

**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 Nancy J. Hinson on February 26, 2014, requesting Special Use Approval on a ±0.69 acre tract of land located on the east side of Deni Court in the 221st G.M.D., Oconee County, Georgia, (TP# C-1D-6), on property owned by Nancy J. Hinson, 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 Home Business.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 April 21, 2014, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on May 6, 2014.

ADOPTED AND APPROVED, this 6th day of May, 2014.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: Chairman Absent from Meeting
Melvin Davis, Chairman

Jim Luke
Jim Luke, Member

John Daniel
John Daniel, Member

Margaret S. Hale
Margaret S. Hale, Member

Mark Saxon
Mark Saxon, Member

ATTEST:

Jane I. Greathouse
Jane I. Greathouse
Clerk, Board of Commissioners

EXHIBIT "A" TO SPECIAL USE APPROVAL #6500

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NARRATIVE

Home Business Special Use
1010 Deni Court
Bogart, Ga 30622
Special Use Application in R-3 Zoning District

The purpose of requesting special use approval is to allow for a home business at the existing single-family residence located above. The business is a proposed Home Business/Beauty Salon to assist clients with their hair care needs. The owner's intent is to have no disturbance to the neighborhood or the area in which it is located.

The proposed location will be at the home owner's address of 1010 Deni Ct., which is a single family residence. The owner has been living in this location for six years. This neighborhood has no covenants or home owner's association.

The proposed business will be operated by the homeowner, who is Nancy Jeanie Hinson, a licensed Master Cosmetologist. The proposed business owner plans to work Monday - Friday by appointment only. The owner will be the only employee of this business.

Access: The proposed business will have its' own access with its' own driveway. Clients will not be allowed to enter the home.

Traffic: Additional traffic to the area will be minimal. The owner would only see one client at a time, so parking is ample in proposed businesses existing driveway with no parking allowed in the street.

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 "Survey For: Norman Grayson" as Lot 6, prepared by Ben McLeroy and Associates, dated May 7, 1991, more specifically described as follows:

COMMENCING at the point of intersection with the eastern right-of-way boundary of Deni Court and the northern right-of-way boundary of Grayson Lane, thence N 24°40'33" W, a distance of 101.17' to an iron pin, said pin also being the POINT OF BEGINNING,

Thence N 24°40'33" W, a distance of 75.65' to an iron pin,

Thence N 00°27'37" E, a linear distance of 57.16' with an arc length of 60.85' and a radius of 50.00' to an iron pin,

Thence N 55°35'47" E, a distance of 157.79' to an iron pin,

Thence S 32°13'34" E, a distance of 155.41' to an iron pin,

Thence S 65°19'27" W, a distance of 200.22' to an iron pin, said pin also being the POINT OF BEGINNING of the subject property.

Said tracts contain a total of 0.69 acres.

