

**APPROVAL OF A HARDSHIP VARIANCE
FROM THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting approval of a Hardship Variance based upon the allowances under the Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1304, to grant approval of a Hardship Variance pursuant to an application requesting approval of a Hardship Variance on property owned by Ashley D. Hill and Stacy K. Hill submitted on March 25, 2019.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting Hardship Variance approval submitted by Williams & Associates, Land Planners P.C. on March 25, 2019, regarding ±14.861-acre tract of land located on the along Hodges Mill Road in the 239th G.M.D., Oconee County, Georgia, (tax parcel number B-04-001A) the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A Resolution granting Hardship Variance approval for the property described above and also described in the attached Exhibit "A" is hereby granted for the purpose of relief from Unified Development Code Section 1012.07 (a), to increase the number of lots allowed access along a private access drive.

Said Hardship Variance is subject to the following conditions: as set forth in "Exhibit A" attached hereto.

SECTION 2. Severability. It is intended that the provisions of this 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 Hardship Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by same at its regular meeting on June 4, 2019.

ADOPTED AND APPROVED, this 4th day of June, 2019.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

William E. Wilkes, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes
Clerk, Board of Commissioners



EXHIBIT "A" TO HARDSHIP VARIANCE #7770

Page 1 of 4

CONDITIONS

1. The subject private access drive shall serve no more than five tracts.

TAX MAP



LEGAL DESCRIPTION

All that tract, or parcel of land, lying and being in Oconee County, Georgia, G.M.D. 239, containing 14.861 acres, more or less, and being more particularly described as:

Beginning at a 1/2" rebar at the intersection of the southeasterly margin of the 100-foot right-of-way of Hodges Mill Road with the southwesterly margin of the 60-foot right-of-way of Palomino Pass; thence continuing along the right-of-way of Hodges Mill Road South 48 degrees 17 minutes 12 seconds West, 399.77 feet to a 1/2" rebar, being the TRUE POINT OF BEGINNING, thence leaving said right-of-way South 34 degrees 12 minutes 29 seconds East, 576.84 feet to a 1/2" rebar; thence South 35 degrees 02 minutes 45 seconds East, 470.04 feet to a point; thence South 66 degrees 00 minutes 03 seconds West, 618.55 feet to a point; thence North 59 degrees 47 minutes 06 seconds West, 187.14 feet to a point; thence North 36 degrees 54 minutes 05 seconds West, 675.27 feet to a point on the southeasterly margin of right-of-way of Hodges Mill Road; thence continuing along said-right-of-way North 48 degrees 18 minutes 22 seconds East, 720.55 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "A" TO HARDSHIP VARIANCE #7770

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PLAT

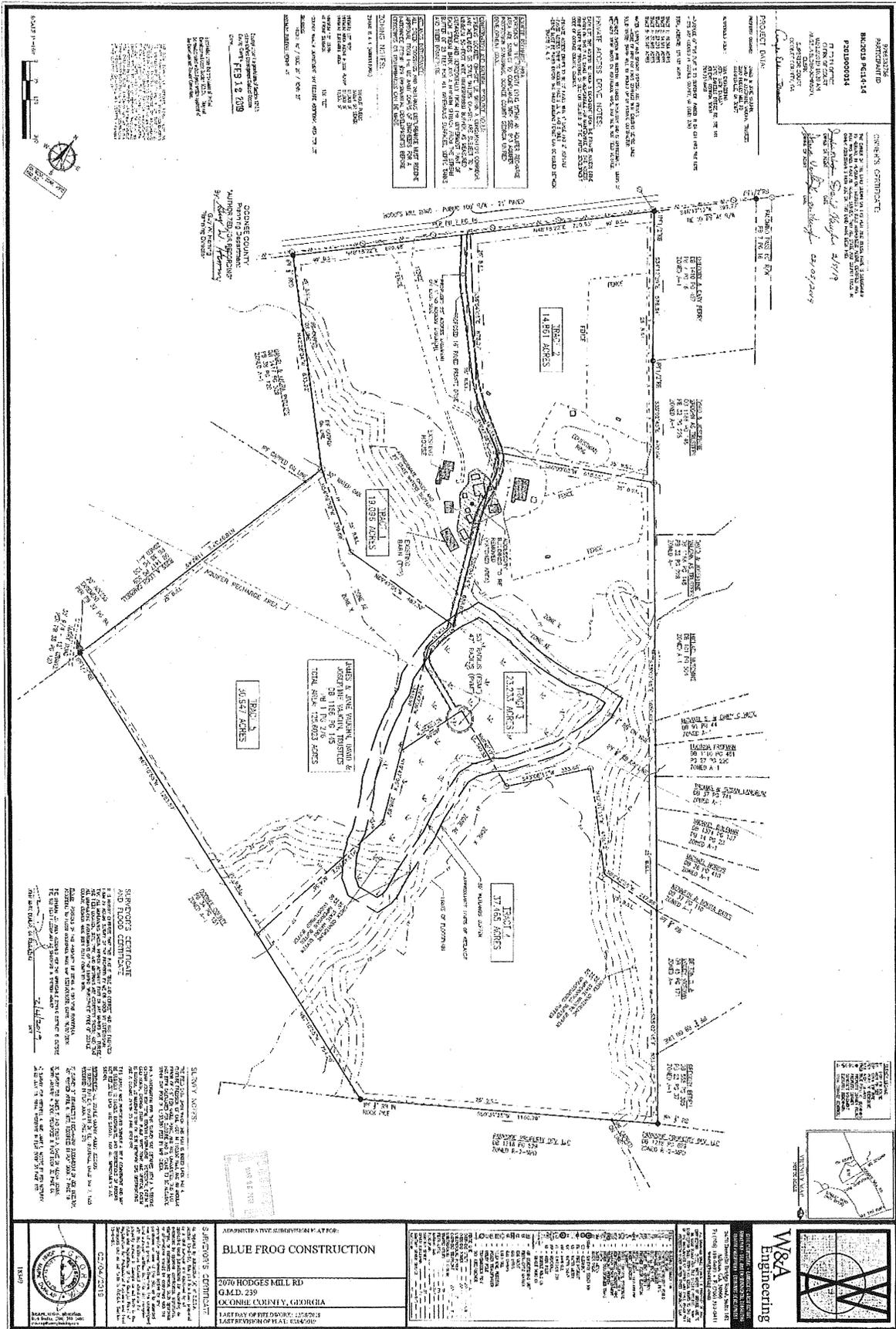
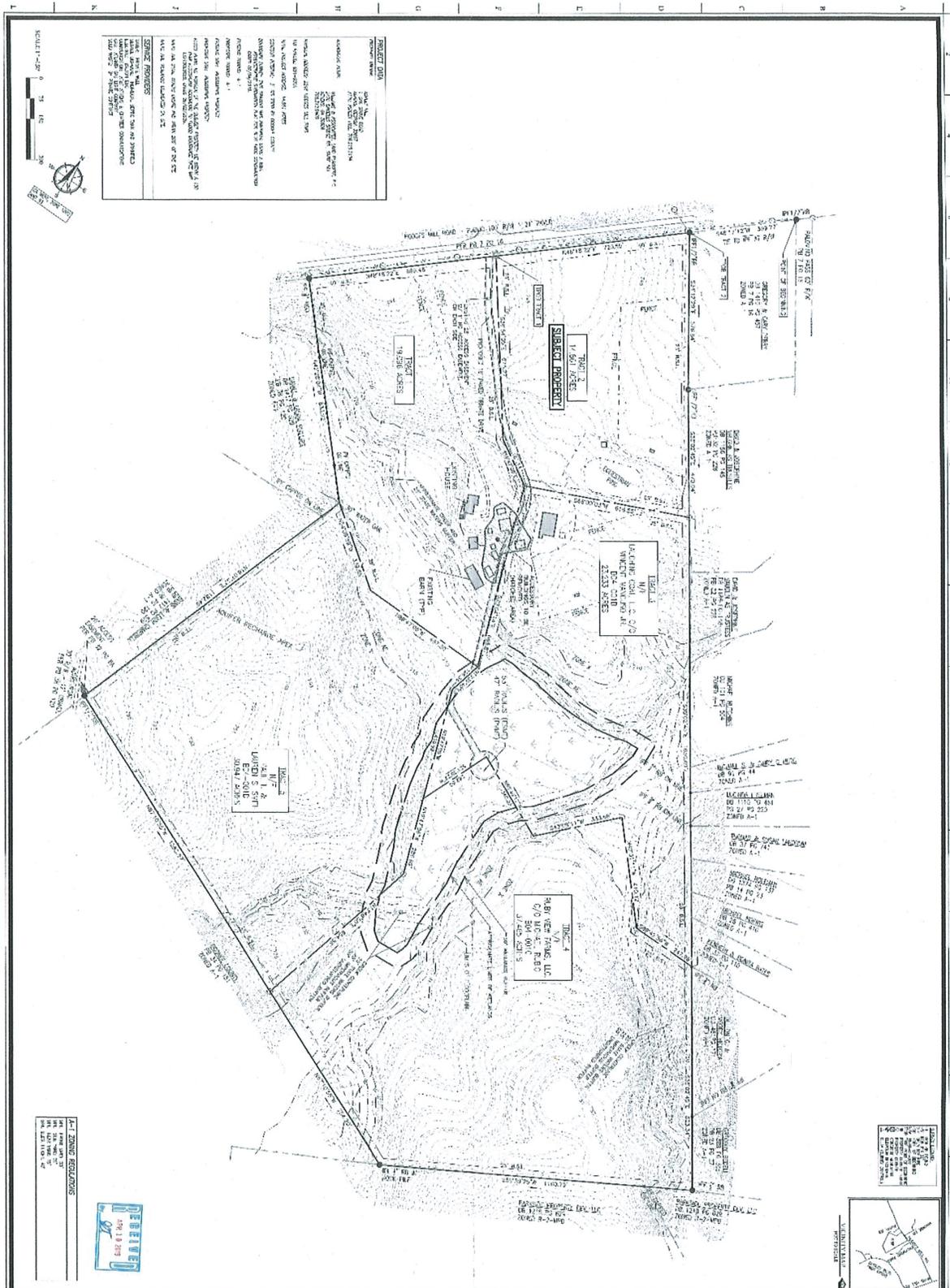


