

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

TITLE

A Resolution granting approval of a Special Exception Variance based upon the allowances under the Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1303, to grant approval of a Special Exception Variance pursuant to an application requesting approval of a Special Exception Variance on property owned by Mary Carol & Christopher James Nace submitted on October 19, 2020.

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 ABE Consulting, Inc. on October 19, 2020 regarding a ±0.81-acre tract of land located at 1341 Bell Road in the 240th G.M.D., Oconee County, Georgia, (tax parcel no. B-02-084D), the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A Resolution granting Special Exception Variance approval for the property described above and also described in the attached Exhibit "A" is hereby granted to reduce the minimum side building setback from 25 feet to 10 feet.

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

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

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

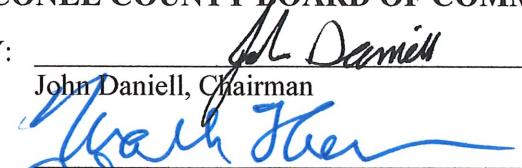
Said Special Exception Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on December 1, 2020.

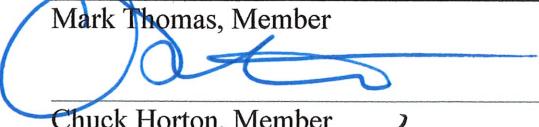
ADOPTED AND APPROVED, this 1st day of December, 2020.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

Amrey Harden, Member

Mark Saxon, Member

ATTEST:


Kathy Hayes
Clerk, Board of Commissioners

Kathy Hayes

From: Mark Saxon
Sent: Wednesday, December 2, 2020 11:27 AM
To: Kathy Hayes
Subject: Re: Approved Rezones/Variances

Yes. You have my permission to sign.

Mark

Sent from my iPhone

On Dec 2, 2020, at 10:30 AM, Kathy Hayes <khayes@oconee.ga.us> wrote:

It was great to hear your voice last night! Would you like for me to sign the approved rezones and variances for you?

P20-0214
P20-0213
P20-0194
P20-0190

Thanks!



County Clerk/Open Records Officer
Oconee County Board of Commissioners
PO Box 145
23 North Main Street
Watkinsville, GA 30677
Phone: 706-769-5120
Email: khayes@oconee.ga.us

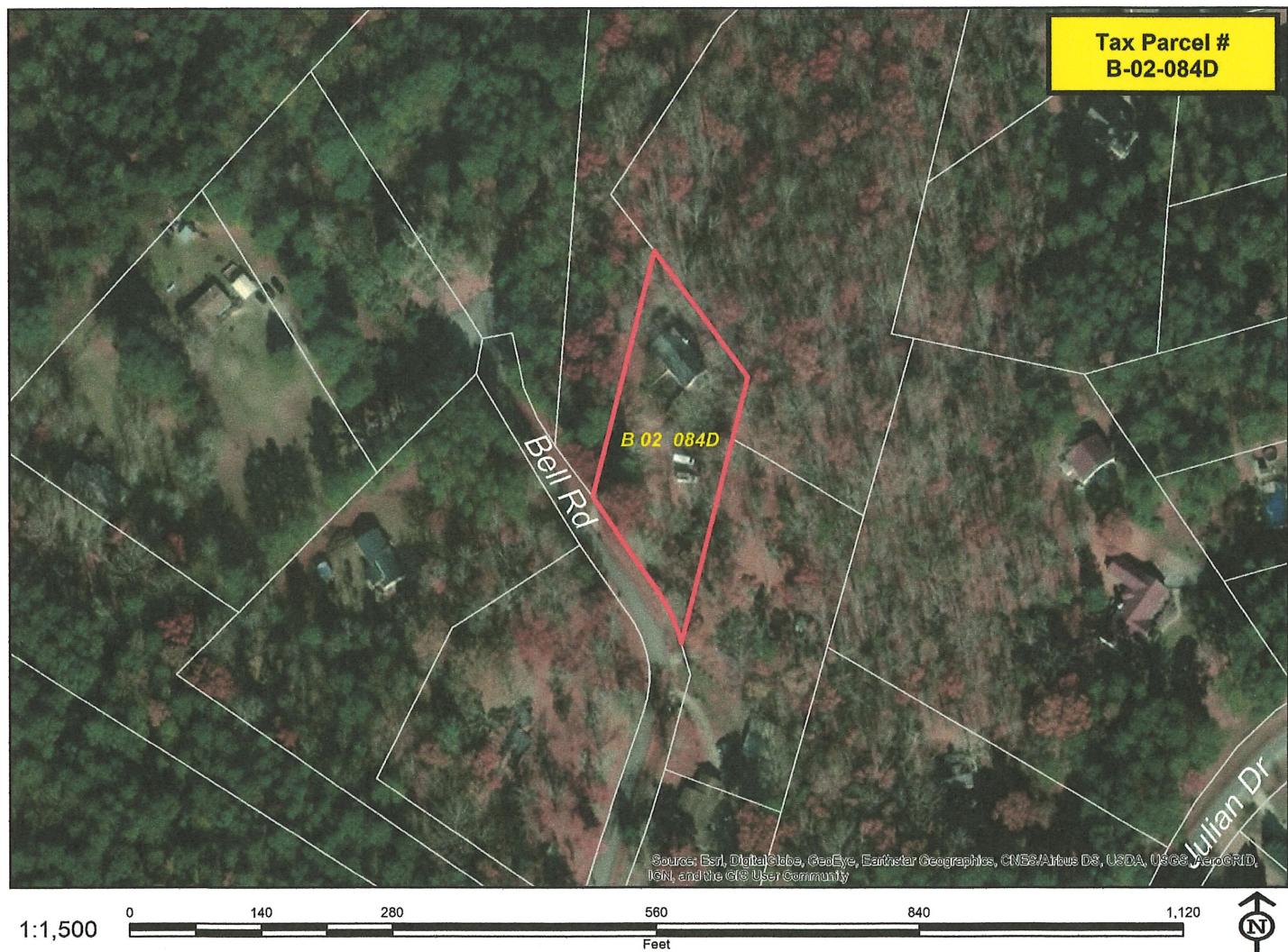
EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P20-0214

Page 1 of 6

CONDITIONS

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the variance application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The side setback shall be reduced from 25 feet to 10 feet only for the area of encroachment of the detached garage.
3. Opaque evergreen screening shall be provided along the rear of the detached garage adjacent to tax parcel B-02-084C and along the side of the building facing Bell Road. Said vegetation shall be 6 feet tall at the time of planting.

TAX MAP



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 240th G.M. District, Oconee County, Georgia being depicted on a Plat of Survey prepared for Robert Scott by Ben McLeroy dated November 7, 2006 and recorded in Plat Book 36 page 402B, being more particularly described as follows:

Commencing at a $\frac{1}{2}$ " Reinforcing Rod on the Western right of way of Bell Road (50' R/W) thence South 12 Degrees 47 Minutes 02 Seconds West a distance of 10.23 feet; to a $\frac{1}{2}$ " Reinforcing Rod Set that is a common corner with lands of Rita Kaye (as trustee landberg fns Rita Bray), the Point of Beginning;

Thence with said right of way along the arc of a curve to the left (said curve having a radius of 157.82 feet, an arc length of 60.26 feet, a chord bearing of North 25 Degrees 48 Minutes 52 Seconds West and a chord length of 59.89 feet);

Thence with the Western right of way of Bell Road the following courses and distances; North 36 Degrees 45 Minutes 08 Seconds West a distance of 58.58 feet;

Thence with said right of way along the arc of a curve to the left (said curve having a radius of 1514.69 feet, an arc length of 60.87 feet, a chord bearing of North 35 Degrees 33 Minutes 47 Seconds West and a chord length of 62.87 feet);

Thence North 12 Degrees 42 Minutes 00 Seconds East a distance of 267.88 feet along a common property line with Ruth E. ET Al Brannen to a $1\frac{1}{2}$ " pipe;

Thence South 38 Degrees 14 Minutes 49 Seconds East a distance of 166.30 feet along a common property line with Thomas D. Mills to a $5/8$ " Reinforcing Rod;

Thence South 12 Degrees 47 Minutes 02 Seconds West a distance of 289.90 feet to a $\frac{1}{2}$ " Reinforcing Rod Set on said Western right of way, the Point of Beginning.

Subject to all easements and rights of way heretofore granted.

Said tract having an area of 0.810 Acres, more or less.

