

**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 Townley Family Partnership, LLLP, submitted on March 27, 2018.

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 Carter Engineering Consultants, Inc. on **Error! Reference source not found.** regarding a ±11.089 acre tract of land located at the intersection of Snows Mill Road and Cole Springs Road in the 239th G.M.D., Oconee County, Georgia, (tax parcel no. A-04-004C and portion of tax parcel no. A-04-004), 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 409, in order to reduce the minimum setback for principal buildings from 15' to 10' to bring an existing barn and office building into compliance with the UDC.

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 November 6, 2018.

ADOPTED AND APPROVED, this 6th of November, 2018.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

W. E. "Bubber" Wilkes, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes
Clerk, Board of Commissioners



CONDITIONS

1. The principal building setback shall be reduced to ten feet only for the immediate area of encroachment of the existing buildings labeled "A" and "B" on the associated variance concept plan submitted on 08/22/2018.

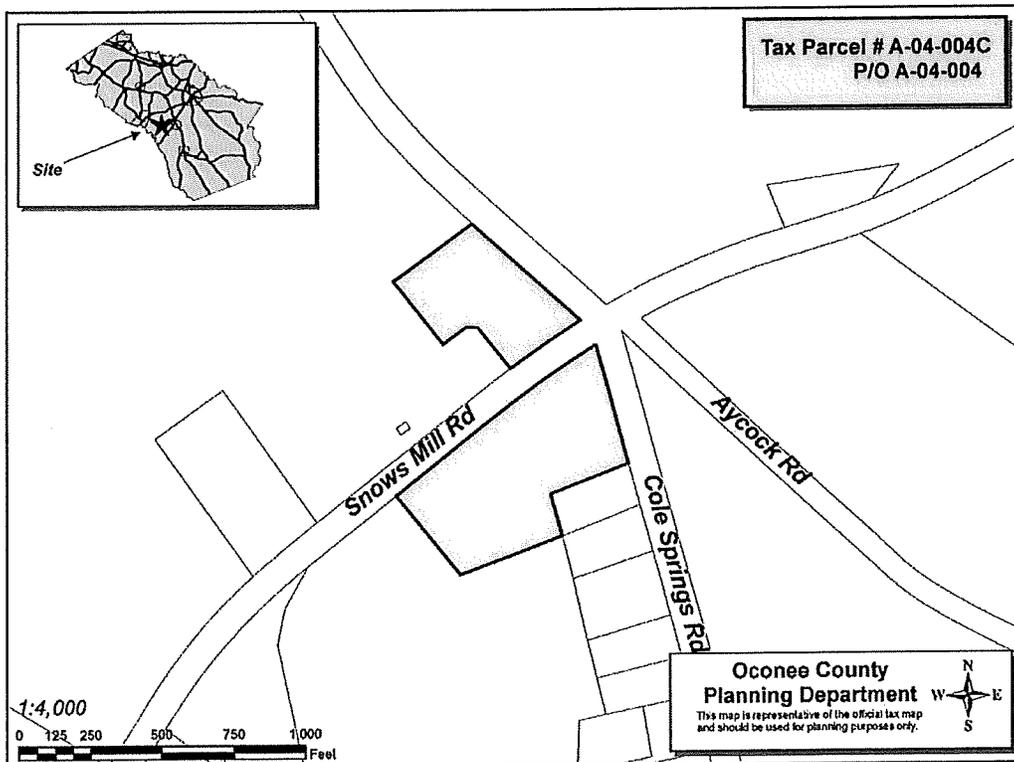
NARRATIVE

SPECIAL EXCEPTION VARIANCE 1

A special exception variance is requested from the Unified Development Code of Oconee County Section 409, Minimum Setbacks for Principal Buildings, to reduce the front setback requirement along Snows Mill Road and Cole Springs Road from 15' to 10' to allow for two existing principal structures to be brought into compliance (Existing Barn #2 and One-Story Building).

- o SECTION 1303.03 Standards for Special Exception Variance Approval: A special exception variance may be granted upon a finding that the relief, if granted:
 - a. **Would not cause substantial detriment to the public good:**
The allowance of the reduction in the setback requirement will not cause a substantial detriment to the public good because there is no advantage to the public that the setback remain where it stands. The principal structures are
 - b. **Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:**
The allowance of the reduction in the setback requirement will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity because the owner owns the adjoining properties. The exception here is to bring an existing structure into compliance. Being pre-existing, no properties will be adversely affected by the approval of the variance.
 - c. **Would not diminish and impair property values within the surrounding neighborhood:**
The allowance of the setback reduction will not diminish and/or impair property values within the surrounding neighborhood because the properties around the subject area are agriculturally zoned. The surrounding properties are not currently hindered by the existing building and therefore would not be hindered by the allowance of this exception.
 - d. **Would not impair the purpose and intent of this Development Code:**
The allowance of the reduction in the setback requirement will not impair the purpose and intent of the Unified Development Code of Oconee County. Many of the properties around the area are agriculturally based and typically have front yards greater than the required minimum front yard depth. The exception here is to simply bring an existing building into compliance with the proposed rezoning. A-1 compliance (current zoning) would be an even greater exception (30').

TAX MAP



LEGAL DESCRIPTION

Legal Description of Proposed Tract "1":

All of that tract of land situate, lying and being in G.M.D. 239, Oconee County, Georgia, being more particularly described as follows:

Beginning at a found ½ inch iron rebar with cap "McLeroy" at the intersection of the Westerly right-of-way line of Cole Springs Road (100 foot right-of-way) and the Southeasterly right-of-way line of Snows Mill Road (100' right-of-way); thence S 15°26'30" E, along said Westerly right-of-way line of Cole Springs Road, a distance of 428.36 feet to a found 2 inch iron pipe; thence S 68°18'20" W, leaving said Westerly right-of-way line, a distance of 291.85 feet to a found ½ inch iron rebar with cap LSF 1135; thence S 15°35'35" E, a distance of 151.32 feet to a found ½ inch iron rebar with cap LSF 1135; thence S 69°52'52" W, a distance of 378.09 feet to a found ½ inch iron rebar; thence N 39°23'36" W, a distance of 356.34 feet to a found ½ inch iron rebar at said Southeasterly right-of-way line of Snows Mill Road, the next 3 calls being coincident with said Southeasterly right-of-way line of Snows Mill Road; thence N 51°40'53" E, a distance of 477.22 feet to a point; thence Northeasterly along a curve to the right (having a radius of 3357.63 feet and a chord length of 338.25 feet that bears N 54°34'05" E) an arc length of 338.39 feet to a point; thence N 58°27'25" E, a distance of 55.85 feet to the Point of Beginning.

Said tract containing 7.187 acres, more or less.

Legal Description of Proposed Tract "2":

All of that tract of land situate, lying and being in G.M.D. 239, Oconee County, Georgia, being more particularly described as follows:

Commencing at a found mag nail at the centerline intersection of Cole Springs Road (100 foot right-of-way) and Snows Mill Road (100' right-of-way); thence N 81°03'08" W, a distance of 77.31 feet to a found ½ inch iron rebar at the intersection of the Southwesterly right-of-way line of said Cole Springs Road and the Northwesterly right-of-way line of said Snows Mill Road and Point of Beginning, the next 3 calls being coincident with said Northwesterly right-of-way line of Snows Mill Road; thence S 57°28'32" W, a distance of 60.00 feet to a point; thence Southwesterly along a curve to the left (having a radius of 3457.63 feet and a chord length of 242.62 feet that bears S 55°27'54" W) an arc length of 242.67 feet to a point; thence N 38°01'38" W, leaving said Northwesterly right-of-way line, a distance of 185.73 feet to a point; thence N 89°03'34" W a distance of 26.16 feet to a point; thence S 51°14'16" W, a distance of 120.25 feet to a point; thence N 37°57'17" W a distance of 305.01' to a point; thence N 55°04'47" E a distance of 352.00 feet to said Southwesterly right-of-way line of Cole Springs Road; thence S 48°09'24" E, along said Southwesterly right-of-way line, a distance of 515.13 feet to the Point of Beginning.

Said tract containing 3.902 acres, more or less.

PLATS

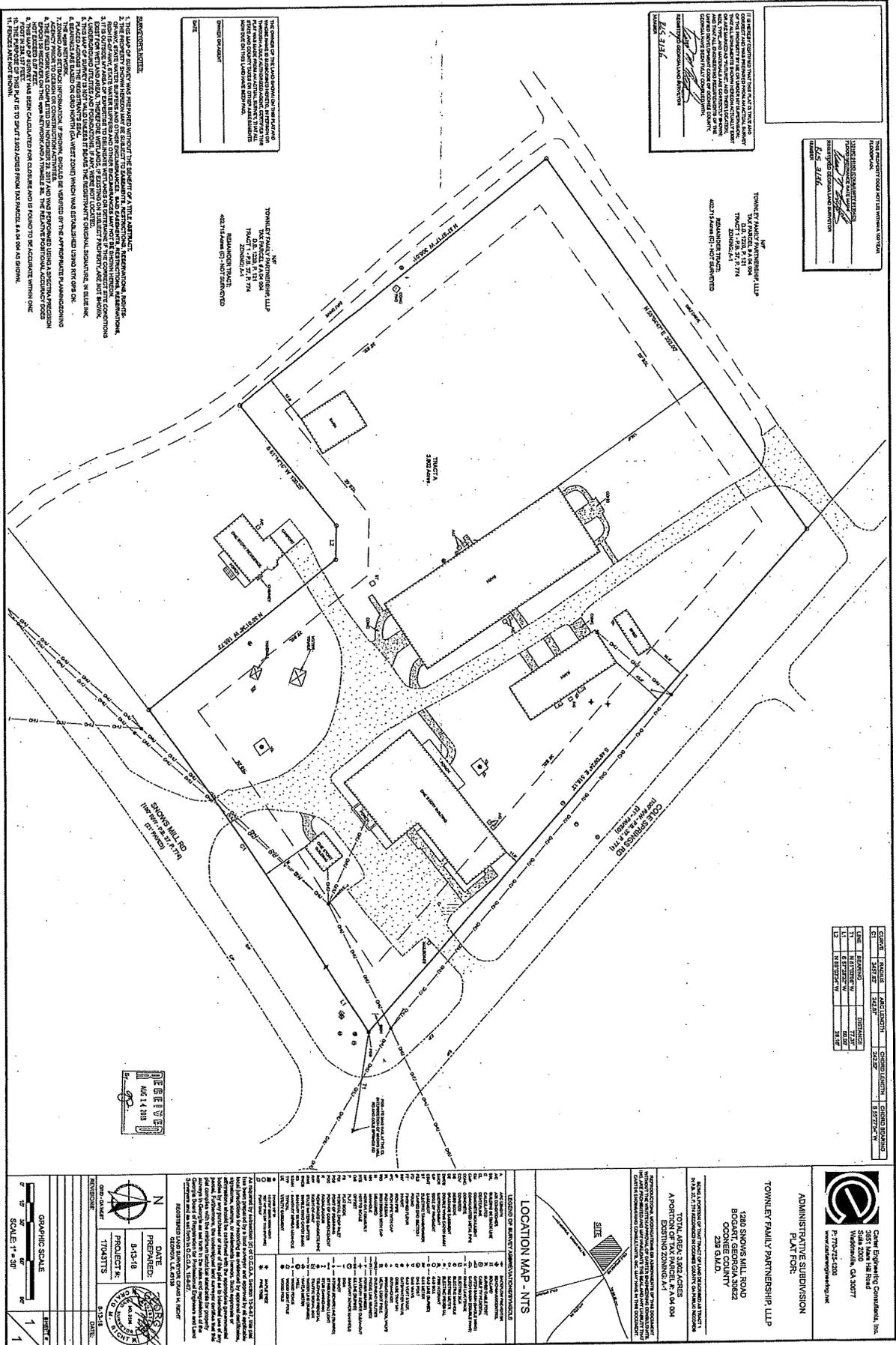


EXHIBIT NOTES:

1. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EXISTING EASEMENTS, ENCUMBRANCES, RIGHTS OF WAY, AND OTHER RIGHTS AND INTERESTS AS SHOWN ON THE RECORD MAPS AND PLATS OF RECORD.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EXISTING EASEMENTS, ENCUMBRANCES, RIGHTS OF WAY, AND OTHER RIGHTS AND INTERESTS AS SHOWN ON THE RECORD MAPS AND PLATS OF RECORD.
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4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EXISTING EASEMENTS, ENCUMBRANCES, RIGHTS OF WAY, AND OTHER RIGHTS AND INTERESTS AS SHOWN ON THE RECORD MAPS AND PLATS OF RECORD.
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6. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EXISTING EASEMENTS, ENCUMBRANCES, RIGHTS OF WAY, AND OTHER RIGHTS AND INTERESTS AS SHOWN ON THE RECORD MAPS AND PLATS OF RECORD.
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11. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EXISTING EASEMENTS, ENCUMBRANCES, RIGHTS OF WAY, AND OTHER RIGHTS AND INTERESTS AS SHOWN ON THE RECORD MAPS AND PLATS OF RECORD.

PREPARED BY: TOWNLEY FAMILY PARTNERSHIP, LLP
 DATE: 04/12/2010
 PROJECT: 40274 PARCEL (C) - NOT ZONED

TOWNLEY FAMILY PARTNERSHIP, LLP
 1360 SNOOKS MILL ROAD
 BROADVIEW, GEORGIA 30062
 404.774.4444

THIS DOCUMENT IS NOT VALID UNLESS IT IS ACCOMPANIED BY THE ORIGINAL RECORD MAPS AND PLATS OF RECORD.
 TOWNLEY FAMILY PARTNERSHIP, LLP
 1360 SNOOKS MILL ROAD
 BROADVIEW, GEORGIA 30062
 404.774.4444

DATE	REVISION	BY	DESCRIPTION
04/12/2010	1	JK	PREPARED FOR SUBMISSION
04/12/2010	2	JK	REVISED PER COMMENTS
04/12/2010	3	JK	REVISED PER COMMENTS
04/12/2010	4	JK	REVISED PER COMMENTS

RECEIVED
 APR 14 2010

DATE: 04/12/2010
 PREPARED BY: JK
 PROJECT: 40274 PARCEL (C) - NOT ZONED
 TITLES: 40274 PARCEL (C) - NOT ZONED

GRAPHIC SCALE: 1" = 30'

LOCATION MAP - NTS

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TOWNLEY FAMILY PARTNERSHIP, LLP
 1360 SNOOKS MILL ROAD
 BROADVIEW, GEORGIA 30062
 404.774.4444

ADMINISTRATIVE SUBDIVISION
 PLAT FOR:

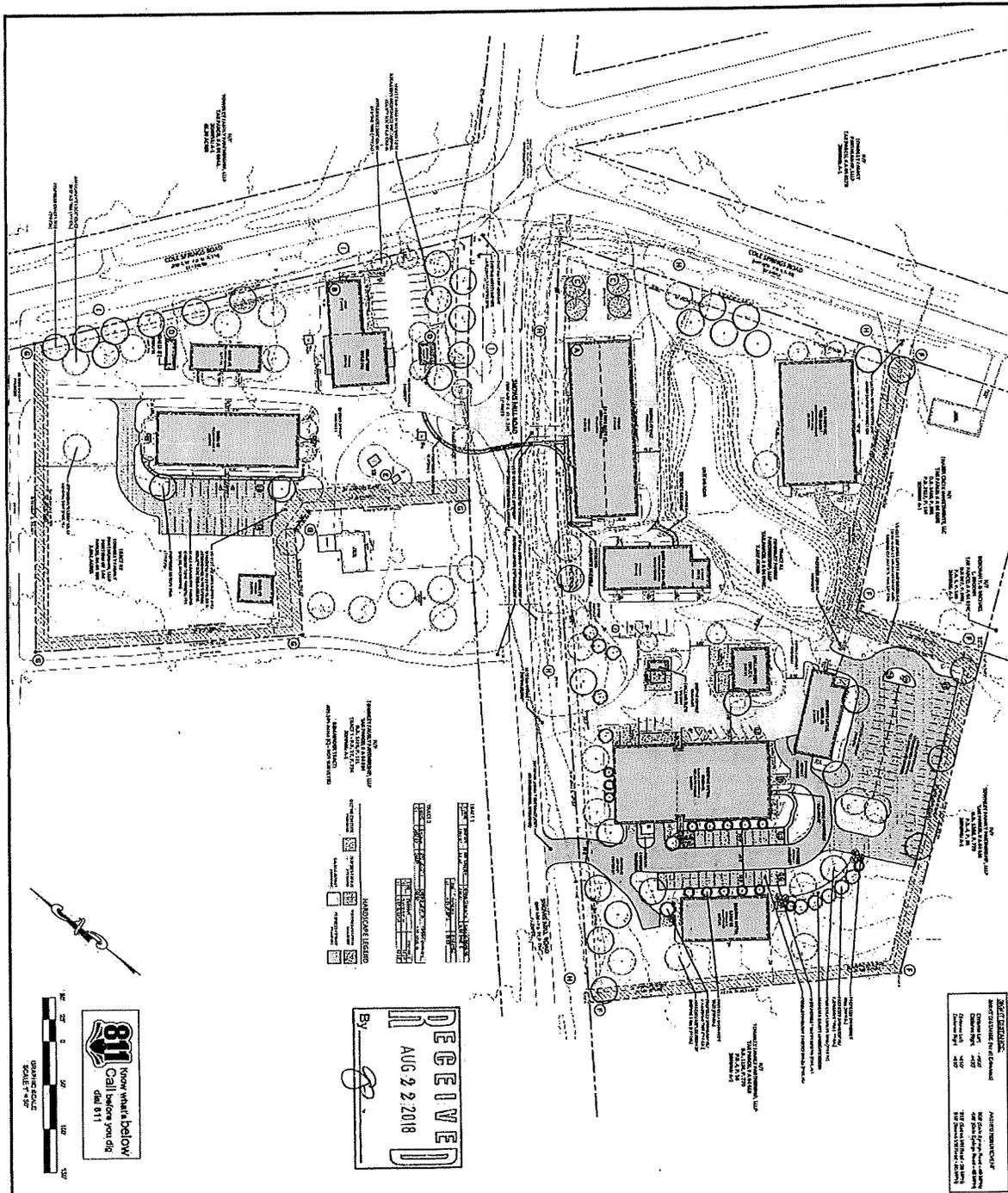
40274 PARCEL (C) - NOT ZONED

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 BROADVIEW, GEORGIA 30062
 404.774.4444

ADMINISTRATIVE SUBDIVISION
 PLAT FOR:

40274 PARCEL (C) - NOT ZONED

CONCEPT PLAN



811 Know what's Below Call before you dig 611 811

RECEIVED
AUG 22 2018

DATE	DESCRIPTION
08/21/18	REVISIONS

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REVISIONS

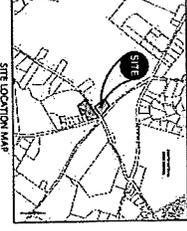
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<p>PROJECT NUMBER: 1602775</p> <p>DATE: 08/21/18</p>	<p>SHEET NUMBER: VSP</p> <p>VARIANCE CONCEPT PLAN</p>	<p>PROJECT NAME: EASTVILLE CAR MUSEUM</p> <p>SHEET TITLE: VARIANCE CONCEPT PLAN</p>	<p>VARIANCE CONCEPT PLAN for TOWNLEY FAMILY PARTNERSHIP, LLLP.</p>	<p>CARTER ENGINEERS CONSULTANTS</p>		<p>REVISION BLOCK</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>08/21/18</td> <td>REVISIONS</td> </tr> <tr> <td>2</td> <td>08/21/18</td> <td>REVISIONS</td> </tr> <tr> <td>3</td> <td>08/21/18</td> <td>REVISIONS</td> </tr> <tr> <td>4</td> <td>08/21/18</td> <td>REVISIONS</td> </tr> <tr> <td>5</td> <td>08/21/18</td> <td>REVISIONS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	08/21/18	REVISIONS	2	08/21/18	REVISIONS	3	08/21/18	REVISIONS	4	08/21/18	REVISIONS	5	08/21/18	REVISIONS
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**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 Townley Family Partnership, LLLP, submitted on March 27, 2018.

