

**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 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 Melody W. Carey submitted on January 21, 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 Melody W. Carey on January 21, 2014, regarding property owned by Melody W. Carey on a ±20.895 acre tract of land located on the east side of Dowdy road and the north side of SR Loop 10 in the 1331<sup>st</sup> G.M.D., Oconee County, Georgia, (TP# C-2-32B & 32C) the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. An 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.a, to increase the number of tracts allowed on a private access drive.

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

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 4, 2014.

ADOPTED AND APPROVED, this 4<sup>th</sup> day of March, 2014.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

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

*Jim Luke*  
Jim Luke, Member

*John Daniell*  
John Daniell, Member

*Margaret S. Hale*  
Margaret S. Hale, Member

*Mark Saxon*  
Mark Saxon, Member

ATTEST:

*Jane Greathouse*  
Jane Greathouse  
Clerk, Board of Commissioners

CONDITIONS

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

- 1. 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 4 tracts, as illustrated on the variance concept plan.
- 3. The private access drive shall be permitted to provide access to a maximum of 5 tracts.

HARDSHIP VARIANCE NARRATIVE

Melody W. Carey  
1341 Dowdy Rd.  
Athens, GA 30606  
January 19, 2014

Hardship Variance Request for Number of Parcels Allowed Off a Private Access Drive.

My name is Melody Carey and I respectfully request that the maximum number of parcels allowed off a private access drive that is outlined in UDC section 1012.07.a be increased to 3 lots to 5 lots. This would be for family use only. I have submitted a concept plan for reference.

- a. Would not cause a substantial detriment to the public or neighborhood.

Proper access would be given to all tracts of land on the property.

- b. Would not diminish and impair property values within the surrounding neighborhood.

The properties affected are long standing neighbors. They should not be any negative feelings for the Ross's or Barrows.

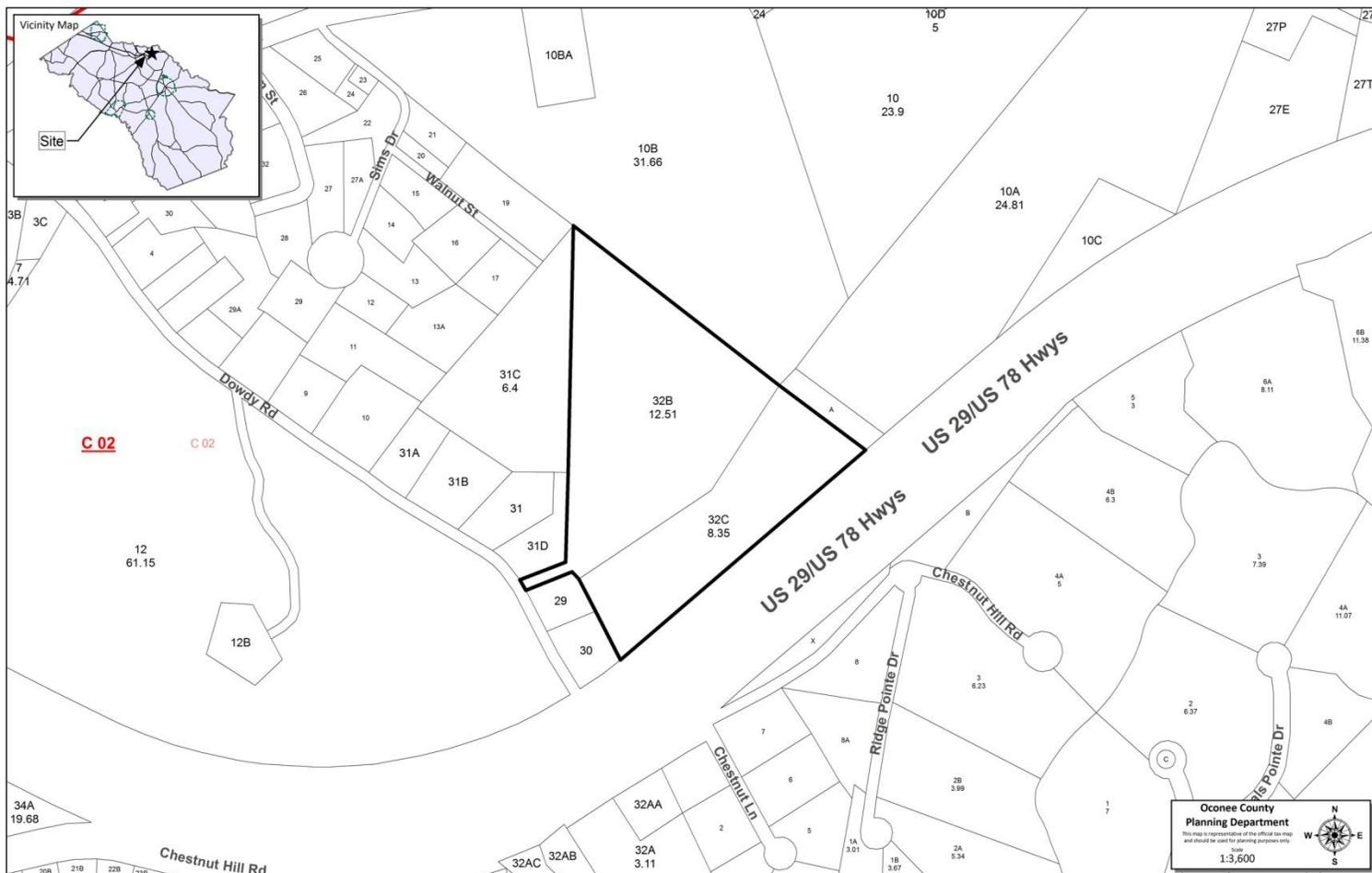
- c. Would not impair the purpose and intent of the Unified Development Code.