EXHIBIT "A" TO HARDSHIP VARIANCE #7770

Page 3 of 4 CONCEPT PLAN



PROJECT DATA
 DATE: 02/23/2010
 PROJECT: THE HILL TRACT (TRACT 2)
 CLIENT: W&A ENGINEERING
 LOCATION: 2246 HODGES MILL ROAD, OCONEE COUNTY, GA
 SCALE: 1" = 20'

PROPERTY OWNER
 W&A ENGINEERING
 1111 W. BROAD ST., SUITE 100
 ATLANTA, GA 30306
 PHONE: (404) 525-1111
 FAX: (404) 525-1112
 WWW: www.wa-engineering.com

PROJECT PURPOSE
 TO DEVELOP A CONCEPT PLAN FOR THE HILL TRACT (TRACT 2) FOR A RESIDENTIAL DEVELOPMENT.

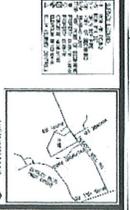
PROJECT DESCRIPTION
 THE HILL TRACT (TRACT 2) IS A 14.861 ACRES PARCEL LOCATED AT 2246 HODGES MILL ROAD, OCONEE COUNTY, GEORGIA. THE TRACT IS BOUND BY TRACT 1 TO THE NORTH, TRACT 3 TO THE SOUTH, AND HODGES MILL ROAD TO THE WEST. THE TRACT IS ZONED HV02 (HIGH VOLUME RESIDENTIAL) AND IS CURRENTLY UNDEVELOPED. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL DEVELOPMENT WITH 10 LOTS, EACH WITH A MINIMUM OF 1.5 ACRES. THE LOTS ARE TO BE DEVELOPED WITH SINGLE-FAMILY RESIDENTIAL HOMES. THE DEVELOPMENT IS TO BE ACCESSIBLE FROM HODGES MILL ROAD AND TRACT 1. THE DEVELOPMENT IS TO BE CONFORMANT WITH THE HV02 ZONING REGULATIONS.

PROJECT OBJECTIVES
 TO DEVELOP A CONCEPT PLAN FOR THE HILL TRACT (TRACT 2) FOR A RESIDENTIAL DEVELOPMENT THAT IS CONFORMANT WITH THE HV02 ZONING REGULATIONS AND THAT PROVIDES FOR THE PROTECTION OF THE TRACT'S NATURAL RESOURCES AND OPEN SPACE.

PROJECT CONSTRAINTS
 THE DEVELOPMENT IS TO BE CONFORMANT WITH THE HV02 ZONING REGULATIONS AND THE OCONEE COUNTY ZONING ORDINANCES. THE DEVELOPMENT IS TO BE ACCESSIBLE FROM HODGES MILL ROAD AND TRACT 1. THE DEVELOPMENT IS TO BE CONFORMANT WITH THE HV02 ZONING REGULATIONS AND THE OCONEE COUNTY ZONING ORDINANCES.

PROJECT ASSUMPTIONS
 THE DEVELOPMENT IS TO BE CONFORMANT WITH THE HV02 ZONING REGULATIONS AND THE OCONEE COUNTY ZONING ORDINANCES. THE DEVELOPMENT IS TO BE ACCESSIBLE FROM HODGES MILL ROAD AND TRACT 1. THE DEVELOPMENT IS TO BE CONFORMANT WITH THE HV02 ZONING REGULATIONS AND THE OCONEE COUNTY ZONING ORDINANCES.

ZONING REGULATIONS
 HV02
 1.5 ACRES
 1.5 ACRES
 1.5 ACRES



		DATE: 02/23/2010 REVISIONS:	THE HILL TRACT (TRACT 2) OCONEE COUNTY, GEORGIA 2246 HODGES MILL ROAD - 14.861 ACRES	
		NAME: CONCEPT SCALE: 1" = 20'		
HV02 VARIANCE CONCEPT PLAN 138349	FOR REVIEW ONLY	DATE: 02/23/2010 REVISIONS:	THE HILL TRACT (TRACT 2) OCONEE COUNTY, GEORGIA 2246 HODGES MILL ROAD - 14.861 ACRES	

EXHIBIT "A" TO HARDSHIP VARIANCE #7770

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NARRATIVE

Narrative

The Hill Tract is an existing residential lot located at 2246 Hodges Mill Road in Bogart, Georgia. The tract exists as 14.861 acres. Mr. Ashley Hill is the current property owner and will act as the primary contact. Williams & Associates Land Planners, P.C. has been engaged by the owner to act as agent in the preparation of the necessary hardship variance documentation associated with this request.

The Site

The subject tract fronts on Hodges Mill Road for approximately 720 LF. The site is predominantly open pasture. There are no existing residential structures on the tract. The tract does contain a barn and horse-riding ring. The topography primarily drops from the center of the property out in all directions. Existing zoning and land uses surrounding the site are as follows: to the north Hodges Mill Road and one (1) A-1 zoned tract with residence; to the west – one (1) A-1 zoned tract with residence; to the south and east – one (1) A-1 zoned vacant tract. The Future Development Map 2030 identifies the site with a Future Character Area designation of Suburban Living.

The Development

Mr. Hill proposes to construct a home on the property. At this time, the existing barn and riding ring are to remain.