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 Carter Engineering Consultants, Inc., on **Error! Reference source not found.** regarding a ±11.089 acre tract of land located at the intersection of Snows Mill Road and Cole Springs Road in the 239th G.M.D., Oconee County, Georgia, (tax parcel no. A-04-004C and portion of tax parcel no. A-04-004), 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, in order to allow existing accessory structures (four silos, a windmill, and a water tower) to remain within the front yard along Cole Springs Road and Snows Mill Road, and to reduce the required setback from 15' to 5' for the existing silos in order to bring them into compliance with the UDC.

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 November 6, 2018.

ADOPTED AND APPROVED, this 6th of November, 2018.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

W. E. "Bubber" Wilkes, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes
Clerk, Board of Commissioners



CONDITIONS (Amended November 6, 2018)

1. The accessory structure setback from the right-of-way shall be reduced to five feet only for the immediate area of encroachment of the structures labeled "C" on the associated variance concept plan submitted on 08/22/2018.
2. The existing accessory structures labeled "C" and "E" on the associated variance concept plan shall be the only accessory structures permitted in the front yard, unless otherwise allowed by the UDC.

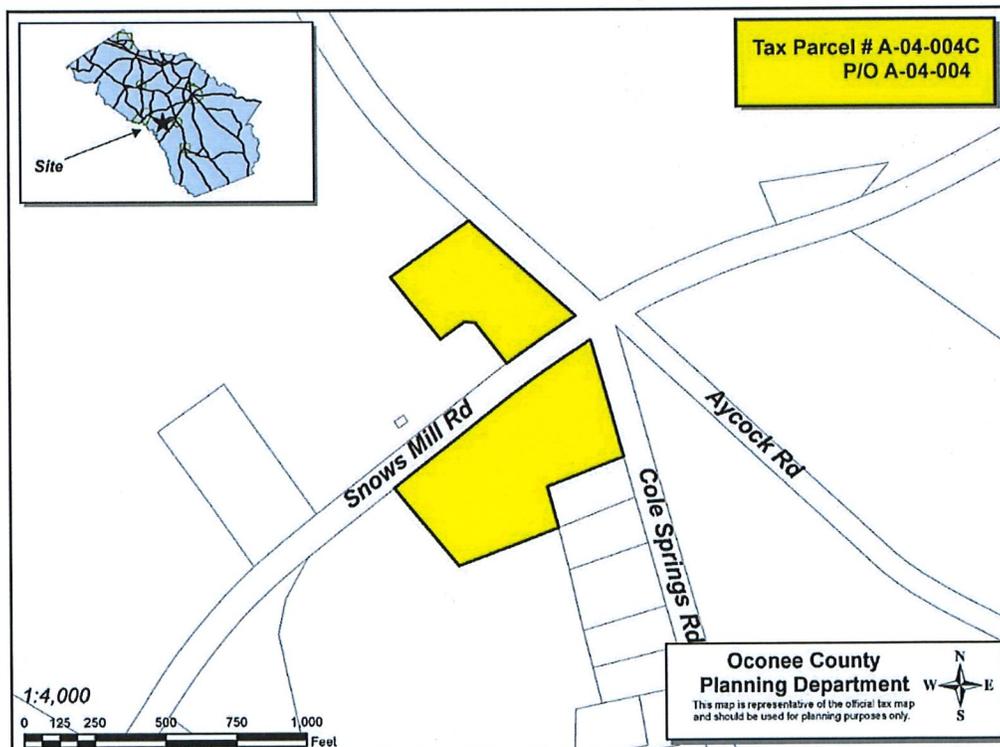
NARRATIVE

SPECIAL EXCEPTION VARIANCE 2

A special exception variance is requested from the Unified Development Code of Oconee County Section 410, Minimum Setbacks (Accessory Buildings and Structures), to allow existing accessory buildings within the front yard along Cole Springs Road and Snows Mill Road (silos, windmill, Shed #1 and Shed #2) and to reduce the required setback for accessory buildings labeled 'C' (silos) from the primary setback of 15' to 5' in order to bring existing structures into compliance.

- SECTION 1303.03 Standards for Special Exception Variance Approval: A special exception variance may be granted upon a finding that the relief, if granted:
 - a. **Would not cause substantial detriment to the public good:**
The allowance of accessory buildings within the front yard and beyond the principal setback of 15' along Cole Springs Road and Snows Mill Road will not cause a substantial detriment to the public good because there is no advantage to the public that they be removed. The accessory buildings are existing and therefore the allowance will pose no harm to the existing public good.
 - b. **Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:**
The allowance of accessory buildings within the front yard and beyond the principal setback of 15' along Cole Springs Road and Snows Mill Road will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity because the owner owns the adjoining properties. Furthermore, the exception here is to bring existing structures into compliance, being pre-existing, no properties will be adversely affected by their allowance and exception.
 - c. **Would not diminish and impair property values within the surrounding neighborhood:**
The allowance of accessory buildings within the front yard and beyond the principal setback of 15' along Cole Springs Road and Snows Mill Road will not diminish nor impair property values within the surrounding neighborhood because the properties around the subject area are agriculturally zoned. The existing accessory buildings only add to the rural character, aesthetic, and enjoyment of the area.
 - d. **Would not impair the purpose and intent of this Development Code:**
The allowance of accessory buildings within the front yard and beyond the principal setback of 15' along Cole Springs Road and Snows Mill Road will not impair the purpose and intent of the Unified Development Code of Oconee County. The structures presently exist in and are allowed within the A-1 zone. Approving the exception for the OIP Rezone will not impair the purpose and intent of the UDC.

TAX MAP



LEGAL DESCRIPTION

Legal Description of Proposed Tract "1":

All of that tract of land situate, lying and being in G.M.D. 239, Oconee County, Georgia, being more particularly described as follows:

Beginning at a found ½ inch iron rebar with cap "McLeroy" at the intersection of the Westerly right-of-way line of Cole Springs Road (100 foot right-of-way) and the Southeasterly right-of-way line of Snows Mill Road (100' right-of-way); thence S 15°26'30" E, along said Westerly right-of-way line of Cole Springs Road, a distance of 428.36 feet to a found 2 inch iron pipe; thence S 68°18'20" W, leaving said Westerly right-of-way line, a distance of 291.85 feet to a found ½ inch iron rebar with cap LSF 1135; thence S 15°35'35" E, a distance of 151.32 feet to a found ½ inch iron rebar with cap LSF 1135; thence S 69°52'52" W, a distance of 378.09 feet to a found ½ inch iron rebar; thence N 39°23'36" W, a distance of 356.34 feet to a found ½ inch iron rebar at said Southeasterly right-of-way line of Snows Mill Road, the next 3 calls being coincident with said Southeasterly right-of-way line of Snows Mill Road; thence N 51°40'53" E, a distance of 477.22 feet to a point; thence Northeasterly along a curve to the right (having a radius of 3357.63 feet and a chord length of 338.25 feet that bears N 54°34'05" E) an arc length of 338.39 feet to a point; thence N 58°27'25" E, a distance of 55.85 feet to the Point of Beginning.

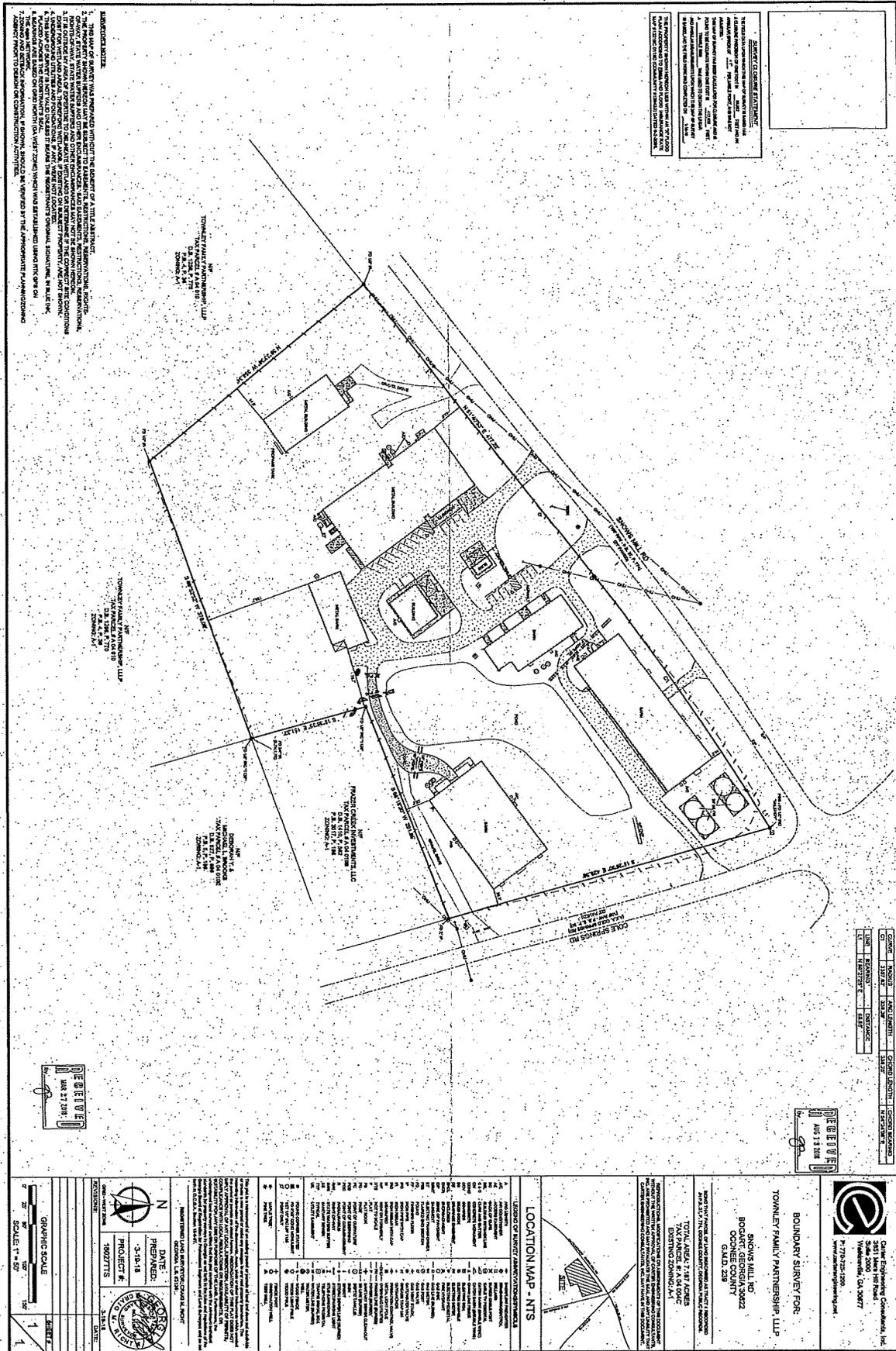
Said tract containing 7.187 acres, more or less.

Legal Description of Proposed Tract "2":

All of that tract of land situate, lying and being in G.M.D. 239, Oconee County, Georgia, being more particularly described as follows:

Commencing at a found mag nail at the centerline intersection of Cole Springs Road (100 foot right-of-way) and Snows Mill Road (100' right-of-way); thence N 81°03'08" W, a distance of 77.31 feet to a found ½ inch iron rebar at the intersection of the Southwesterly right-of-way line of said Cole Springs Road and the Northwesterly right-of-way line of said Snows Mill Road and Point of Beginning, the next 3 calls being coincident with said Northwesterly right-of-way line of Snows Mill Road; thence S 57°28'32" W, a distance of 60.00 feet to a point; thence Southwesterly along a curve to the left (having a radius of 3457.63 feet and a chord length of 242.62 feet that bears S 55°27'54" W) an arc length of 242.67 feet to a point; thence N 38°01'38" W, leaving said Northwesterly right-of-way line, a distance of 185.73 feet to a point; thence N 89°03'34" W a distance of 26.16 feet to a point; thence S 51°14'16" W, a distance of 120.25 feet to a point; thence N 37°57'17" W a distance of 305.01' to a point; thence N 55°04'47" E a distance of 352.00 feet to said Southwesterly right-of-way line of Cole Springs Road; thence S 48°09'24" E, along said Southwesterly right-of-way line, a distance of 515.13 feet to the Point of Beginning.

Said tract containing 3.902 acres, more or less.



REVISIONS:

1. THE PLAN OF SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
2. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEY.
3. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEY.
4. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEY.
5. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEY.

STATE OF GEORGIA

THE STATE OF GEORGIA, COUNTY OF COCCOEE, BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2018.

 Notary Public for the State of Georgia

DATE	REVISION	BY

RECEIVED

MAY 27 2018

RECEIVED

MAY 13 2018

GRAPHIC SCALE

1" = 50'

SCALE: 1" = 50'

LOCATION MAP - NTS

UNIVERSITY OF GEORGIA

DATE: 5-18-18

PROJECT # 1802775

SCALE: 1" = 50'

BOUNDARY SURVEY FOR TOWNLEY FAMILY PARTNERSHIP, L.P.

RIFKIN HILL, DC
 BOONVILLE, GEORGIA 30024
 COCCOEE COUNTY, GA.D. 238

TOTAL AREA: 7.187 ACRES

APPROXIMATELY 10% OF THE TOTAL AREA IS TO BE USED FOR THE DEVELOPMENT OF A COMMUNITY CENTER AND A PARKING LOT

EXISTING ZONING: A-1

UNIVERSITY OF GEORGIA

DATE: 5-18-18

PROJECT # 1802775

SCALE: 1" = 50'

BOUNDARY SURVEY FOR TOWNLEY FAMILY PARTNERSHIP, L.P.

RIFKIN HILL, DC
 BOONVILLE, GEORGIA 30024
 COCCOEE COUNTY, GA.D. 238

TOTAL AREA: 7.187 ACRES

APPROXIMATELY 10% OF THE TOTAL AREA IS TO BE USED FOR THE DEVELOPMENT OF A COMMUNITY CENTER AND A PARKING LOT

EXISTING ZONING: A-1

UNIVERSITY OF GEORGIA

DATE: 5-18-18

PROJECT # 1802775

SCALE: 1" = 50'

BOUNDARY SURVEY FOR TOWNLEY FAMILY PARTNERSHIP, L.P.