This subdivision should not impair the purpose and intent of the UDC.

Sincerely,

Melody W. Carey

TAX MAP



**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in the county of Oconee, State of Georgia, GMD 221, and described on a plat titled "Composite Plat: Melody W. Carey", dated January 21, 2014, more specifically described as follows:

COMMENCING at the point of intersection with the eastern right-of-way boundary of Dowdy Road and the southern right-of-way boundary of Old Epps Bridge Road, thence southeasterly along the eastern right-of-way boundary of Dowdy Road approximately 0.7 miles to an iron pin, said pin also being the POINT OF BEGINNING,

Thence S 39°16'00" E, a distance of 31.90' to an iron pin,

Thence N 70°30'00" E, a distance of 192.30' to an iron pin,

Thence S 50°37'21" E, a distance of 48.30' to an iron pin,

Thence S 30°34'00" E, a distance of 318.98' to an iron pin,

Thence N 45°43'14" E, a distance of 330.45' to an iron pin,

Thence N 50°24'24" E, a distance of 199.97' to an iron pin,

Thence N 64°24'25" E, a distance of 206.21' to an iron pin,

Thence N 50°26'21" E, a distance of 199.89' to an iron pin,

Thence N 45°20'55" E, a distance of 286.37' to an iron pin,

Thence N 53°56'17" W, a distance of 272.78' to an iron pin,

