

**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 Christine Pippin submitted on March 18, 2024.

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 Jessica Mobley on March 18, 2024, regarding a ±3.11-acre tract of land located 3294 Colham Ferry Road, Oconee County, Georgia, (tax parcel no. B-09-004H), 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 allow a manufactured home with a 3:12 roof pitch.

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.

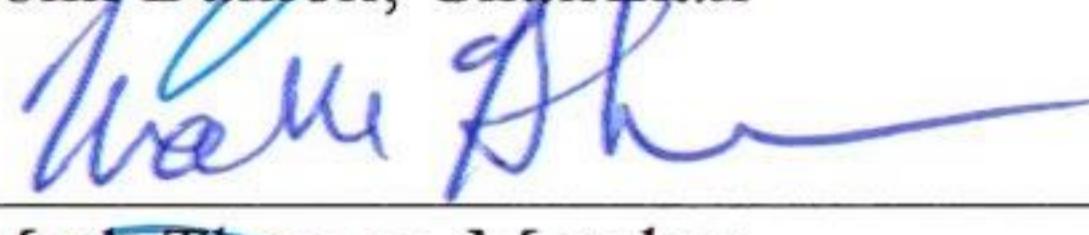
Said Special Exception Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on June 4, 2024.

ADOPTED AND APPROVED, this 4th day of June, 2024.

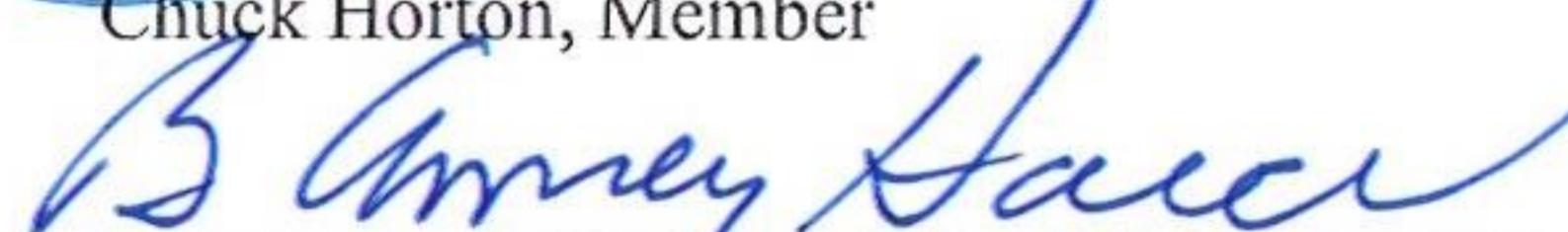
OCONEE COUNTY BOARD OF COMMISSIONERS

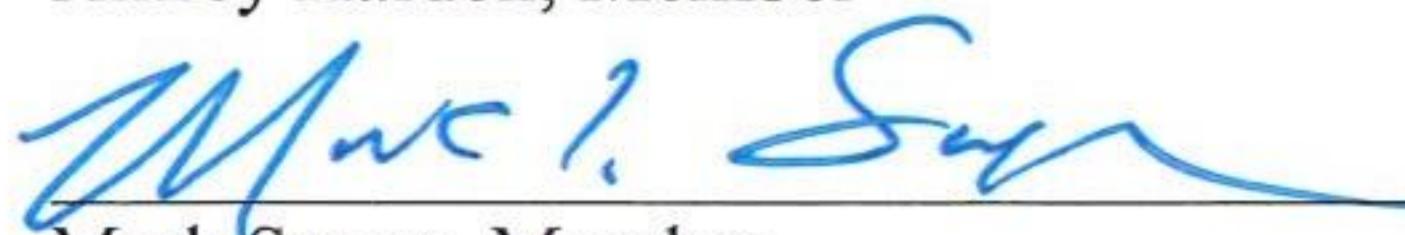
BY:


John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member


Amrey Harden, Member


Mark Saxon, Member

ATTEST:

