

**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 Barbara Gasaway submitted April 22, 2019.

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 JDG Investments, LLC on April 22, 2019, regarding a ±72.81-acre tract of land located along U.S. Highway 78 in the 224th G.M.D., Oconee County, Georgia, (portion of tax parcel no. A-02-017 and portion of tax parcel no. A-02-017A), 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 to waive requirements for lighting and paving of off-street parking areas designated for intermittent use associated with the event venue.

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.

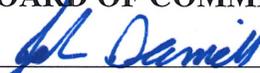
SECTION 3. Effective Date. This Resolution shall take effect this date.

Said Special Exception Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on August 6, 2019.

ADOPTED AND APPROVED, this 6th day of August, 2019.

OCONEE COUNTY BOARD OF COMMISSIONERS

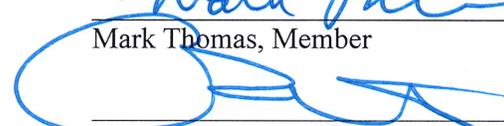
BY: _____

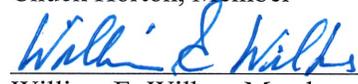

John Daniell, Chairman

ATTEST: _____


Mark Thomas, Member

Kathy Hayes
Clerk, Board of Commissioners


Chuck Horton, Member


William E. Wilkes, Member


Mark Saxon, Member

CONDITIONS

1. All parking areas associated with the proposed event venue shall be properly graded, surfaced and maintained so as to provide safe vehicular and pedestrian access and to prevent erosion, siltation and movement of mud, soil or debris and excessive or detrimental storm water runoff. Compliance with this condition shall be shown conclusively on associated site development plans, to be submitted for Planning Department approval of the proposed layout, dimensions, grading, access, surfacing, and lighting (if any) for the subject parking area.

TAX MAP



LEGAL DESCRIPTION

All the tracts or parcels of land containing 72.81 acres, more or less, lying and being on the northwesterly side of U.S Highway 78 and Georgia 10, in the 224th GMD, Oconee County, Georgia, being more particularly described as follows:

Beginning at the centerline intersection of US Hwy. 78 and GA Hwy. 53 (Hog Mtn. Rd.), thence South 44 degrees 05 minutes 12 seconds West for a distance of 1719.51 feet to an iron pin located on the northwestern right-of-way line of US Hwy. 78, thence South 29 degrees 27 minutes 57 seconds West for a distance of 35.99 feet long a curve with a radius of 3949.72 feet and chord distance 35.99 feet to an iron pin located on the northwestern right-of-way line of US Hwy. 78, thence North 74 degrees 14 minutes 48 seconds West for a distance of 843.34 feet to a point which is the Point of Beginning:

- Thence South 28 degrees 36 minutes 07 seconds West 966.56 feet to a point,
- Thence South 28 degrees 36 minutes 07 seconds West 604.14 feet to a point,
- Thence North 70 degrees 36 minutes 11 seconds West 1614.83 feet to a point,
- Thence North 14 degrees 12 minutes 32 seconds West 762.21 feet to an iron pin,
- Thence North 07 degrees 32 minutes 59 seconds West 2.02 feet to an iron pin,
- Thence North 52 degrees 34 minutes 45 seconds East 1309.53 feet to a point,
- Thence North 05 degrees 39 minutes 43 seconds West 6.14 feet to a point,
- Thence North 02 degrees 13 minutes 34 seconds West 10.14 feet to a point,
- Thence North 25 degrees 21 minutes 27 seconds West 12.34 feet to a point,
- Thence North 52 degrees 21 minutes 42 seconds East 196.27 feet to an iron pin,
- Thence South 43 degrees 28 minutes 36 seconds East 798.16 feet to an iron pin,
- Thence South 73 degrees 14 minutes 55 seconds East 496.62 feet to an iron pin,
- Thence South 52 degrees 04 minutes 14 seconds East 124.25 feet to an iron pin,
- Thence South 74 degrees 14 minutes 48 seconds East 156.44 feet to a point which is the Point of Beginning.