Buildings

The proposed architectural design theme is a traditional style utilized in residential dwellings and similar in character to existing homes in the area. Exterior facades and accents include, but are not limited to: architectural brick, stone, simulated or cultured stone, cast stone, cement fiber board plank siding, board and batten siding, shingle siding, exterior insulation and finish system (EIFS), stucco and cedar plank or shingle siding with low-maintenance composite trim and ornamentations. The roof is anticipated to be a pitched or gabled structure with material options including asphalt shingles or metal. The architectural style may also incorporate shed dormers, wide overhanging eaves, tapered square wood or masonry columns, and divided light windows and doors. See attached representative architecture.

Water Supply

A private well is proposed to service the tract.

Sewage Disposal

A conventional septic tank and drain-field are planned for the tract. A soil survey map will be prepared by an approved soil scientist to insure that the system will be constructed in an area with appropriate soils per county and state regulations.

Surface Water Drainage

Surface water drainage is proposed to remain as sheet flow.

Access

Access will be via a single driveway from the existing paved private drive. This hardship variance request is a result of more than 3 lots having access to the private drive. Currently there are 3 single family tracts with proposed residences that are using the existing private drive for their primary access.

The tract will have to be re-platted because there is an existing 1' no access easement adjacent to the private drive.

Traffic

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation, 9th Edition*. Traffic projections are based on the ITE code (210) Single-Family Detached Housing.

The average rate is 9.52 trips per Dwelling Unit on a weekday.
(1 Dwelling Unit) x 9.52 trips = 9.52 ADT

The average rate is 0.77 trips per Dwelling Unit for AM peak hour.
(1 Dwelling Unit) x 0.77 trips = 0.77 ADT AM peak

The average rate is 1.02 trips per Dwelling Unit for PM peak hour.
(1 Dwelling Unit) x 1.02 trips = 1.02 ADT PM peak



Schools

There will be no impact to schools because there are no new lots created as a result of this variance request.

Schedule

The petitioners plan to complete the variance efforts on the subject property by June 2019.

Maintenance of Common Areas

There are no common areas currently proposed for this development.

Landscaping and Buffers

No specific landscaping or buffers are required as part of this variance request.

Utilities

At this time, all utilities are proposed to be underground. Anticipated utilities that will serve the tract are power, gas, telephone, cable TV & internet access.

Garbage Collection

Garbage collection will be handled by private contract service.

Sidewalks

No sidewalks are proposed as part of the variance request.

Public & Semi-public Areas

Easements for power, telephone, cable TV, and gas will be dedicated as required for specific utility construction.

Outdoor Lighting

No lighting is proposed as part of this variance request.

Development Valuation

Proposed total value of the project at completion: \$950,000

Variance

A Hardship Variance is requested from UDC Sec. 1012.07.A allowing more than 3 lots to be accessed from a private access drive.

UDC Sec. 1012.07 – Private Access Drives

A hardship variance may be granted in such individual case of unnecessary hardship upon a finding by the Board of Commissioners that all of the following conditions exist:

- There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography:
The particular piece of property for which the variance is being requested has extraordinary and exceptional conditions due to the parent parcel's road frontage and shape. The parent parcel was administratively subdivided five times as allowed by code, resulting in large acreage tracts with three of the tracts currently accessed by a private drive. Due to the large size of the tracts, long driveways are required to access home sites for the two lots not on the private access drive. Allowing more than three lots on a private access drive would reduce the length of driveway required for tracts 1 and 2.
- The application of this development code to this particular piece of property would create an unnecessary hardship:
unnecessary improvements when an existing private access drive is located directly adjacent to the tract.
- Such conditions are peculiar to the particular piece of property involved:
The conditions involved in this request are peculiar to this particular piece of property. The parent parcel was administratively subdivided into 5 tracts as allowed by code. The owners of the created 5 tracts worked together collectively on the purchase and subdivision. They would like to continue to work together to have one shared drive for access and limit the number of curbs cuts along the Hodges Mill Road frontage and share maintenance on the proposed private drive soon to be constructed.
- Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this ordinance:
The allowance of the variance will not cause substantial detriment to the public good because there is no advantage to the public if the private access drive requirements are not met. The variance will provide the flexibility of access without creating the unnecessary hardship of providing additional access to Hodges Mill Road.



**Planning Department
Oconee County, Georgia
STAFF REPORT**

VARIANCE CASE #: 7770

DATE: May 23, 2019

STAFF REPORT BY: Grace Tuschak, Planner

APPLICANT NAME: Williams & Associates, Land Planners P.C.

PROPERTY OWNER: Ashley D. Hill and Stacy K. Hill

LOCATION: 2246 Hodges Mill Road; along Hodges Mill Road

PARCEL SIZE: ±14.861 acres

EXISTING ZONING: A-1 (Agricultural)

EXISTING LAND USE: Single-family residential

TYPE OF VARIANCE REQUESTED: Hardship Variance

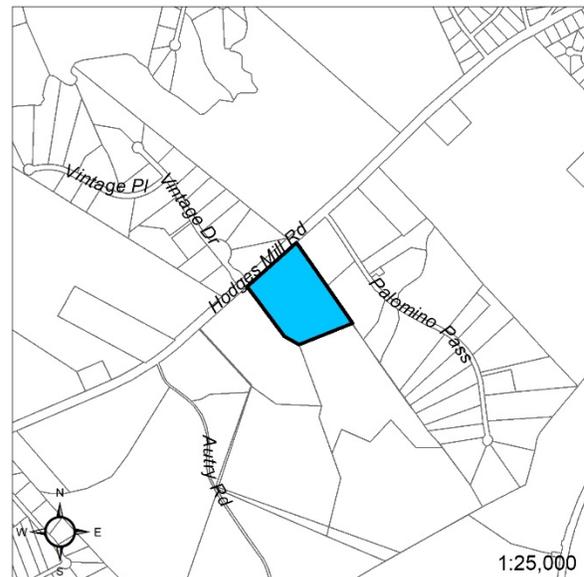
REQUEST SUMMARY: The property owner is requesting approval of a hardship variance to increase the number of tracts currently allowed access on a private access drive

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: June 4, 2019

ATTACHMENTS:

- Application
- Narrative
- Plat
- Aerial Imagery
- Zoning Map
- Future Development Map
- Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The subject property was administratively subdivided from the parent parcel on 02/12/2019, labeled as Tract 2. The following note was included on the administrative subdivision plat: “private access drive to access tracts 3, 4, and 5 only,” and a one-foot no-access easement was recorded along the private access drive where it abuts Tract 1 and 2.

VARIANCE DESCRIPTION

- The owner is requesting approval of a hardship variance for relief from Section 1012.07 (a) of the Unified Development Code:
 - **Section 1012.07 – Private access drives.**
 - a. *A private access drive which meets all of the following standards may serve a maximum of 5 lots within the OIP, OBP, B-1, B-2, and I districts. Within all other zoning districts, a private access drive, which meets all of the following standards, may serve a maximum of 3 lots.*
- The owner is requesting that the existing private access drive be allowed to serve Tract 2 in addition to the three that are currently served.
- Hardship variance no. 7769 has been submitted by Holly Purcell to allow access for Tract 1 via the existing private access drive.

PUBLIC FACILITIES

- County services, facilities, and infrastructure should not be affected by the present request.

ENVIRONMENTAL

- No 100-Year Flood Plain or Jurisdictional Wetland areas are located along the subject private access drive.