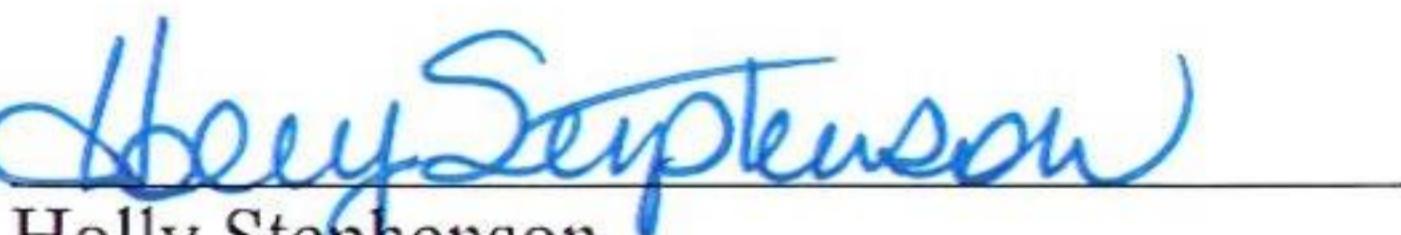

Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P24-0054

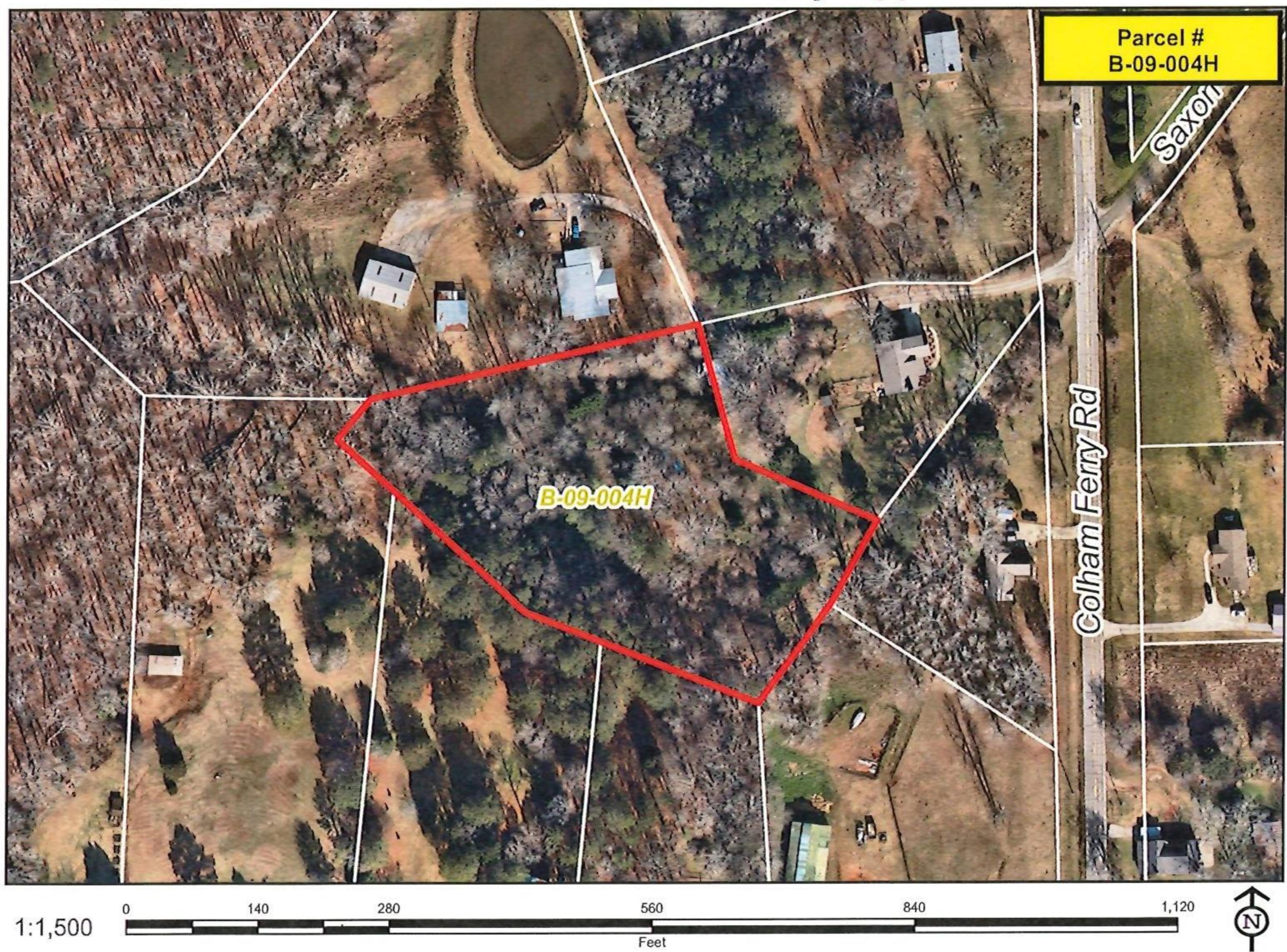
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CONDITION

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.

TAX MAP

Variance # P24-0054 - Mary Pippin



TYPED LEGAL DESCRIPTION

All that tract of land, together with improvements thereon, situate, lying, and being in the 225th Georgia Militia District, Oconee County, Georgia, and being more particularly described as follows:

Commencing at the centerline intersection of Colham Ferry Road and Saxon Road Extension;

Thence S 15°34' 45" W 76.13' to an iron pin on the westerly side of Colham Ferry Road, said iron pin having a coordinate of N:1381400.82, E:2531484.45, lying in the Georgia State Plane Coordinate System, Western Zone, North American Datum 1983, said point being the POINT OF BEGINNING.

