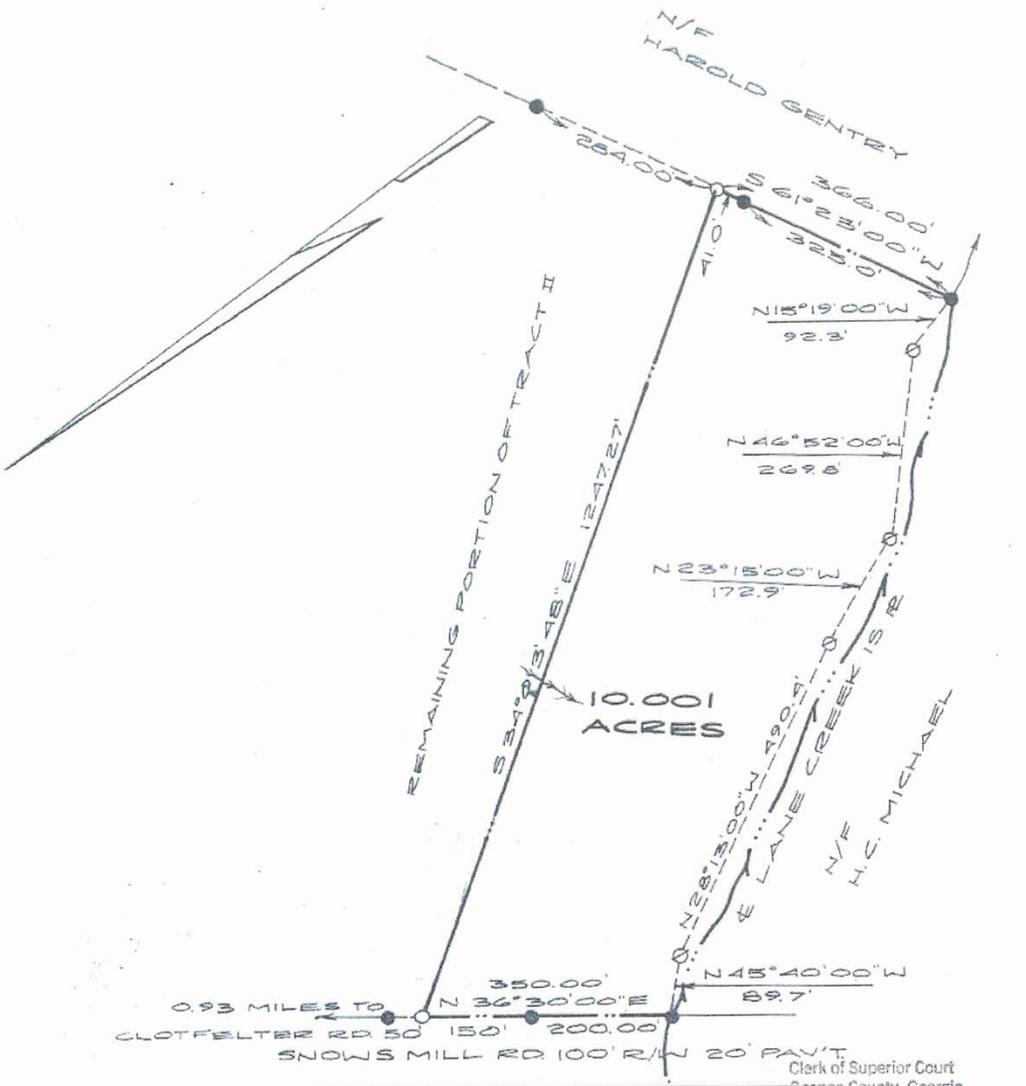
North 36 degrees 30 minutes 00 seconds East 350.00 feet to an iron pin located along the right-of-way of Snows Mill Road, which is the Point of Beginning.

PROPERTY SURVEY

PIEDMONT PRINT MAKERS 1M 1-82 MC 3490

REF: PLAT OF LANE CREEK ESTATES
PLAT BK. 9/92.