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR HARDSHIP APPROVAL” AS SET FORTH IN SECTION 1304.03 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE:

Hardship variances may be granted in such individual cases of unnecessary hardship upon a finding by the Board of Commissioners that all of the following conditions exist:

- a. Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography?** The large size of the subject property necessitates a long driveway to access any future home site. Because of the large acreage involved, constructing an additional driveway instead of using the existing private access drive presents a great financial burden.
- b. Does the application of requirements in the Unified Development Code create an unnecessary hardship to this particular piece of property?** The strict application of the requirements of the UDC would create an unnecessary financial hardship to the property owners, as they would incur the expense of constructing a separate drive instead of using the existing private access drive. Approval of the present request would eliminate the need for construction of additional drives along Hodges Mill Road; staff believes that this to be advantageous as it would reduce the number of access points along Hodges Mill Road.
- c. Are conditions creating the need for the hardship variance peculiar to the particular piece of property involved?** The conditions are peculiar to the subject property because of its large size and close proximity to an existing private access drive. Considering these conditions and the public benefit provided by reducing access points along Hodges Mill Road, staff holds that the need for a hardship variance is peculiar to the subject property.

- d. **Will relief, if granted, not cause substantial detriment to the public good or impair the purposes and intent of the Unified Development Code?** The purposes of UDC Section 1012.07 are to prevent the proliferation of small-tract minor subdivisions in rural areas of the county and to ensure that emergency services can easily access all residential areas. In this case, all subject lots are large in acreage and the access drive requires paving before a third house can be built in the recently approved minor subdivision. Additionally, the public interest would be served by eliminating the need for additional access points along Hodges Mill Road. Staff holds that granting relief would not cause substantial detriment to the public good nor impair the purposes and intent of the UDC.
-

STAFF RECOMMENDATION & CONDITIONAL RECOMMENDATIONS

Based upon the standards and limitations for hardship variance approval, this request does meet the necessary criteria to grant a hardship variance. Staff recommends approval subject to the following conditions, to be fulfilled by the owner at his expense:

1. The subject private access drive shall serve no more than five tracts.



OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

- Hardship Variance
- Appeal of Administrative Decision
- Flood Damage Prevention Variance
- Special Exception for: _____

Applicant

Name: Williams & Associates, Land Planners P.C.

Address: 2470 Daniells Bridge Road
(No P.O. Boxes)
Suite 161
Athens, GA 30606

Telephone: (706) 310-0400

Property Owner

Name: Ashley D. Hill & Stacy K. Hill

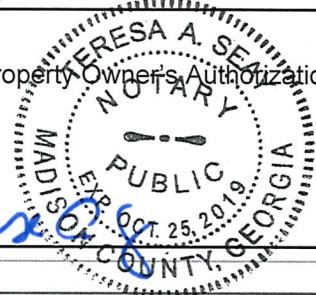
Address: 1 Oak Grove Road
(No P.O. Boxes)
Athens, GA 30607

Telephone: (706) 215-2104

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] - WTA Engineering - AGENT FOR OWNER Date: 04/09/19 Notarized: [Signature]



Property

Location: 2246 Hodges Mill Road
(Physical Description)
Shown as Tract 2 on the administrative subdivision plat

Tax Parcel Number: B04-001A

Size (Acres): 14.861 Current Zoning: A-1

Future Development Map-Character Area Designation: Suburban Neighborhood

Use

Current Use: Residential Property

Proposed Use: Residential Property

Attachments (check all that apply)

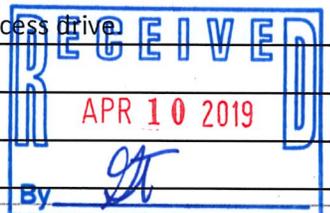
- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed(s), Legal Description, & Plat of Survey
- Disclosures (Interests and Campaign Contributions)
- Maps or Drawings Illustrating Variance Request
- Narrative Statement Explaining Variance Request
- Concept Plan

Appeal or Variance Requested

Provide the code section and briefly explain the requested variance

Sec. 1012.07.a - Private Access Drives

A hardship variance is requested to allow more than 3 lots to be accessed from a private access drive.



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

Administrative Appeal: Date: _____

Approved With Conditions Denied N/A

Board of Commissioners Date: _____

Approved With Conditions Denied N/A



OCONEE COUNTY PROPERTY OWNER AUTHORIZATION
FOR
APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

2246 Hodges Mill Road

Tax Parcel #: B04-001A (Tract 2)

Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of Applicant or Agent: Williams & Associates, Land Planners, P.C.

Address (No P.O. Boxes): 2470 Daniells Bridge Road, Ste. 161

City, State, & Zip Code: Athens, GA 30606

Telephone Number: 706-310-0400

SIGNATURE OF OWNER:

NAME OF OWNER (PLEASE PRINT): Ashley Hill

(IDENTIFY OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE):

DATE: 3/18/19

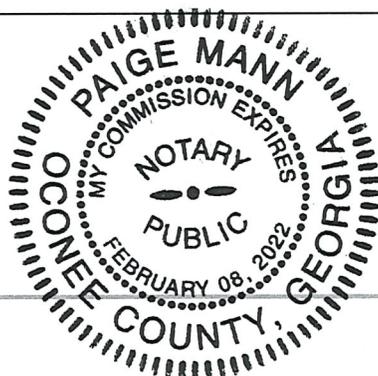
NOTARIZATION:

SWORN TO & SUBSCRIBED BEFORE ME THIS 18 DAY OF March, 2019

NOTARY SIGNATURE: Paige Mann

DATE: 3-18-19

SEAL:





OCONEE COUNTY PROPERTY OWNER AUTHORIZATION
FOR
APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

2246 Hodges Mill Road

Tax Parcel #: B04-001A (Tract 2)

Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of Applicant or Agent: Williams & Associates, Land Planners, P.C.

Address (No P.O. Boxes): 2470 Daniells Bridge Road, Ste. 161

City, State, & Zip Code: Athens, GA 30606

Telephone Number: 706-310-0400

SIGNATURE OF OWNER:

Stacyk. Hill

NAME OF OWNER (PLEASE PRINT):

Stacyk. Hill

(IDENTIFY OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE):

DATE:

4-1-19

NOTARIZATION:

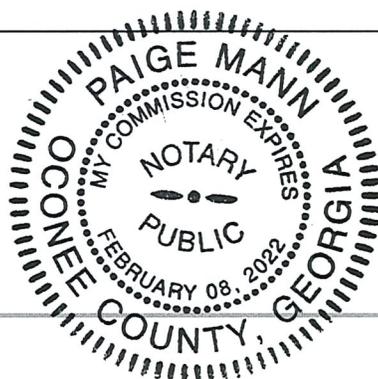
SWORN TO & SUBSCRIBED BEFORE ME THIS 1 DAY OF April, 20 19

NOTARY SIGNATURE:

Paige Mann

DATE:

SEAL:





OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

2202 Hodges Mill Road

Tax Parcel #: B04-001B (Tract 3)

Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of Applicant or Agent: Williams & Associates, Land Planners, P.C.

Address (No P.O. Boxes): 2470 Daniells Bridge Road, Ste. 161

City, State, & Zip Code: Athens, GA 30606

Telephone Number: 706-310-0400

SIGNATURE OF OWNER:

NAME OF OWNER (PLEASE PRINT):

Vincent P. Marins Jr

(IDENTIFY OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE):

Manager, Laughing Goat, LLC

DATE:

4/9/19

NOTARIZATION:

SWORN TO & SUBSCRIBED BEFORE ME THIS 9th DAY OF April, 2019

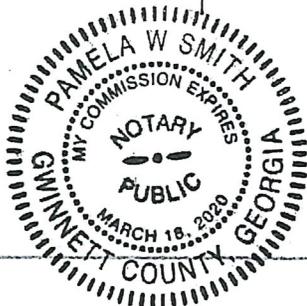
NOTARY SIGNATURE:

Pamela W Smith

DATE:

4/9/19

SEAL:





OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

2158 Hodges Mill Road

Tax Parcel #: B04-001C (Tract 4)

Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of Applicant or Agent: Williams & Associates, Land Planners, P.C.