Thence N 54°01'10" W, a distance of 149.51' to an iron pin,

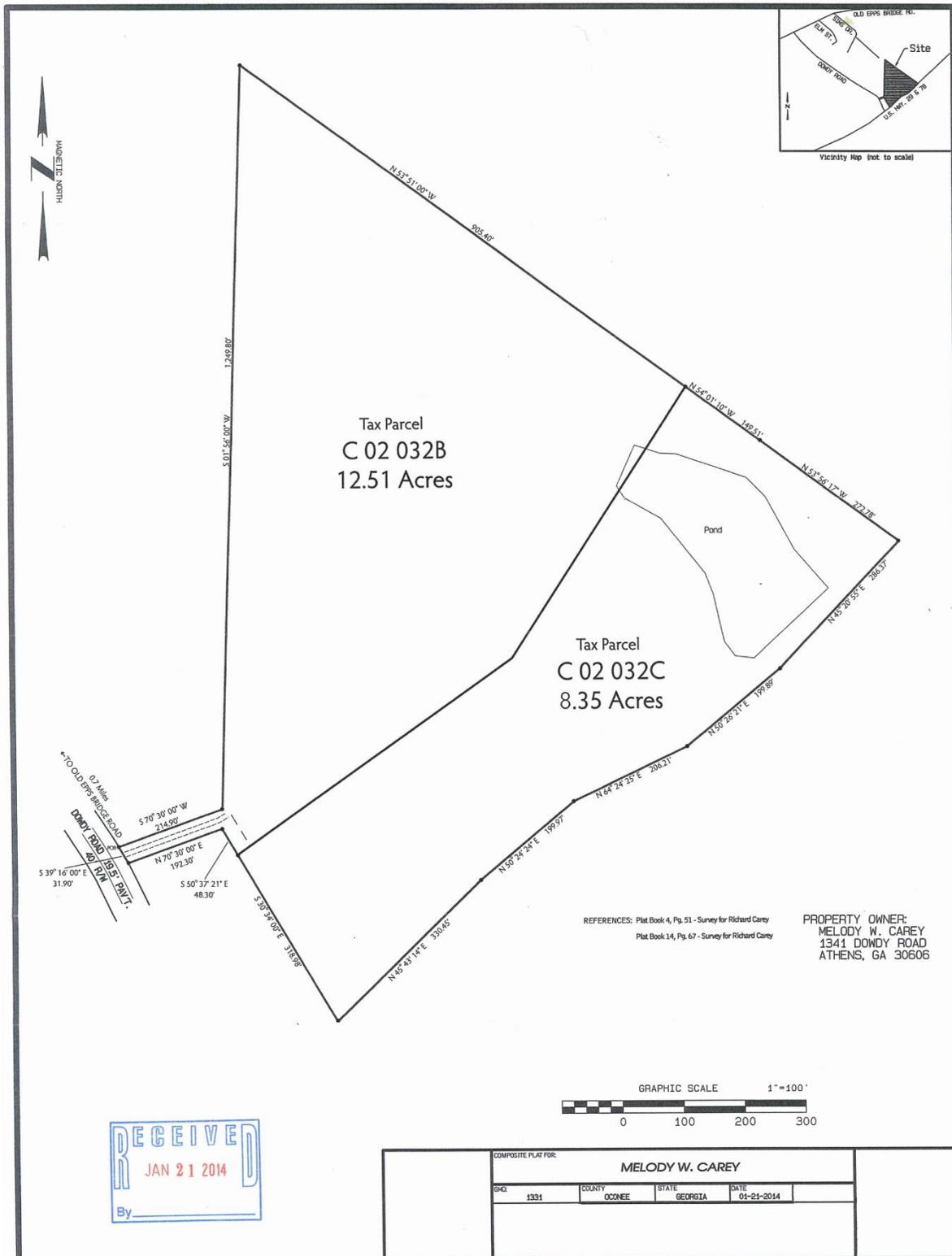
Thence N 53°51'00" W, a distance of 905.40' to an iron pin,

Thence S 01°56'21" W, a distance of 1,249.80' to an iron pin,

Thence S 70°30'00" W, a distance of 214.90' to an iron pin, said pin also being the POINT OF BEGINNING of the subject property.

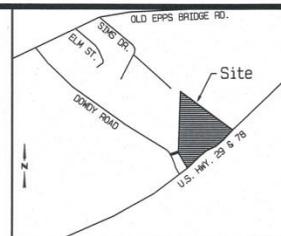
Said tracts contain a total of 20.985 acres.

**PROPERTY SURVEY**



DEVELOPMENT PLAN

2013-94A

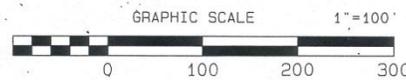


Vicinity Map (not to scale)



PROPERTY OWNER:  
MELODY W. CAREY  
1341 DOWDY ROAD  
ATHENS, GA 30606

NOTES:  
THIS PROPERTY REPRESENTS TAX MAP C02, PARCEL 032B.  
PROPOSED NUMBER OF TRACTS: 4  
TOTAL AREA OF PROPERTY: 20.985 Acres



● IPF-Iron Pin Found    ○ IPS-Iron Pin Set    ∅ Computed Point Only    ☒ Concrete Monument



VARIANCE CONCEPT PLAN FOR					<b>MELODY W. CAREY</b>				
GMC:	1331	COUNTY:	OCONEE	STATE:	GEORGIA	DATE:	01-21-2014	INSTRUMENT:	LEICA
DRAWN BY:	MIKE W.	<b>WOODS LAND SURVEYORS, INC.</b> 125 SMITHONIA ROAD WINTERVILLE, GEORGIA 30683 (706)-742-8596				PLAT CLOSURE:			
DWG NAME:	MCarey					FIELD CLOSURE:		1/193,453	
FIELD BOOK:	D-139					ANGLE CLOSURE:		2" per Angle	