AP 33633A



NOTES:

1. THIS LAND IS TRACT I & A PORTION OF TRACT II OF LANE CREEK ESTATES.
2. THIS PLAT DOES NOT REPRESENT A CLOSED FIELD SURVEY THIS PLAT WAS COMPUTED FROM THE ABOVE REF PLAT.

Clerk of Superior Court
Gconee County, Georgia
Filed for Record at 1:40 PM

11-14 19 85
Angela Everett
Deputy

12-6
● IPF - Iron Pin Found
○ IPS - Iron Pin Set
⊙ - Traverse Point

I hereby certify, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Rav N Woods
Georgia Registered Land Surveyor No. 2049

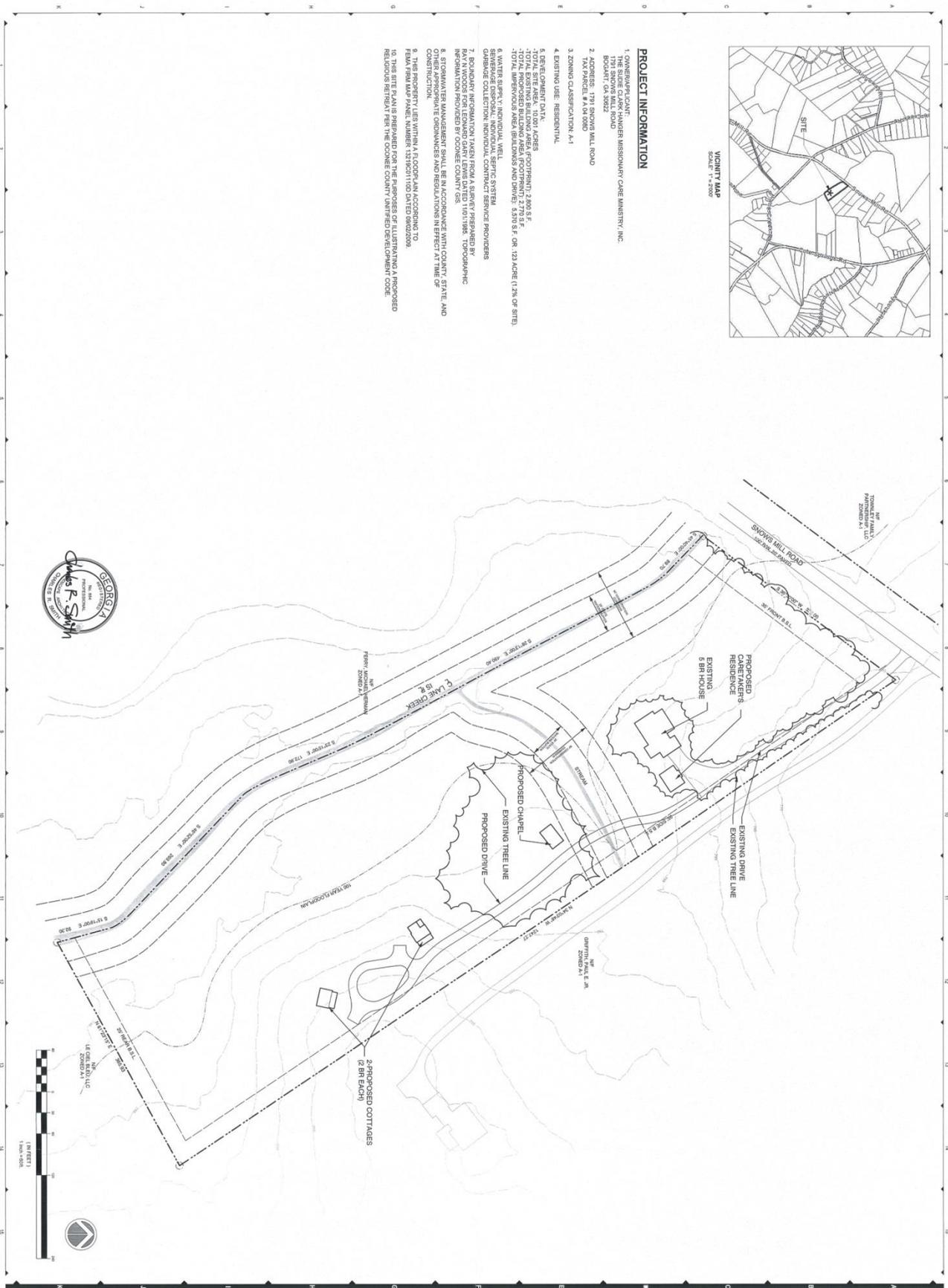
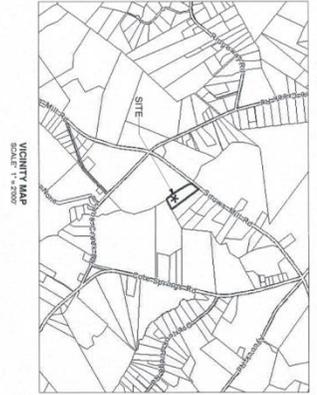


