

**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 Kristen and Phillip Gibson submitted on December 20, 2023.

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 Stanton Porter on December 20, 2023, regarding a ±2.48-acre tract of land located 1030 Garrett Road, Oconee County, Georgia, (tax parcel no. A-01-076BA) 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 Guest House to have a separate driveway access from the principal dwelling (UDC Sec. 351.01.b(3)).

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

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

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

Said Special Exception Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on November 5, 2024.

ADOPTED AND APPROVED, this 5th day of November, 2024.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

Amrey Harden, Member

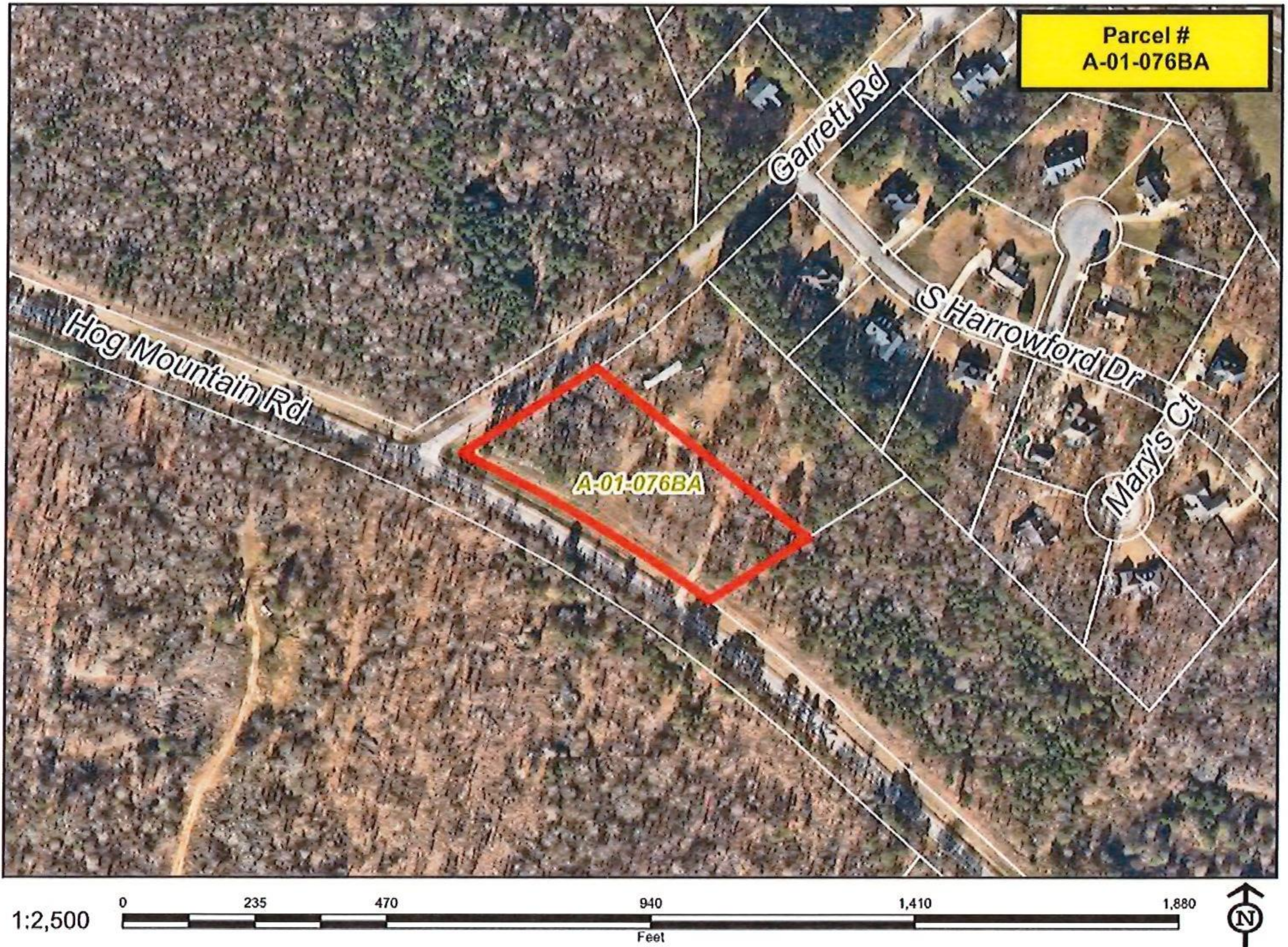
Mark Saxon, Member

ATTEST:

Holly Stephenson
Holly Stephenson
Clerk, Board of Commissioners

TAX MAP

Variance # P23-0289 - Kristen & Phillip Gibson



TYPED LEGAL DESCRIPTION

BK:1698 PG:596

EXHIBIT "A"
Property Description

Closing Date: May 20, 2022
Buyer(s): Kristen Sheree Gibson and Phillip David Gibson
Property Address: 1030 Garrett Road, Statham, GA 30666

PROPERTY DESCRIPTION:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the 224th District, G.M., containing 2.483 acres, more or less, and being known and designated as "Tract 1, 2.483 Acres," according to that plat of survey entitled, "Administrative Subdivision Plat for: Virginia Ashford Elliot," prepared by Chandler Surveying and Engineering, certified by Brett J. Chandler, G.R.L.S. No: 2816, as recorded in Plat Book 2021, Page 2, in the Office of the Clerk of Superior Court for Oconee County, Georgia, said plat being incorporated herein by reference and being made a part of this description.

The residence situate upon the above-described property being known and designated as 1030 Garrett Road, according to the present system of numbering for Oconee County, Georgia.

This conveyance is made subject to all zoning ordinances, easements and restrictions of record, if any.

PARCEL NO./APN: A-01-076-BA

NARRATIVE

STANTONPORTER
LAW

Winder:
73 Church Street
P.O. Box 88
Winder, Georgia 30680
478.997.2010
stanton@stantonporter.com

Athens:
2005 South Milledge Avenue
Suite 101
Athens, Georgia 30606
(By Appointment Only)

July 17, 2024

Oconee County Board of Commissioners
The Oconee County Planning Commission
7635 Macon Highway
Watkinsville, GA 30677

Re: Variance Application for 2.48 Acres, 1030 Garrett Road setback variance and
variance from 351.01.b.3 for additional driveway for guest house and Rezone
Application for Change in Condition Number Three from Case No P20-0143

Greetings:

This variance request concerns a 2.48 acre tract of land located at 1030 Garrett Road, Statham, GA 30666. The owner of the house purchased the house in May 2022 as their primary residence. The property contains an unpermitted guest house slightly over 1000 square feet on the rear of the property and the owners are seeking to bring the guest house into compliance to allow their mother to move into the house. The applicant is requesting a variance from Section 410.01 (c)(2) from 15 feet to 12.5 feet to allow for the carport as shown on the Site Plan. The site plan shows the proposed carport will be 13.16 feet from the property line. Additionally, the applicant is requesting a variance from Section 351.01.b.3 to allow a second driveway for the property to access the guest house. Using the primary driveway is not possible as it would eliminate the backyard of the property owner and encroach on their landscaping and air conditioner. Thirdly, the applicant is requesting a change in zoning condition number three from Zoning Case P20-0143 to allow a drive way through the no access easement on Highway 53 as shown on the Site Plan. The property will be on septic and water will be provided by the County.

Regarding the factors that the County should consider, the following is provided:

1. This zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The adjacent and nearby properties are presently either residential or undeveloped land. The current zoning for the property is AR and the request is consistent with an AR use. The proposed rezone is to change a condition number three of the prior zoning case P20-0143 which was a one-foot no access easement along Highway 53. The only way to feasibly create a driveway to the guesthouse is to access it from Highway 53. There currently is already a road cut and culvert where the driveway would be as it is located at an old drive/road. The vehicles accessing the drive would be very limited as a single senior lady living in the house. The setback variance is to allow the decorative additions to the existing guesthouse to improve its appearance and would only encroach on the setback line by 2.5 feet.

NARRATIVE

2. This zoning proposal would not adversely affect the existing use or usability of adjacent or nearby property.

3. This zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Furthermore, fear of increased traffic is not a proper justification for the denial of this rezone.