Thence leaving said pin S 35°44'00" W a distance of 293.60' to an iron pin;

said iron pin being the TRUE point of beginning;

thence S 35°44'00" W a distance of 119.60' to an iron pin;

thence S 36°10'00" W a distance of 130.50' to an iron pin;

thence N 69°10'00" W a distance of 267.40' to an iron pin;

thence N 47°51'00" W a distance of 271.30' to an iron pin;

thence N 39°10'00" E a distance of 55.80' to an iron pin;

thence N 79°44'00" E a distance of 388.50' to an iron pin;

thence N 76°47'00" E a distance of 113.10' to an iron;

thence S 26°21'00" W a distance of 160.40' to an iron pin;

thence S 63°54'00" E a distance of 157.90' to an iron pin;

said point being the TRUE point of beginning,

having an area of 3.112 acres more or less and being particularly described on a plat of survey by

Ben McLeroy and Associates, INC. dated March 23, 1976.

NARRATIVE

3/18/24

Applicant Narrative for Variance Request

We would like to request a Special Exception Variance for the roof pitch of our home. Our address is 3294 Colham Ferry Road, Watkinsville, Ga 30677. The existing zoning district is 225th Ga Militia District and the existing use of our property is that it is undeveloped land.

We are requesting a Special Exception Variance from the Unified Development Code Article 3 Section 329.06.b(6).

We plan to place a Fleetwood Homes Edge Model No. 250EZ32644X 4 Bedroom, 2 Bath Home with 1920 SF on our property. It has a 3:12 pitch roof which is why we need to request this Special Variance.

Our Neighbors that are adjacent to our property are as follows:

1. Smith Parcel #B 09004 Zone AG, Home on Property
2. Gueth Parcel #B09007A Zone AC, Home on Property
3. Kidd Parcel #B 09B022 Zone AG, Home on Property
4. Umano Parcel #B 09004G Zone AB, Home on Property
5. Roberti Parcel #B 09B021 Zone AG, Home on Property
6. Nicholson Parcel #B 09B020 Zone AG, Home on Property
7. Henley Parcel #B 09B 019 Zone AG, Home on Property

As a 20-year Resident of Oconee County, Ga and Homeowner, we look forward to continuing our involvement in our new Community on Colham Ferry Road. We have attached Letters of Support from our adjacent property owners.

A handwritten signature in blue ink, appearing to be a name, is located at the bottom of the page.