CONCEPT PLAN

ABERDEEN MANOR
 CONNEE COUNTY, GEORGIA



VARIANCE
 CONCEPT PLAN

SHEET TITLE: VARIANCE CONCEPT PLAN
 SHEET NUMBER: 19-208
 DATE: 08/11/2014
 DESCRIPTION: PLANNING STAFF COMMENTS



SHEETING: V-1



LINE AND CURVE TABLE

LINE	BEARS	GRADE	CURVE	INCHES	ANGLE	CHORD	CHORD BEARS
L1	33.8707 W	5.50%	C1A	300.12	35.97	300.12	35.97
L2	140.7154 W	5.50%	C1B	500.00	24.86	500.00	24.86
L3	140.7154 W	5.50%	C1C	500.00	24.86	500.00	24.86
L4	140.7154 W	5.50%	C1D	500.00	24.86	500.00	24.86
L5	140.7154 W	5.50%	C1E	500.00	24.86	500.00	24.86
L6	140.7154 W	5.50%	C1F	500.00	24.86	500.00	24.86
L7	140.7154 W	5.50%	C1G	500.00	24.86	500.00	24.86
L8	140.7154 W	5.50%	C1H	500.00	24.86	500.00	24.86
L9	140.7154 W	5.50%	C1I	500.00	24.86	500.00	24.86
L10	140.7154 W	5.50%	C1J	500.00	24.86	500.00	24.86
L11	140.7154 W	5.50%	C1K	500.00	24.86	500.00	24.86
L12	140.7154 W	5.50%	C1L	500.00	24.86	500.00	24.86
L13	140.7154 W	5.50%	C1M	500.00	24.86	500.00	24.86
L14	140.7154 W	5.50%	C1N	500.00	24.86	500.00	24.86
L15	140.7154 W	5.50%	C1O	500.00	24.86	500.00	24.86
L16	140.7154 W	5.50%	C1P	500.00	24.86	500.00	24.86
L17	140.7154 W	5.50%	C1Q	500.00	24.86	500.00	24.86
L18	140.7154 W	5.50%	C1R	500.00	24.86	500.00	24.86
L19	140.7154 W	5.50%	C1S	500.00	24.86	500.00	24.86
L20	140.7154 W	5.50%	C1T	500.00	24.86	500.00	24.86
L21	140.7154 W	5.50%	C1U	500.00	24.86	500.00	24.86
L22	140.7154 W	5.50%	C1V	500.00	24.86	500.00	24.86
L23	140.7154 W	5.50%	C1W	500.00	24.86	500.00	24.86
L24	140.7154 W	5.50%	C1X	500.00	24.86	500.00	24.86
L25	140.7154 W	5.50%	C1Y	500.00	24.86	500.00	24.86
L26	140.7154 W	5.50%	C1Z	500.00	24.86	500.00	24.86