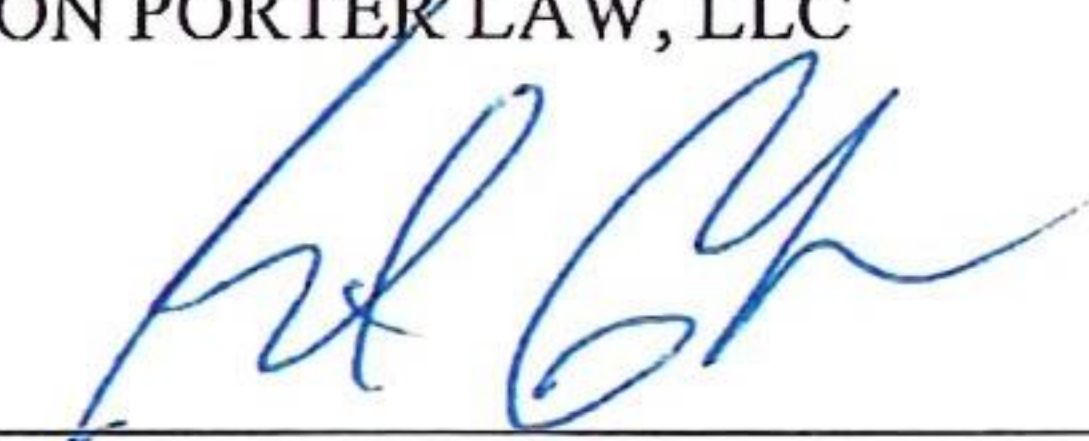
4. This zoning proposal is in conformity with the policy and intent of the comprehensive land use plan. The area surrounding the subject property is already residential in character.

The denial of this proposed zoning, or the grant to a different zoning category, or the grant with unreasonable conditions, will result in substantial monetary damage to the owner. The subject property has been vacant for many years and cannot economically support the present value of the land as presently zoned. Furthermore, the denial of this request will violate the owner's rights of due process and equal protection, procedural and substantive, and violation of Article I, Section I, Paragraphs 1 and 2, and Article I, Section III, Paragraph 1 of the Georgia Constitution and the Fifth and Fourteenth Amendments to the United States Constitution. Denial of the rezoning will destroy owner's property rights without first paying just compensation. A denial of this application would constitute an arbitrary and capricious act by Oconee County without any rational basis therefor, constituting an abuse of discretion. A refusal to rezone the subject property so as to permit the only feasible economic use of the property would be unconstitutional and would discriminate in an arbitrary and capricious and unreasonable manner between the owner and owners' of similarly situated property. This application meets the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning as an expression of the government's police power.

For the foregoing reasons, the applicant and owner respectfully request that this rezoning application be approved.

Sincerely,

STANTON PORTER LAW, LLC

By: 