Address (No P.O. Boxes): 2470 Daniells Bridge Road, Ste. 161

City, State, & Zip Code: Athens, GA 30606

Telephone Number: 706-310-0400

SIGNATURE OF OWNER:

[Handwritten signature]

NAME OF OWNER (PLEASE PRINT):

Michael T. Rubio

(IDENTIFY OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE):

Managing Member Ruby View Farms LLC

DATE:

4/9/19

NOTARIZATION:

SWORN TO & SUBSCRIBED BEFORE ME THIS 9th DAY OF April, 2019

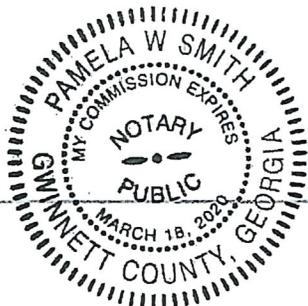
NOTARY SIGNATURE:

[Handwritten notary signature]

DATE:

4/9/19

SEAL:





OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

2114 Hodges Mill Road

Tax Parcel #: B04-001D (Tract 5)

Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of Applicant or Agent: Williams & Associates, Land Planners, P.C.

Address (No P.O. Boxes): 2470 Daniells Bridge Road, Ste. 161

City, State, & Zip Code: Athens, GA 30606

Telephone Number: 706-310-0400

SIGNATURE OF OWNER:

NAME OF OWNER (PLEASE PRINT):

Handwritten signatures of Paul T. Smith and Lauren S. Smith, with printed names below.

(IDENTIFY OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE):

DATE: 4/9/19

NOTARIZATION:

SWORN TO & SUBSCRIBED BEFORE ME THIS 9th DAY OF April, 2019

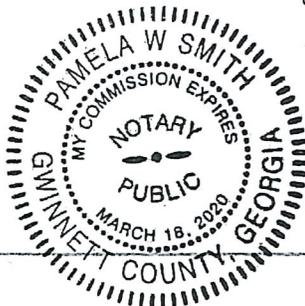
NOTARY SIGNATURE:

Handwritten signature of Pamela W. Smith

DATE:

4/9/19

SEAL:



2018 Property Tax Statement

JENNIFER T. RIDDLE
 Oconee County Tax Commissioner
 PO BOX 106
 WATKINSVILLE, GA 30677
 oconeecountypay.com

MAKE CHECK/MONEY ORDER PAYABLE TO:
 Oconee County Tax Commissioner

VAUGHN JAMES V. & JANE M.
 DAVID E. VAUGHN & JOSEPHINE R. VAUG
 TRUSTEES
 2290 HODGES MILL ROAD
 WATKINSVILLE, GA 30677

RETURN THIS PORTION WITH PAYMENT
 (Interest will be added per month if not paid by due date)

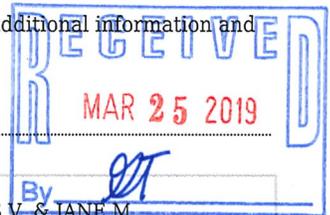
Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-17095	11/15/2018	\$0.00	\$2944.48	\$0.00	Paid 11/08/2018

Map: B 04 001 Printed: 03/14/2019
 Location: 2070 HODGES MILL RD

Please note that taxes outstanding as of 11/15 (or applicable due date) will be subject to additional interest and penalties set forth by Georgia law.

If property tax remains unpaid, the Office of the Tax Commissioner has the right and responsibility to levy on the property for nonpayment (additional fees apply). This is considered a last resort tax collection and other collection methods are always preferred.

Please visit our website oconeecountypay.com for additional information and to make online payments.



JENNIFER T. RIDDLE
 Oconee County Tax Commissioner
 PO BOX 106
 WATKINSVILLE, GA 30677
 oconeecountypay.com

Phone: (706) 769-3917 Fax: (706) 769-3964



Tax Payer: VAUGHN JAMES V. & JANE M.
 Map Code: B 04 001 Real
 Description: 1175/621 498/98 1/276
 Location: 2070 HODGES MILL RD
 Bill No: 2018-17095
 District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
174,630.00	1,045,896.00	128.0000	\$1,220,526.00	11/15/2018				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$1,220,526.00	\$488,211.00	\$363,898.00	\$124,313.00	10.776	\$1,339.60	\$0.00	\$1,339.60
INSURANCE PREMIUM ROLL BAC	\$1,220,526.00	\$488,211.00	\$363,898.00	\$124,313.00	-0.96	\$0.00	-\$119.34	-\$119.34
SALES TAX ROLLBACK	\$1,220,526.00	\$488,211.00	\$363,898.00	\$124,313.00	-3.13	\$0.00	-\$389.10	-\$389.10
SCHOOL M&O	\$1,220,526.00	\$488,211.00	\$363,898.00	\$124,313.00	17	\$2,113.32	\$0.00	\$2,113.32
STATE TAX	\$1,220,526.00	\$488,211.00	\$363,898.00	\$124,313.00	0.	\$0.00	\$0.00	\$0.00
TOTALS					23.686	\$3,452.92	-\$508.44	\$2,944.48

We accept partial payments. Outstanding balances as of the due date will accrue interest monthly and additional penalties. Payments can be made in person, by mail or online at oconeecountypay.com. We accept cash, check (e-check online-\$1.50), money order, and debit/credit cards. There is a service fee to pay with a card in the office or online. Please remit top portion to your mortgage company if applicable. Status of payment received may be verified online at oconeecountypay.com. Mortgage companies usually remit payment the first week of November.

Certain persons are eligible for homestead exemptions from ad valorem taxation. CERTAIN ELDERLY PERSONS MAY BE ELIGIBLE FOR ADDITIONAL EXEMPTIONS. The full law relating to each exemption must be referred to in order to determine eligibility (see oconeecountypay.com). Applications for homestead exemptions and property returns must be received by April 1. It is not necessary to refile for exemptions each year, unless there is a change in the property deed. For questions regarding property values, contact the Property Appraiser's office at 706-769-3921.

Current Due	\$2,944.48
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,944.48
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/08/2018

Tract 2 Legal Description

All that tract, or parcel of land, lying and being in Oconee County, Georgia, G.M.D. 239, containing 14.861 acres, more or less, and being more particularly described as:

Beginning at a 1/2" rebar at the intersection of the southeasterly margin of the 100-foot right-of-way of Hodges Mill Road with the southwesterly margin of the 60-foot right-of-way of Palomino Pass; thence continuing along the right-of-way of Hodges Mill Road South 48 degrees 17 minutes 12 seconds West, 399.77 feet to a 1/2" rebar, being the TRUE POINT OF BEGINNING, thence leaving said right-of-way South 34 degrees 12 minutes 29 seconds East, 576.84 feet to a 1/2" rebar; thence South 35 degrees 02 minutes 45 seconds East, 470.04 feet to a point; thence South 66 degrees 00 minutes 03 seconds West, 618.55 feet to a point; thence North 59 degrees 47 minutes 06 seconds West, 187.14 feet to a point; thence North 36 degrees 54 minutes 05 seconds West, 675.27 feet to a point on the southeasterly margin of right-of-way of Hodges Mill Road; thence continuing along said-right-of-way North 48 degrees 18 minutes 22 seconds East, 720.55 feet to the TRUE POINT OF BEGINNING.



**PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA**

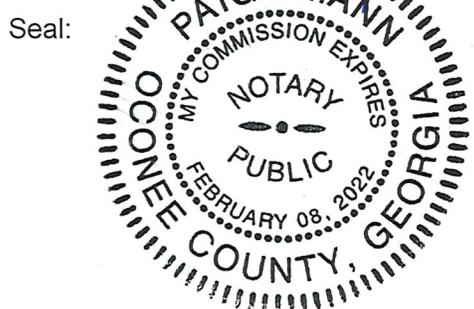
Pursuant to Section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has been made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67A-1 et seq. shall be guilty of a misdemeanor.