NARRATIVE

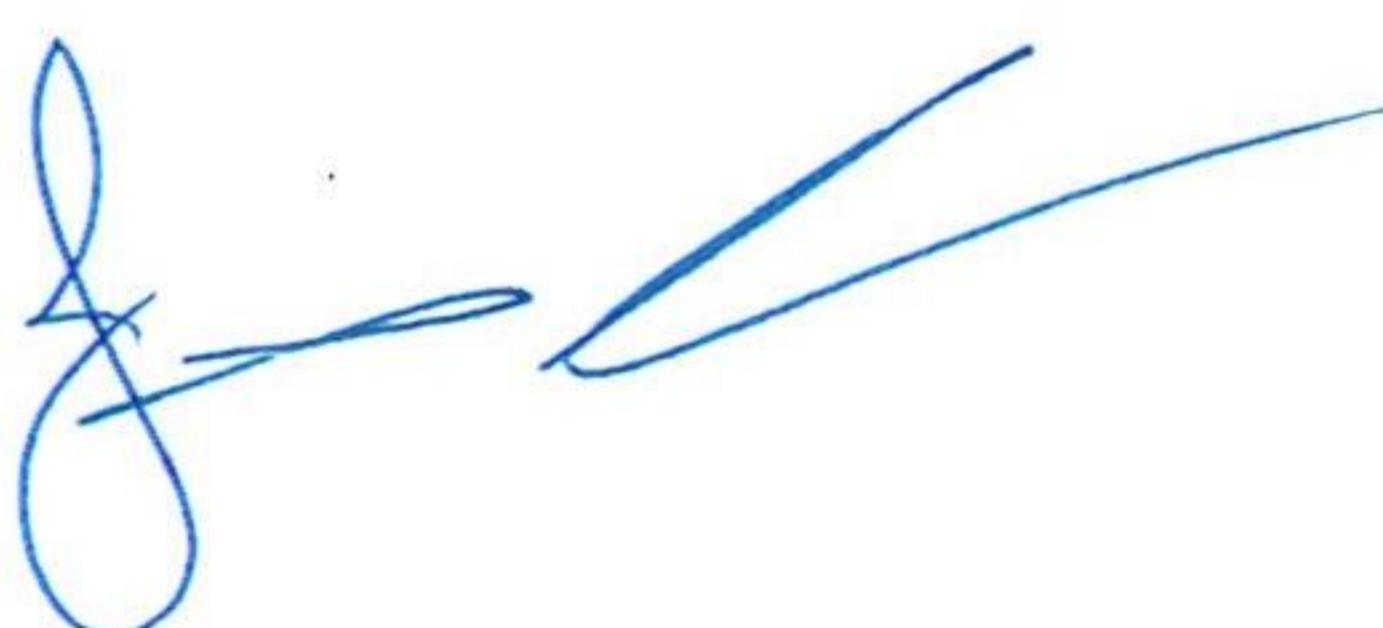
Thank you,

Christine Pippin

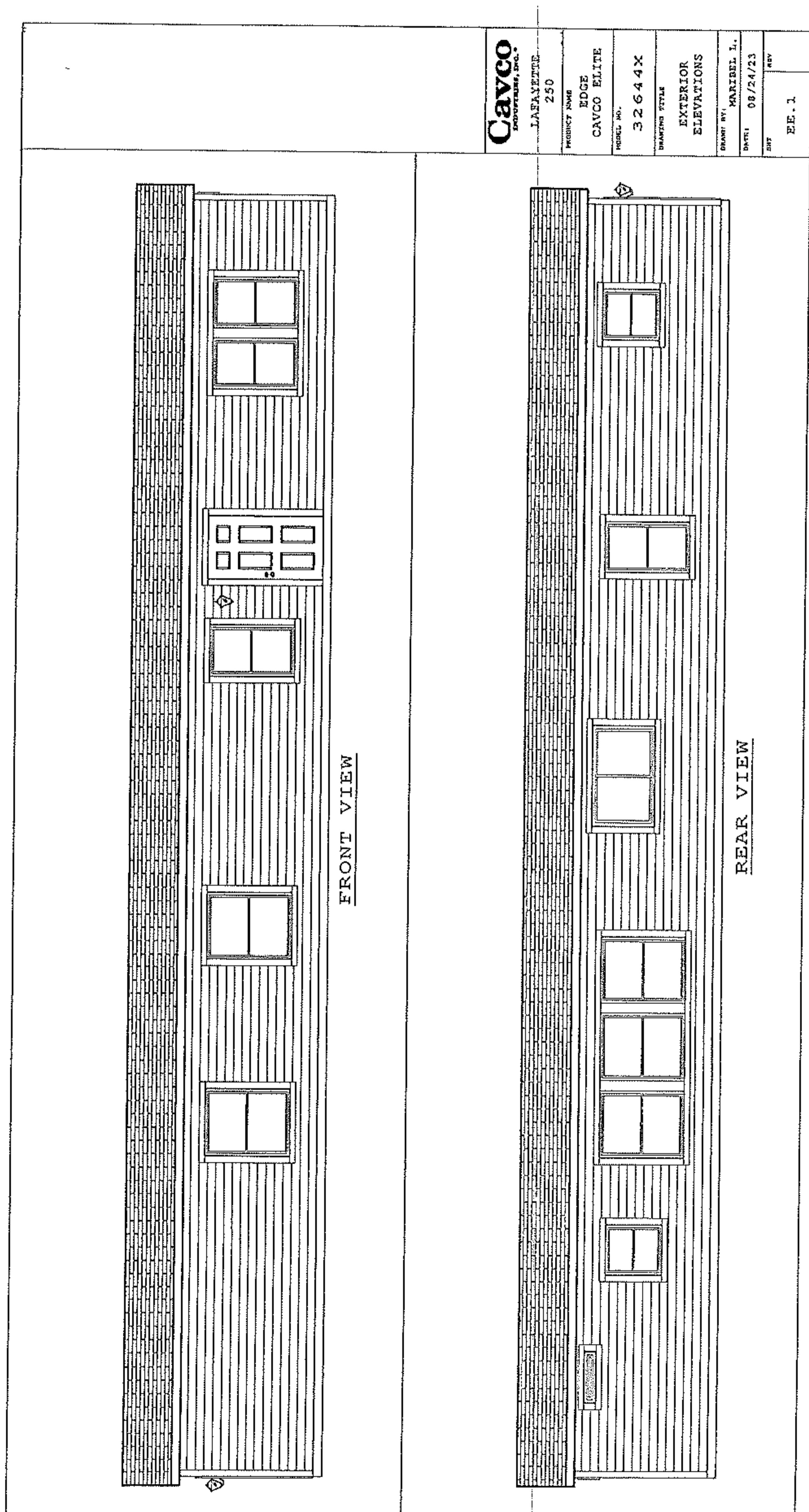
1060 Melissa Dr.
Watkinsville, GA 30677
706-717-9287