Stanton E. Porter

ARCHITECTURAL RENDERINGS



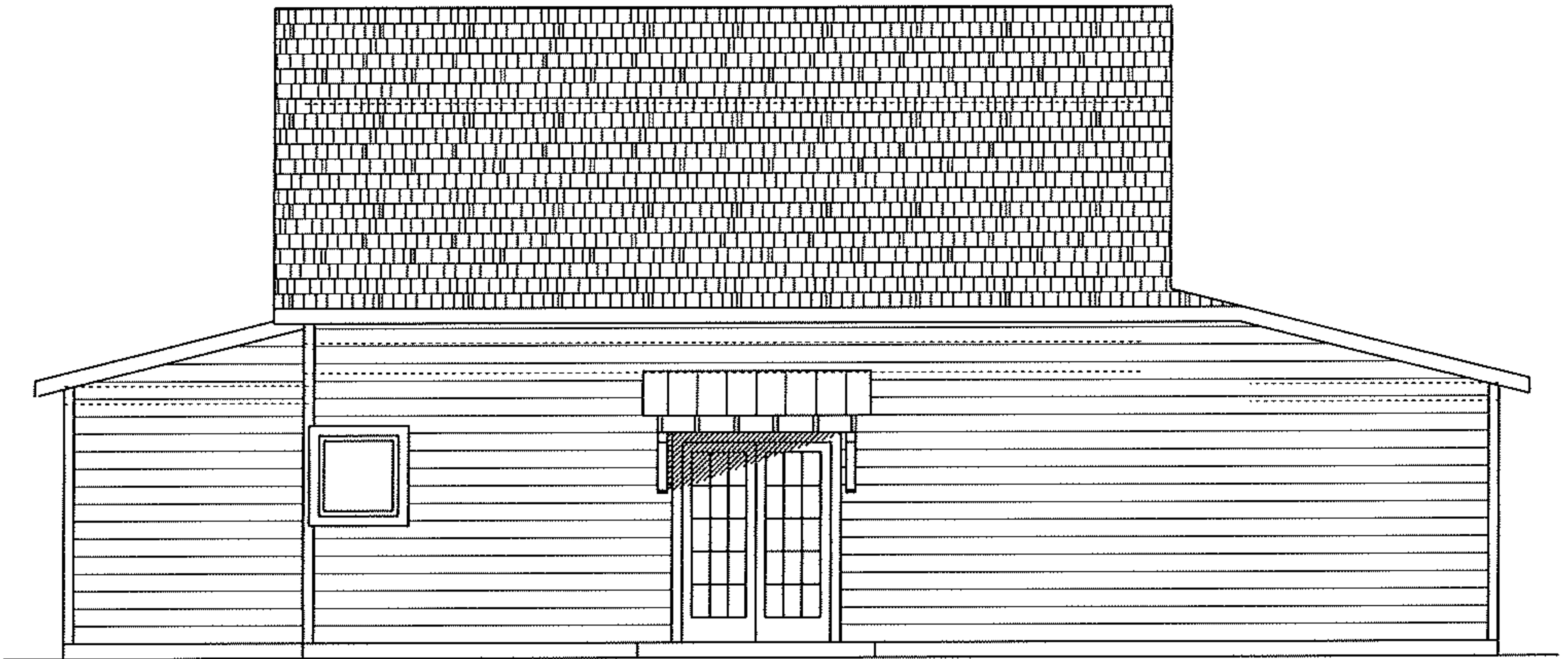
FRONT ELEVATION

ARCHITECTURAL RENDERINGS



LEFT ELEVATION

ARCHITECTURAL RENDERINGS



RIGHT ELEVATION

ARCHITECTURAL RENDERINGS



REAR ELEVATION

PLAT

[illegible]

PLAN FOR:

KRISTEN GIBSON

223RD GEORGIA
MILITIA DISTRICT

OCONEE COUNTY

PHYSICAL ADDRESS:

1030 GARRETT ROAD
STATHAM, GA 30666

REVISIONS	DATE
REVISIONS PER OCONEE COUNTY COMMENTS	12-07-2
REVISIONS PER OCONEE COUNTY COMMENTS	01-19-2
REVISIONS PER OCONEE COUNTY COMMENTS	05-20-2
REVISIONS PER OCONEE COUNTY COMMENTS	09-06-2

DATE
10/10/23

PROJECT
23-3355S

VARIANCE CONCEPT
PLAN AND AS-BUILT

SHEET
1 OF 1



VICINITY MAP
NOT TO SCALE

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
JASON LAWSON, G.E., P.E. #34847
P.O. BOX 269 WATKINSVILLE, GA 30677
JASON@BASELINEGA.COM
706-769-6610

1. TOTAL PROJECT ACRES: 2.48 +/- ACRES
2. TAX PARCEL #: A 01 07664
3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
4. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DERIVED FROM PLAT BOOK 2021 PAGE 2 IN THE OCONEE COUNTY CLERK OF COURTS OFFICE.
5. ZONED: IR
6. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN.
7. TOPOGRAPHIC INFORMATION FROM THE NOAA LIDAR DATABASE FOR OCONEE COUNTY, DATED 2019. VERTICAL RELIEF BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988. 1' CONTOUR INTERVALS SHOWN.
8. SOILS INFORMATION BASED ON A LEVEL III SOIL SURVEY FOR JODY WATSON BY SITE ENHANCEMENT, INC., DATED NOVEMBER 11, 2018. PROVIDED TO BY CLIENT.

