

**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 Mary R. Walsh submitted on September 17, 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 Special Exception Variance approval submitted by Mary Walsh on September 17, 2014 regarding property owned by Mary R. Walsh on a ±0.69 acre tract of land located on the north side of Creek Bridge Drive in the 221<sup>st</sup> G.M.D., Oconee County, Georgia, (TP# B-4D-14C), 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 410.01.c(2), to reduce the rear building setback for a principle building from 40 feet to 10 feet.

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 its regular meeting on November 11, 2014.

APPROVED, this 11<sup>th</sup> day of November, 2014.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY:

G. Melvin Davis  
G. 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 S. Greathouse  
Jane Greathouse  
Clerk, Board of Commissioners

CONDITIONS

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

- 1. The detached garage shall be constructed with an exterior façade containing brick, stone, or hardy-plank siding.

NARRATIVE

To: Oconee County Board of Commissioners

As the property owner of 1051 Creek Bridge Drive, Watkinsville, I am requesting approval of a Special Exemption Variance to provide relief from the requirement of Unified Development Code (UDC) Section 410.01.c(2) to reduce the rear building setback from 40- to 10' for accessory buildings and structures.

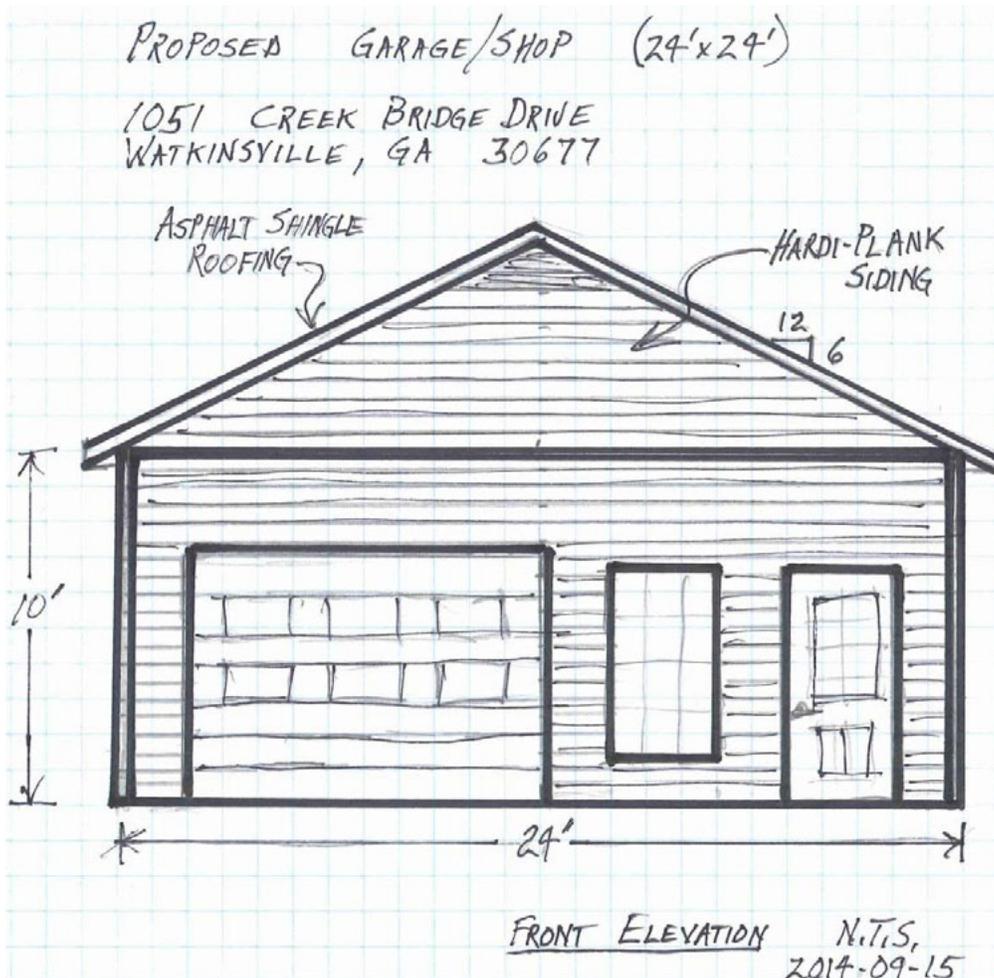
The current zoning is R-1 and the rear setback requirement is 40'.