RIFKIN HILL, DC
 BOONVILLE, GEORGIA 30024
 COCCOEE COUNTY, GA.D. 238

TOTAL AREA: 7.187 ACRES

APPROXIMATELY 10% OF THE TOTAL AREA IS TO BE USED FOR THE DEVELOPMENT OF A COMMUNITY CENTER AND A PARKING LOT

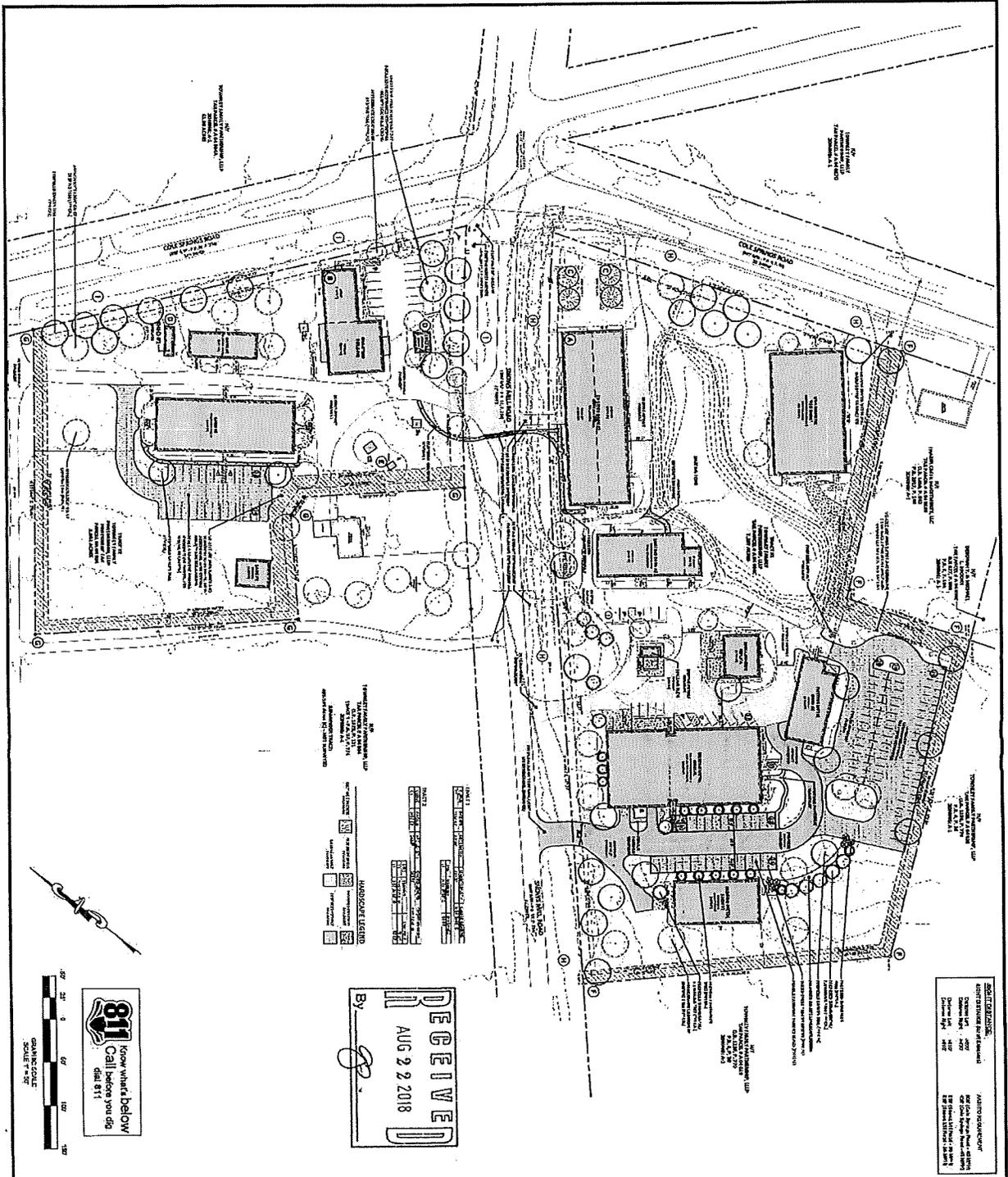
EXISTING ZONING: A-1

UNIVERSITY OF GEORGIA

DATE: 5-18-18

PROJECT # 1802775

SCALE: 1" = 50'



SITE INFORMATION:
 PROJECT NAME: [REDACTED]
 CLIENT: [REDACTED]
 ADDRESS: [REDACTED]
 CITY: [REDACTED]
 COUNTY: [REDACTED]
 STATE: [REDACTED]



PROJECT NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
 2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	08/21/18
2	ISSUED FOR PERMITTING	08/21/18
3	ISSUED FOR PERMITTING	08/21/18
4	ISSUED FOR PERMITTING	08/21/18
5	ISSUED FOR PERMITTING	08/21/18

<p>PROJECT NUMBER: 16027715</p> <p>DATE: 08/21/18</p>	<p>VARIANCE CONCEPT PLAN for TOWNLEY FAMILY PARTNERSHIP, LLLP.</p>	<p>CARTER ENGINEERING CONSULTANTS</p>		<p>PREPARED BY: [REDACTED]</p> <p>CHECKED BY: [REDACTED]</p> <p>DATE: [REDACTED]</p>
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**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 Townley Family Partnership, LLLP, submitted on March 27, 2018.

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 Carter Engineering Consultants, Inc. on March 27, 2018, regarding a ±11.089 acre tract of land located at the intersection of Snows Mill Road and Cole Springs Road in the 239th G.M.D., Oconee County, Georgia, (tax parcel no. A-04-004C and portion of tax parcel no. A-04-004), 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 806, in order to waive the requirement to construct incompatible-use buffers along adjoining property lines.

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 November 27, 2018.

ADOPTED AND APPROVED, this 27th of November, 2018.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

W. E. "Bubber" Wilkes, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes
Clerk, Board of Commissioners



EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE #7545

Page 1 of 4

CONDITIONS

1. No electronic sound amplification equipment shall be used on the subject property at any time.

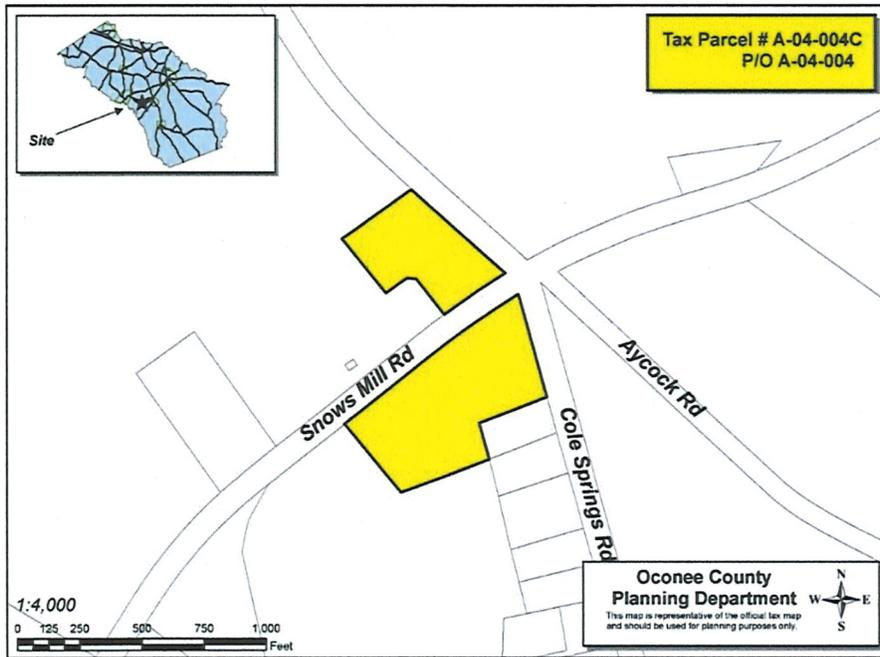
NARRATIVE

SPECIAL EXCEPTION VARIANCE 3

A special exception variance is requested from the Unified Development Code of Oconee County 806, Landscape Buffers between incompatible land uses, to waive the requirement to have a 15-foot landscape buffer between OIP zoned properties and A-1 zoned properties; and to waive the requirement to have a 25-foot landscape buffer between OIP properties and A-1 zoned properties that are used for residential purposes.

- SECTION 1303.03 Standards for Special Exception Variance Approval: A special exception variance may be granted upon a finding that the relief, if granted:
 - a. **Would not cause substantial detriment to the public good:**
The allowance to waive the requirements to have a 15' and a 25' landscape buffer would not cause substantial detriment to the public good because this is a rural area and there is no benefit or advantage to the public that the buffer exists. The intent of a buffer is to shield and/or buffer adjoining properties, not the public at large. Furthermore, requiring the buffer based on the public good would not stand in accordance with the use and character of the surrounding properties.
 - b. **Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:**
The allowance to waive the requirements to have a 15' and 25' landscape buffer will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity because the owner owns the adjoining properties. It is the intent of our client to provide and promote as much rural character as possible. No properties will be adversely affected because it is our client's intent to retain both the character and the aesthetic of the surrounding properties.
 - c. **Would not diminish and impair property values within the surrounding neighborhood:**
The allowance to waive the requirements to have a 15' and 25' landscape buffer will not diminish and impair property values within the surrounding neighborhood because the properties around the subject area are agriculturally zoned. The proposed use and the existing facilities only promote and compliment the property values of the surrounding area.
 - d. **Would not impair the purpose and intent of this Development Code:**
The allowance to waive the requirements to have a 15' and 25' landscape buffer will not impair the purpose and intent of the Unified Development Code of Oconee County because the area is not a business-oriented area. Furthermore, if the purpose of a landscape buffer is to shield and/or minimize the views in or out of the subject property and its adjoining properties, then this purpose is compromised as requiring a buffer would ultimately draw focus to the subject property. Being surrounded by agricultural property and by sharing an agricultural aesthetic, a 'random' installation of a landscape buffer would ultimately draw views rather than hinder them.

TAX MAP



LEGAL DESCRIPTION

Legal Description of Proposed Tract "1":

All of that tract of land situate, lying and being in G.M.D. 239, Oconee County, Georgia, being more particularly described as follows:

Beginning at a found ½ inch iron rebar with cap "McLeroy" at the intersection of the Westerly right-of-way line of Cole Springs Road (100 foot right-of-way) and the Southeasterly right-of-way line of Snows Mill Road (100' right-of-way); thence S 15°26'30" E, along said Westerly right-of-way line of Cole Springs Road, a distance of 428.36 feet to a found 2 inch iron pipe; thence S 68°18'20" W, leaving said Westerly right-of-way line, a distance of 291.85 feet to a found ½ inch iron rebar with cap LSF 1135; thence S 15°35'35" E, a distance of 151.32 feet to a found ½ inch iron rebar with cap LSF 1135; thence S 69°52'52" W, a distance of 378.09 feet to a found ½ inch iron rebar; thence N 39°23'36" W, a distance of 356.34 feet to a found ½ inch iron rebar at said Southeasterly right-of-way line of Snows Mill Road, the next 3 calls being coincident with said Southeasterly right-of-way line of Snows Mill Road; thence N 51°40'53" E, a distance of 477.22 feet to a point; thence Northeasterly along a curve to the right (having a radius of 3357.63 feet and a chord length of 338.25 feet that bears N 54°34'05" E) an arc length of 338.39 feet to a point; thence N 58°27'25" E, a distance of 55.85 feet to the Point of Beginning.

Said tract containing 7.187 acres, more or less.

Legal Description of Proposed Tract "2":

All of that tract of land situate, lying and being in G.M.D. 239, Oconee County, Georgia, being more particularly described as follows:

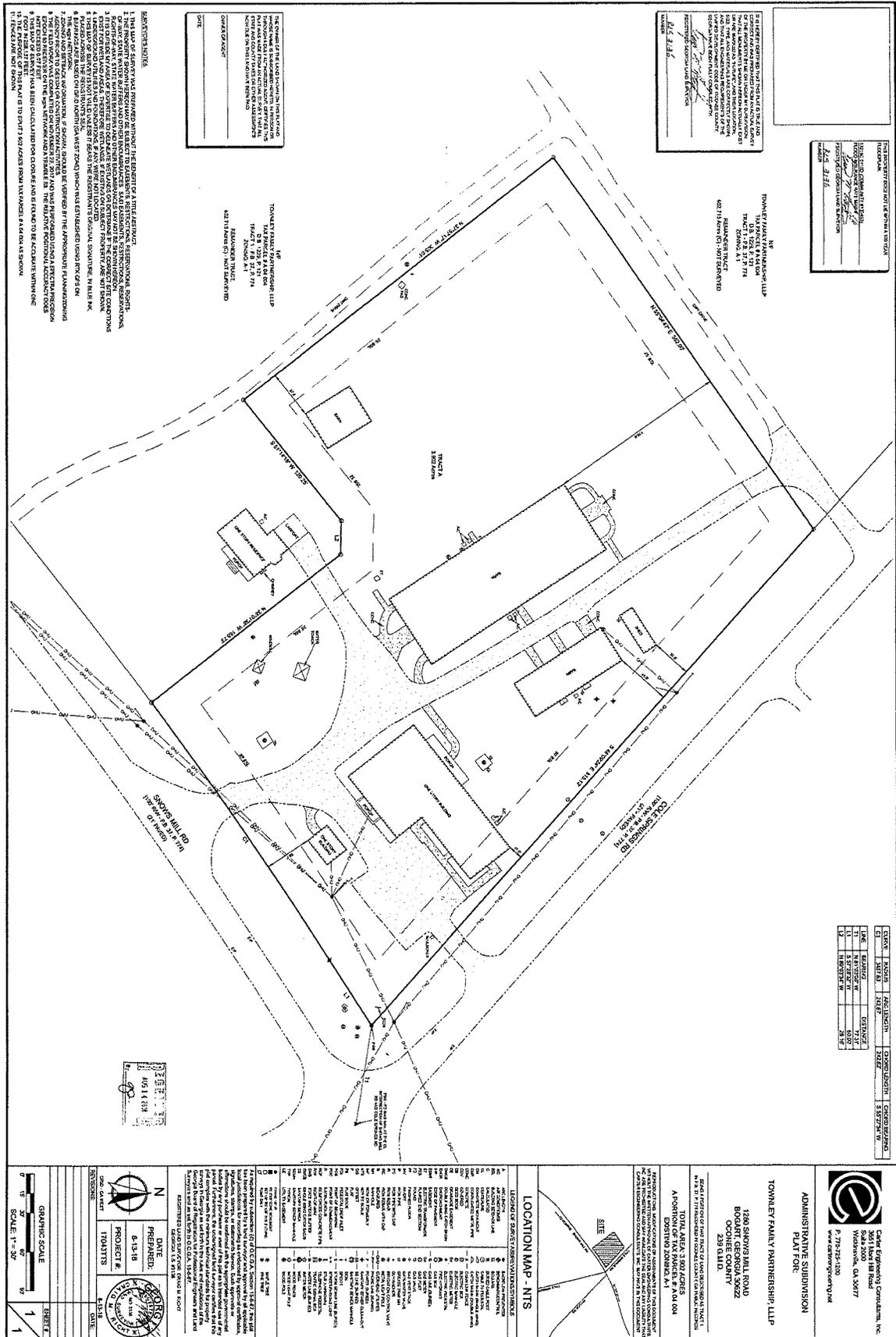
Commencing at a found mag nail at the centerline intersection of Cole Springs Road (100 foot right-of-way) and Snows Mill Road (100' right-of-way); thence N 81°03'08" W, a distance of 77.31 feet to a found ½ inch iron rebar at the intersection of the Southwesterly right-of-way line of said Cole Springs Road and the Northwesterly right-of-way line of said Snows Mill Road and Point of Beginning, the next 3 calls being coincident with said Northwesterly right-of-way line of Snows Mill Road; thence S 57°28'32" W, a distance of 60.00 feet to a point; thence Southwesterly along a curve to the left (having a radius of 3457.63 feet and a chord length of 242.62 feet that bears S 55°27'54" W) an arc length of 242.67 feet to a point; thence N 38°01'38" W, leaving said Northwesterly right-of-way line, a distance of 185.73 feet to a point; thence N 89°03'34" W a distance of 26.16 feet to a point; thence S 51°14'16" W, a distance of 120.25 feet to a point; thence N 37°57'17" W a distance of 305.01' to a point; thence N 55°04'47" E a distance of 352.00 feet to said Southwesterly right-of-way line of Cole Springs Road; thence S 48°09'24" E, along said Southwesterly right-of-way line, a distance of 515.13 feet to the Point of Beginning.

Said tract containing 3.902 acres, more or less.

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE #7545

Page 3 of 4

PLATS



NOTICE TO THE PUBLIC:
 THIS PLAT IS THE PROPERTY OF THE ENGINEER AND ARCHITECT. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT. ANY REPRODUCTION OR COPIING OF THIS PLAT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. THE ENGINEER AND ARCHITECT ASSUME NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAT. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.

OWNER:
 TONALEY FAMILY PARTNERSHIP, LLP
 1001 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 (954) 575-1111

ENGINEER:
 JEFFREY J. JEFFREY, P.E.
 4211 N.W. 10th Street
 Ft. Lauderdale, FL 33304
 (954) 575-1111

DATE:
 06/11/18

PROJECT:
 TONALEY FAMILY PARTNERSHIP, LLP
 1001 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 (954) 575-1111

COMMISSION:
 33723 W
SECTION:
 33723 W

DATE	NO.	DESCRIPTION	BY
06/11/18	1	ISSUED FOR PERMIT	JJJ
06/11/18	2	REVISION	JJJ
06/11/18	3	REVISION	JJJ

GRAPHIC SCALE:
 0 15 30 45 60 75 90
 SCALE: 1" = 30'

DATE: 6-13-18
PROJECT #: 1014115
DATE:

- LEGEND OF SYMBOLS:**
- 1. BUILDING FOOTPRINT
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 - 100. EXISTING DRIVEWAY

LOCATION MAP - NTS

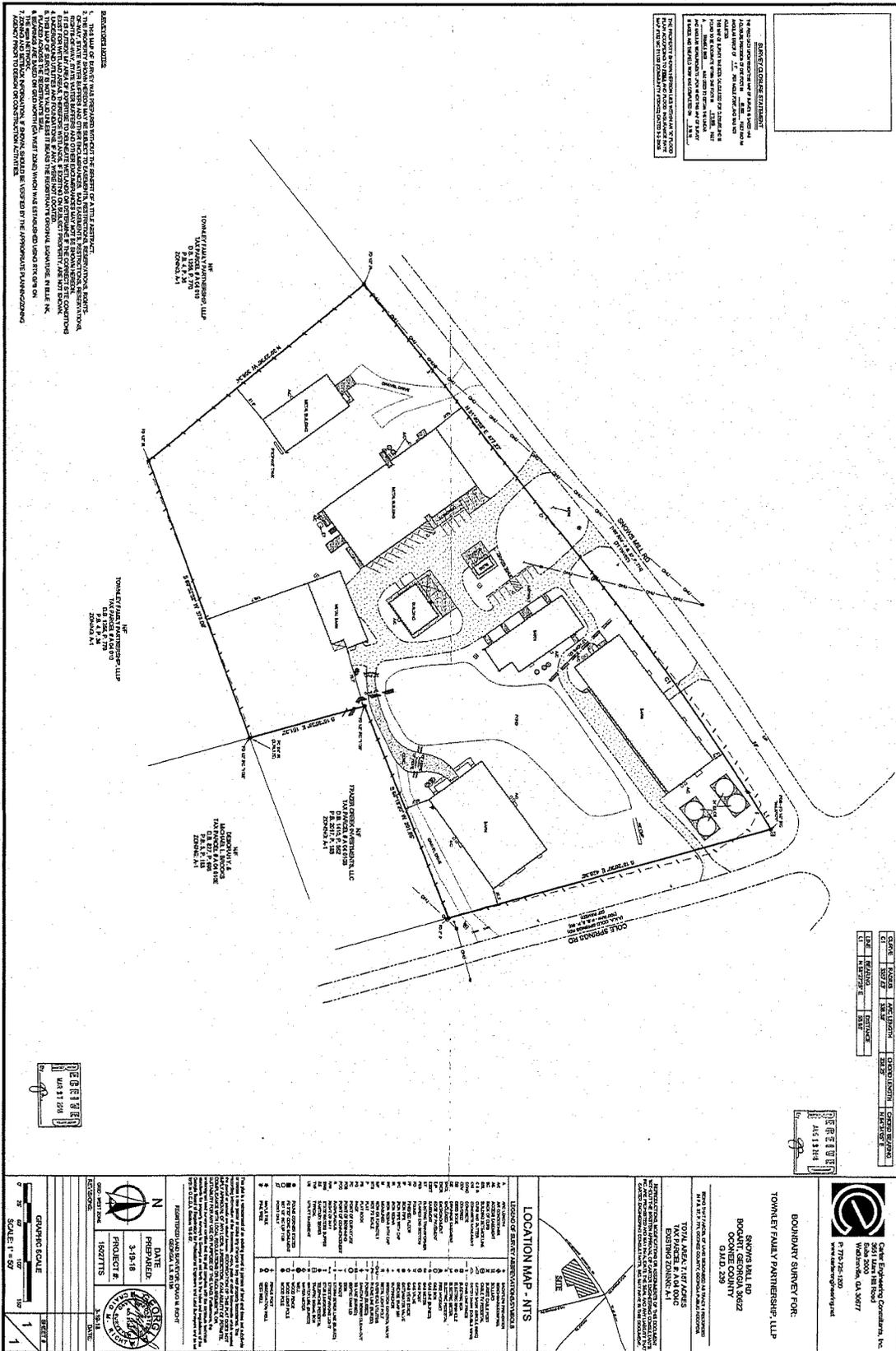
TONALEY FAMILY PARTNERSHIP, LLP
 1001 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 (954) 575-1111