SURVEY FOR				LOCATION MAP	
LEONARD GARY LEWIS					
GMD:	COUNTY:	STATE:	DATE:		
239	OCONEE	GA	11-01-85		
THEODOLITE	STATIONING	CLOSURE	ANGLE CLOSURE	DRAWN BY	
				MIKE W	
SURVEYED BY:				FIELD BOOK	
RAY N. WOODS					
LAND SURVEYOR					
WINTERVILLE, GEORGIA 30683					
(404) 742-8596					

DEVELOPMENT PLAN

PROJECT INFORMATION

1. OWNER/PARTY: THE SUDIE CLARK HANGER MISSIONARY CARE MINISTRY, INC. BOCAWAT, GA 30022
2. ADDRESS: 1791 SNOWS MILL ROAD TAX PARCEL # A 04 0080
3. ZONING CLASSIFICATION: A-1
4. EXISTING USE: RESIDENTIAL
5. DRAINAGE DITCH: NONE
6. TOTAL DRAINAGE BASIN AREA: 10.001 ACRES
7. TOTAL DRAINAGE BASIN AREA: 10.001 ACRES
8. TOTAL UPRIVERS AREA (BUILDINGS AND DRIVE): 5,370 S.F.
9. TOTAL UPRIVERS AREA (BUILDINGS AND DRIVE): 5,370 S.F. OR 123 ACRES (1.2% OF SITE)
10. WATER SUPPLY: INDIVIDUAL WELL
11. SEWERAGE: ON SITE
12. STORMWATER MANAGEMENT: ON SITE
13. STORMWATER MANAGEMENT: ON SITE
14. STORMWATER MANAGEMENT: ON SITE
15. STORMWATER MANAGEMENT: ON SITE
16. STORMWATER MANAGEMENT: ON SITE
17. STORMWATER MANAGEMENT: ON SITE
18. STORMWATER MANAGEMENT: ON SITE
19. STORMWATER MANAGEMENT: ON SITE
20. STORMWATER MANAGEMENT: ON SITE



SPECIAL USE CONCEPT PLAN

THE SUDIE CLARK HANGER MISSIONARY CARE MINISTRY

OCONEE COUNTY, GEORGIA

OWNER/DEVELOPER:
THE SUDIE CLARK HANGER MISSIONARY CARE MINISTRY
BOCAWAT, GA 30022
ATTN: BILL SCOTT
780-388-8888

PROJECT ADDRESS:
1791 SNOWS MILL ROAD
WAINWRIGHT, GA 30077

PARCEL #:
A 04 0080

PROJECT NO.:
2015-2119

ISSUE DATE: JANUARY 20, 2015

REVISIONS:

NO.	DATE	DESCRIPTION
1		

APPROVED

CHAD R. SMITH

REGISTERED PROFESSIONAL ENGINEER
STATE OF GEORGIA
NO. 10000

SMITH PLANNING GROUP

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL CONSULTATION

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S-1