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P20-0214

Page 3 of 6

NARRATIVE



October 19, 2020

Mr. Guy Herring, Director
Oconee County Planning and Code Enforcement
1291 Greensboro Highway
Watkinsville, GA 30677

RE: Hardship Variance per UDC Sect. 348.a & Special Exceptions Variance Sect. 410.01.c.1
Placement of Accessory Building & Side Yard Setback
Owners: Mary Carol & Christopher James Nace, 0.81 Acre Lot, Zoning AG
1341 Bell Road, Watkinsville, GA 30677

Dear Mr. Herring:

ABE Consulting, Inc. is the Authorized Agent for the Owners of the subject property. ABE is submitting a request for a Hardship Variance per UDC Section 348.a for placing the proposed accessory structure in the front yard instead of the rear or side of the existing principal house. We are also requesting a Special Exceptions Variance per UDC Section 410.01.c.1 to allow the accessory structure to be placed 10' instead of 25' from side property line.

The existing lot is approximately 0.81 acres with the existing house being almost at the very rear of the property. The house was built in 1999 / 2000 which preceded the adopted UDC back in October of 2006. The existing lot shape and house placement and orientation makes it almost impossible to meet the UDC requirements of placing the house in the side or rear of the property. The minimum 25' rear setback requirements and existing and future repair areas for the septic system makes impossible to place the proposed accessory structure in side or rear of the principal house.

The current zoning of this residential lot is AG which requires accessory structures to meet the same setbacks as the main house. The AG zoning requires 25' side yard setback which would clearly impose or create a major impact to the existing house and lot. The existing use and size of the property are consistent with an R-2 zoning which requires a minimum of 10' of side building set back. It is also noted that all adjacent lots that have been developed and are consistent with residential uses ranging from R-1, R-2 or AR. In addition, there is an established R-1 subdivision in immediate vicinity of the subject lot.

The angle and placement of the main house and septic area limitations make it physically impossible to place the proposed accessory structure to the rear or side of the main house. The existing main house is placed deep in the lot which makes it placing the proposed accessory structure in the rear much more difficult. The proposed accessory structure will be accessed thru the existing circular driveway with no additional driveways being require or planned.

This hardship variance is being requested due to the current codes requirements which cannot literally and physically be met on this lot due to the existing unusual shape of lot, location and angle of the existing main house, 100' well buffer and existing and future repair septic systems.

ABE Consulting, Inc.
2410 Hog Mountain Road, Suite 103, Watkinsville, GA 30677
PH: 706-613-8900 Fax: 706-425-9631 E-mail: abe@ABEconsultinginc.com
Page 1 of 2

LAND PLANNING
LAND SURVEYING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
COMPREHENSIVE ENGINEERING
SOIL MAPPING & SEPTIC SYSTEMS
WETLAND & ENVIRONMENTAL MONITORING



This request, other than placing the accessory structure in the front yard with a 10' side building setback, will meet all current UDC requirements.

Current UDC Standards:

- a. The proposed structure will be used as accessory use to an already existing main dwelling on site.
- b. (1). The placement of the accessory structure will meet all required building setbacks, except as approved by the BOC for the 10' side building setbacks, and will not violate any codes as related to the maximum lot coverages. The proposed accessory structure is being placed in the front yard, please refer to the Hardship and Special Exceptions Variance Concept Plans for additional information.
- (2). The existing and the future repair systems have been outlined to meet the Oconee County Environmental Health Dept. Please refer to the submitted copy of the Level III Soil Survey and Septic Site Plan.
- (3). The proposed accessory structure will compliment and be consistent with the architectural feature and look of the principal house.

Existing and proposed uses and zoning:

Subject Property:

- Existing Zoning: AG, Proposed Zoning: AG
- Existing use: single family residence
- Proposed use: single family residence with accessory structure

Adjacent Properties:

- Existing Zoning: AG
- Existing uses: single family residences, except one lot to the west it is vacant land

Please refer to the Variance Concept for specific information on use and zoning of adjacent properties.

The proposed accessory architecture complements the main house with a covered porch and prefinished metal roof to match existing house. Please refer to the attached Architectural Plans for additional details and information (Floor Plan and Elevations). The total square footage of the proposed accessory structure will be 960 SF, excluding the covered porch.

Based on the above stated hardship situation and existing uses for this particular lot, we are requesting a hardship variance to allow placement of the proposed accessory building in the front yard instead of the rear. We are also requesting that a special exception variance to allow the structure to be placed at a minimum of 10' side building setback due to shape, size of lot and existing uses.

Thank you for your assistance with this matter. Please free to call me should you have any questions or comments.

Respectfully submitted,
ABE Consulting, Inc.