ADMINISTRATIVE SUBMISSION
 PLAT FOR
 TONALEY FAMILY PARTNERSHIP, LLP
 1001 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 (954) 575-1111

Scale Engineering Consultants, Inc.
 8888 S.W. 10th St.
 Miami, FL 33156
 (305) 551-1111
 www.scaleeng.com

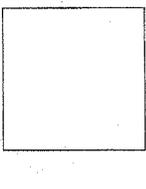
EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE #7545

Page 4 of 4



1. THE STATE OF TENNESSEE HAS PRESERVED THROUGHOUT THE HISTORY OF THIS STATE THE RIGHT TO CONTROL THE USE OF LAND AND TO ENFORCE THAT CONTROL. SUCH CONTROL IS EXERCISED THROUGH THE LEGISLATIVE, EXECUTIVE AND JUDICIAL BRANCHES OF GOVERNMENT. THE LEGISLATIVE BRANCH HAS ESTABLISHED THE ZONING LAWS OF THIS STATE AND THE LOCAL GOVERNMENTS ARE AUTHORIZED TO ENFORCE SUCH LAWS. THE LOCAL GOVERNMENTS ARE NOT TO BE DEEMED TO HAVE WAIVED SUCH CONTROL BY THE ENACTMENT OF A ZONING LAW OR BY THE FAILURE TO ENFORCE SUCH LAWS.
2. THE LOCAL GOVERNMENT HAS THE RIGHT TO CONTROL THE USE OF LAND AND TO ENFORCE THAT CONTROL. SUCH CONTROL IS EXERCISED THROUGH THE LEGISLATIVE, EXECUTIVE AND JUDICIAL BRANCHES OF GOVERNMENT. THE LEGISLATIVE BRANCH HAS ESTABLISHED THE ZONING LAWS OF THIS STATE AND THE LOCAL GOVERNMENTS ARE AUTHORIZED TO ENFORCE SUCH LAWS. THE LOCAL GOVERNMENTS ARE NOT TO BE DEEMED TO HAVE WAIVED SUCH CONTROL BY THE ENACTMENT OF A ZONING LAW OR BY THE FAILURE TO ENFORCE SUCH LAWS.
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DATE OF CONSTRUCTION
 THE LOCAL GOVERNMENT HAS THE RIGHT TO CONTROL THE USE OF LAND AND TO ENFORCE THAT CONTROL. SUCH CONTROL IS EXERCISED THROUGH THE LEGISLATIVE, EXECUTIVE AND JUDICIAL BRANCHES OF GOVERNMENT. THE LEGISLATIVE BRANCH HAS ESTABLISHED THE ZONING LAWS OF THIS STATE AND THE LOCAL GOVERNMENTS ARE AUTHORIZED TO ENFORCE SUCH LAWS. THE LOCAL GOVERNMENTS ARE NOT TO BE DEEMED TO HAVE WAIVED SUCH CONTROL BY THE ENACTMENT OF A ZONING LAW OR BY THE FAILURE TO ENFORCE SUCH LAWS.



PROPERTY OWNERS:
 TOWNLEY FAMILY PARTNERSHIP, L.L.P.
 10000 W. 100th St.
 Overland Park, KS 66211
 TOWNLEY FAMILY PARTNERSHIP, L.L.P.
 10000 W. 100th St.
 Overland Park, KS 66211
 TOWNLEY FAMILY PARTNERSHIP, L.L.P.
 10000 W. 100th St.
 Overland Park, KS 66211
 TOWNLEY FAMILY PARTNERSHIP, L.L.P.
 10000 W. 100th St.
 Overland Park, KS 66211

DATE	NOV 2007	NO. OF SHEETS	1 OF 2
SCALE	AS SHOWN	PROJECT NO.	100000000
DATE	NOV 2007	NO. OF SHEETS	1 OF 2
SCALE	AS SHOWN	PROJECT NO.	100000000

GRAPHIC SCALE
 0 50 100
 FEET
 SCALE: 1" = 50'

DATE: 3-15-18
PROJECT: ISORTTIS
DESIGNER: [Signature]

BOUNDARY SURVEY FOR:
 TOWNLEY FAMILY PARTNERSHIP, L.L.P.
 Sycamore Hill Rd
 Boone County
 G.M.D. 239

LOCATION MAP - NTS
 LEGEND OF BOUNDARY SURVEY DATA
 1. BOUNDARY SURVEY DATA
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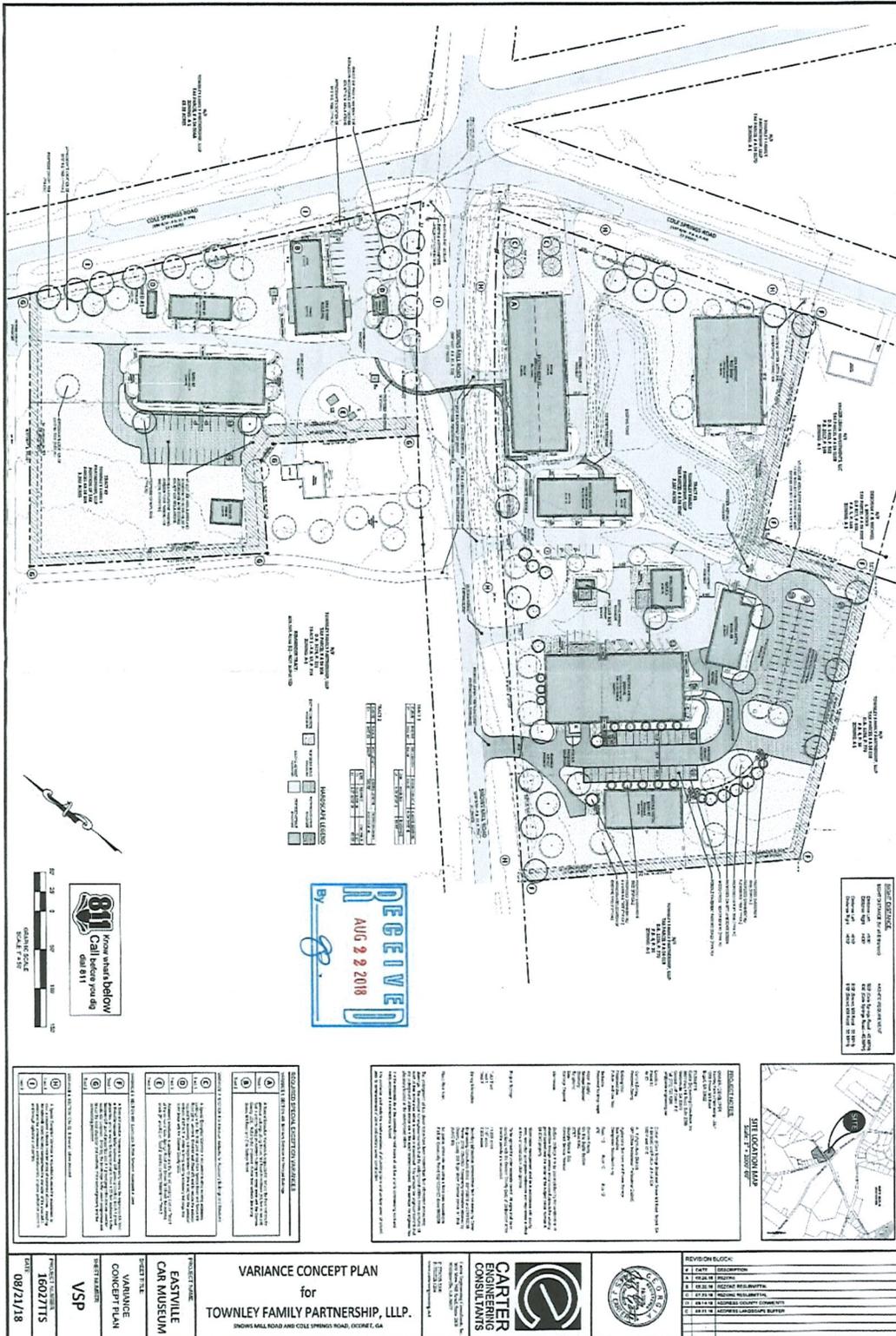
BOUNDARY SURVEY FOR:
 TOWNLEY FAMILY PARTNERSHIP, L.L.P.
 Sycamore Hill Rd
 Boone County
 G.M.D. 239

DATE: 3-15-18
PROJECT: ISORTTIS
DESIGNER: [Signature]

BOUNDARY SURVEY FOR:
 TOWNLEY FAMILY PARTNERSHIP, L.L.P.
 Sycamore Hill Rd
 Boone County
 G.M.D. 239

DATE: 3-15-18
PROJECT: ISORTTIS
DESIGNER: [Signature]

CONCEPT PLAN



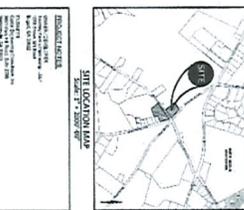
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SPECIAL EXCEPTION VARIANCE

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REVISION BLOCK

NO.	DATE	DESCRIPTION
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VARIANCE CONCEPT PLAN
for
TOWNLEY FAMILY PARTNERSHIP, L.L.P.
2800 MILL ROAD AND COLD SPRINGS ROAD, DUBLIN, GA

EASTVILLE CAR MUSEUM

CARTER ENGINEERING CONSULTANTS

VSP

PROJECT NO: 16027/TTS
DATE: 08/21/18

**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 Townley Family Partnership, LLLP, submitted on March 27, 2018.

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 Carter Engineering Consultants, Inc., on **Error! Reference source not found.** regarding a ±11.089 acre tract of land located at the intersection of Snows Mill Road and Cole Springs Road in the 239th G.M.D., Oconee County, Georgia, (tax parcel no. A-04-004C and portion of tax parcel no. A-04-004), 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 1014, in order to waive the requirement for sidewalks along the right-of-way adjoining the outer perimeter of the subject properties.

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 November 6, 2018.

ADOPTED AND APPROVED, this 6th of November, 2018.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

W. E. "Bubber" Wilkes, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes
Clerk, Board of Com



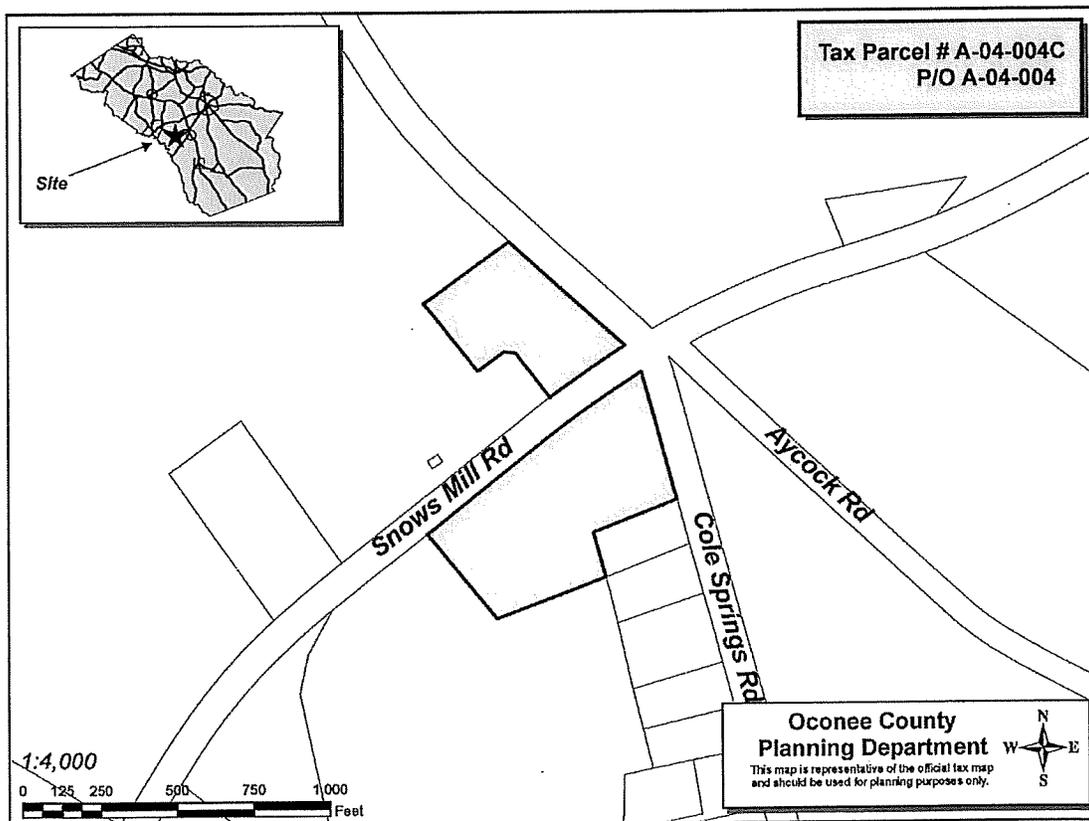
NARRATIVE

SPECIAL EXCEPTION VARIANCE 4

A special exception variance is requested from the Unified Development Code of Oconee County 1014.02, Sidewalks (where required), to waive the requirement to have concrete sidewalks installed along Snows Mill Road and Cole Springs Road in efforts to preserve and maintain the rural character and aesthetic of the subject site and the adjoining properties.

- SECTION 1303.03 Standards for Special Exception Variance Approval: A special exception variance may be granted upon a finding that the relief, if granted:
 - a. **Would not cause substantial detriment to the public good:**
The allowance to waive the requirement to have a concrete sidewalk will not cause substantial detriment to the public good because this is a rural area and there is no benefit to have a concrete sidewalk in the area. There are no present trends or studies known that would lend the surrounding properties to warrant and/or need sidewalk access now or in the future.
 - b. **Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:**
The allowance to waive the requirement to have a concrete sidewalk will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity because the owner owns the adjoining properties and there is no reason to assume a sidewalk is needed and/or warranted. Adding a concrete sidewalk would only arouse questions and suspicions of further development in the area.
 - c. **Would not diminish and impair property values within the surrounding neighborhood:**
The allowance to waive the requirement to have a concrete sidewalk will not diminish nor impair property values within the surrounding neighborhood because the properties around the subject area are agriculturally zoned. Adding a concrete sidewalk would again, only arouse questions and suspicions of further development. The installation of sidewalks, if at benefit to anyone, would only benefit those individuals directly adjacent to the property which even if the adjacent properties were not owned by our client, would still only benefit a handful of citizens. Our client owns approximately +/- 1,000 acres in the immediate vicinity of the property and sees no benefit to him or to his properties to have a public sidewalk traverse the subject site.
 - d. **Would not impair the purpose and intent of this Development Code:**
The allowance to waive the requirement to have a concrete sidewalk will not impair the purpose and intent of the Unified Development Code of Oconee County because the area as a whole is not a business-oriented area, nor is there a need for pedestrian circulation to and from the subject area.

TAX MAP



LEGAL DESCRIPTION

Legal Description of Proposed Tract "1":

All of that tract of land situate, lying and being in G.M.D. 239, Oconee County, Georgia, being more particularly described as follows:

Beginning at a found ½ inch iron rebar with cap "McLeroy" at the intersection of the Westerly right-of-way line of Cole Springs Road (100 foot right-of-way) and the Southeasterly right-of-way line of Snows Mill Road (100' right-of-way); thence S 15°26'30" E, along said Westerly right-of-way line of Cole Springs Road, a distance of 428.36 feet to a found 2 inch iron pipe; thence S 68°18'20" W, leaving said Westerly right-of-way line, a distance of 291.85 feet to a found ½ inch iron rebar with cap LSF 1135; thence S 15°35'35" E, a distance of 151.32 feet to a found ½ inch iron rebar with cap LSF 1135; thence S 69°52'52" W, a distance of 378.09 feet to a found ½ inch iron rebar; thence N 39°23'36" W, a distance of 356.34 feet to a found ½ inch iron rebar at said Southeasterly right-of-way line of Snows Mill Road, the next 3 calls being coincident with said Southeasterly right-of-way line of Snows Mill Road; thence N 51°40'53" E, a distance of 477.22 feet to a point; thence Northeasterly along a curve to the right (having a radius of 3357.63 feet and a chord length of 338.25 feet that bears N 54°34'05" E) an arc length of 338.39 feet to a point; thence N 58°27'25" E, a distance of 55.85 feet to the Point of Beginning.

Said tract containing 7.187 acres, more or less.