I am requesting the rear setback be reduced to 10' due to the steep grade in the backyard. Several landscape terraces (30" high) will be constructed to lower the building site grade such that the garage/shop is accessible. The 24'x24' garage/shop will have a slab-on-grade concrete floor, wood framed structure with Hardi-plank siding, and asphalt shingled roof. The structure will be painted brown to blend in with the woods in the rear of the lot.

Thank you for your consideration,

Mary R. Walsh  
Property Owner  
1051 Creek Bridge Drive  
Watkinsville, Ga 30677

ARCHITECTURAL SKETCH



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: William Randall & Catherine W. Bennett" prepared by Landmark Engineering Corporation, dated March 19, 1987, more specifically described as follows:

COMMENCING at the point of intersection with the eastern right-of-way boundary of Mars Hill Road and the northern right-of-way boundary of Creek Bridge Drive,

Thence northeasterly along the northern right-of-way boundary of Creek Bridge Drive a distance of 535.37' to a point, said point also being the POINT OF BEGINNING,

Thence N 70°29'54" W, a distance of 191.29' to a point,

Thence N 20°52'46" E, a distance of 9.00' to an iron pin,

Thence N 16°00'51" E, a distance of 50.10' to an iron pin,

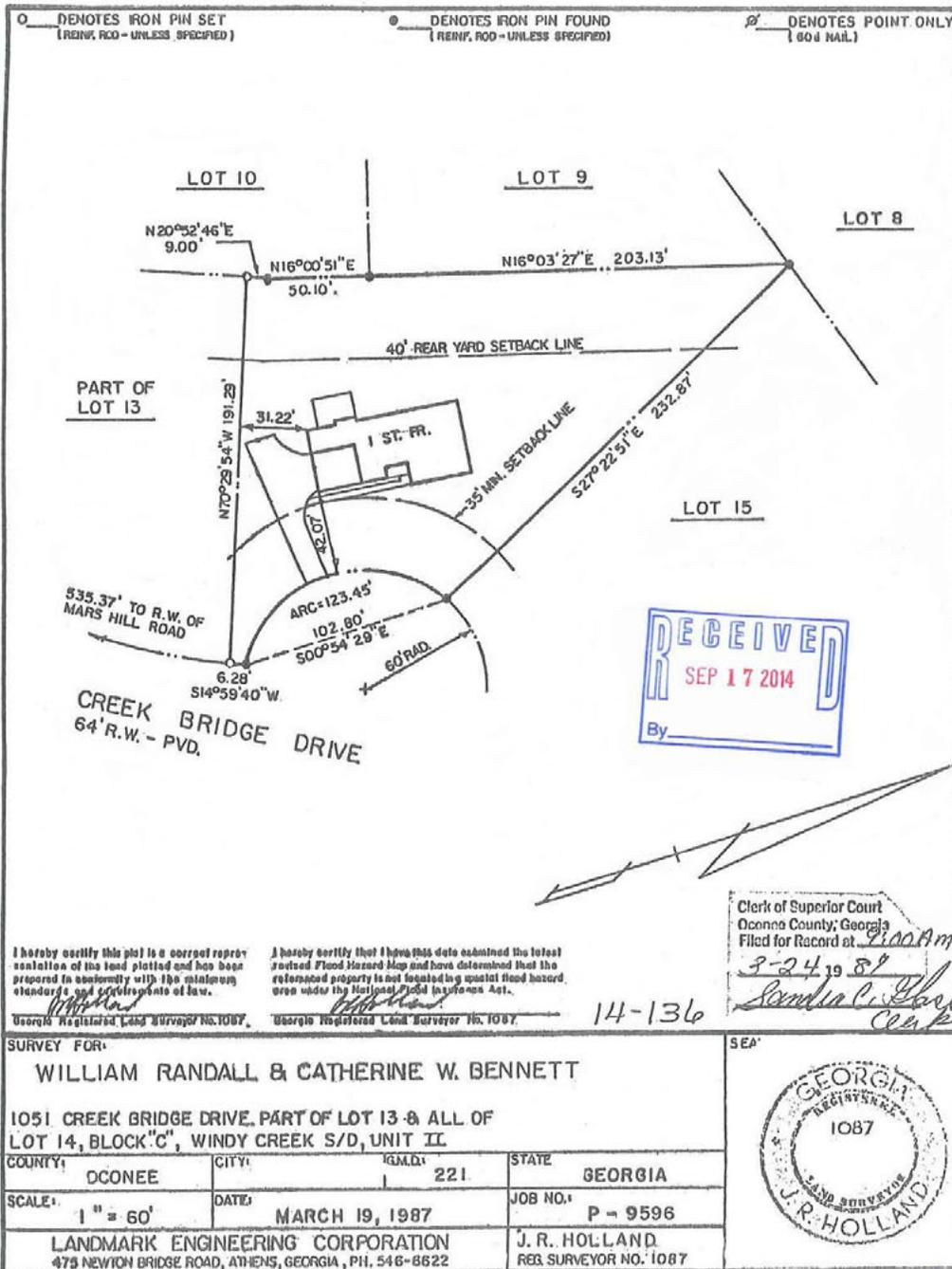
Thence N 16°03'27" E, a distance of 203.13' to an iron pin,