Abe Abouhandan, P.E. F.ASCE

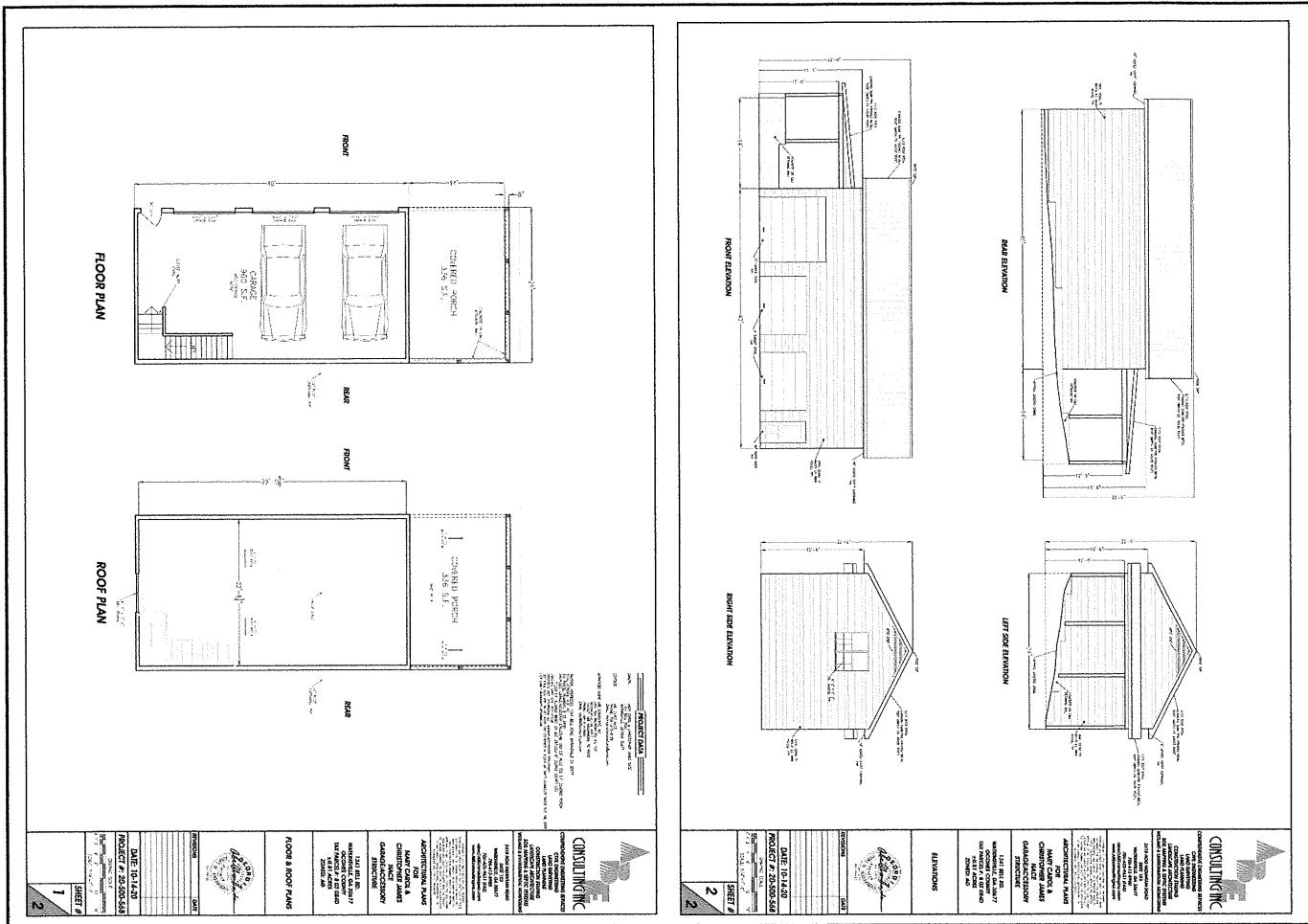
President & CEO

cc: Chris and Mary Nace, Owners

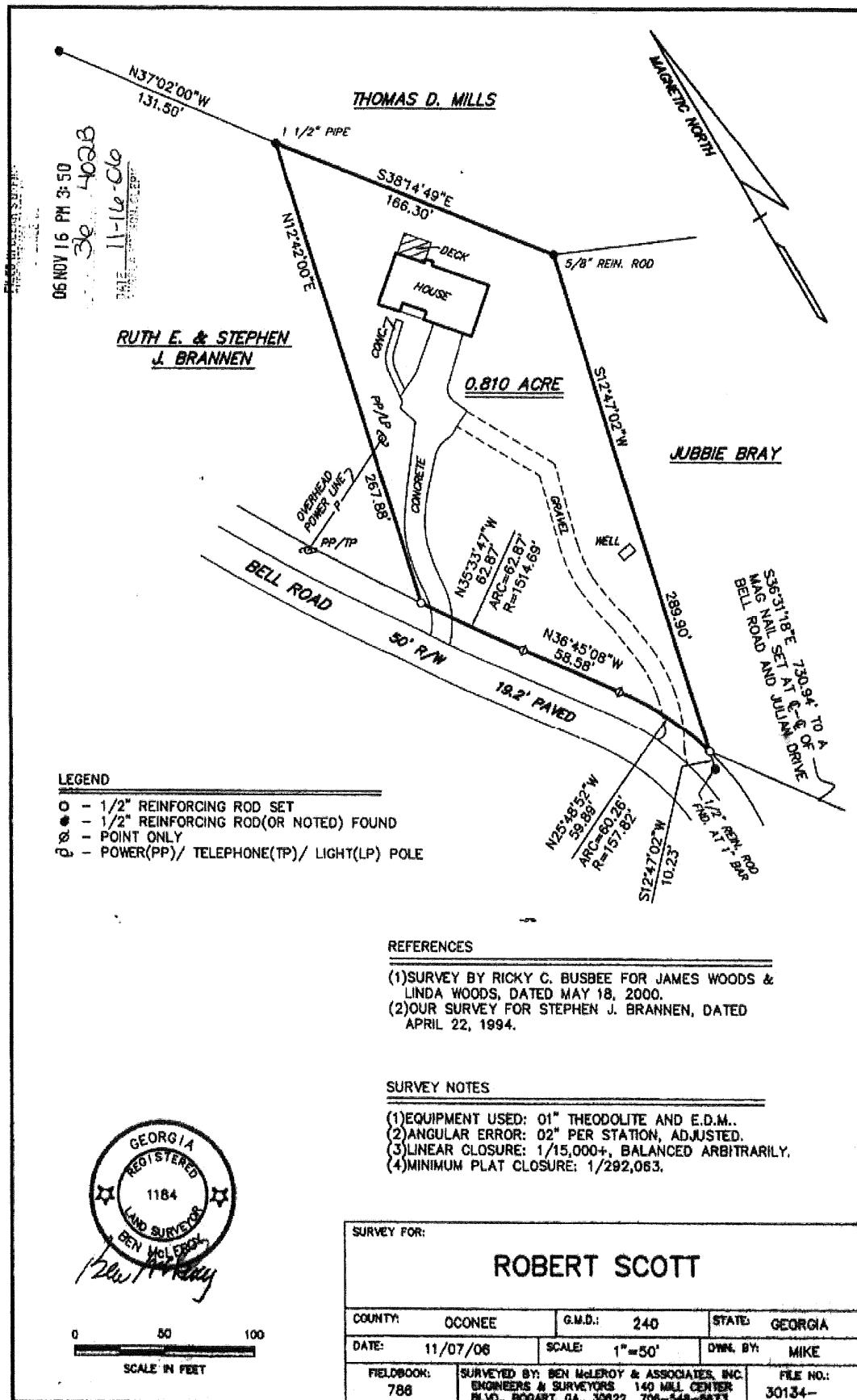
Page 2 of 2

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P20-0214
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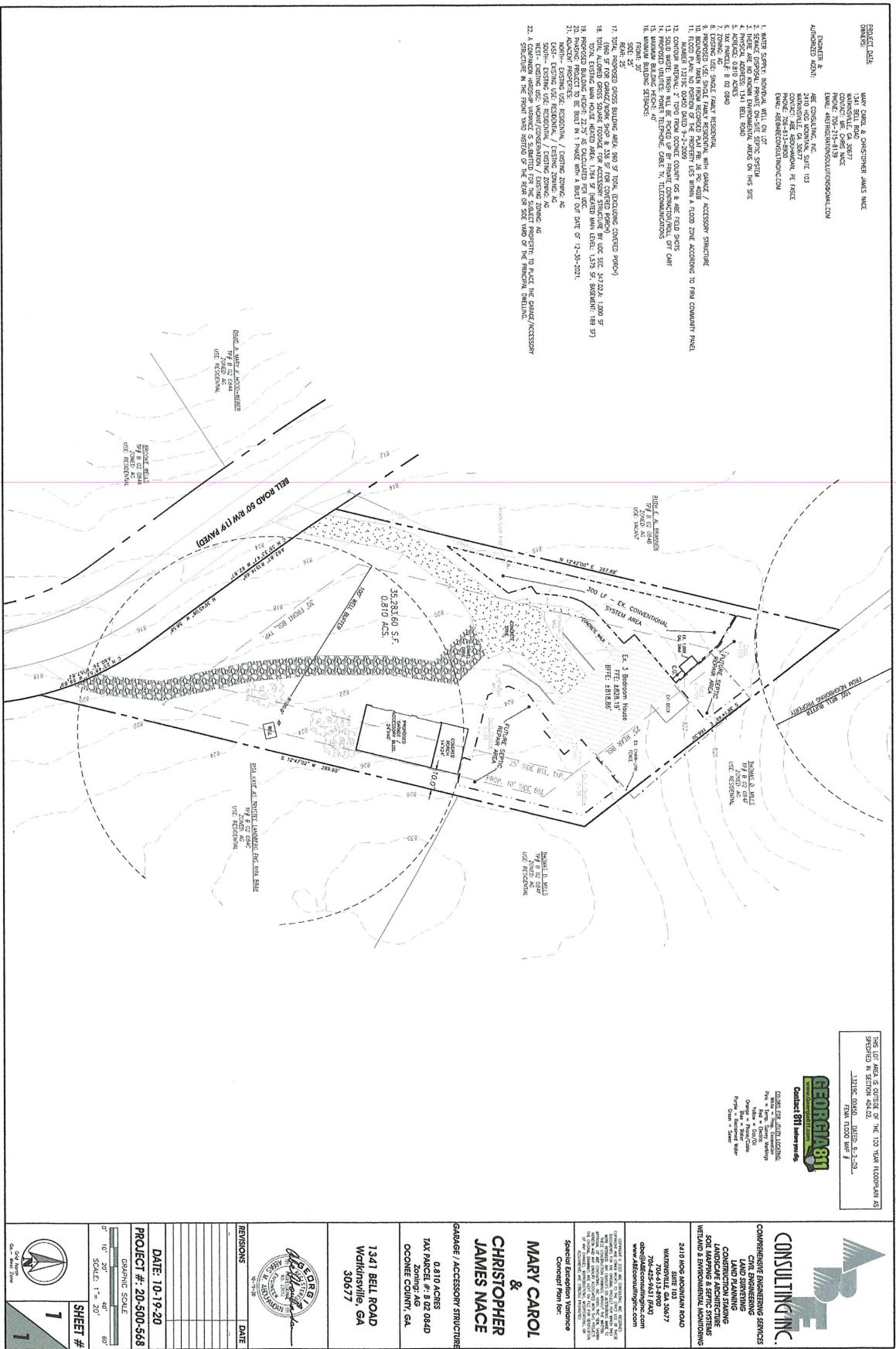
ARCHITECTURAL RENDERINGS



PLAT



CONCEPT PLAN





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

VARIANCE CASE #: P20-0214

DATE: November 17, 2020

STAFF REPORT BY: Grace Tuschak, Senior Planner
Monica Davis, Planner

APPLICANT NAME: ABE Consulting, Inc.

PROPERTY OWNERS: Mary Carol & Christopher James Nace

LOCATION: 1341 Bell Road

PARCEL SIZE: ± 0.81 acres

EXISTING ZONING: AG (Agricultural District)

EXISTING LAND USE: Residential

TYPE OF VARIANCE REQUESTED: Special Exception Variance

REQUEST SUMMARY: The property owner is requesting a special exception variance from UDC Sec. 410.01.c.1 to reduce the minimum side building setback from 25 feet to 10 feet. The request is accompanied by hardship variance #P20-0213 to place a garage/accessory structure in the front yard less than 200 feet from the street right of way.

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: December 1, 2020

ATTACHMENTS:

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



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property has been zoned AG since the original adoption of the zoning map in 1968
- A single-family home was built on the property in 2000

VARIANCE DESCRIPTION

- The owner is requesting to reduce the minimum side building setback from 25 feet to 10 feet.
 - ***Unified Development Code Section 410.01.c.1 – Minimum setbacks; accessory buildings and structures***

Accessory buildings having a floor area greater than 144 square feet must comply with the same setbacks as required for principal buildings in each zoning district.