Legal Description of Proposed Tract "2":

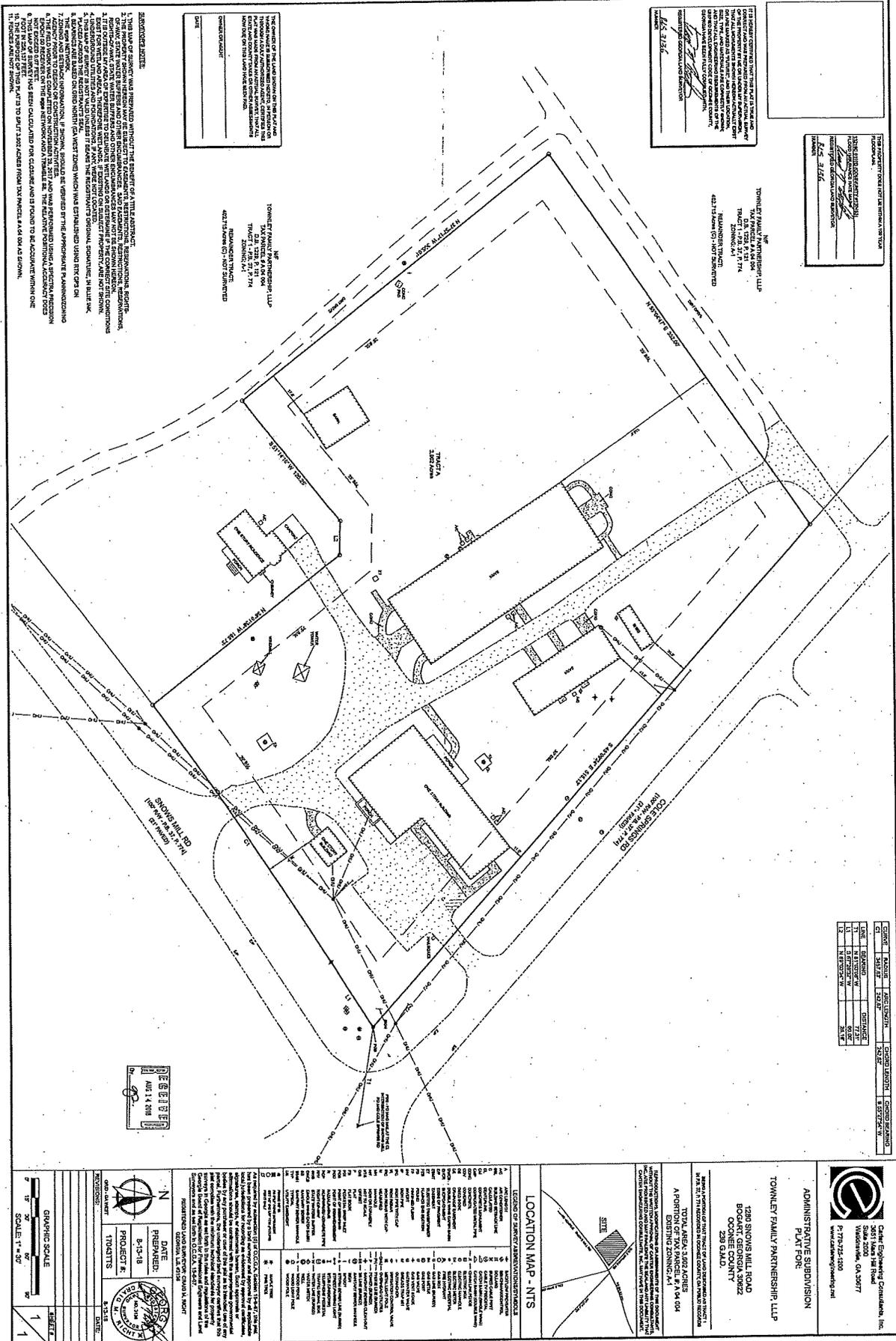
All of that tract of land situate, lying and being in G.M.D. 239, Oconee County, Georgia, being more particularly described as follows:

Commencing at a found mag nail at the centerline intersection of Cole Springs Road (100 foot right-of-way) and Snows Mill Road (100' right-of-way); thence N 81°03'08" W, a distance of 77.31 feet to a found ½ inch iron rebar at the intersection of the Southwesterly right-of-way line of said Cole Springs Road and the Northwesterly right-of-way line of said Snows Mill Road and Point of Beginning, the next 3 calls being coincident with said Northwesterly right-of-way line of Snows Mill Road; thence S 57°28'32" W, a distance of 60.00 feet to a point; thence Southwesterly along a curve to the left (having a radius of 3457.63 feet and a chord length of 242.62 feet that bears S 55°27'54" W) an arc length of 242.67 feet to a point; thence N 38°01'38" W, leaving said Northwesterly right-of-way line, a distance of 185.73 feet to a point; thence N 89°03'34" W a distance of 26.16 feet to a point; thence S 51°14'16" W, a distance of 120.25 feet to a point; thence N 37°57'17" W a distance of 305.01' to a point; thence N 55°04'47" E a distance of 352.00 feet to said Southwesterly right-of-way line of Cole Springs Road; thence S 48°09'24" E, along said Southwesterly right-of-way line, a distance of 515.13 feet to the Point of Beginning.

Said tract containing 3.902 acres, more or less.

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE #7546

Page 3 of 4
PLAT



PROJECT: TOWNLEY FAMILY PARTNERSHIP, LLC
 1225 SWANS HILL ROAD
 BOONVILLE, MO 64618
 PROJECT NO: 7546

THE APPLICANT HEREBY CERTIFIES THAT THIS PLAN IS TRUE AND CORRECT AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE APPLICANT ALSO CERTIFIES THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE APPLICANT ALSO CERTIFIES THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

DATE: 12/15/2016

THE OWNER OF THE LAND SHOWN ON THIS PLAN HAS BEEN ADVISED BY THE PLANNING DEPARTMENT THAT THIS PLAN IS SUBJECT TO THE FOLLOWING: 1. THE PLANNING DEPARTMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE ZONING ORDINANCE. 2. THE PLANNING DEPARTMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE ZONING ORDINANCE. 3. THE PLANNING DEPARTMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE ZONING ORDINANCE. 4. THE PLANNING DEPARTMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE ZONING ORDINANCE. 5. THE PLANNING DEPARTMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE ZONING ORDINANCE. 6. THE PLANNING DEPARTMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE ZONING ORDINANCE. 7. THE PLANNING DEPARTMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE ZONING ORDINANCE. 8. THE PLANNING DEPARTMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE ZONING ORDINANCE. 9. THE PLANNING DEPARTMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE ZONING ORDINANCE. 10. THE PLANNING DEPARTMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE ZONING ORDINANCE.

NAME: TOWNLEY FAMILY PARTNERSHIP, LLC
 1225 SWANS HILL ROAD
 BOONVILLE, MO 64618
 PROJECT NO: 7546

OWNER	ADDRESS	APPROX. ACRES	APPROX. SQ. FT.	APPROX. SQ. YD.
1	1225 SWANS HILL ROAD	3.002	130,000	3,750
2	1225 SWANS HILL ROAD	3.002	130,000	3,750
3	1225 SWANS HILL ROAD	3.002	130,000	3,750
4	1225 SWANS HILL ROAD	3.002	130,000	3,750
5	1225 SWANS HILL ROAD	3.002	130,000	3,750

City of Boonville, Missouri
 3051 Main Street
 Boonville, MO 64618
 Phone: 660-337-1000
 www.cityofboonville.com

ADMINISTRATIVE SUBMISSION
 PLAN FOR:
 TOWNLEY FAMILY PARTNERSHIP, LLC
 1225 SWANS HILL ROAD
 BOONVILLE, MO 64618
 BOONVILLE, MO 64618
 2.98 G.A.D.

LOCATION MAP - NTS

LEGEND OF SYMBOLS/ABBREVIATIONS:
 - SITE: Shaded area representing the project site.
 - ROAD: Solid line representing a road.
 - EASEMENT: Dashed line representing an easement.
 - UTILITY: Dotted line representing utility lines.
 - SETBACK: Dashed line representing a setback boundary.
 - PROPERTY LINE: Solid line representing the boundary of the property.
 - ADJACENT PROPERTY: Area immediately surrounding the site.
 - ZONING DISTRICT: Area designated by zoning regulations.
 - SURVEY POINT: Point marked with a circle and number.
 - CORNER: Corner of a lot or block marked with a circle and letter.
 - CURB: Line representing the curb of a street.
 - SIDEWALK: Line representing a sidewalk.
 - DRIVEWAY: Line representing a driveway.
 - FENCE: Line representing a fence.
 - TREE: Symbol representing a tree.
 - POLE: Symbol representing a utility pole.
 - SIGN: Symbol representing a sign.
 - LIGHT: Symbol representing a light fixture.
 - BIKEWAY: Line representing a bike lane.
 - TRAIL: Line representing a trail.
 - PARKING SPACE: Area marked with a 'P' and a number.
 - BIKEWAY SPACE: Area marked with a 'B' and a number.
 - TRAIL SPACE: Area marked with a 'T' and a number.
 - BIKEWAY SPACE: Area marked with a 'B' and a number.
 - TRAIL SPACE: Area marked with a 'T' and a number.

DATE: 12/15/2016
 PREPARED BY: [Signature]
 PROJECT NO: 7546
 TOWNLEY FAMILY PARTNERSHIP, LLC

GRAPHIC SCALE
 1" = 40'

SCALE: 1" = 40'



**Planning and Code Enforcement Department
Oconee County, Georgia
STAFF REPORT**

VARIANCE CASE NO.: 7543, 7544, 7545, 7546

DATE: October 19, 2018

STAFF REPORT BY: Gabriel Quintas, Assistant Director

APPLICANT NAME: Carter Engineering Consultants, Inc.

PROPERTY OWNER: Townley Family Partnership, LLLP

LOCATION: Intersection of Snows Mill Rd & Cole Springs Rd

PARCEL SIZE: ± 11.089 Acres

EXISTING ZONING: OIP (Office, Institutional, Professional District)

2040 CHARACTER AREAS MAP: Suburban Neighborhood

EXISTING LAND USE: Museum use, offices, & occasional events

TYPE OF VARIANCE REQUESTED: Special Exception (4)

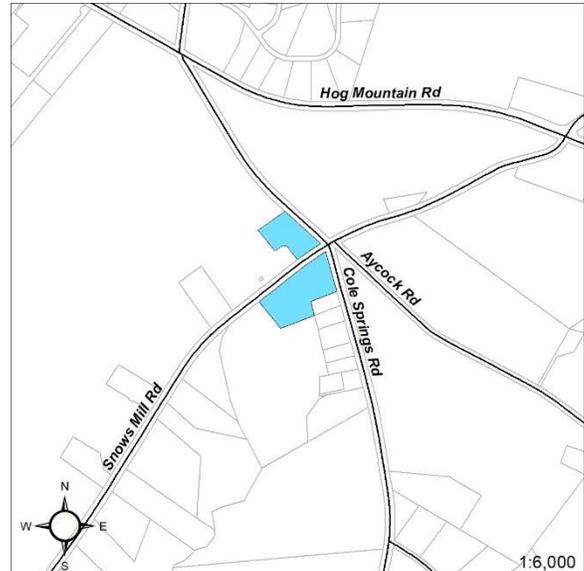
REQUEST SUMMARY: The present applicant is requesting approval of the following – (1) a reduction of the front building setback from fifteen feet to ten feet for an existing barn and office building; (2) permission for four existing silos, a windmill, and a water tower to remain in the front yard and a reduction of the accessory structure setback required for the silos from ten feet to five feet; (3) a waiver of the requirement to install any incompatible-use buffers along adjoining property lines; and (4) a waiver of the requirement to install any sidewalks along the right-of-way adjoining the outer perimeter of the subject properties.

DATE OF SCHEDULED HEARING

BOARD OF COMMISSIONERS: November 6, 2018

ATTACHMENTS:

- Application
- Narrative
- Site Review
- Representative Photos
- Aerial Photo
- Tax Map
- Plat of Survey
- Concept Plan
- Copy of Rezone Resolution no. 7542
- Copy of Staff Report no. 7542



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The subject 11.089-acre site comprises two separate tracts: tax parcel A-04-004C (7.187 acres) and a portion of tax parcel A-04-004 (3.902 acres).
- The companion rezone request (no. 7542) submitted with the present variance requests was granted by the Board of Commissioners on 10/02/2018; the subject property was rezoned from A-1 to OIP.
- Prior to the purchase by the present owner, the Board of Regents of the University System of Georgia owned and used the property for a number of years as an agricultural research facility for the University of Georgia.

SITE VISIT DESCRIPTION

- The subject site contains several buildings that are currently used for storage, office, and museum purposes. Several well houses, four silos, a windmill, and a water tower are also present.
- The site contains a significant amount of existing asphalt pavement, and the portion of the site south of Snows Mill Road (A-04-004C) contains a stormwater retention pond.
- The majority of the area surrounding the subject site comprises pastoral agricultural land.

SPECIAL EXCEPTION VARIANCE STANDARDS

UDC Section 1303.03—Standards for special exception variance approval.

A special exception variance may be granted upon a finding that the relief, if granted:

- Would not cause substantial detriment to the public good; and*
- Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity; and*
- Would not diminish and impair property values within the surrounding neighborhood; and*
- Would not impair the purpose and intent of this Development Code.*

SPECIAL EXCEPTION VARIANCE REQUEST NO. 7543

The applicant is requesting approval of a special exception variance for relief from UDC Section 409 which requires a 15-foot front building setback for principal buildings:

- Section 409.01 – Setback Requirements.

All principal buildings on a lot shall be set back from the street right-of-way lines and from the side and rear lot lines bounding the lot no less than the distances shown on Table 4.6.

Table 0.1: Minimum Setback—Principal Buildings					
Zoning District		Setback Requirement (in feet)			
		Front¹		Side	Rear
		From a Major Thoroughfare²	From a Minor Street³		
OIP	Office-Institutional-Professional	50(c) / 20(R)	35(c) / 15(R)	10 ⁶	10

¹ Front yard setbacks do not apply to parking lots. For setback requirements for off-street parking, see Sec. 607.04.
² An Arterial or Major Collector— distance in feet from roadway centerline (c) and right-of-way (R).
³ A Minor Collector or Local Road—distance in feet from roadway centerline (c) and right-of-way (R).
⁶ See **Error! Reference source not found.**

The applicant proposes to reduce the front building setback from 15 feet to ten feet for an existing barn and office building.

STAFF ANALYSIS

- a. The approval of the present request should not cause any substantial detriment to the public good. The office building and barn for which the variances are requested are existing buildings that have been in place for over twenty years with no apparent harm to vicinal traffic and properties. The request would merely accomplish the goal of bringing the nonconforming buildings into compliance with the UDC. Staff notes that while the subject properties were owned by the University of Georgia, the property was exempt from compliance with County zoning regulations.
- b. The approval of the present request should not be injurious to the use and enjoyment of the environment or of other property in the vicinity.
- c. The existing buildings complement the rural, agricultural character of the surrounding area. Approval of the present request should not diminish or impair property values within the surrounding neighborhood.
- d. The intent of UDC Section 409 is to ensure adequate separation of buildings and structures from adjoining properties and roads to promote public safety, prevent crowding, maintain privacy, and encourage orderly and aesthetically pleasing development; the subject buildings appear to be sufficiently removed from adjoining property lines and rights-of-way to accomplish these goals. Accordingly, staff holds that the present request would not impair the purpose and intent of the Unified Development Code.

STAFF SUMMARY & CONDITIONAL RECOMMENDATIONS

Based upon the standards for granting a special exception variance, this request **does** meet the necessary conditions to grant a special exception variance. If granted, staff recommends that approval be **subject to the following condition to be fulfilled by the owner/developer at his expense:**

1. The principal front building setback shall be reduced to ten feet only for the immediate area of encroachment of the existing buildings labeled “A” and “B” on the associated variance concept plan submitted on 08/22/2018.

SPECIAL EXCEPTION VARIANCE REQUEST NO. 7544

The applicant is requesting approval of a special exception variance for relief from UDC Section 410 which requires certain accessory structures to be placed in the side or rear yards and requires certain accessory structures to be placed at least ten feet from the right-of-way line:

- **Section 410 – Minimum setbacks; accessory buildings and structures.**
Accessory uses or structures shall be permitted only in rear yards and side yards except as otherwise provided in this Code.
 - **Section 410.02 – Accessory Structures**
 - f. *Accessory structures not listed above must be at least 10 feet from any street right-of-way and at least 5 feet from any other property line (except driveways that connect to a street or adjoining property).*

The applicant proposes to allow six existing accessory structures including four silos, a windmill, and a water tower to remain in the front yard. The applicant further proposes to reduce the accessory structure setback required for the silos from ten feet to five feet. Staff notes that the applicant has also requested to allow two accessory buildings consisting of two sheds labeled “D” on the associated concept plan to remain in the front yard. However, an allowance for accessory buildings exceeding 144 square feet within the front yard is made in UDC Section 410.01 – “... no such accessory building may be located in the front yard of a lot unless the lot itself is 2 acres or more in size, or the lot is zoned A-1.” Since the buildings are located on a 3.902-acre tract (to be subdivided from a 407.41-acre parent tract), it is not necessary to grant a variance to allow these accessory buildings within the front yard.

STAFF ANALYSIS

- a. The approval of the present request should not cause any substantial detriment to the public good. The structures for which the variances are requested are existing structures that have been in place for over twenty years with no apparent harm to vicinal traffic and properties. The request would merely accomplish the goal of bringing the nonconforming structures into compliance with the UDC. Staff notes that while the subject properties were owned by the University of Georgia, the property was exempt from compliance with County zoning regulations.
- b. The approval of the present request should not be injurious to the use and enjoyment of the environment or of other property in the vicinity.
- c. The existing structures complement the rural, agricultural character of the surrounding area. Approval of the present request should not diminish or impair property values within the surrounding neighborhood.
- d. The intent of UDC Section 410, similar to the intent of Section 409, is to ensure adequate separation of accessory buildings and structures from adjoining properties and roads to promote public safety, prevent crowding, maintain privacy, and encourage orderly and aesthetically pleasing development; the subject buildings appear to be sufficiently removed from adjoining property lines and rights-of-way to accomplish these goals. Accordingly, staff holds that the present request would not impair the purpose and intent of the Unified Development Code.

STAFF SUMMARY & CONDITIONAL RECOMMENDATIONS

Based upon the standards for granting a special exception variance, this request **does** meet the necessary conditions to grant a special exception variance. If granted, staff recommends that approval be **subject to the following conditions to be fulfilled by the owner/developer at his expense:**

- 1. The accessory structure setback from the right-of-way shall be reduced to five feet only for the immediate area of encroachment of the structures labeled “C” on the associated variance concept plan submitted on 08/22/2018.
- 2. The existing accessory structures labeled “C” and “E” on the associated variance concept plan shall be the only accessory structures permitted in the front yard.