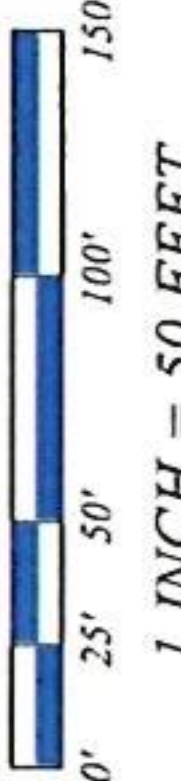
SYMBOL LEGEND

Ø	CALCULATED POINT
○	IRON MARKER FOUND
○	1/2" IRON PIN SET
⊠	CONCRETE MONUMENT
—	FENCE



GRID NORTH
NAD 83
NORTH AMERICAN DATUM OF 1983
GEORGIA NATIONAL GRID SYSTEM
WATKINSVILLE

GRAPHIC SCALE



1 INCH = 50 FEET

PLAN ABBREVIATIONS

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- GM - GAS METER
- CR - CABLE REEL
- R/W - RIGHT OF WAY
- C/L - CENTERLINE
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- SSWH - SANITARY SEWER MANHOLE
- WV - WATER VALVE
- WM - WATER METER
- PI - FIRE HYDRANT
- N/F - NON OR FORMERLY
- DI - DEAD END
- PG - PAGE
- OE - OVERHEAD ELECTRIC
- PH - PLAT BOOK
| LL - LAND LOT | GCH - GATE CONTROL BOX |
| TR - TELEPHONE RISER | DWC - DOUBLE WING CATCH BARN |
| JW - JUNCTION BOX | FL - FLARED END SECTION |
| DI - DROP INLET | TRANS - TRANSFORMER |
| OT - OPEN TOP PIPE | AMH - ELECTRIC MANHOLE |
| GEN - GENERATOR | OCN - OUTLET CONTROL STRUCTURE |
| PS - PROPERTY LINE | NS - NEIGHBORLY |
| RS - RAILROAD | ST - STRUCTURE LINE |
| IRM - IRON MARKER | CE - CLEAN OUT |



TWO BEDROOM GARAGE:
- ASSUMING THE SOIL HAS A CONSTANT PERCOLATION RATE OF 45 MINUTES PER INCH ACROSS THE ABSORPTION FIELD:
100 SQUARE FEET * 2 BEDROOMS = 200 LINEAR FEET REPAIR REQUIRED
200 LINEAR FEET * 65 (15% REDUCTION) = 130 LINEAR FEET REPAIR REQUIRED



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

VARIANCE CASE #: P23-0289

DATE: September 20, 2024

STAFF REPORT BY: David Webb, AICP (Senior Planner)

APPLICANT NAMES: Stanton Porter (attorney)

PROPERTY OWNER(S): Kristen and Phillip Gibson

LOCATION: 1030 Garrett Road
Parcel number: A 01 076BA

PARCEL SIZE(s): ±2.48 acres

EXISTING ZONING: AR (Agricultural Residential)

EXISTING LAND USES: Single Family Residence

TYPE OF VARIANCE REQUESTED: Special Exception Variance

REQUEST SUMMARY: Allow a Guest House to have a separate driveway access from the principal dwelling

CONCURRENT APPLICATIONS:

- Change the conditions of the previous zoning (case # P20-0143), zoned AR, to remove the required 1-foot no access easement to Hog Mountain Road (GA 53).
- Setback variance from 15 feet to 12.5 feet to construct a carport adjacent to an unpermitted residential structure

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: October 1, 2024

ATTACHMENTS:

- Application
- Warranty Deed
- Plat of Survey
- Concept Plan
- Narrative
- Legal Description
- Architectural Elevations



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- This property was rezoned to AR (Agricultural Residential) on October 6, 2020, to create a two-lot subdivision.
- There was a dirt driveway accessing Highway 53 that existed at the time of the rezoning. It was used as the driveway for a manufactured home that was on the property since 1985.
- The rezoning had a condition to no longer use the dirt driveway and instead for the property to have access only from Garrett Road.
- The Administrative Plat was approved and recorded January 6, 2021, at Plat Book 2021, Page 2 that created two lots, included the subject property. The plat includes a 1-foot no access easement to Hog Mountain Road. The approved plat indicates the legal access for the property is Garrett Road.
- A 3,214 SF single family home was permitted and constructed on the site. It received a certificate of occupancy on September 1, 2021 (PB21-0208).
- The previous property owner, Stephen Dickinson, applied to build a 1,008 SF garage on April 28, 2022
- The aerial photo dated January 7, 2022, shows the garage was already under construction at the time the garage permit was applied for.
- Comments were issued by Planning on the garage permit application on May 7, 2022. The homeowner never re-submitted items to address the comments.
- The current owners acquired the property May 20, 2022.
- According to Tax Assessor records and dated photos, the current owners continued construction work without a permit after they acquired the property.
- The Tax Assessor documented on October 27, 2022, that an additional single-family home was constructed **without permits** on the property with a size of 1,389 SF.
- The Tax Assessor documented the residential structure was built without permits in photographs in 2022 and again on July 17, 2024.
- A Notice of Violation was issued April 24, 2024, that determined: *A structure was built on your property without first obtaining a building permit (UDC §1225.01(a)).*