MINIMUM PRINCIPAL BUILDING SETBACK (FT)	AG	AR-3	AR	R-1
Front (measured from ROW)	From major thoroughfare	40	40	40
	From minor street	30	30	30
Side	25	15	15	10
Rear	25	40	40	40

PUBLIC FACILITIES

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

ENVIRONMENTAL

- No 100-year floodplain, state waters, or jurisdictional wetland areas are known to exist on the site

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR SPECIAL EXCEPTION VARIANCE APPROVAL” AS SET FORTH IN SECTION 1303.03 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE.

Special exception variances may be granted upon findings that if granted, the relief will not cause an occurrence of any of the following:

- Cause a substantial detriment to the public good:**
No significant negative impact to the tax base or to nearby public infrastructure, schools, or environmentally sensitive areas should result from approval of the present request. Staff holds that approval of the present request should not cause any substantial detriment to the public good.
- Be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:**
The surrounding area is a mixture of agricultural and single-family residential uses. Staff holds that the proposed location of the garage is compatible with single-family residential development and that, as conditioned below, the proposed location of the garage should not be injurious to the use and enjoyment of adjacent properties.
- Diminish and impair property values within the surrounding neighborhood:**
Staff holds that it is unlikely that the building location would significantly impair property values in the surrounding area.

d. **Impair the purpose and intent of this Development Code:**

The intent of UDC Section 410.01.c.1 is to ensure adequate separation of large accessory buildings from adjoining properties in order to promote public safety, maintain privacy, and encourage orderly and aesthetically pleasing development. The architectural style of the proposed garage is compatible with the surrounding neighborhood and, as conditioned below, a reduction of the side setback should not significantly diminish the privacy of the surrounding properties. Staff holds that approval of the request should not impair the purpose and intent of the UDC.

STAFF RECOMMENDATION & CONDITIONAL RECOMMENDATIONS

Based upon the standards and limitations for special exception variance approval, staff holds that this request meets all necessary conditions to grant a special exception variance and recommends the following conditions to be fulfilled at the expense of the owner/developer.

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the variance application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The side setback shall be reduced from 25 feet to 10 feet only for the area of encroachment of the detached garage.
3. Opaque evergreen screening shall be provided along the rear of the detached garage adjacent to tax parcel B-02-084C and along the side of the building facing Bell Road. Said vegetation shall be 6 feet tall at the time of planting.



OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

Hardship Variance Appeal of Administrative Decision Flood Damage Prevention Variance

Special Exception for: Reducing the minimum side building setback from 25' to 10'- Right Side Only

Applicant

Name: ABE Consulting, Inc. / Abe Abouhamdan, PE F.ASCE

Address: 2410 Hog Mountain Road, Suite 103
(No P.O. Boxes)
Watkinsville, GA 30677

Telephone: 706-613-8900

Email: Abe@ABEConsultingInc.Com

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: Abe Abouhamdan Date: 10-19-20 Notarized: Notary Public

**Property**

Location: 1341 Bell Road
Watkinsville, GA 30677

Tax Parcel Number: B 02 084D

Size (Acres): 0.81 Current Zoning: AG

Future Development Map—Character Area Designation: Regional Center

Use

Current Use: Residential- Single Family Use

Proposed Use: Residential with Garage / Accessory Structure

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 Section 348.a

Hardship variance to place the garage/accessory structure in the front yard instead of the rear or side yard of the principal dwelling.

UDC Section 410.01.c.1

Special exception variance to reduce the minimum side building setback from 25 feet to 10 feet - Right side of property line only.



A Better Environment

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COMPREHENSIVE ENGINEERING
SOIL MAPPING & SEPTIC SYSTEMS
WETLAND & ENVIRONMENTAL MONITORING

October 19, 2020

Mr. Guy Herring, Director
Oconee County Planning and Code Enforcement
1291 Greensboro Highway
Watkinsville, GA 30677

**RE: Hardship Variance per UDC Sect. 348.a & Special Exceptions Variance Sect. 410.01.c.1
Placement of Accessory Building & Side Yard Setback
Owners: Mary Carol & Christopher James Nace, 0.81 Acre Lot, Zoning AG
1341 Bell Road, Watkinsville, GA 30677**

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This hardship variance is being requested due to the current codes requirements which cannot literally and physically be met on this lot due to the existing unusual shape of lot, location and angle of the existing main house, 100' well buffer and existing and future repair septic systems.

ABE Consulting, Inc.

2410 Hog Mountain Road, Suite 103, Watkinsville, GA 30677

PH: 706-613-8900 Fax : 706-425-9631 E-mail: abe@ABEconsultinginc.com



This request, other than placing the accessory structure in the front yard with a 10' side building setback, will meet all current UDC requirements.

Current UDC Standards:

- a. The proposed structure will be used as accessory use to an already existing main dwelling on site.
- b. (1). The placement of the accessory structure will meet all required building Setbacks, except as approved by the BOC for the 10' side building setbacks, and will not violate any codes as related to the maximum lot coverages.
The proposed accessory structure is being placed in the front yard, please refer to the Hardship and Special Exceptions Variance Concept Plans for additional information.
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- (3). The proposed accessory structure will compliment and be consistent with the architectural feature and look of the principal house.

Existing and proposed uses and zoning:

Subject Property:

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- Existing use: single family residence
- Proposed use: single family residence with accessory structure

Adjacent Properties:

- Existing Zoning: AG
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Please refer to the Variance Concept for specific information on use and zoning of adjacent properties.

The proposed accessory architecture complements the main house with a covered porch and prefinished metal roof to match existing house. Please refer to the attached Architectural Plans for additional details and information (Floor Plan and Elevations). The total square footage of the proposed accessory structure will be 960 SF, excluding the covered porch.

Based on the above stated hardship situation and existing uses for this particular lot, we are requesting a hardship variance to allow placement of the proposed accessory building in the front yard instead of the rear. We are also requesting that a special exception variance to allow the structure to be placed at a minimum of 10' side building setback due to shape, size of lot and existing uses.

Thank you for your assistance with this matter. Please free to call me should you have any questions or comments.

Respectfully submitted,

ABE Consulting, Inc.

A handwritten signature in blue ink, appearing to read 'Abe Abouhamdan'.

Abe Abouhamdan, P.E, F.ASCE
President & CEO

cc: Chris and Mary Nace, Owners

PROJECT DATA

OWNER: MARY CAROL & CHRISTOPHER JAMES NACE
1341 BELL ROAD
WATKINSVILLE, GEORGIA 30677

CONTACT: MR. CHRIS NACE
PHONE: 706-215-8139
EMAIL: 4refrigerationsolutions@gmail.com

AUTHORIZED AGENT: ABE CONSULTING, INC.
2410 HOG MOUNTAIN RD, SITE 103
WATKINSVILLE, GA 30677
CONTACT: ABE ABOUHANDAN, PE FASCE
PHONE: 706-613-8900
EMAIL: abe@ABEconsultinginc.com

PHYSICAL ADDRESSES: 1341 BELL ROAD, WATKINSVILLE GA 30677
TOTAL ACREAGE: 0.81 AC.

TAX PARCEL NUMBERS: B 02 084D

PROPOSED GARAGE/ACCESSORY STRUCTURE: 960 S.F. PLUS 336 S.F. COVERED PORCH

*1,000 S.F. ALLOWED BASED ON SEC. 347.02.G OF OCONEE COUNTY UDC

EXISTING LAND USE: RESIDENTIAL

PROPOSED USE: RESIDENTIAL GARAGE/ACCESSORY STRUCTURE

SEE FINAL PLAT PG. 36 PG. 402A FOR COURTNEY M. ELDER BY BRETT CHANDLER DATED DEC. 08, 2005

FOR EXACT BOUNDARY INFORMATION.