Jessica Mobley

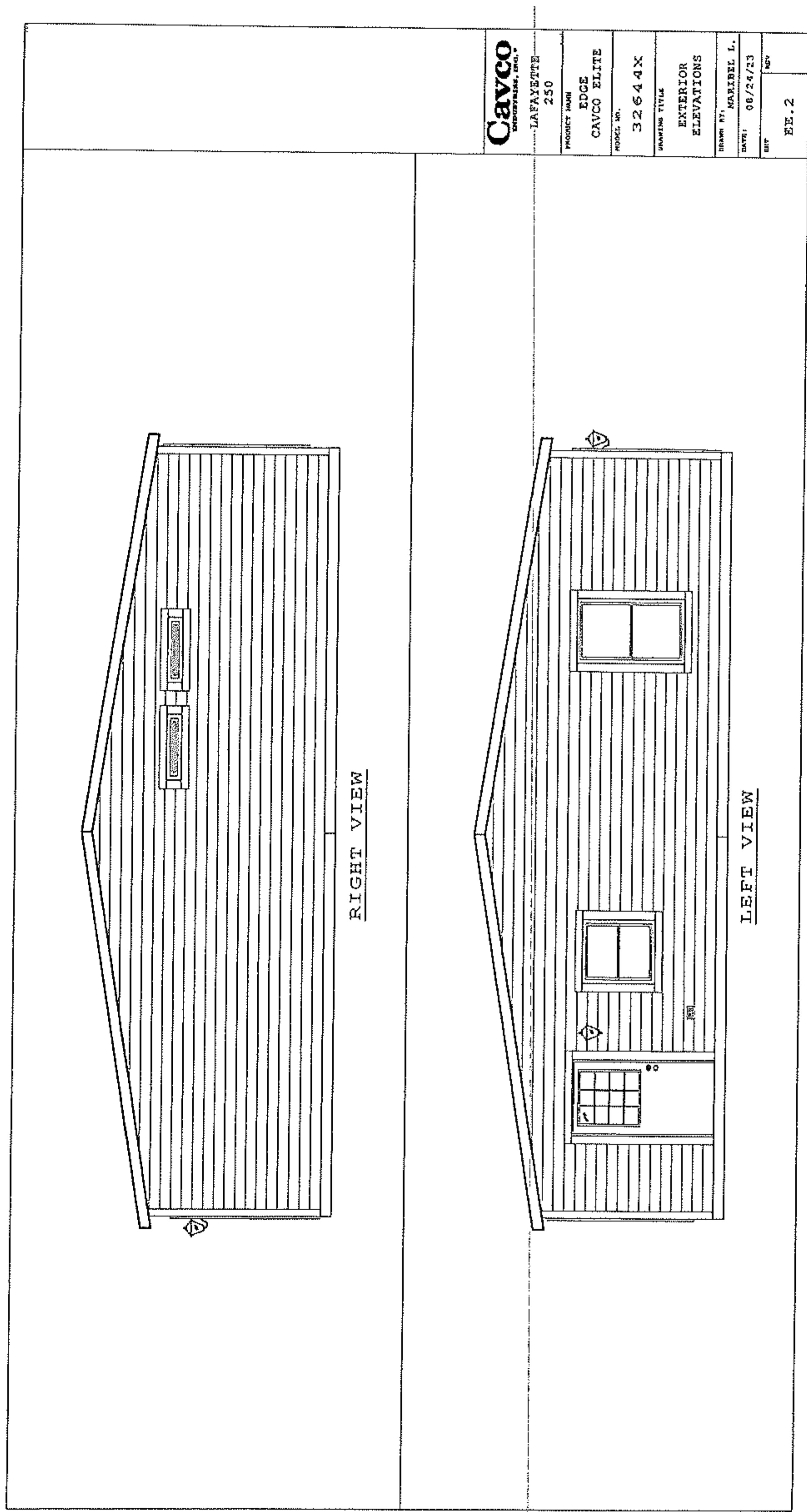
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Watkinsville, GA 30677
706-461-6165