- A. Name of local government official to whom the campaign contribution or gift was made:
No gift or contribution has been made
- B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:
Amount: \$ N/A
Date of Contribution: N/A
- C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning.
N/A

Signature of Applicant: Stacy K. Hill Date: 4-1-19

Notary Signature: Paige Mann Date: 4-1-19



**DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA**

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of Commissioners, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

Stacy K. Hill
Signature of Applicant

4-1-19
Date

Stacy K. Hill
Tax Parcel Number: B04-001A

Paige Mann
Notary Signature

4-1-19
Date

Seal:



**PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA**

Pursuant to Section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has been made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made:

No contribution has been made

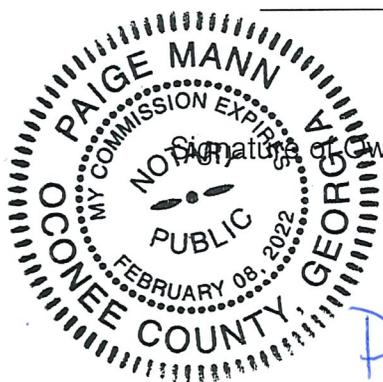
B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:

Amount: \$ N/A

Date of Contribution: N/A

C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning.

N/A



Signature of Owner: [Handwritten Signature]

Date: 3/26/19

Paige Mann



**DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA**

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of Commissioners, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.



Signature of Applicant

4/1/19

Date

Ashley Hill
Tax Parcel Number: B04-001A

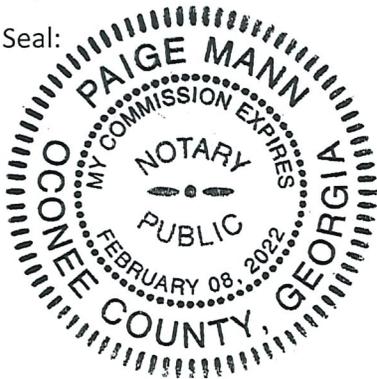


Notary Signature

4-1-19

Date

Seal:



The Hill Tract
A Residential Lot
2246 Hodges Mill Road
Bogart, Georgia
14.861 Acres – Tax Parcel # B04-001A
Hardship Variance Submittal – March 25, 2019



Narrative

The Hill Tract is an existing residential lot located at 2246 Hodges Mill Road in Bogart, Georgia. The tract exists as 14.861 acres. Mr. Ashley Hill is the current property owner and will act as the primary contact. Williams & Associates Land Planners, P.C. has been engaged by the owner to act as agent in the preparation of the necessary hardship variance documentation associated with this request.

The Site

The subject tract fronts on Hodges Mill Road for approximately 720 LF. The site is predominantly open pasture. There are no existing residential structures on the tract. The tract does contain a barn and horse-riding ring. The topography primarily drops from the center of the property out in all directions. Existing zoning and land uses surrounding the site are as follows: to the north Hodges Mill Road and one (1) A-1 zoned tract with residence; to the west – one (1) A-1 zoned tract with residence; to the south and east – one (1) A-1 zoned vacant tract. The Future Development Map 2030 identifies the site with a Future Character Area designation of Suburban Living.

The Development

Mr. Hill proposes to construct a home on the property. At this time, the existing barn and riding ring are to remain.

Buildings

The proposed architectural design theme is a traditional style utilized in residential dwellings and similar in character to existing homes in the area. Exterior facades and accents include, but are not limited to: architectural brick, stone, simulated or cultured stone, cast stone, cement fiber board plank siding, board and batten siding, shingle siding, exterior insulation and finish system (EIFS), stucco and cedar plank or shingle siding with low-maintenance composite trim and ornamentations. The roof is anticipated to be a pitched or gabled structure with material options including asphalt shingles or metal. The architectural style may also incorporate shed dormers, wide overhanging eaves, tapered square wood or masonry columns, and divided light windows and doors. See attached representative architecture.

Water Supply

A private well is proposed to service the tract.

Sewage Disposal

A conventional septic tank and drain-field are planned for the tract. A soil survey map will be prepared by an approved soil scientist to insure that the system will be constructed in an area with appropriate soils per county and state regulations.

Surface Water Drainage

Surface water drainage is proposed to remain as sheet flow.

Access

Access will be via a single driveway from the existing paved private drive. This hardship variance request is a result of more than 3 lots having access to the private drive. Currently there are 3 single family tracts with proposed residences that are using the existing private drive for their primary access.

The tract will have to be re-platted because there is an existing 1' no access easement adjacent to the private drive.

Traffic

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation, 9th Edition*. Traffic projections are based on the ITE code (210) Single-Family Detached Housing.

The average rate is 9.52 trips per Dwelling Unit on a weekday.
(1 Dwelling Unit) x 9.52 trips = 9.52 ADT

The average rate is 0.77 trips per Dwelling Unit for AM peak hour.
(1 Dwelling Unit) x 0.77 trips = 0.77 ADT AM peak

The average rate is 1.02 trips per Dwelling Unit for PM peak hour.
(1 Dwelling Unit) x 1.02 trips = 1.02 ADT PM peak



Schools

There will be no impact to schools because there are no new lots created as a result of this variance request.

Schedule

The petitioners plan to complete the variance efforts on the subject property by June 2019.

Maintenance of Common Areas

There are no common areas currently proposed for this development.

Landscaping and Buffers

No specific landscaping or buffers are required as part of this variance request.



Utilities

At this time, all utilities are proposed to be underground. Anticipated utilities that will serve the tract are power, gas, telephone, cable TV & internet access.

Garbage Collection

Garbage collection will be handled by private contract service.

Sidewalks

No sidewalks are proposed as part of the variance request.

Public & Semi-public Areas

Easements for power, telephone, cable TV, and gas will be dedicated as required for specific utility construction.

Outdoor Lighting

No lighting is proposed as part of this variance request.

Development Valuation

Proposed total value of the project at completion: \$950,000

Variance

A Hardship Variance is requested from UDC Sec. 1012.07.A allowing more than 3 lots to be accessed from a private access drive.

UDC Sec. 1012.07 – Private Access Drives

A hardship variance may be granted in such individual case of unnecessary hardship upon a finding by the Board of Commissioners that all of the following conditions exist:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography:

The particular piece of property for which the variance is being requested has extraordinary and exceptional conditions due to the parent parcel's road frontage and shape. The parent parcel was administratively subdivided five times as allowed by code, resulting in large acreage tracts with three of the tracts currently accessed by a private drive. Due to the large size of the tracts, long driveways are required to access home sites for the two lots not on the private access drive. Allowing more than three lots on a private access drive would reduce the length of driveway required for tracts 1 and 2.

- b. The application of this development code to this particular piece of property would create an unnecessary hardship:

The application of this development code to this particular piece of property would create an unnecessary hardship by requiring the petitioners to provide

unnecessary improvements when an existing private access drive is located directly adjacent to the tract.

c. Such conditions are peculiar to the particular piece of property involved:

The conditions involved in this request are peculiar to this particular piece of property. The parent parcel was administratively subdivided into 5 tracts as allowed by code. The owners of the created 5 tracts worked together collectively on the purchase and subdivision. They would like to continue to work together to have one shared drive for access and limit the number of curbs cuts along the Hodges Mill Road frontage and share maintenance on the proposed private drive soon to be constructed.

d. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this ordinance:

The allowance of the variance will not cause substantial detriment to the public good because there is no advantage to the public if the private access drive requirements are not met. The variance will provide the flexibility of access without creating the unnecessary hardship of providing additional access to Hodges Mill Road.