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2410 HOG MOUNTAIN ROAD
SUITE 103
WATKINSVILLE, GA 30677
706-613-8900
706-425-9631 (FAX)
abe@ABEconsultinginc.com
www.ABEconsultinginc.com

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ARCHITECTURAL PLANS
FOR
MARY CAROL &
CHRISTOPHER JAMES
NACE
GARAGE/ACCESSORY
STRUCTURE

1341 BELL RD.
WATKINSVILLE, GA 30677
OCONEE COUNTY
TAX PARCEL #: B 02 084D
±0.81 ACRES
ZONED: AG

FLOOR & ROOF PLANS



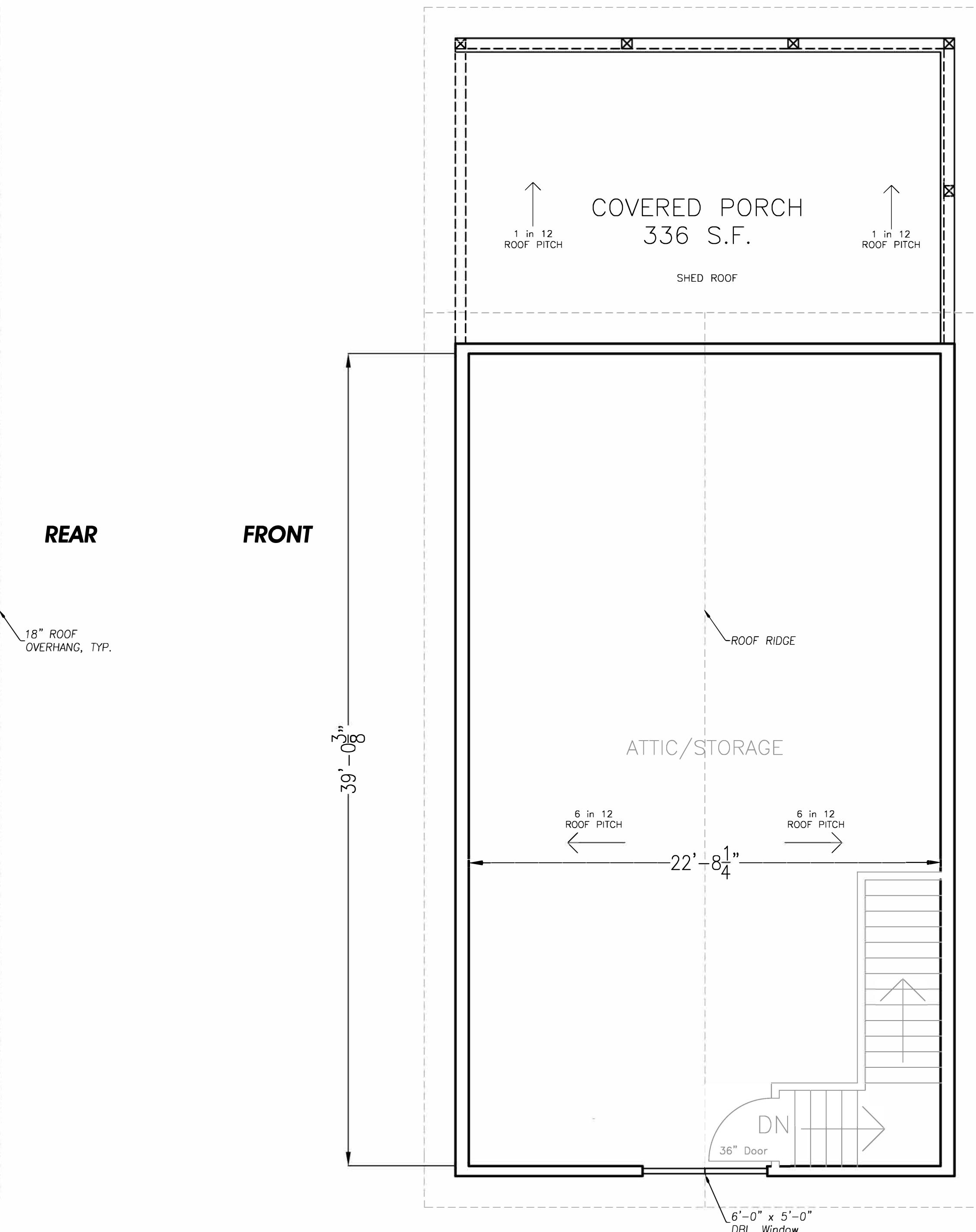
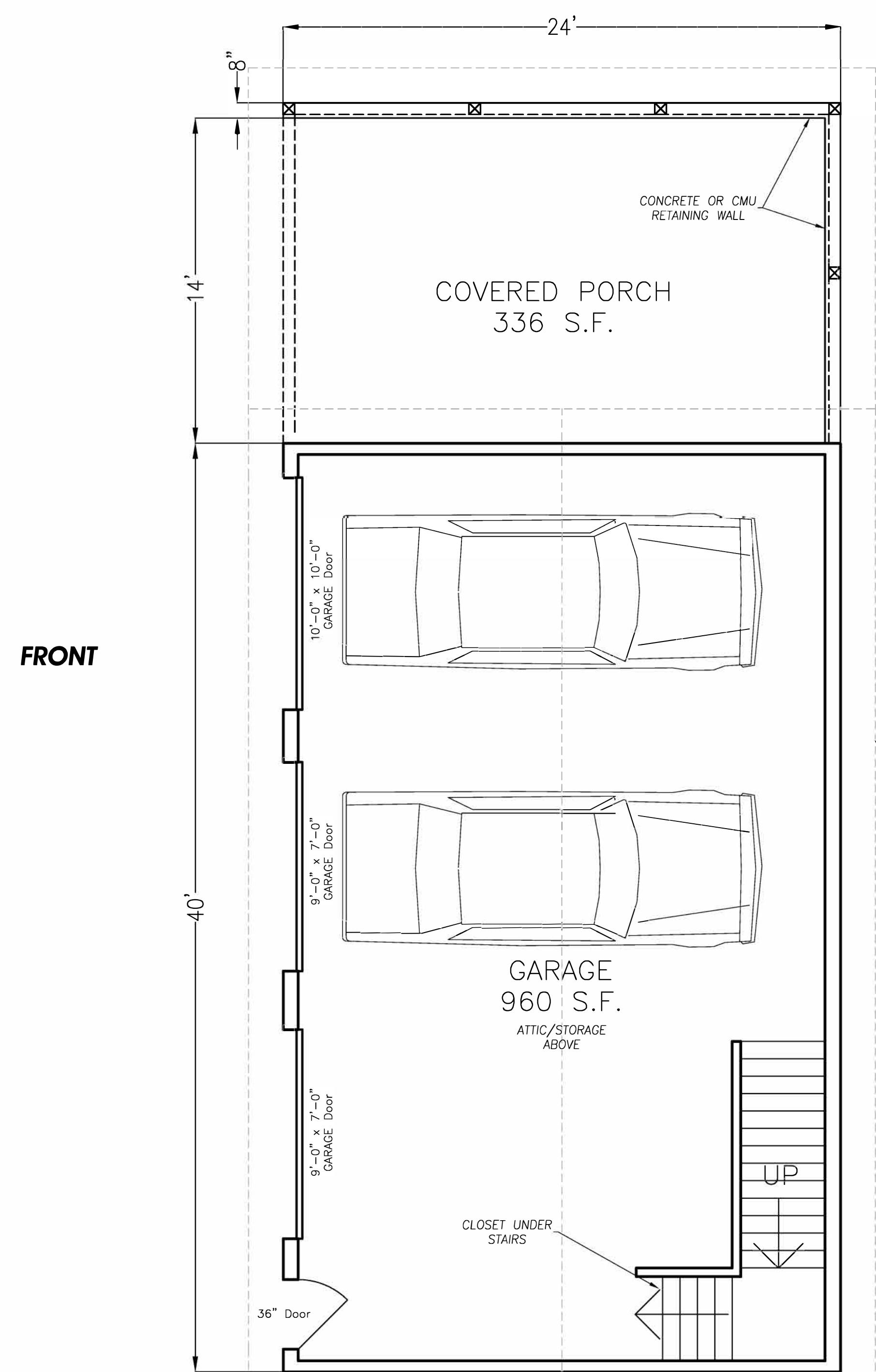
REVISIONS DATE