PROPERTY SURVEY

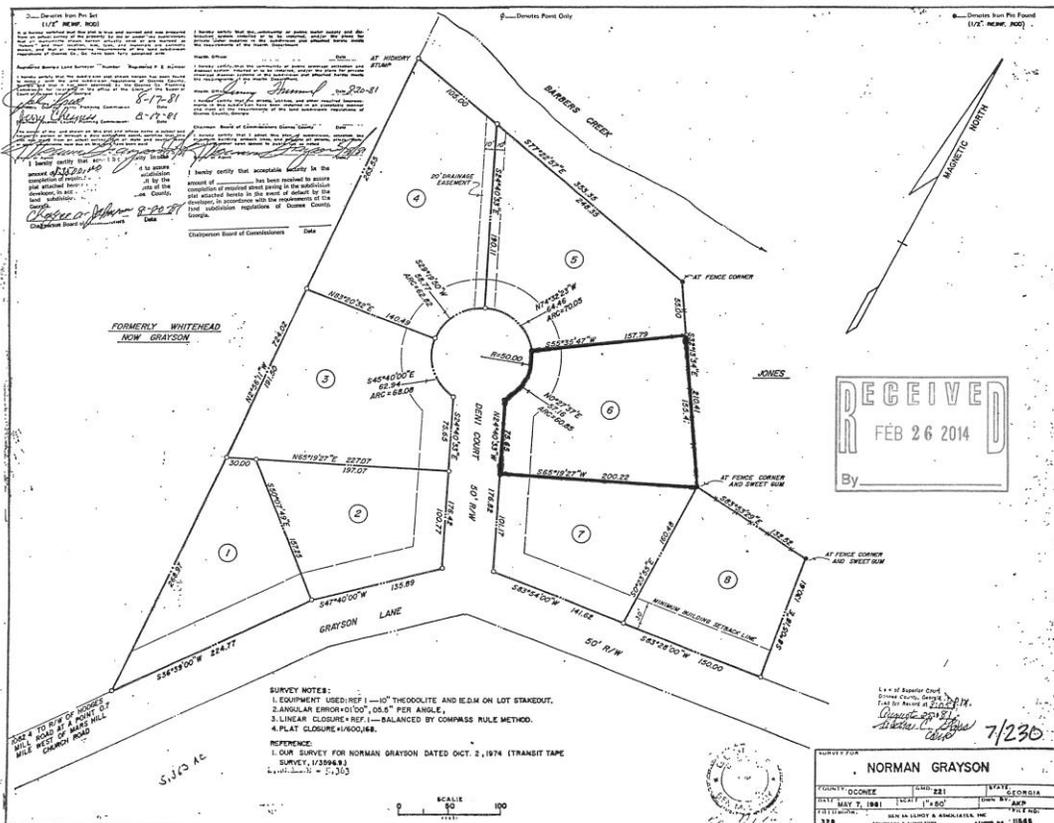
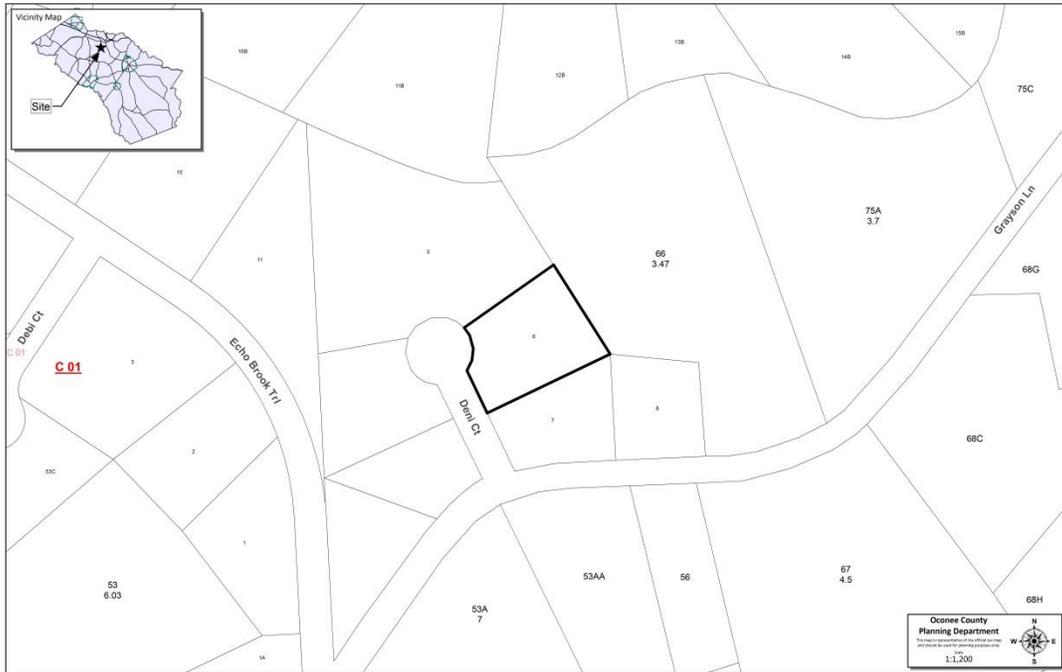


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TAX MAP



LOCATION PHOTOS



Front Driveway View



Rear Entrance View