March 12, 2019

Oconee County Board of Commissioners
23 North Main Street
Watkinsville, GA 30677

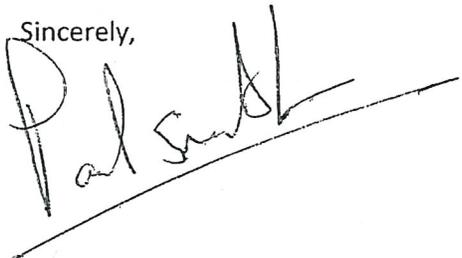
RE: Support of a variance request for property located on Hodges Mill Road

Dear Commissioners,

I have met with the variance applicants and have reviewed their plan for access. As the adjacent property owner affected by the variance, I am issuing this letter in full support of the variance request.

Please feel free to contact me with any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Smith", is written over a horizontal line.

March 12, 2019

Oconee County Board of Commissioners
23 North Main Street
Watkinsville, GA 30677

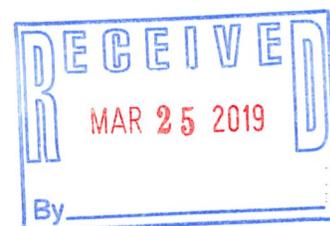
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Please feel free to contact me with any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'O' followed by a series of loops and a long, sweeping horizontal line extending to the right.

March 12, 2019

Oconee County Board of Commissioners
23 North Main Street
Watkinsville, GA 30677

RE: Support of a variance request for property located on Hodges Mill Road

Dear Commissioners,

I have met with the variance applicants and have reviewed their plan for access. As the adjacent property owner affected by the variance, I am issuing this letter in full support of the variance request.

Please feel free to contact me with any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, consisting of several vertical strokes and a long, sweeping horizontal stroke that curves upwards to the right.

DOCH# 000888
FILED IN OFFICE
2/25/2019 02:12 PM
BK:1466 PG:308-308
ANGELA ELDER-JOHNSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY

Return Recorded Document to:
Quarterman, Hodson & Associates, P.C.
Attorneys at Law
1671 Meriweather Drive
Suite 103
Watkinsville, GA 30677

REAL ESTATE TRANSFER TAX
PAID: \$261.30

**LIMITED
WARRANTY DEED** FT-61 108-2019-000192

STATE OF GEORGIA
COUNTY OF OCONEE

FILE #: 190209

THIS INDENTURE made this 22nd day of February, 2019, between DAVID E. VAUGHN AND JOSEPHINE R. VAUGHN, TRUSTEES OF THE DAVID AND JOSEPHINE VAUGHN REVOCABLE TRUST DATED MARCH 15, 2013 AND JAMES V. VAUGHN AND JANE M. VAUGHN of the County of and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and ASHLEY D. HILL AND STACY K. HILL, as Joint Tenants with Right of Survivorship, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land, situate, lying and being in the 239th GMD, Oconee County, Georgia, containing 14.861 acres, more or less, and being more particularly shown and described as Tract 2 on a plat of survey entitled "Administrative Subdivision Plat for Blue Frog Construction", prepared by W & A Engineering, John Mark Dunlap, Registered Surveyor, dated January 8, 2019 and recorded in Plat Book 2019, page 14 in the Office of the Clerk of Superior Court for Oconee County Georgia, reference to which is hereby made for a more particular description of the property herein conveyed.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Witness

David E. Vaughn, Trustee

Josephine R. Vaughn, Trustee (SEAL)

James V. Vaughn (SEAL)

Jane M. Vaughn (SEAL)

Notary Public



(SEAL)



9766382786
PARTICIPANT ID

BK:2019 PG:14-14

P2019000014

FILED IN OFFICE
CLERK OF COURT
02/12/2019 10:20 AM
ANGELA ELDER-JOHNSON,
CLERK
SUPERIOR COURT
OCONEE COUNTY, GA
Angela Elder-Johnson

OWNER'S CERTIFICATE:

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED TO HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.
James & Josephine Vaughn 2/5/19
OWNER OR AGENT DATE
James & Josephine Vaughn 02/05/2019
OWNER OR AGENT DATE

PROJECT DATA:

PROPERTY OWNERS: JAMES & JANE VAUGHN,
DAVID & JOSEPHINE VAUGHN, TRUSTEES
2290 HODGES MILL RD
WATKINSVILLE, GA 30677
AUTHORIZED AGENT: W&A ENGINEERING
ATTN: MARK DUNLAP
2470 DANIELLS BRIDGE RD, STE 161
ATHENS, GEORGIA 30606
706.310.0400

-PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL B 04 001 INTO FIVE LOTS
-LOTS ARE LOCATED IN OCONEE COUNTY, GA (GRID: 239)

TOTAL ACREAGE: 125.602 ACRES
TRACT 1: 19.096 ACRES
TRACT 2: 14.861 ACRES
TRACT 3: 23.233 ACRES
TRACT 4: 37.465 ACRES
TRACT 5: 30.947 ACRES

WATER SUPPLY AND SEWAGE DISPOSAL ARE PRIVATE
-NONE OF NEW LOT LINES CONFLICT WITH EXISTING SEPTIC LINES
SOLID WASTE: TRASH WILL BE PICKED UP BY PRIVATE CONTRACTOR

WETLANDS SHOWN PER NATIONAL WETLANDS INVENTORY AND IS APPROXIMATE. LIMITS OF WETLANDS WERE BASED ON REFERENCE MAPS, AND WERE NOT FIELD VERIFIED.

PRIVATE ACCESS DRIVE NOTES:

EACH LOT, THE ACCESS TO WHICH IS DEPENDENT UPON THE PRIVATE ACCESS DRIVE SHOWN ON THIS PLAT, SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID ACCESS DRIVE UNDER THE PROVISIONS OF SECTION 101.2(D) OF THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA
-PRIVATE ACCESS DRIVES TO BE 16' PAVED WITH 4" BASE AND 2" ASPHALT
-PAVED ACCESS DRIVE TO ACCESS TRACTS 3, 4, AND 5 ONLY
-DRIVE MUST BE PAVED BEFORE THE THIRD BUILDING PERMIT CAN BE ISSUED BETWEEN TRACTS 3, 4, 5

AQUIFER RECHARGE AREA

PORTIONS OF THE PROPERTY LYING WITHIN AN AQUIFER RECHARGE AREA ARE SUBJECT TO COMPLIANCE WITH SEC. 913 AQUIFER PROTECTION STANDARDS, OCONEE COUNTY GEORGIA UNIFIED DEVELOPMENT CODE.

CONSERVATION AND NATURAL RESOURCE NOTES:

ALL CREEK CROSSINGS AND WETLANDS DISTURBANCE MUST RECEIVE APPROVAL FROM THE US ARMY CORPS OF ENGINEERS FOR A NATIONWIDE PERMIT #29 (RESIDENTIAL DEVELOPMENTS) BEFORE CROSSINGS OR DISTURBANCES CAN BE MADE.

WETLANDS DISTURBANCE:

ALL CREEK CROSSINGS AND WETLANDS DISTURBANCE MUST RECEIVE APPROVAL FROM THE US ARMY CORPS OF ENGINEERS FOR A NATIONWIDE PERMIT #29 (RESIDENTIAL DEVELOPMENTS) BEFORE CROSSINGS OR DISTURBANCES CAN BE MADE.