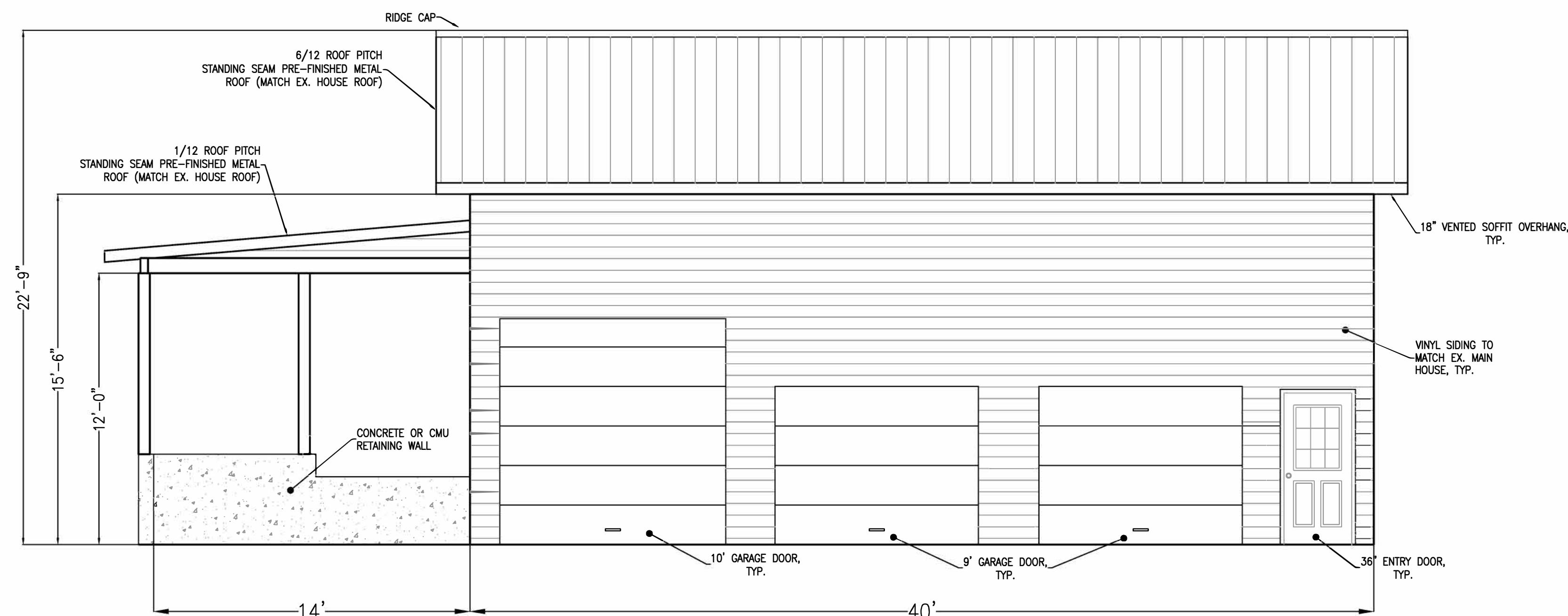
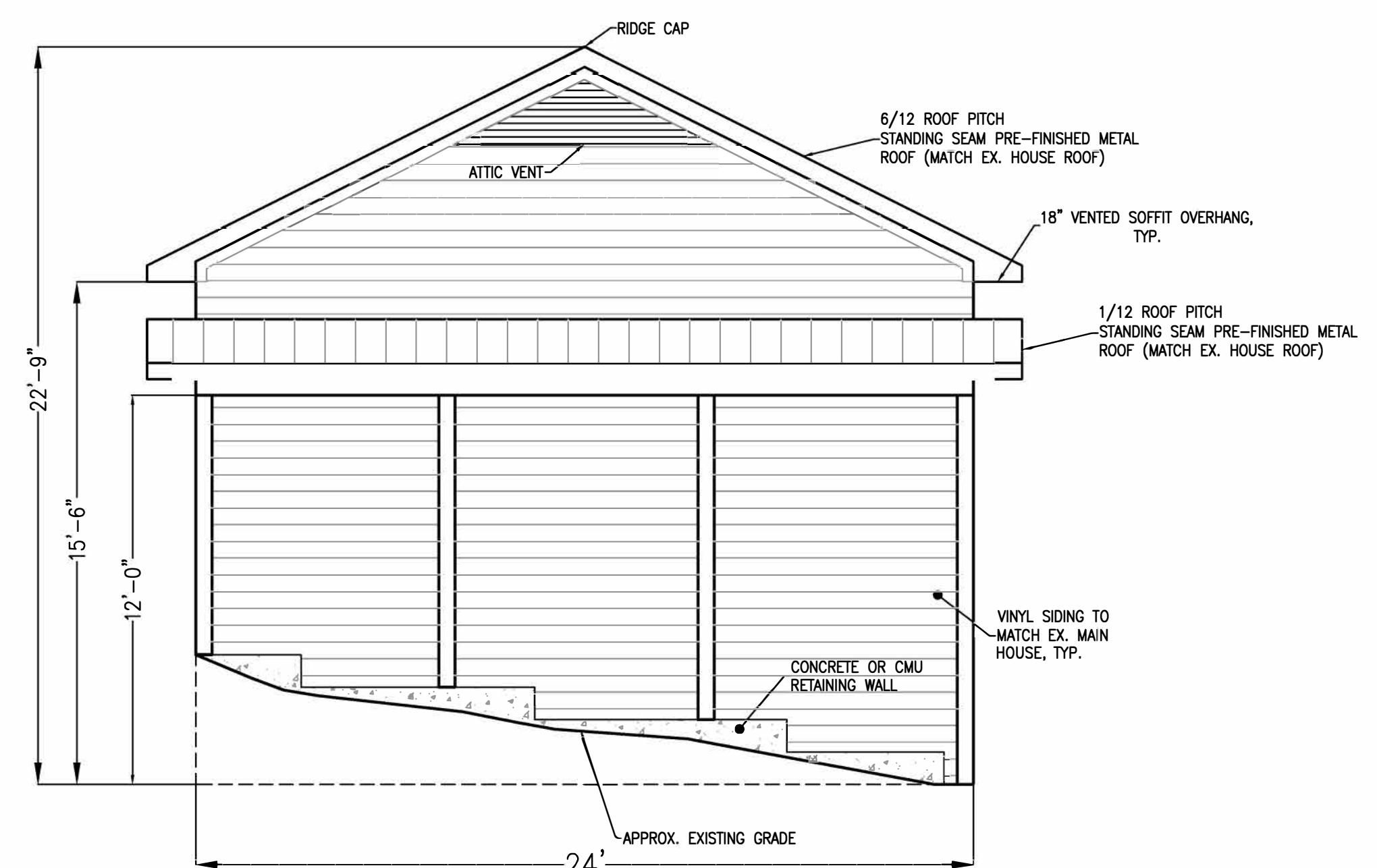
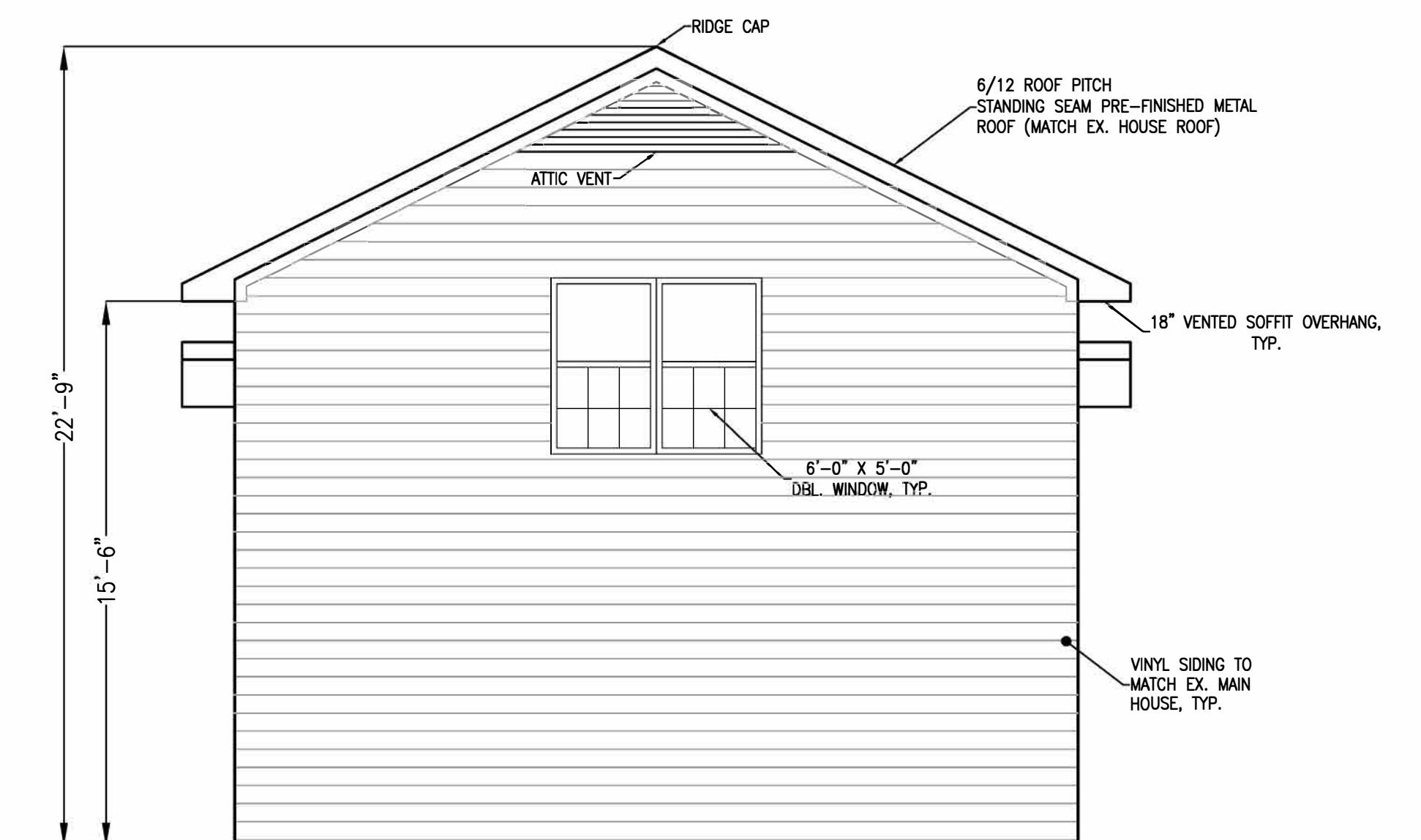
DATE: 10-14-20