SPECIAL EXCEPTION VARIANCE REQUEST NO. 7545

The applicant is requesting approval of a special exception variance for relief from UDC Section 806 which requires 15-foot incompatible-use buffers along agricultural zoning or uses and 25-foot incompatible-use buffers along residential zoning or uses:

- **Section 806 – Buffers; where required.**

A buffer meeting or exceeding the following widths shall be required between any multi-family or nonresidential development project along a side or rear lot line that abuts a less intense land use, as follows:

Table 8.1: Situations Where Buffer Required					
② Along a side or rear lot line next to this less intense use or zoning ↓	① Provide a buffer on the lot of this use ↓ ↓ ↓ ↓ ↓				
	1- or 2-Family Residence	Multi-Family	Office or Institutional	Commercial	Industrial
A-1 Agricultural land, or Active Agricultural use in any zoning district	N/A ¹	15 feet ¹	15 feet	15 feet	25 feet
1- or 2-Family Residential ²	None	25 feet	25 feet	50 feet	100 feet

¹ See separation requirements for certain uses in Article 3.

² Includes any land zoned AR-5, AR-4, AR-3, AR-2, AR-1, R-1 or R-2, and any 1- or 2-Family Residential use zoned A-1 or R-3.

- b. *A buffer must be provided between any office, institutional or commercial use and any agricultural zoning district or any single-family, two-family or multi-family use or zoning district;*

The applicant proposes to eliminate the requirement to install any incompatible-use buffers along adjoining property lines.

STAFF ANALYSIS

- a. Staff believes that waiving the buffer requirements along the expansive agricultural properties adjacent to the subject development should not pose any detriment to the public good. However, the total elimination of incompatible-use buffers along residential properties would expose residential properties to noise and light, unmitigated by any barrier, associated with museum operation and the occasional events held on the property. Staff holds that the residential properties adjacent to the subject property should be buffered from the development to protect the use and enjoyment of the residential properties in the immediate vicinity.
- b. The approval of the present request as submitted may affect the use and enjoyment of surrounding residential properties due to the light and noise generated by the museum, office, and occasional events. Accordingly, staff recommends that the developer be required to install, at a minimum, a ten-foot buffer along all residential properties in accordance with the design requirements of the Unified Development Code.
- c. Approval of the present request as submitted could act to diminish or impair property values of adjacent residential properties for the same reasons mentioned previously.
- d. The intent of UDC Section 806 is to protect less intense land uses from the potential detrimental effects of an adjoining incompatible use. The subject development presents office and institutional uses, with occasional commercial uses in the form of events held on the premises, that would create noise and light that could adversely affect adjacent and surrounding residential properties. Staff, therefore, holds that the present request *would* impair the purpose and intent of the Unified Development Code if granted as submitted.

STAFF SUMMARY & CONDITIONAL RECOMMENDATIONS

Based upon the standards for granting a special exception variance, this request **does not** meet the necessary conditions to grant a special exception variance. However, if the request is granted, staff recommends that approval be **subject to the following conditions to be fulfilled by the owner/developer at his expense:**

1. The developer shall install a buffer with a minimum consistent width of ten feet along all properties with a residential use. The buffer shall meet or exceed the buffer design standards of UDC Section 808.
2. No electronic sound amplification equipment shall be used on the subject property at any time.

SPECIAL EXCEPTION VARIANCE REQUEST NO. 7546

The applicant is requesting approval of a special exception variance for relief from UDC Section 1014 which requires the installation of sidewalks along the right-of-way for commercial zones (for the purposes of sidewalk requirements, the OIP district is considered a commercial zone):

- Section 1014.02 – Sidewalks; where required.
Sidewalks shall be provided in the following types of subdivisions:
 - (1) *In all commercial zones.*

The applicant proposes to eliminate the requirement to install any sidewalks along the right-of-way adjoining the outer perimeter of the subject properties.

STAFF ANALYSIS

- a. The surrounding area is primarily characterized by rural and agricultural lands; sidewalks along the right-of-way are generally not common or practical in these rural, agricultural areas. Staff believes that waiving the requirements to install sidewalks along the right-of-way should not pose any detriment to the public good.

- b. The approval of the present request should not be injurious to the use and enjoyment of the environment or of other property in the vicinity.
- c. Approval of the present request should not diminish or impair property values within the surrounding neighborhood.
- d. The intent of UDC Section 1014 is to facilitate pedestrian access in residential neighborhoods and commercial areas where walking to neighboring stores, parks, restaurants, and similar community facilities would be convenient and practical. However, the subject development is situated in an area where sidewalks would not serve these purposes. Staff, therefore, holds that the present request would not impair the purpose and intent of the Unified Development Code.

STAFF SUMMARY & CONDITIONAL RECOMMENDATIONS

Based upon the standards for granting a special exception variance, this request **does** meet the necessary conditions to grant a special exception variance. However, if the present request is granted, staff recommends that approval be **granted as submitted.**



OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

- Hardship Variance
 Appeal of Administrative Decision
 Flood Damage Prevention Variance

Special Exception for: _____

Applicant

Name: Carter Engineering Consultants, Inc.

Address: 3651 Mars Hill Road, Suite 2000
(No P.O. Boxes)
Watkinsville, GA 30677

Telephone: 770-725-1200

Property Owner

Name: Townley Family Partnership, LLLP

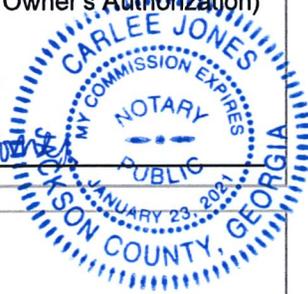
Address: 1280 Snows Mill Road
(No P.O. Boxes)
Bogart, GA 30622

Telephone: 706-340-0940

Applicant is (check one): the Property Owner Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: [Signature] Date: 7/20/18 Notarized: [Signature]



Property

Location: Snows Mill Road

Tax Parcel Number: Portion A04004, A04004C

Size (Acres): 11.089 Current Zoning: A1

Future Development Map—Character Area Designation: Suburban Living

Use

Current Use: Agricultural business, private storage

Proposed Use: Automobile museum, private storage

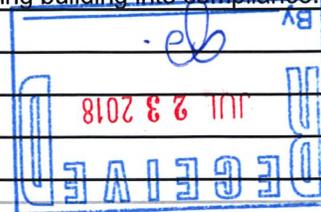
Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed(s), Legal Description, & Plat of Survey
- Disclosures
- Maps or Drawings Illustrating Variance Request
- Narrative Statement Explaining Variance Request
- Concept Plan

Appeal or Variance Requested

Provide the code section and briefly explain the requested variance

UDC 409: Minimum Setbacks for Principal Buildings
Variance sought to reduce front setback from 15' to
10' to bring an existing building into compliance.



For Oconee County Staff Use Only

Application Date Received: _____ Date Accepted: _____
 DRI Transmitted to RDC Date: _____ N/A
 Review Submitted: _____ Location Map: _____
 Posted: _____ Ad: _____ Ad: _____
 Application Withdrawn Date: _____

Action APPLICATION NUMBER 7543
 Administrative Appeal: Date: _____
 Approved With Conditions Denied N/A
 Board of Commissioners Date: _____
 Approved With Conditions Denied N/A

Eastville Car Museum

For Townley Family Partnership, LLLP
Oconee County, Georgia

Variance 1 Narrative

July 23, 2018



GENERAL DATA

Existing Zoning	A-1 (Agricultural District)
Proposed Zoning	OIP (Office Institutional Professional District)
Adjacent Zoning:	North: A-1 (Agricultural District) South: A-1 (Agricultural District) East: A-1 (Agricultural District) West: A-1 (Agricultural District)
Existing Use:	Agricultural Business and Private Storage
Proposed Use:	Agricultural Business and Museum (business)
Tract #1	A 04 004C (7.187 Acres)
Tract #2	A 04 004 (3.902 Acres)
Total Project Area	11.089 Acres
Tract #1 Impervious	117,227 Square Feet (2.69 Acres)
Tract #2 Impervious	47,379 Square Feet (1.09 Acres)
Total Impervious Area	164,606 Square Feet (3.78 Acres)

SITE NARRATIVE

The proposed Eastville Car Museum is located at the corner of Snows Mill Road and Cole Springs Road in Bogart, Georgia. The 11.089-acre campus is currently zoned A-1 (agricultural) and consists of two separate parcels (parcel A04004 and A04004C). The southern portion of the campus consists of three existing asphalt drives off Snows Mill Road and one existing asphalt drive and one existing gravel drive off Cole Springs Road, while the northern portion of the campus consists of one existing asphalt drive off Snows Mill Road and two existing asphalt drives off Cole Springs Road. Townley Family Partnership, LLLP is seeking to rezone the A-1 properties to OIP (Office Institutional Professional) in hopes of providing the citizens of Oconee County and the surrounding counties with an area that showcases the history and the heritage of American engineering through the lens of classic, vintage, and historical automobiles and equipment.

Carter Engineering Consultants, Inc. has been engaged by the owner to act as their agent in the preparation and provision of any necessary documents associated with the request of this rezone.

SITE DESCRIPTION

The site is located at the southern corner and the northern corner of Snows Mill Road and Cole Springs Road approximately 1/3 mile southeast of North Oconee High School. According to the Oconee County Future Development Map, the subject area and its adjacent parcels have been identified as future 'Suburban Living' Character Areas.

HISTORY

Our client originally purchased the two properties from the University of Georgia. The two properties were part of the UGA Plant Sciences Farm that was established by the Department of Crop and Soil Sciences in 1970. They used the farm and the existing buildings as an instrumental research and teaching site for the University and for the region. Our client purchased the properties and sought to preserve the agricultural character of the site by maintaining and enhancing the existing buildings where they stood; he did not change the layout nor the character of the site during the preservation and improvement of the buildings.

BUILDINGS

The southern property of the campus consists of eight existing buildings (2 'traditional-style' wooden barns, UGA's restored and enhanced Historical 'Red Barn', 3 metal barns, 1 Replica Shell Station, and 1 accessory building) and four existing silos. The northern



property of the campus consists of seven existing buildings (3 'traditional-style' wooden barns, 1 office, 1 residence, and 2 sheds) and four small accessory buildings (utility covers).

SITE

The properties are both currently being used for agricultural business and private storage. Pending the rezone, our client intends on using the majority of the properties as a museum; however, in efforts to maintain the rural character of the area, he also wishes to continue to use portions of the site for cattle farming and storage.

The topography of both properties slope gently from the north to the south. The southern campus has dense vegetation along its eastern perimeter creating a buffer between the subject property and existing residential properties along Cole Springs Road. The remaining portion of the campus 'opens up' to pastureland with a small grove of trees near the southernmost corner of the northern campus.

There are no areas on or within the site that would cause environmental concern.

ZONING

The current zoning is A-1 (Agricultural District)

The proposed zoning is OIP (Office Institutional Professional District)

Properties adjacent to the site are zoned as follows:

North: A-1 (Agricultural District)

South: A-1 (Agricultural District)

East: A-1 (Agricultural District)

West: A-1 (Agricultural District)

PROPOSED USE

The proposed use of the campus will be a car museum and farm office. The architecture and design of the overall site is one that intends to capture the feel and character of the Georgia Piedmont Region, reflecting its history and its aesthetic. It is our client's intent to provide the county and its citizens with an area that highlights over 100 years' worth of automobile and tractor design and engineering. The museum will be suitable and designed to accommodate people of all ages while remaining limited in its size to retain the rural character of the area.

In addition to showcasing over 100 years' worth of mechanical feats, our client also intends on capturing the structural history of the era. Located at the southeast corner of the campus is the Historic UGA 'Red Barn' that our client purchased, moved, renovated, and ultimately saved as it was deteriorating at its previous location off South Milledge Avenue in Athens-Clarke County. Our client rescued the building in efforts to save a bit of history and to share and showcase its history with the citizens of Oconee County. The 'Red Barn,' considered a UGA landmark since 1934, was built over 100 years ago and is iconic of 20th century farming and agriculture.

Our client ultimately wants to give the citizens of Oconee County an attraction that doesn't involve a day trip out of town, yet the intent of the project will also be to provide an attraction that does not compromise the character of our client's hometown. The museum will be utilized as a public attraction for education and enthusiasts, an intermittent event space, and a possible location for local and community gatherings.

SPECIAL EXCEPTION VARIANCE 1

A special exception variance is requested from the Unified Development Code of Oconee County Section 409, Minimum Setbacks for Principal Buildings, to reduce the front setback requirement along Snows Mill Road and Cole Springs Road from 15' to 10' to allow for two existing principal structures to be brought into compliance (Existing Barn #2 and One-Story Building).

- **SECTION 1303.03 Standards for Special Exception Variance Approval:** A special exception variance may be granted upon a finding that the relief, if granted:
 - a. **Would not cause substantial detriment to the public good:**
The allowance of the reduction in the setback requirement will not cause a substantial detriment to the public good because there is no advantage to the public that the setback remain where it stands. The principal structures are existing and therefore the allowance is incapable of providing any additional harm to the public good.

- b. **Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:**
The allowance of the reduction in the setback requirement will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity because the owner owns the adjoining properties. The exception here is to bring an existing structure into compliance. Being pre-existing, no properties will be adversely affected by the approval of the variance.
- c. **Would not diminish and impair property values within the surrounding neighborhood:**
The allowance of the setback reduction will not diminish and/or impair property values within the surrounding neighborhood because the properties around the subject area are agriculturally zoned. The surrounding properties are not currently hindered by the existing building and therefore would not be hindered by the allowance of this exception.
- d. **Would not impair the purpose and intent of this Development Code:**
The allowance of the reduction in the setback requirement will not impair the purpose and intent of the Unified Development Code of Oconee County. Many of the properties around the area are agriculturally based and typically have front yards greater than the required minimum front yard depth. The exception here is to simply bring an existing building into compliance with the proposed rezoning. A-1 compliance (current zoning) would be an even greater exception (30').



OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

Hardship Variance Appeal of Administrative Decision Flood Damage Prevention Variance

Special Exception for: _____

Applicant

Name: Carter Engineering Consultants, Inc.

Address: 3651 Mars Hill Road, Suite 2000
(No P.O. Boxes)
Watkinsville, GA 30677

Telephone: 770-725-1200

Property Owner

Name: Townley Family Partnership, LLLP

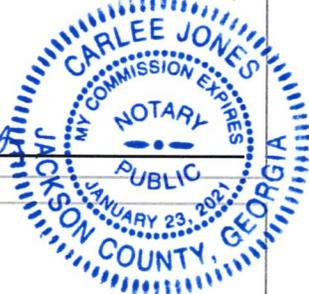
Address: 1280 Snows Mill Road
(No P.O. Boxes)
Bogart, GA 30622

Telephone: 706-340-0940

Applicant is (check one): the Property Owner Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: [Signature] Date: 8/14/18 Notarized: [Signature]



Property

Location: Snows Mill Road

Tax Parcel Number: Portion A04004, A04004C

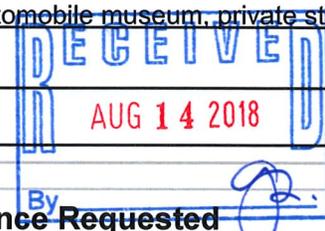
Size (Acres): 11.089 Current Zoning: A1

Future Development Map—Character Area Designation: Suburban Living

Use

Current Use: Agricultural business, private storage

Proposed Use: Automobile museum, private storage



Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed(s), Legal Description, & Plat of Survey
- Disclosures
- Maps or Drawings Illustrating Variance Request
- Narrative Statement Explaining Variance Request
- Concept Plan

Appeal or Variance Requested

Provide the code section and briefly explain the requested variance

UDC 410: Minimum Setbacks for Accessory Buildings and Structures.

A variance is sought to waive the requirement that prohibits accessory structures within the front yard along Cole Springs Road and Snows Mill Road and to reduce the setback required for accessory buildings labeled 'C' (the silos) from the principal setback of 15' to 5' in order to bring existing accessory buildings into compliance with the Oconee County UDC.

For Oconee County Staff Use Only

Application

Date Received: _____ Date Accepted: _____

DRI Transmitted to RDC Date: _____ N/A

Review Submitted: _____ Location Map: _____

Posted: _____ Ad: _____ Ad: _____

Application Withdrawn Date: _____

Action

APPLICATION NUMBER 7544

Administrative Appeal: Date: _____

Approved With Conditions Denied N/A

Board of Commissioners Date: _____

Approved With Conditions Denied N/A

Eastville Car Museum

For Townley Family Partnership, LLLP
Oconee County, Georgia

Variance 2 Narrative

July 23, 2018 (Revised August 14, 2018)

GENERAL DATA

Existing Zoning A-1 (Agricultural District)
Proposed Zoning OIP (Office Institutional Professional District)

Adjacent Zoning: North: A-1 (Agricultural District)
South: A-1 (Agricultural District)
East: A-1 (Agricultural District)
West: A-1 (Agricultural District)

Existing Use: Agricultural Business and Private Storage
Proposed Use: Agricultural Business and Museum (business)

Tract #1 A 04 004C (7.187 Acres)
Tract #2 A 04 004 (3.902 Acres)

Total Project Area 11.089 Acres

Tract #1 Impervious 117,227 Square Feet (2.69 Acres)
Tract #2 Impervious 47,379 Square Feet (1.09 Acres)

Total Impervious Area 164,606 Square Feet (3.78 Acres)



SITE NARRATIVE

The proposed Eastville Car Museum is located at the corner of Snows Mill Road and Cole Springs Road in Bogart, Georgia. The 11.089-acre campus is currently zoned A-1 (agricultural) and consists of two separate parcels (parcel A04004 and A04004C). The southern portion of the campus consists of three existing asphalt drives off Snows Mill Road and one existing asphalt drive and one existing gravel drive off Cole Springs Road, while the northern portion of the campus consists of one existing asphalt drive off Snows Mill Road and two existing asphalt drives off Cole Springs Road. Townley Family Partnership, LLLP is seeking to rezone the A-1 properties to OIP (Office Institutional Professional) in hopes of providing the citizens of Oconee County and the surrounding counties with an area that showcases the history and the heritage of American engineering through the lens of classic, vintage, and historical automobiles and equipment.

Carter Engineering Consultants, Inc. has been engaged by the owner to act as their agent in the preparation and provision of any necessary documents associated with the request of this rezone.

SITE DESCRIPTION

The site is located at the southern corner and the northern corner of Snows Mill Road and Cole Springs Road approximately 1/3 mile southeast of North Oconee High School. According to the Oconee County Future Development Map, the subject area and its adjacent parcels have been identified as future 'Suburban Living' Character Areas.