ZONING NOTES:

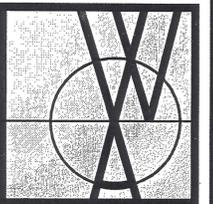
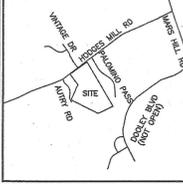
ZONING IS A-1 (AGRICULTURAL)
WITHOUT PUBLIC WATER OR SEWER
MINIMUM LOT SIZE 51,000 SF
MINIMUM AREA ABOVE FLOOD PLAIN* 51,000 SF
MINIMUM BUILDABLE AREA 18,530 SF
MINIMUM LOT WIDTH AT FRONT SETBACK 150 FEET
*COUNTY HEALTH DEPARTMENT MAY REQUIRE ADDITIONAL AREA PER LOT
SETBACKS
FRONT: 40' / SIDE: 25' / REAR: 25'
MAXIMUM BUILDING HEIGHT: 40'

Exempt under the provisions of Section 1216 b of the Unified Development Code of Oconee County, Georgia.
Date: FEB 12 2019

OCONEE COUNTY
Planning Department
"AUTHORIZED FOR RECORDING"
By: *Guy W. Herring*
Guy W. Herring
Planning Director

NO SOIL SCIENTIST REPORT, PERK TEST OR OTHER INVESTIGATIONS HAVE BEEN CONDUCTED TO DETERMINE SUITABILITY OF THE LOTS, TRACTS OR PARCELS ORIGINATED BY RECORDING OF THIS PLAT FOR BIRTH ON-SITE WATER SUPPLY (WELL) OR FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS (SEPTIC). THE OWNER, PURCHASER, LENDER, OTHERS, AGENTS OR OTHER PARTIES TAKING TITLE TO OR OTHERWISE PROCURING AN INTEREST IN SAID PROPERTY ARE RESPONSIBLE FOR OBTAINING SUCH INFORMATION AT THEIR EXPENSE PRIOR TO ENTERING INTO ANY CONTRACTS OR OTHERWISE OBTAINING ANY WRITTEN INTEREST IN THE SUBJECT PROPERTY.

SURVEY LEGEND table with symbols for iron pin found, iron pin set, open top pipe, point of beginning, right-of-way, true point of beginning, property corner found, concrete monument, elevation benchmark, delta (survey control).

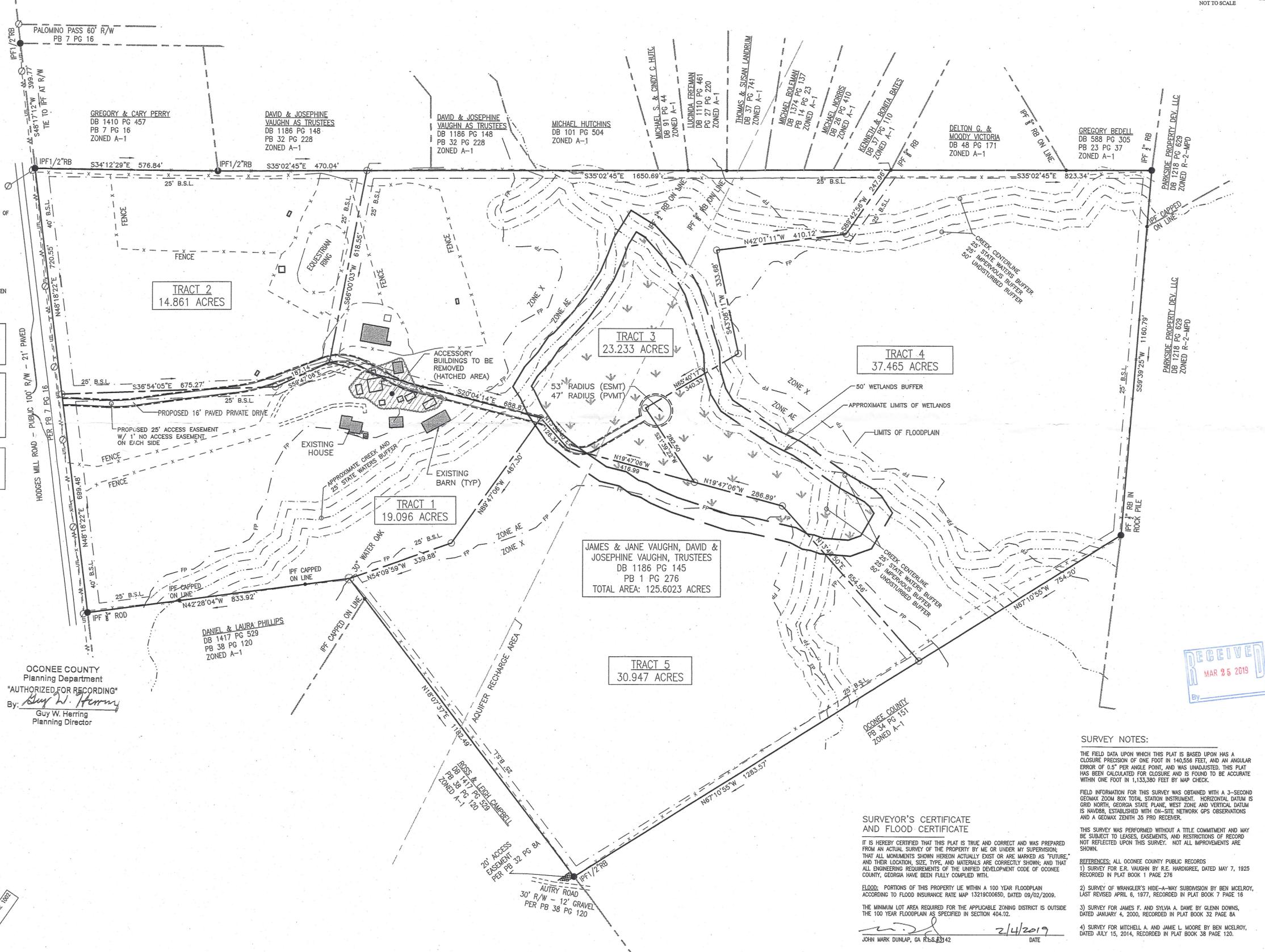


W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT
2470 Daniels Bridge Road, Suite 161
Athens, GA 30606
P: (706) 310-0400 • F: (706) 310-0411
waeengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THE SPECIFIC PROJECT. W&A ENGINEERING SHALL BEAR ALL LIABILITY FOR THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

Detailed SURVEY LEGEND table listing symbols for building setback lines, concrete monuments, easements, fire hydrants, water meters, and various utility lines.



ADMINISTRATIVE SUBDIVISION PLAT FOR:
BLUE FROG CONSTRUCTION
2070 HODGES MILL RD
G.M.D. 239
OCONEE COUNTY, GEORGIA
LAST DAY OF FIELDWORK: 12/28/2018
LAST REVISION OF PLAT: 02/04/2019

SURVEYOR'S CERTIFICATE AND FLOOD CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION...
DATE: 2/4/2019
JOHN MARK DUNLAP, GA RLS #3142

SURVEY NOTES:

- 1) SURVEY FOR E.R. VAUGHN BY R.E. HARDIGREE, DATED MAY 7, 1925 RECORDED IN PLAT BOOK 1 PAGE 276
- 2) SURVEY OF WRANGLER'S HIDE-A-WAY SUBDIVISION BY BEN MCLOREY, LAST REVISED APRIL 6, 1977, RECORDED IN PLAT BOOK 7 PAGE 18
- 3) SURVEY FOR JAMES F. AND SYLVIA A. DAVIS BY GLENN DOWNS, DATED JANUARY 4, 2000, RECORDED IN PLAT BOOK 32 PAGE 8A
- 4) SURVEY FOR MITCHELL A. AND JAMIE L. MOORE BY BEN MCLOREY, DATED JULY 15, 2014, RECORDED IN PLAT BOOK 38 PAGE 120.

SURVEYOR'S CERTIFICATE

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