PARKING CALCULATIONS

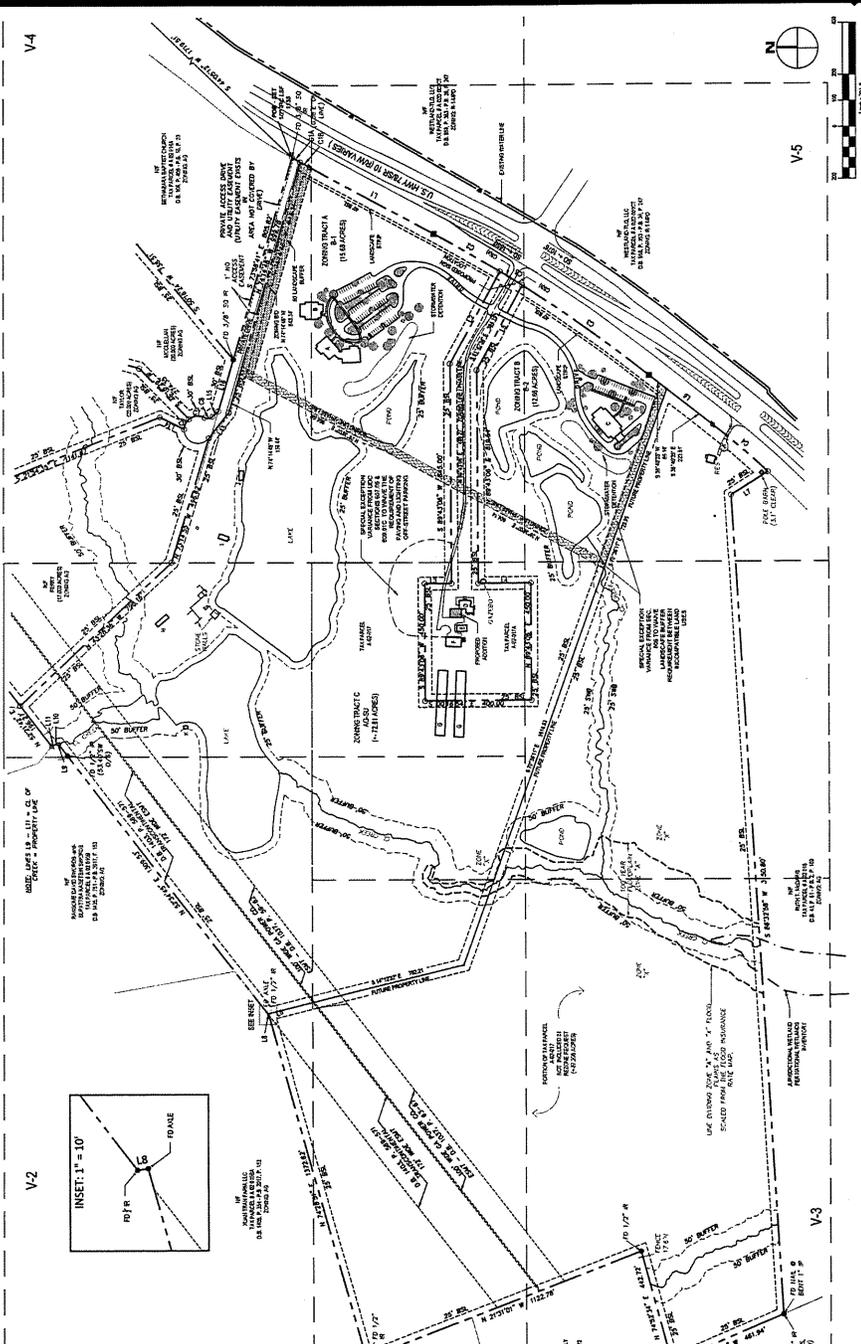
OFF-STREET PARKING REQUIREMENT	MIN. REQUIRED	REQUIRED PARKING SPACES	PROPOSED PARKING SPACES
OFF-STREET PARKING	100	100	100
STREET PARKING	100	100	100
TOTAL	200	200	200

VICINITY MAP



PROJECT DATA AND NOTES

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 1. THIS PLAN IS A CONCEPT PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING COMMISSION AND THE BOARD OF SUPERVISORS.
 3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF TRANSPORTATION.
 4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF REVENUE.
 5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 6. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF COMMUNITY DEVELOPMENT.
 7. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF LABOR.
 8. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF EDUCATION.
 9. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF HEALTH SERVICES.
 10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF SOCIAL SERVICES.



NOTES:
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 10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF AGRICULTURE.

NARRATIVE

SPECIAL EXCEPTION VARIANCES

As mentioned above, special exception variances have been submitted to waive particular requirements of the UDC that are counter to the intent and purpose of Code. The Special Exception Variances include:

1. Special Exception Variance from Sec. 806 to waive the landscape buffer requirement between incompatible land uses. This is necessary to prevent obstruction of views of the property from Hwy. 78, and from the proposed commercial uses. It's also necessary due to the presence of environmental areas and existing ponds.
2. Special Exception Variance from UDC Sections 607.05 & 609.01c to waive the requirement of paving and lighting off-street parking. This is requested for the event venue only due to the occasional use of the parking area.