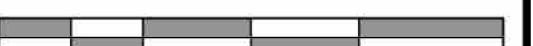
PROJECT #: 20-500-568

GRAPHIC SCALE
0' 1' 2' 4' 6' 12' 16'
SCALE: 1/4"=1'-0"

SHEET #
1
2



2410 HOG MOUNTAIN ROAD
SUITE 103
WATKINSVILLE, GA 30677
706-613-8900
706-425-9631 (FAX)
abe@ABEconsultinginc.com
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**ARCHITECTURAL PLANS
FOR
MARY CAROL &
CHRISTOPHER JAMES
NACE
GARAGE/ACCESSORY
STRUCTURE**
**1341 BELL RD.
WATKINSVILLE, GA 30677
OCONEE COUNTY
TAX PARCEL #: B 02 084D
±0.81 ACRES
ZONED: AG**
ELEVATIONS

REAR ELEVATION

LEFT SIDE ELEVATION

FRONT ELEVATION
RIGHT SIDE ELEVATION

REVISIONS DATE
DATE: 10-14-20
PROJECT #: 20-500-568
GRAPHIC SCALE

SCALE: 1/4"=1'-0"
SHEET #
2



Variance # P20-0214 - Nace

Tax Parcel #
B-02-084D

B 02 084D

Bell Rd

Julian Dr

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:1,500

0

140

280

560

840

1,120

Feet

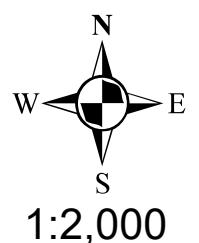


AG

Zoning	
AG	
AR-3	
AR	
R-1	
R-2	
R-3	
M-H	
B-1	
B-2	
O-I-P	
O-B-P	
I	

Oconee County Planning Department

This map is representative of current county zoning
as of June 2020 and should be used for
planning purposes only.



1:2,000

Bell Rd

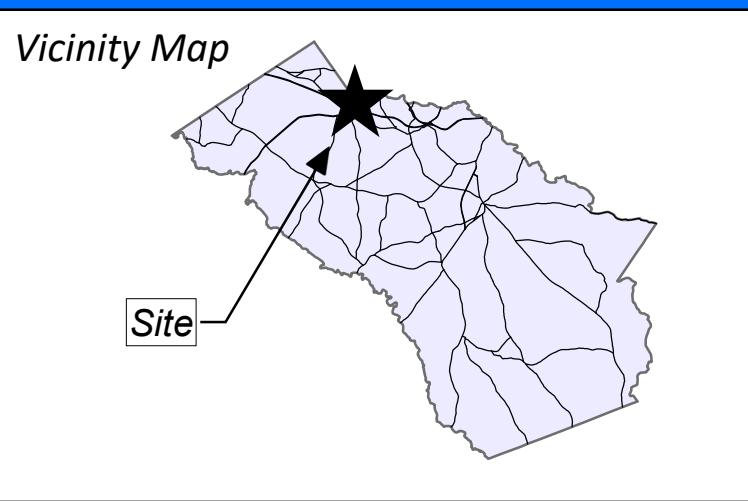
Clement Ct

Julian Dr

Julian Dr

R-1

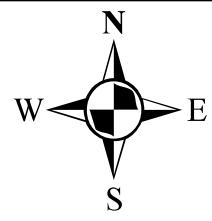
Tall Oaks Rd



Oconee County Planning Department

This map is a representation of the future development map
and should be used for planning purposes only

0 80 160 320 480 640 Feet



Regional Center

Cle

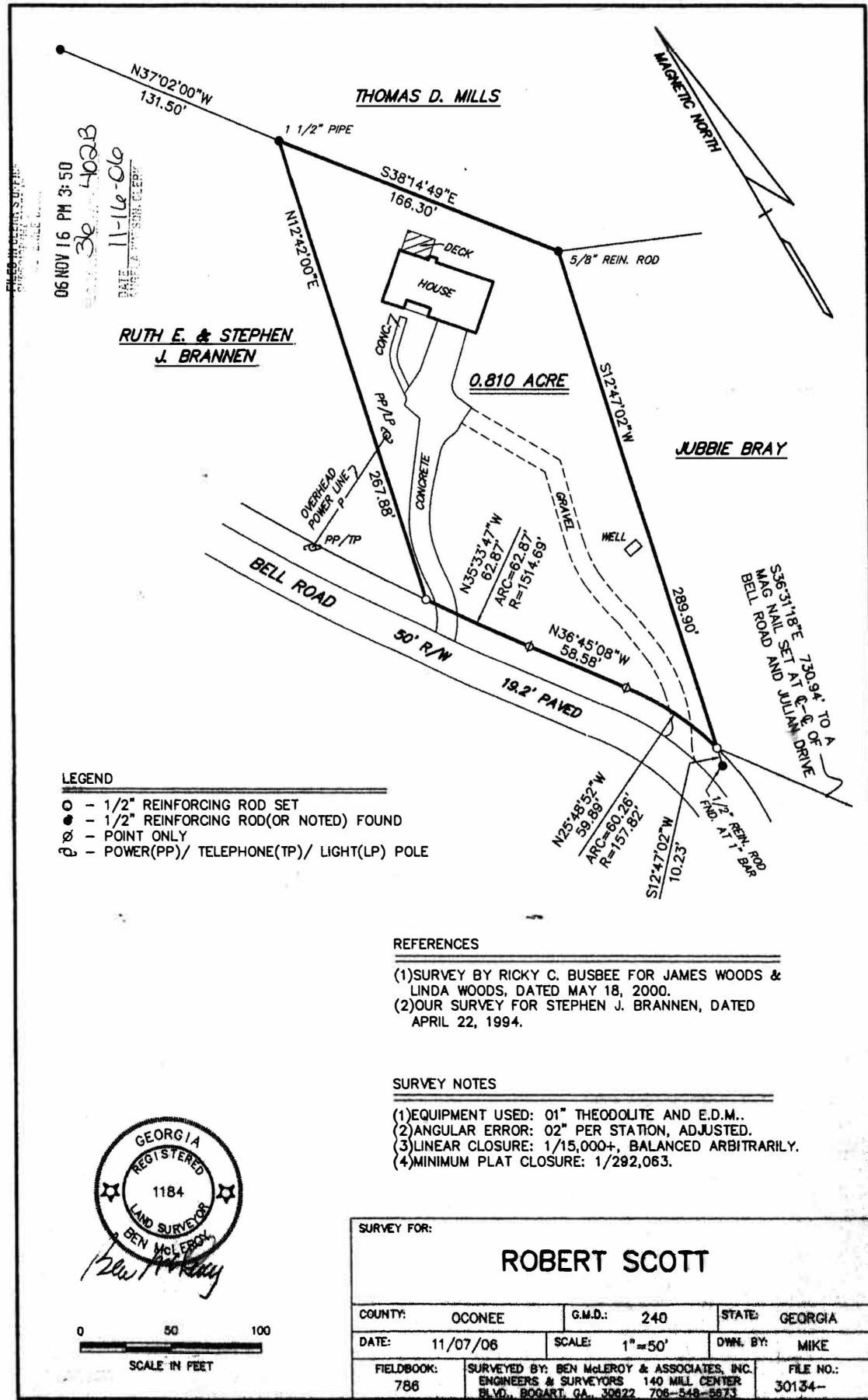
Julian Dr

Bell Rd

Tall Oaks Rd

GA Hwy 316 W
GA Hwy 316 E

Technology Gateway



PROJECT DATA:
OWNERS:

MARY CAROL & CHRISTOPHER JAMES NACE
1341 BELL ROAD
WATKINSVILLE, GA 30677
CONTACT: MR. CHRIS NACE
PHONE: 706-215-8139
EMAIL: 4REFRIGERATIONSOLUTIONS@GMAIL.COM