HISTORY

Our client originally purchased the two properties from the University of Georgia. The two properties were part of the UGA Plant Sciences Farm that was established by the Department of Crop and Soil Sciences in 1970. They used the farm and the existing buildings as an instrumental research and teaching site for the University and for the region. Our client purchased the properties and sought to preserve the agricultural character of the site by maintaining and enhancing the existing buildings where they stood; he did not change the layout nor the character of the site during the preservation and improvement of the buildings.

BUILDINGS

The southern property of the campus consists of eight existing buildings (2 'traditional-style' wooden barns, UGA's restored and enhanced Historical 'Red Barn', 3 metal barns, 1 Replica Shell Station, and 1 accessory building) and four existing silos. The northern

property of the campus consists of seven existing buildings (3 'traditional-style' wooden barns, 1 office, 1 residence, and 2 sheds) and four small accessory buildings (utility covers).

SITE
The properties are both currently being used for agricultural business and private storage. Pending the rezone, our client intends on using the majority of the properties as a museum; however, in efforts to maintain the rural character of the area, he also wishes to continue to use portions of the site for cattle farming and storage.

The topography of both properties slope gently from the north to the south. The southern campus has dense vegetation along its eastern perimeter creating a buffer between the subject property and existing residential properties along Cole Springs Road. The remaining portion of the campus 'opens up' to pastureland with a small grove of trees near the southernmost corner of the northern campus.

There are no areas on or within the site that would cause environmental concern.

ZONING

The current zoning is A-1 (Agricultural District)
The proposed zoning is OIP (Office Institutional Professional District)

Properties adjacent to the site are zoned as follows:

North: A-1 (Agricultural District)
South: A-1 (Agricultural District)
East: A-1 (Agricultural District)
West: A-1 (Agricultural District)

PROPOSED USE

The proposed use of the campus will be a car museum and farm office. The architecture and design of the overall site is one that intends to capture the feel and character of the Georgia Piedmont Region, reflecting its history and its aesthetic. It is our client's intent to provide the county and its citizens with an area that highlights over 100 years' worth of automobile and tractor design and engineering. The museum will be suitable and designed to accommodate people of all ages while remaining limited in its size to retain the rural character of the area.

In addition to showcasing over 100 years' worth of mechanical feats, our client also intends on capturing the structural history of the era. Located at the southeast corner of the campus is the Historic UGA 'Red Barn' that our client purchased, moved, renovated, and ultimately saved as it was deteriorating at its previous location off South Milledge Avenue in Athens-Clarke County. Our client rescued the building in efforts to save a bit of history and to share and showcase its history with the citizens of Oconee County. The 'Red Barn,' considered a UGA landmark since 1934, was built over 100 years ago and is iconic of 20th century farming and agriculture.

Our client ultimately wants to give the citizens of Oconee County an attraction that doesn't involve a day trip out of town, yet the intent of the project will also be to provide an attraction that does not compromise the character of our client's hometown. The museum will be utilized as a public attraction for education and enthusiasts, an intermittent event space, and a possible location for local and community gatherings.

SPECIAL EXCEPTION VARIANCE 2

A special exception variance is requested from the Unified Development Code of Oconee County Section 410, Minimum Setbacks (Accessory Buildings and Structures), to allow existing accessory buildings within the front yard along Cole Springs Road and Snows Mill Road (silos, windmill, Shed #1 and Shed #2) and to reduce the required setback for accessory buildings labeled 'C' (silos) from the primary setback of 15' to 5' in order to bring existing structures into compliance.

- **SECTION 1303.03 Standards for Special Exception Variance Approval:** A special exception variance may be granted upon a finding that the relief, if granted:
 - a. **Would not cause substantial detriment to the public good:**
The allowance of accessory buildings within the front yard and beyond the principal setback of 15' along Cole Springs Road and Snows Mill Road will not cause a substantial detriment to the public good because there is no advantage to the public that they be removed. The accessory buildings are existing and therefore the allowance will pose no harm to the existing public good.
 - b. **Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:**

The allowance of accessory buildings within the front yard and beyond the principal setback of 15' along Cole Springs Road and Snows Mill Road will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity because the owner owns the adjoining properties. Furthermore, the exception here is to bring existing structures into compliance, being pre-existing, no properties will be adversely affected by their allowance and exception.

c. Would not diminish and impair property values within the surrounding neighborhood:

The allowance of accessory buildings within the front yard and beyond the principal setback of 15' along Cole Springs Road and Snows Mill Road will not diminish nor impair property values within the surrounding neighborhood because the properties around the subject area are agriculturally zoned. The existing accessory buildings only add to the rural character, aesthetic, and enjoyment of the area.

d. Would not impair the purpose and intent of this Development Code:

The allowance of accessory buildings within the front yard and beyond the principal setback of 15' along Cole Springs Road and Snows Mill Road will not impair the purpose and intent of the Unified Development Code of Oconee County. The structures presently exist in and are allowed within the A-1 zone. Approving the exception for the OIP Rezone will not impair the purpose and intent of the UDC.



OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

Hardship Variance Appeal of Administrative Decision Flood Damage Prevention Variance

Special Exception for: _____

Applicant

Name: Carter Engineering Consultants, Inc.

Address: 3651 Mars Hill Road, Suite 2000
(No P.O. Boxes)
Watkinsville, GA 30677

Telephone: 770-725-1200

Property Owner

Name: Townley Family Partnership, LLLP

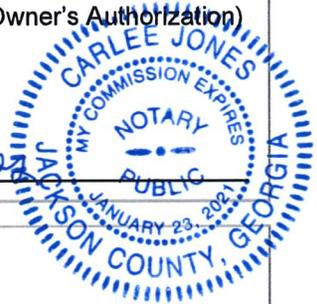
Address: 1280 Snows Mill Road
(No P.O. Boxes)
Bogart, GA 30622

Telephone: 706-340-0940

Applicant is (check one): the Property Owner Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: [Signature] Date: 7/20/18 Notarized: [Signature]



Property

Location: Snows Mill Road

Tax Parcel Number: Portion A04004, A04004C

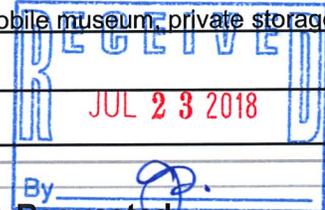
Size (Acres): 11.089 Current Zoning: A1

Future Development Map—Character Area Designation: Suburban Living

Use

Current Use: Agricultural business, private storage

Proposed Use: Automobile museum, private storage



Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed(s), Legal Description, & Plat of Survey
- Disclosures
- Maps or Drawings Illustrating Variance Request
- Narrative Statement Explaining Variance Request
- Concept Plan

Appeal or Variance Requested

Provide the code section and briefly explain the requested variance

UDC 806: Landscape Buffers Between Incompatible

Land Uses

Variance sought to waive requirement for any buffers

along corresponding property lines in order to preserve

and maintain the rural character and aesthetic of both

the subject site and adjoining properties.

For Oconee County Staff Use Only

Application

Date Received: _____ Date Accepted: _____

DRI Transmitted to RDC Date: _____ N/A

Review Submitted: _____ Location Map: _____

Posted: _____ Ad: _____ Ad: _____

Application Withdrawn Date: _____

Action

APPLICATION NUMBER 7545

Administrative Appeal: Date: _____

Approved With Conditions Denied N/A

Board of Commissioners Date: _____

Approved With Conditions Denied N/A

Eastville Car Museum

For Townley Family Partnership, LLLP
Oconee County, Georgia

Variance 3 Narrative

July 23, 2018 (Revised August 14, 2018)

GENERAL DATA

Existing Zoning	A-1 (Agricultural District)
Proposed Zoning	OIP (Office Institutional Professional District)
Adjacent Zoning:	North: A-1 (Agricultural District) South: A-1 (Agricultural District) East: A-1 (Agricultural District) West: A-1 (Agricultural District)
Existing Use:	Agricultural Business and Private Storage
Proposed Use:	Agricultural Business and Museum (business)
Tract #1	A 04 004C (7.187 Acres)
Tract #2	A 04 004 (3.902 Acres)
Total Project Area	11.089 Acres
Tract #1 Impervious	117,227 Square Feet (2.69 Acres)
Tract #2 Impervious	47,379 Square Feet (1.09 Acres)
Total Impervious Area	164,606 Square Feet (3.78 Acres)



SITE NARRATIVE

The proposed Eastville Car Museum is located at the corner of Snows Mill Road and Cole Springs Road in Bogart, Georgia. The 11.089-acre campus is currently zoned A-1 (agricultural) and consists of two separate parcels (parcel A04004 and A04004C). The southern portion of the campus consists of three existing asphalt drives off Snows Mill Road and one existing asphalt drive and one existing gravel drive off Cole Springs Road, while the northern portion of the campus consists of one existing asphalt drive off Snows Mill Road and two existing asphalt drives off Cole Springs Road. Townley Family Partnership, LLLP is seeking to rezone the A-1 properties to OIP (Office Institutional Professional) in hopes of providing the citizens of Oconee County and the surrounding counties with an area that showcases the history and the heritage of American engineering through the lens of classic, vintage, and historical automobiles and equipment.

Carter Engineering Consultants, Inc. has been engaged by the owner to act as their agent in the preparation and provision of any necessary documents associated with the request of this rezone.

SITE DESCRIPTION

The site is located at the southern corner and the northern corner of Snows Mill Road and Cole Springs Road approximately 1/3 mile southeast of North Oconee High School. According to the Oconee County Future Development Map, the subject area and its adjacent parcels have been identified as future 'Suburban Living' Character Areas.

HISTORY

Our client originally purchased the two properties from the University of Georgia. The two properties were part of the UGA Plant Sciences Farm that was established by the Department of Crop and Soil Sciences in 1970. They used the farm and the existing buildings as an instrumental research and teaching site for the University and for the region. Our client purchased the properties and sought to preserve the agricultural character of the site by maintaining and enhancing the existing buildings where they stood; he did not change the layout nor the character of the site during the preservation and improvement of the buildings.

BUILDINGS

The southern property of the campus consists of eight existing buildings (2 'traditional-style' wooden barns, UGA's restored and enhanced Historical 'Red Barn', 3 metal barns, 1 Replica Shell Station, and 1 accessory building) and four existing silos. The northern

property of the campus consists of seven existing buildings (3 'traditional-style' wooden barns, 1 office, 1 residence, and 2 sheds) and four small accessory buildings (utility covers).

SITE

The properties are both currently being used for agricultural business and private storage. Pending the rezone, our client intends on using the majority of the properties as a museum; however, in efforts to maintain the rural character of the area, he also wishes to continue to use portions of the site for cattle farming and storage.

The topography of both properties slope gently from the north to the south. The southern campus has dense vegetation along its eastern perimeter creating a buffer between the subject property and existing residential properties along Cole Springs Road. The remaining portion of the campus 'opens up' to pastureland with a small grove of trees near the southernmost corner of the northern campus.

There are no areas on or within the site that would cause environmental concern.

ZONING

The current zoning is A-1 (Agricultural District)

The proposed zoning is OIP (Office Institutional Professional District)

Properties adjacent to the site are zoned as follows:

North: A-1 (Agricultural District)

South: A-1 (Agricultural District)

East: A-1 (Agricultural District)

West: A-1 (Agricultural District)

PROPOSED USE

The proposed use of the campus will be a car museum and farm office. The architecture and design of the overall site is one that intends to capture the feel and character of the Georgia Piedmont Region, reflecting its history and its aesthetic. It is our client's intent to provide the county and its citizens with an area that highlights over 100 years' worth of automobile and tractor design and engineering. The museum will be suitable and designed to accommodate people of all ages while remaining limited in its size to retain the rural character of the area.

In addition to showcasing over 100 years' worth of mechanical feats, our client also intends on capturing the structural history of the era. Located at the southeast corner of the campus is the Historic UGA 'Red Barn' that our client purchased, moved, renovated, and ultimately saved as it was deteriorating at its previous location off South Milledge Avenue in Athens-Clarke County. Our client rescued the building in efforts to save a bit of history and to share and showcase its history with the citizens of Oconee County. The 'Red Barn,' considered a UGA landmark since 1934, was built over 100 years ago and is iconic of 20th century farming and agriculture.

Our client ultimately wants to give the citizens of Oconee County an attraction that doesn't involve a day trip out of town, yet the intent of the project will also be to provide an attraction that does not compromise the character of our client's hometown. The museum will be utilized as a public attraction for education and enthusiasts, an intermittent event space, and a possible location for local and community gatherings.

SPECIAL EXCEPTION VARIANCE 3

A special exception variance is requested from the Unified Development Code of Oconee County 806, Landscape Buffers between incompatible land uses, to waive the requirement to have a 15-foot landscape buffer between OIP zoned properties and A-1 zoned properties; and to waive the requirement to have a 25-foot landscape buffer between OIP properties and A-1 zoned properties that are used for residential purposes.

- **SECTION 1303.03 Standards for Special Exception Variance Approval:** A special exception variance may be granted upon a finding that the relief, if granted:
 - a. **Would not cause substantial detriment to the public good:**

The allowance to waive the requirements to have a 15' and a 25' landscape buffer would not cause substantial detriment to the public good because this is a rural area and there is no benefit or advantage to the public that the buffer exists. The intent of a buffer is to shield and/or buffer adjoining properties, not the public at large. Furthermore, requiring the buffer based on the public good would not stand in accordance with the use and character of the surrounding properties.

- b. Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:**
The allowance to waive the requirements to have a 15' and 25' landscape buffer will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity because the owner owns the adjoining properties. It is the intent of our client to provide and promote as much rural character as possible. No properties will be adversely affected because it is our client's intent to retain both the character and the aesthetic of the surrounding properties.
- c. Would not diminish and impair property values within the surrounding neighborhood:**
The allowance to waive the requirements to have a 15' and 25' landscape buffer will not diminish and impair property values within the surrounding neighborhood because the properties around the subject area are agriculturally zoned. The proposed use and the existing facilities only promote and compliment the property values of the surrounding area.
- d. Would not impair the purpose and intent of this Development Code:**
The allowance to waive the requirements to have a 15' and 25' landscape buffer will not impair the purpose and intent of the Unified Development Code of Oconee County because the area is not a business-oriented area. Furthermore, if the purpose of a landscape buffer is to shield and/or minimize the views in or out of the subject property and its adjoining properties, then this purpose is compromised as requiring a buffer would ultimately draw focus to the subject property. Being surrounded by agricultural property and by sharing an agricultural aesthetic, a 'random' installation of a landscape buffer would ultimately draw views rather than hinder them.



OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

- Hardship Variance
- Appeal of Administrative Decision
- Flood Damage Prevention Variance

Special Exception for: _____

Applicant

Name: Carter Engineering Consultants, Inc.

Address: 3651 Mars Hill Road, Suite 2000
(No P.O. Boxes)
Watkinsville, GA 30677

Telephone: 770-725-1200

Property Owner

Name: Townley Family Partnership, LLLP

Address: 1280 Snows Mill Road
(No P.O. Boxes)
Bogart, GA 30622

Telephone: 706-340-0940

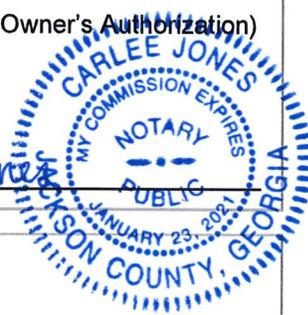
Applicant is (check one): the Property Owner Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: [Signature]

Date: 7/20/18

Notarized: Carlee Jones



Property

Location: Snows Mill Road

Tax Parcel Number: Portion A04004, A04004C

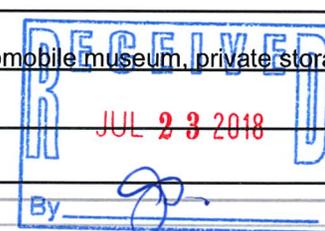
Size (Acres): 11.089 Current Zoning: A1

Future Development Map—Character Area Designation: Suburban Living

Use

Current Use: Agricultural business, private storage

Proposed Use: Automobile museum, private storage



Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed(s), Legal Description, & Plat of Survey
- Disclosures
- Maps or Drawings Illustrating Variance Request
- Narrative Statement Explaining Variance Request
- Concept Plan

Appeal or Variance Requested

Provide the code section and briefly explain the requested variance

UDC 1014.02: Sidewalks Where Required

Variance sought to waive the requirement to have sidewalks line the perimeter of the property in order to preserve and maintain the rural character and aesthetic aesthetic of both the subject site and adjoining properties.

For Oconee County Staff Use Only

Date Received: _____ Date Accepted: _____

DRI Transmitted to RDC Date: _____ N/A

Review Submitted: _____ Location Map: _____

Posted: _____ Ad: _____ Ad: _____

Application Withdrawn Date: _____

APPLICATION NUMBER 7546

Administrative Appeal: Date: _____

Approved With Conditions Denied N/A

Board of Commissioners Date: _____

Approved With Conditions Denied N/A

Application

Action

Eastville Car Museum

For Townley Family Partnership, LLLP
Oconee County, Georgia

Variance 4 Narrative

July 23, 2018



GENERAL DATA

Existing Zoning	A-1 (Agricultural District)
Proposed Zoning	OIP (Office Institutional Professional District)
Adjacent Zoning:	North: A-1 (Agricultural District) South: A-1 (Agricultural District) East: A-1 (Agricultural District) West: A-1 (Agricultural District)
Existing Use:	Agricultural Business and Private Storage
Proposed Use:	Agricultural Business and Museum (business)
Tract #1	A 04 004C (7.187 Acres)
Tract #2	A 04 004 (3.902 Acres)
Total Project Area	11.089 Acres
Tract #1 Impervious	117,227 Square Feet (2.69 Acres)
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Total Impervious Area	164,606 Square Feet (3.78 Acres)

SITE NARRATIVE

The proposed Eastville Car Museum is located at the corner of Snows Mill Road and Cole Springs Road in Bogart, Georgia. The 11.089-acre campus is currently zoned A-1 (agricultural) and consists of two separate parcels (parcel A04004 and A04004C). The southern portion of the campus consists of three existing asphalt drives off Snows Mill Road and one existing asphalt drive and one existing gravel drive off Cole Springs Road, while the northern portion of the campus consists of one existing asphalt drive off Snows Mill Road and two existing asphalt drives off Cole Springs Road. Townley Family Partnership, LLLP is seeking to rezone the A-1 properties to OIP (Office Institutional Professional) in hopes of providing the citizens of Oconee County and the surrounding counties with an area that showcases the history and the heritage of American engineering through the lens of classic, vintage, and historical automobiles and equipment.