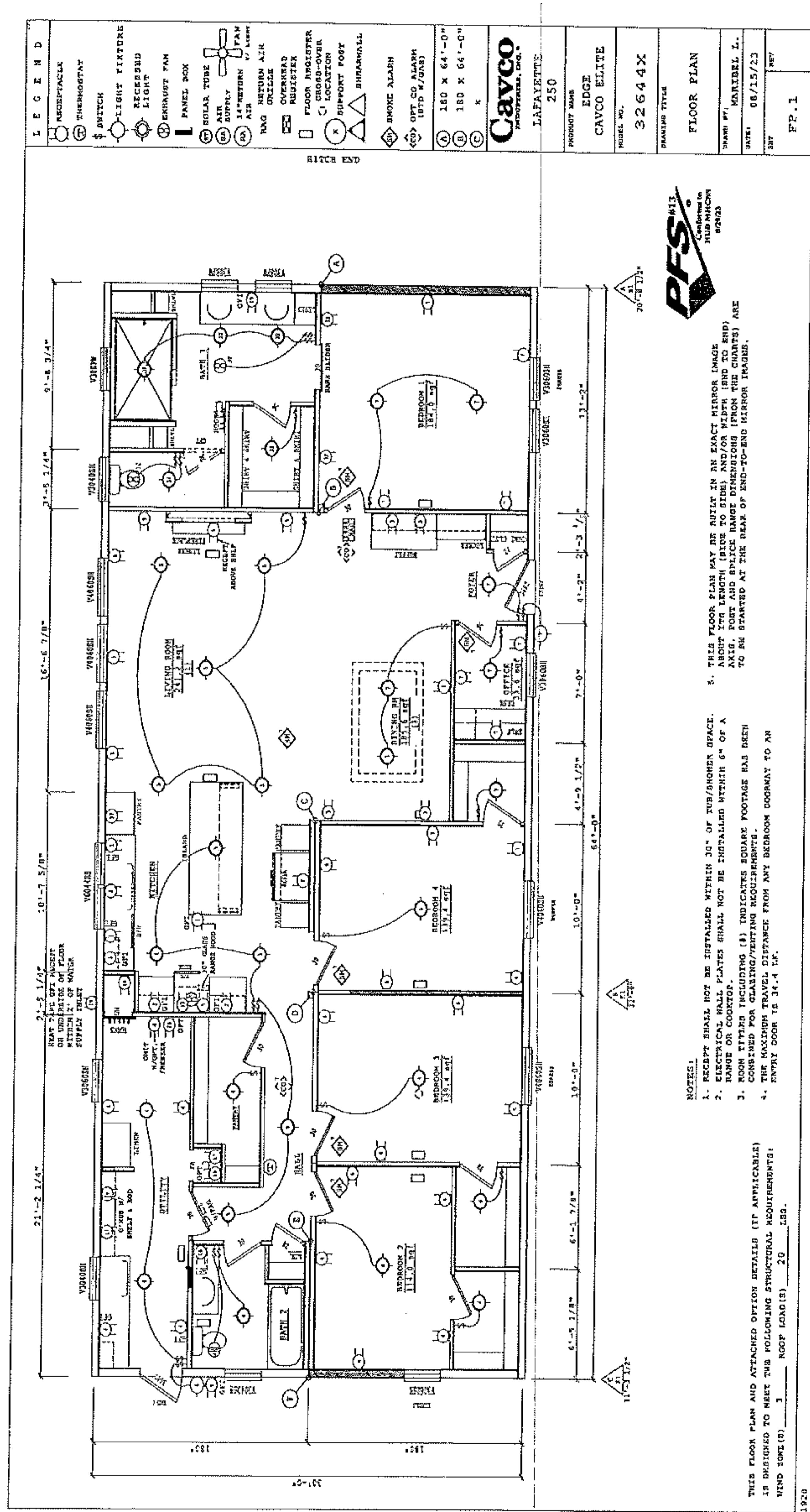
ARCHITECTURAL RENDERINGS



ARCHITECTURAL RENDERINGS



ARCHITECTURAL RENDERINGS



PLAT