Thence S 27°22'51" E, a distance of 232.87' to an iron pin,

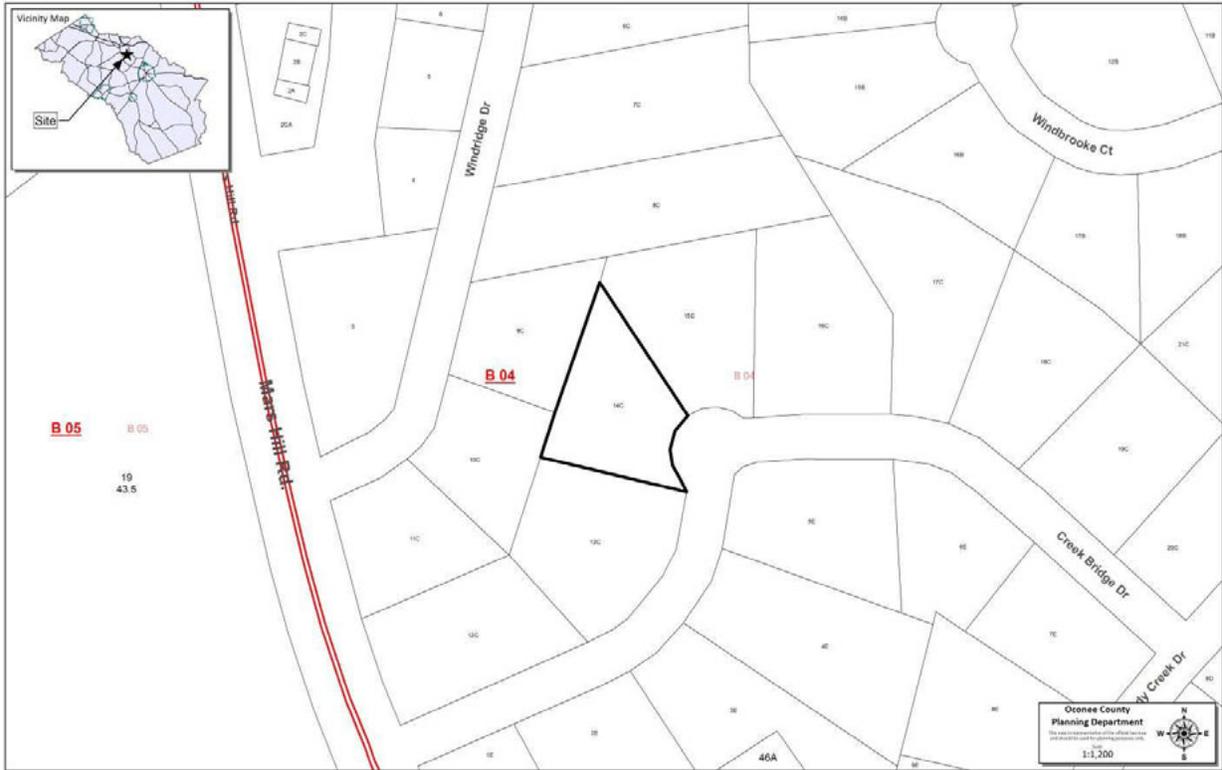
Thence S 00°54'29" E, a linear distance of 102.80' with an arc length of 123.45' and a radius of 60.00' to an iron pin,

Thence S 14°59'40" W, a distance of 6.28' to a point, said point also being the POINT OF BEGINNING of the subject property. Said tract contains an approximate total of 0.69 acres.

PROPERTY SURVEY



TAX MAP



DEVELOPMENT PLAN