Carter Engineering Consultants, Inc. has been engaged by the owner to act as their agent in the preparation and provision of any necessary documents associated with the request of this rezone.

SITE DESCRIPTION

The site is located at the southern corner and the northern corner of Snows Mill Road and Cole Springs Road approximately 1/3 mile southeast of North Oconee High School. According to the Oconee County Future Development Map, the subject area and its adjacent parcels have been identified as future 'Suburban Living' Character Areas.

HISTORY

Our client originally purchased the two properties from the University of Georgia. The two properties were part of the UGA Plant Sciences Farm that was established by the Department of Crop and Soil Sciences in 1970. They used the farm and the existing buildings as an instrumental research and teaching site for the University and for the region. Our client purchased the properties and sought to preserve the agricultural character of the site by maintaining and enhancing the existing buildings where they stood; he did not change the layout nor the character of the site during the preservation and improvement of the buildings.

BUILDINGS

The southern property of the campus consists of eight existing buildings (2 'traditional-style' wooden barns, UGA's restored and enhanced Historical 'Red Barn', 3 metal barns, 1 Replica Shell Station, and 1 accessory building) and four existing silos. The northern

property of the campus consists of seven existing buildings (3 'traditional-style' wooden barns, 1 office, 1 residence, and 2 sheds) and four small accessory buildings (utility covers).

SITE

The properties are both currently being used for agricultural business and private storage. Pending the rezone, our client intends on using the majority of the properties as a museum; however, in efforts to maintain the rural character of the area, he also wishes to continue to use portions of the site for cattle farming and storage.

The topography of both properties slope gently from the north to the south. The southern campus has dense vegetation along its eastern perimeter creating a buffer between the subject property and existing residential properties along Cole Springs Road. The remaining portion of the campus 'opens up' to pastureland with a small grove of trees near the southernmost corner of the northern campus.

There are no areas on or within the site that would cause environmental concern.

ZONING

The current zoning is A-1 (Agricultural District)

The proposed zoning is OIP (Office Institutional Professional District)

Properties adjacent to the site are zoned as follows:

North: A-1 (Agricultural District)

South: A-1 (Agricultural District)

East: A-1 (Agricultural District)

West: A-1 (Agricultural District)

PROPOSED USE

The proposed use of the campus will be a car museum and farm office. The architecture and design of the overall site is one that intends to capture the feel and character of the Georgia Piedmont Region, reflecting its history and its aesthetic. It is our client's intent to provide the county and its citizens with an area that highlights over 100 years' worth of automobile and tractor design and engineering. The museum will be suitable and designed to accommodate people of all ages while remaining limited in its size to retain the rural character of the area.

In addition to showcasing over 100 years' worth of mechanical feats, our client also intends on capturing the structural history of the era. Located at the southeast corner of the campus is the Historic UGA 'Red Barn' that our client purchased, moved, renovated, and ultimately saved as it was deteriorating at its previous location off South Millledge Avenue in Athens-Clarke County. Our client rescued the building in efforts to save a bit of history and to share and showcase its history with the citizens of Oconee County. The 'Red Barn,' considered a UGA landmark since 1934, was built over 100 years ago and is iconic of 20th century farming and agriculture.

Our client ultimately wants to give the citizens of Oconee County an attraction that doesn't involve a day trip out of town, yet the intent of the project will also be to provide an attraction that does not compromise the character of our client's hometown. The museum will be utilized as a public attraction for education and enthusiasts, an intermittent event space, and a possible location for local and community gatherings.

SPECIAL EXCEPTION VARIANCE 4

A special exception variance is requested from the Unified Development Code of Oconee County 1014.02, Sidewalks (where required), to waive the requirement to have concrete sidewalks installed along Snows Mill Road and Cole Springs Road in efforts to preserve and maintain the rural character and aesthetic of the subject site and the adjoining properties.

- **SECTION 1303.03 Standards for Special Exception Variance Approval:** A special exception variance may be granted upon a finding that the relief, if granted:
 - a. **Would not cause substantial detriment to the public good:**
The allowance to waive the requirement to have a concrete sidewalk will not cause substantial detriment to the public good because this is a rural area and there is no benefit to have a concrete sidewalk in the area. There are no present trends or studies known that would lend the surrounding properties to warrant and/or need sidewalk access now or in the future.
 - b. **Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:**

The allowance to waive the requirement to have a concrete sidewalk will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity because the owner owns the adjoining properties and there is no reason to assume a sidewalk is needed and/or warranted. Adding a concrete sidewalk would only arouse questions and suspicions of further development in the area.

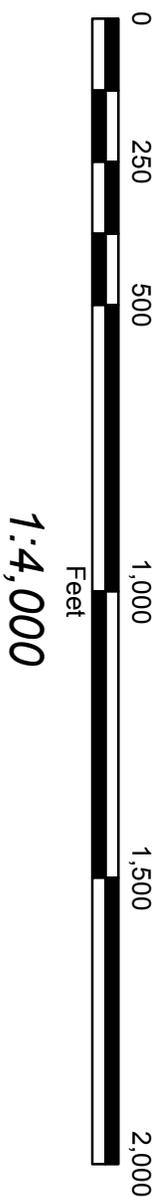
c. **Would not diminish and impair property values within the surrounding neighborhood:**

The allowance to waive the requirement to have a concrete sidewalk will not diminish nor impair property values within the surrounding neighborhood because the properties around the subject area are agriculturally zoned. Adding a concrete sidewalk would again, only arouse questions and suspicions of further development. The installation of sidewalks, if at benefit to anyone, would only benefit those individuals directly adjacent to the property which even if the adjacent properties were not owned by our client, would still only benefit a handful of citizens. Our client owns approximately +/- 1,000 acres in the immediate vicinity of the property and sees no benefit to him or to his properties to have a public sidewalk traverse the subject site.

d. **Would not impair the purpose and intent of this Development Code:**

The allowance to waive the requirement to have a concrete sidewalk will not impair the purpose and intent of the Unified Development Code of Oconee County because the area as a whole is not a business-oriented area, nor is there a need for pedestrian circulation to and from the subject area.

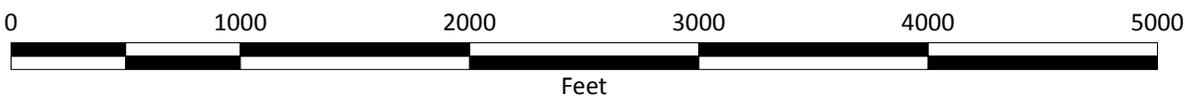
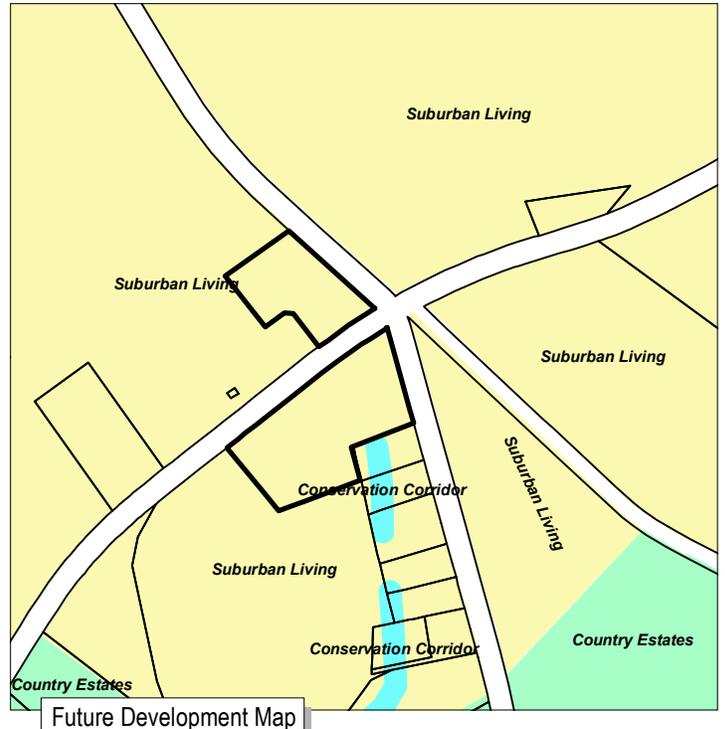
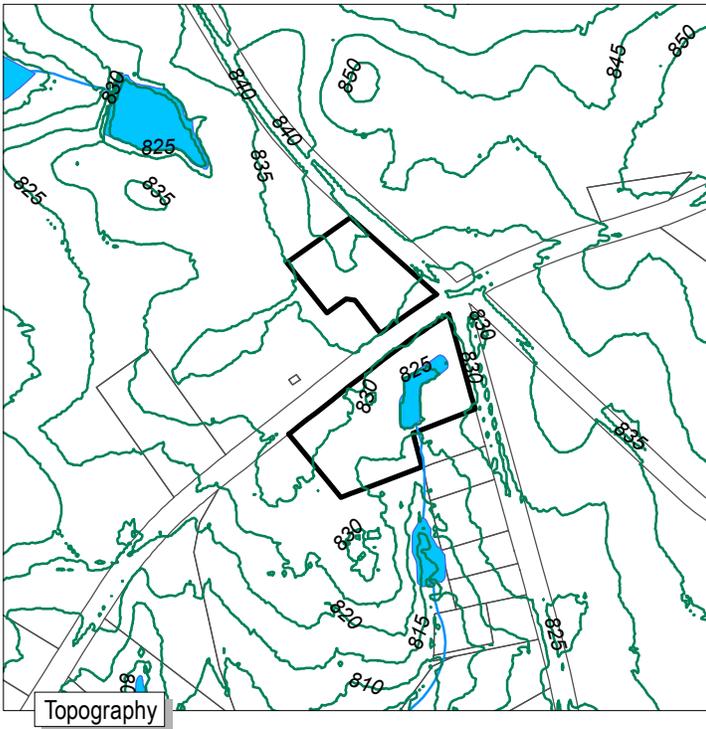
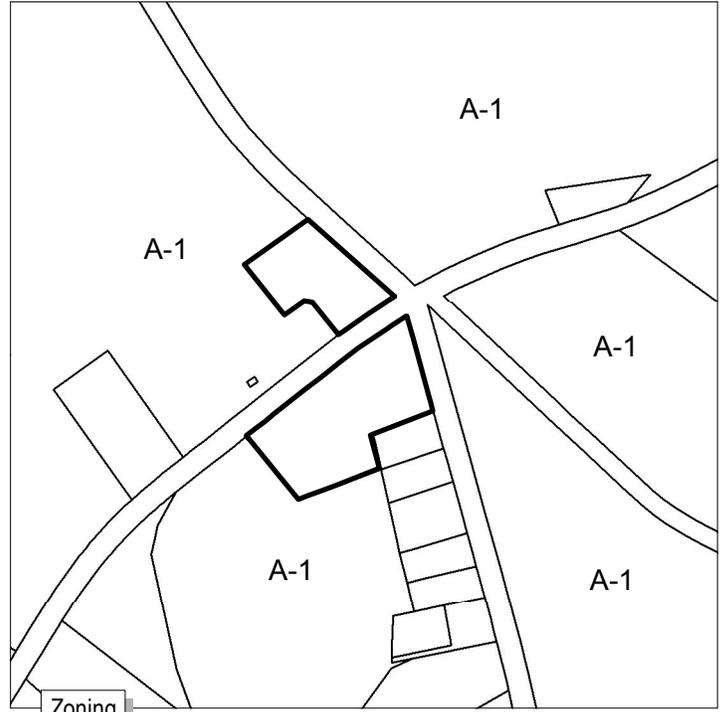
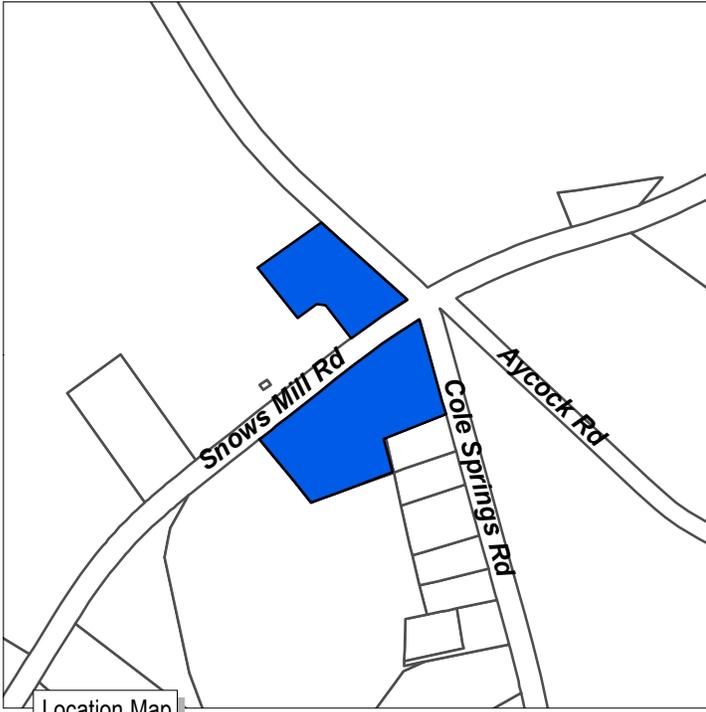
Townley Family Partnership, LLLP Aerial View



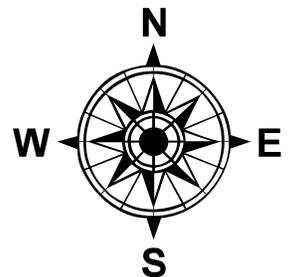
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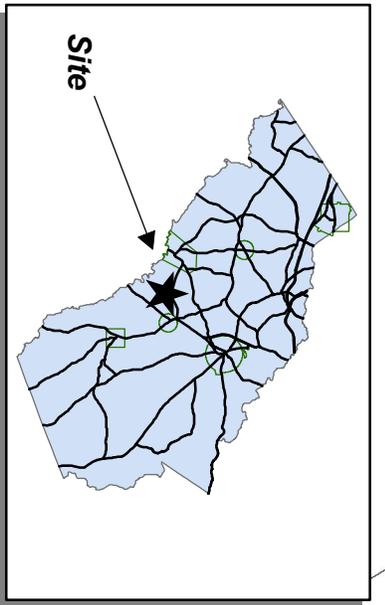


Townley Family Partnership, LLLP Site Review

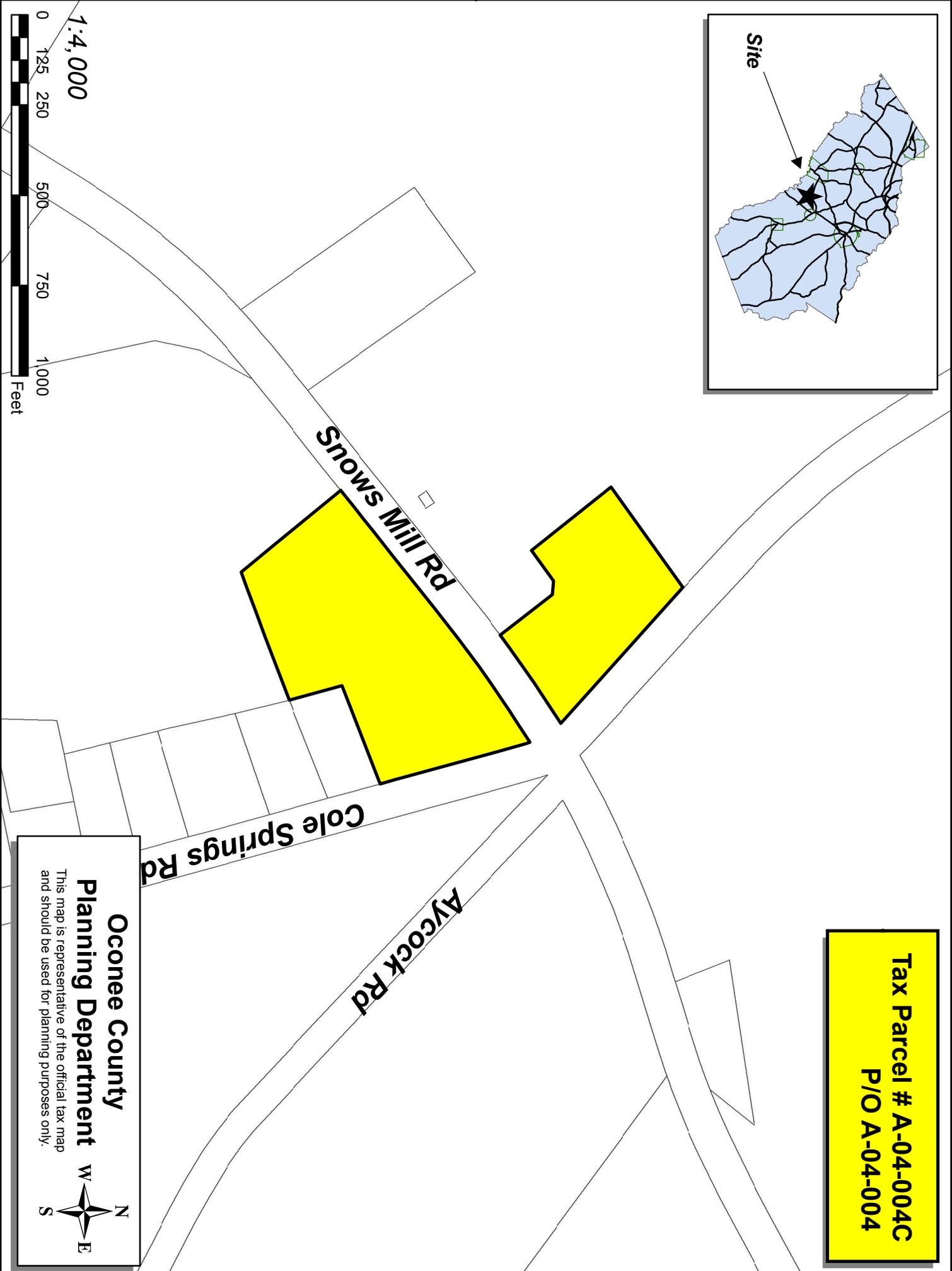


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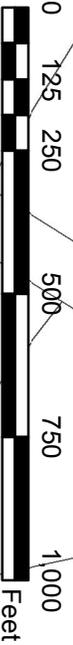




Tax Parcel # A-04-004C
P/O A-04-004



1:4,000



Oconee County
Planning Department

This map is representative of the official tax map and should be used for planning purposes only.

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