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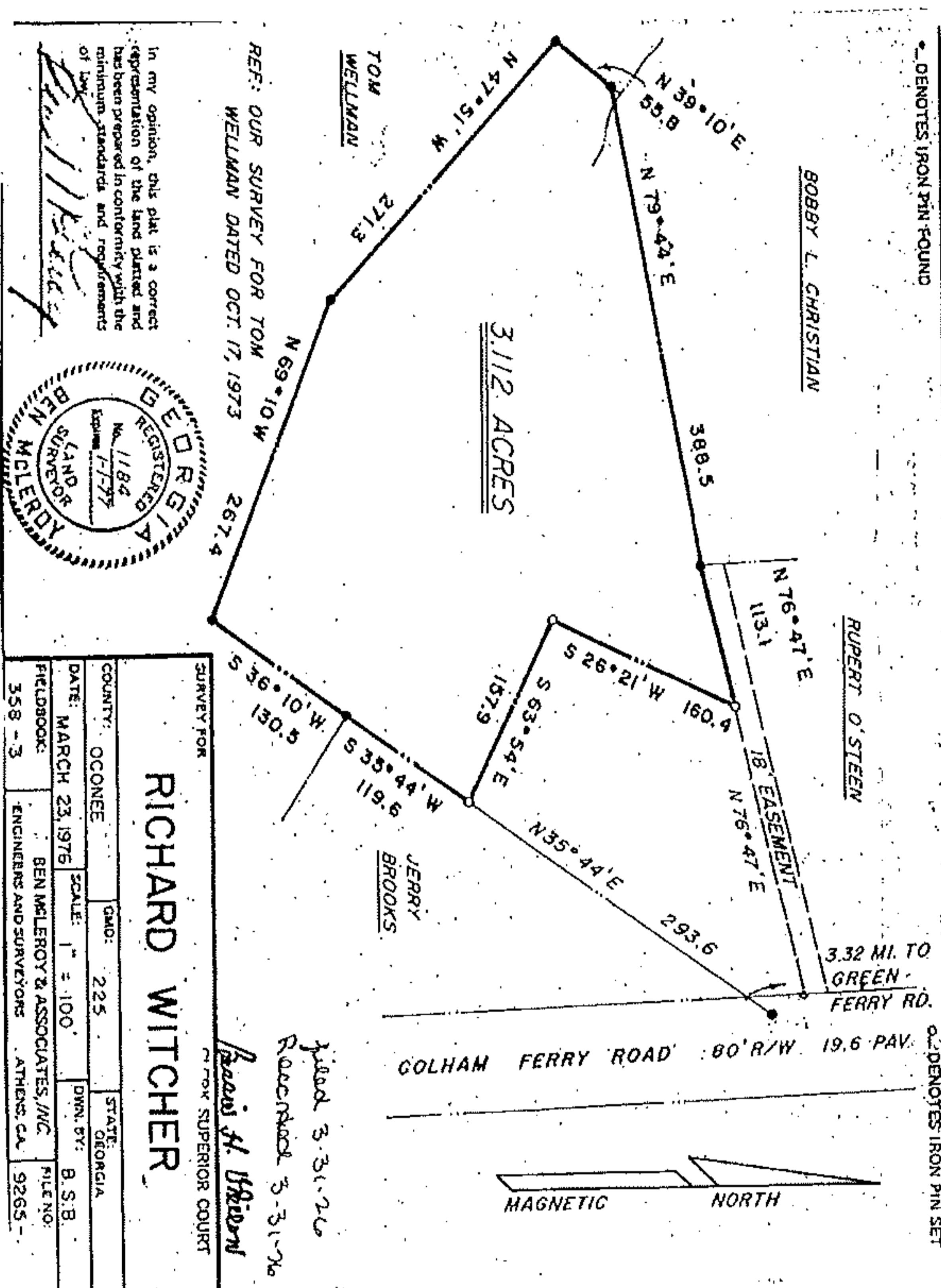
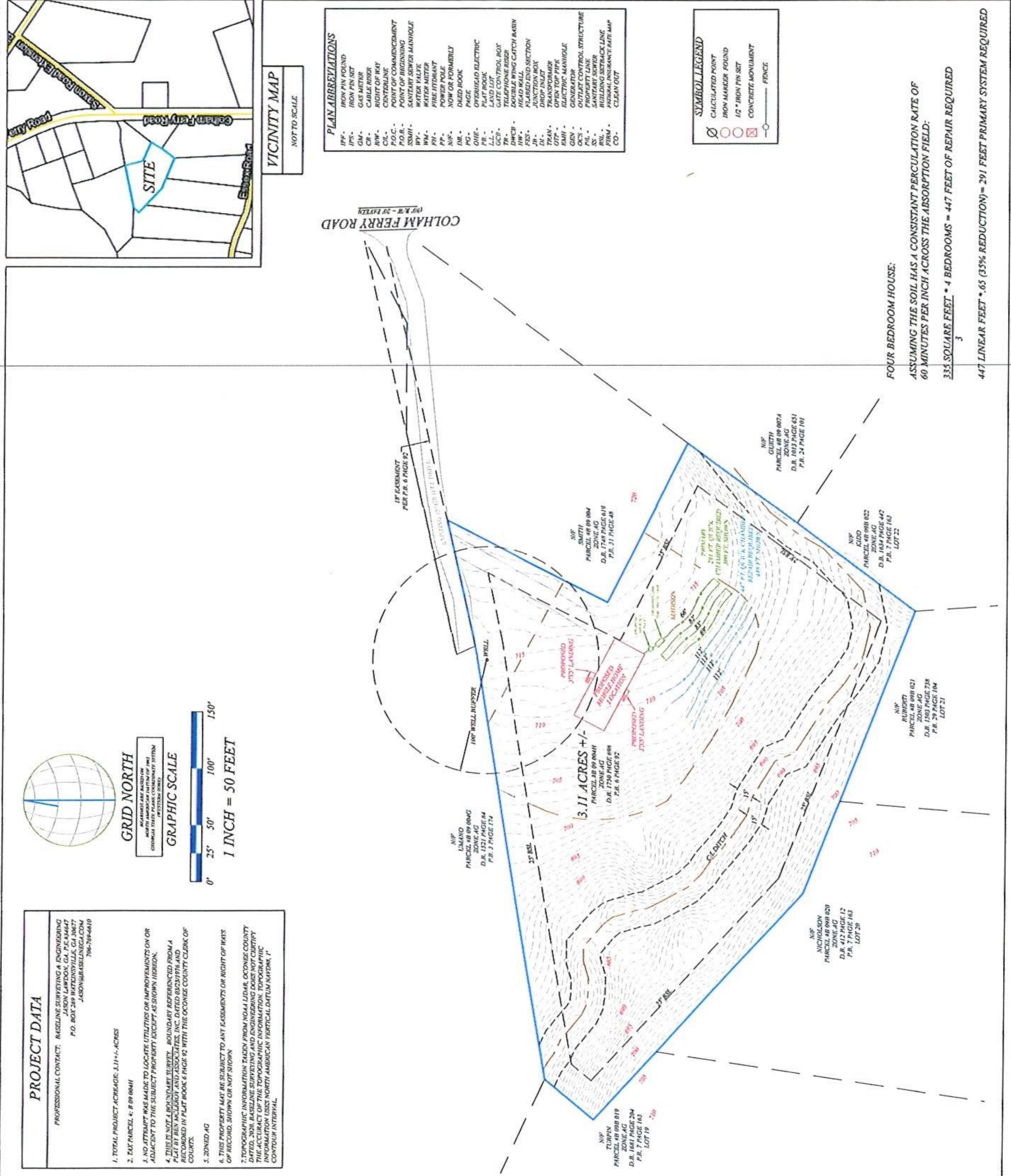


EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P24-0054

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CONCEPT PLAN

<p>BASELINE SURVEYING & ENGINEERING, INC.</p>		<p>P.O. BOX 269 WATKINSVILLE, GA 30677</p>																	
<p>WWW.BASELINEGA.COM</p>		<p>PHONE: 706-769-6610</p>																	
<p><i>PLAN FOR:</i> JESSICA MOBLEY</p>		<p><i>PHYSICAL ADDRESS:</i> 225th GEORGIA MILITIA DISTRICT OCONEE COUNTY</p>																	
<p><i>3294 COLHAM FERRY ROAD WATKINSVILLE, GA 30677</i></p>		<table border="1"> <thead> <tr> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>ADDED LANDING</td> <td>3/1/24</td> </tr> <tr> <td>ADDED LANDING</td> <td>3/1/24</td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		REVISIONS	DATE	ADDED LANDING	3/1/24	ADDED LANDING	3/1/24										
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<p><i>SITE PLAN</i></p>		<p><i>SHEET</i> 1 OF 1</p>																	





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

VARIANCE CASE #: P24-0054

DATE: May 22, 2024

STAFF REPORT BY: David Webb, AICP, Senior Planner

APPLICANT NAME: Jessica Mobley

PROPERTY OWNER: Mary Pippin

LOCATION: 3294 Colham Ferry Road,
Watkinsville, GA 30667
Parcel number: B 09 004H

PARCEL SIZE: ±3.112 acres

EXISTING ZONING: AG (Agricultural District)

EXISTING LAND USE: Vacant

TYPE OF VARIANCE REQUESTED: Special Exception Variance to allow a manufactured home with a 3:12 roof pitch.

REQUEST SUMMARY: The property owner requests a variance from UDC Sec. 329.06.b.6. which requires all manufactured homes to have a pitched roof with a slope of at least four feet in height for each 12 feet in width (4:12).

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: June 4, 2024

ATTACHMENTS:

- Application
- Narrative
- Concept Plan
- Legal Description
- Plat of Survey
- Illustrative Architectural Plans



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The applicant is requesting to place a manufactured home on property that is currently undeveloped.
- The plat for the parcel was recorded March 31, 1976.
- The 3.112 acre property is served by an 18' wide access easement.

VARIANCE DESCRIPTION

- The owner is requesting a special exception variance to allow a manufactured home with a 3:12 roof pitch.
 - ***Unified Development Code Section 329.06 – Qualified manufactured home.***
 - b. Compatibility standards.*
 - (6) Roof pitch and materials. The manufactured home shall have a pitched roof with a slope of at least four feet in height for each 12 feet in width (4:12). Roof materials shall be wood shake, tile, or asphalt shingle material.*

PUBLIC FACILITIES

Water:

- The applicant is proposing to use a well for water.

Sewer:

- The applicant is proposing to use an on-site septic system.

Roads:

- The site will be accessed from an existing 18' wide access easement that leads to Colham Ferry Road.

ENVIRONMENTAL

- There are potential State Waters on the site. The applicant will be required to follow the required permitting procedures in Article 11.
- There are potential wetlands on the site as indicated by the U.S. Fish and Wildlife Generalized Wetlands Map. The applicant will be required to follow the required permitting procedures in Article 10.
- No 100-year flood plains 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:

a. Cause a substantial detriment to the public good:

The manufactured home will be constructed on a property of over 3 acres. Staff finds there should be no significant negative impact on the tax base or nearby public infrastructure, or schools from approval of the request. The applicant will be required to meet the requirements of Articles 10 and 11 for the environmentally sensitive areas prior to a building permit being issued.

b. Be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:

In the immediate area, there are low density residential uses. The closest adjacent residential structure is 28 feet from the northern property line. Staff finds that approval of the request to allow a manufactured home with a 3:12 roof pitch in this location should not be injurious to the use and enjoyment of the environment or of other properties in the immediate vicinity.

c. Diminish and impair property values within the surrounding neighborhood:

Based on the configuration of the applicant's property and surrounding properties, staff finds that approval of the requested roof pitch variance should not diminish or impair the property values within the surrounding neighborhood.

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

The intent of UDC Section 329.06 is to require that manufactured homes be of suitable quality. Staff finds that approval of this special exception variance request would not impair the UDC's purpose and intent given the compliance with other standards identified in 329.06.

STAFF RECOMMENDATION & CONDITIONAL RECOMMENDATIONS

Based upon the standards and limitations for special exception variance approval, this request **does meet all necessary conditions** to grant a special exception variance. Should the present request be approved, staff recommends the following conditions to be fulfilled at the owner/developer's expense.

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.