ENGINEER &
AUTHORIZED AGENT:

ABE CONSULTING, INC.
2410 HOG MOUNTAIN, SUITE 103
WATKINSVILLE, GA 30677
CONTACT: ABE ABOUHAMADAN, PE FASCE
PHONE: 706-613-8900
EMAIL: ABE@ABECONSULTINGINC.COM

1. WATER SUPPLY: INDIVIDUAL WELL ON LOT
2. SEWAGE DISPOSAL: PRIVATE ON-SITE SEPTIC SYSTEM
3. THERE ARE NO KNOWN ENVIRONMENTAL AREAS ON THIS SITE
4. PHYSICAL ADDRESS: 1341 BELL ROAD
5. ACREAGE: 0.810 ACRES
6. TAX PARCEL #: B 02 084D
7. ZONING: AG
8. EXISTING USE: SINGLE FAMILY RESIDENTIAL
9. PROPOSED USE: SINGLE FAMILY RESIDENTIAL WITH GARAGE / ACCESSORY STRUCTURE
10. BOUNDARY TAKEN FROM RECORDED PLAT PB: 36 PG: 402B
11. FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13219C 0045D DATED 9-2-2009

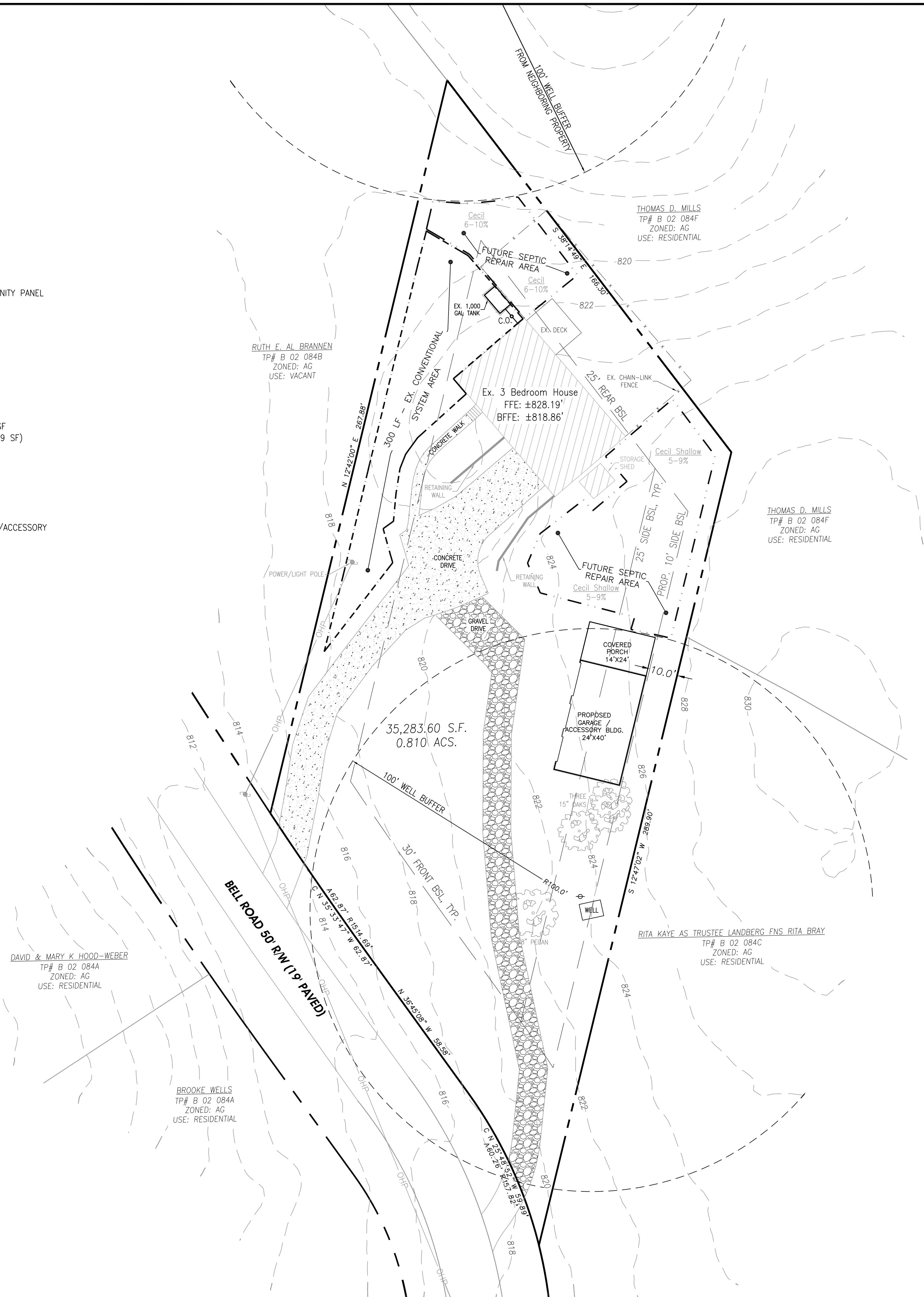
12. CONTOUR INTERVAL: 2' TOPO FROM OCONEE COUNTY GIS & ABE FIELD SHOTS
13. SOLID WASTE: TRASH WILL BE PICKED UP BY PRIVATE CONTRACTOR/ROLL OFF CART
14. PROPOSED UTILITIES: POWER, TELEPHONE, CABLE TV, TELECOMMUNICATIONS

15. MAXIMUM BUILDING HEIGHT: 40'
16. MINIMUM BUILDING SETBACKS:
FRONT: 30'
SIDE: 25'
REAR: 25'

17. TOTAL PROPOSED GROSS BUILDING AREA: 960 SF TOTAL (EXCLUDING COVERED PORCH)
(960 SF FOR GARAGE/WORK SHOP & 336 SF FOR COVERED PORCH)
18. TOTAL ALLOWED GROSS SQUARE FOOTAGE FOR ACCESSORY STRUCTURE BY UDC SEC. 347.02.A: 1,000 SF
TOTAL EXISTING MAIN HOUSE HEATED AREA: 1,764 SF (HEATED MAIN LEVEL: 1,575 SF, BASEMENT: 189 SF)

19. PROPOSED BUILDING HEIGHT: 22.75' AS CALCULATED PER UDC.
20. PHASING: PROJECT TO BE BUILT IN 1 PHASE WITH A BUILT OUT DATE OF 12-30-2021.
21. ADJACENT PROPERTIES:
NORTH - EXISTING USE: RESIDENTIAL / EXISTING ZONING: AG
EAST - EXISTING USE: RESIDENTIAL / EXISTING ZONING: AG
SOUTH - EXISTING USE: RESIDENTIAL / EXISTING ZONING: AG
WEST - EXISTING USE: VACANT/CONSERVATION / EXISTING ZONING: AG

22. A COMPANION HARSHIP VARIANCE IS SUBMITTED FOR THE SUBJECT PROPERTY; TO PLACE THE GARAGE/ACCESSORY STRUCTURE IN THE FRONT YARD INSTEAD OF THE REAR OR SIDE YARD OF THE PRINCIPAL DWELLING.



THIS LOT AREA IS OUTSIDE OF THE 100 YEAR FLOODPLAIN AS
SPECIFIED IN SECTION 404.02.

13219C 0045D DATED: 9-2-09
FEMA FLOOD MAP #

GEORGIA811
www.Georgia811.com
Contact 811 before you dig.

COLORS FOR UTILITY LOCATING:
White = Prop. Excavation
Pink = Temp. Survey Markings
Red = Electric
Yellow = Gas/Oil
Orange = Phone/Cable
Blue = Water
Purple = Reclaimed Water
Green = Sewer

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SOIL MAPPING & SEPTIC SYSTEMS
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2410 HOG MOUNTAIN ROAD
SUITE 103
WATKINSVILLE, GA 30677
706-613-8900
706-425-9631 (FAX)
abe@ABEconsultinginc.com
www.ABEconsultinginc.com

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Special Exception Variance
Concept Plan for:

**MARY CAROL
&
CHRISTOPHER
JAMES NACE**

GARAGE / ACCESSORY STRUCTURE
0.810 ACRES
TAX PARCEL #: B 02 084D
Zoning: AG
OCONEE COUNTY, GA.

1341 BELL ROAD
Watkinsville, GA
30677



REVISIONS DATE
... ...

DATE: 10-19-20
PROJECT #: 20-500-568

GRAPHIC SCALE
0' 10' 20' 40' 60'
SCALE: 1" = 20'

SHEET # 1
Grid North
Ga. - West Zone 1