VARIANCE DESCRIPTION

- A special exception variance from Oconee County Unified Development Code Section 351.01 for a Guest House to have a separate driveway access from the principal dwelling
- Section 351.01 (3) states: ... *Access shall be provided through the principal dwelling unit's existing driveway.*
- According to the concept plan, the applicant wishes to use a driveway that leads directly to Hog Mountain Road which would violate the conditions of zoning and the platted 1' no access easement to Hog Mountain Road. There is a concurrent application to remove the zoning condition.

PUBLIC FACILITIES

Water:

- The project utilizes Oconee County water services.

Sewer:

- The existing house has an on-site septic system.

Roads:

- The property has legal access to Garrett Road.

ENVIRONMENTAL

- There are no known state waters or floodplain areas on the property.

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:

Staff finds the allowance of a second driveway would be adverse to the intent of the Guest House standards. The allowance of a second driveway accessing Highway 53 has the potential to create a traffic hazard. The current legal access for the property is Garrett Road, where the driveway for the existing single-family dwelling is located. Staff analysis indicates that the proposed guest house could be permitted and meet UDC requirements if the applicant extends the driveway for the primary residence to the rear of the property. There is a clear $\pm 23'$ between the HVAC unit beside the primary residence to the side property line to extend the existing driveway. If that is done, then the change of zoning conditions and variance on a guest house driveway would not be necessary.

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

The surrounding properties are zoned AR and AG (Agricultural). Staff analysis indicates that granting the requested variance could potentially diminish the enjoyment of adjacent properties by creating a traffic hazard. Allowing an additional driveway to access Hog Mountain Road without a deceleration lane would create a negative traffic impact for the Harrowford Estates Subdivision that is accessed by Garrett Road.

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

Staff analysis indicates that granting the requested variance could potentially have a negative affect the value of adjacent properties by creating a traffic safety hazard. The hardship was created by the property owner in the placement of an unpermitted structure. Allowing an additional driveway to access Hog Mountain Road without a deceleration lane would create a negative traffic impact for the Harrowford Estates Subdivision that is accessed by Garrett Road.

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

Staff finds the allowance of a second driveway would be adverse to the intent of the Guest House standards (Sec. 351.01). The intent of the standard is to provide one point of access for a residential property to reduce additional driveways and traffic hazards.

The allowance of a second driveway accessing Highway 53 has the potential to create a traffic hazard. The current legal access for the property is Garrett Road, where the driveway for the existing single-family dwelling is located. Staff analysis indicates that the proposed guest house could be permitted and meet UDC requirements if the applicant extends the driveway for the primary residence to the rear of the property. There is a clear $\pm 23'$ between the HVAC unit beside the primary residence to the side property line to extend the existing driveway. If that is done, then the change of zoning conditions and variance on a guest house driveway would not be necessary.

STAFF RECOMMENDATION

Based upon the standards and limitations for special exception variance approval, this request **does NOT meet all necessary conditions** to grant a special exception as the hardship is created by the property owner with the construction of an unpermitted structure and trying to use an access that violates the conditions of the plat. Staff recommends **denial** of the request as there does not appear to be a hardship as the driveway for the principal dwelling could be extended according to the concept plan.

SITE PICTURES



Accessory structure under construction prior to permit application



Accessory structure under construction prior to permit application



Tax Assessor photo 4-13-2022- building with no permits



Tax Assessor photo 4-13-2022- building with no permits



Tax Assessor photo 7-3-2024- built with no permits



Tax Assessor photo 7-17-2024- built with no permits



Accessory structure constructed with no permits



Primary structure- 1030 Garrett Road

9766382786
PARTICIPANT ID
BK:2021 Pg:2-2
P2021000002
FILED IN OFFICE
SUPERIOR COURT
01/14/2021 07:28 AM
ANGELA ELDER JOHNSON, CLERK
SUPERIOR COURT
OCONEE COUNTY, GA

Angela Elder - Johnson

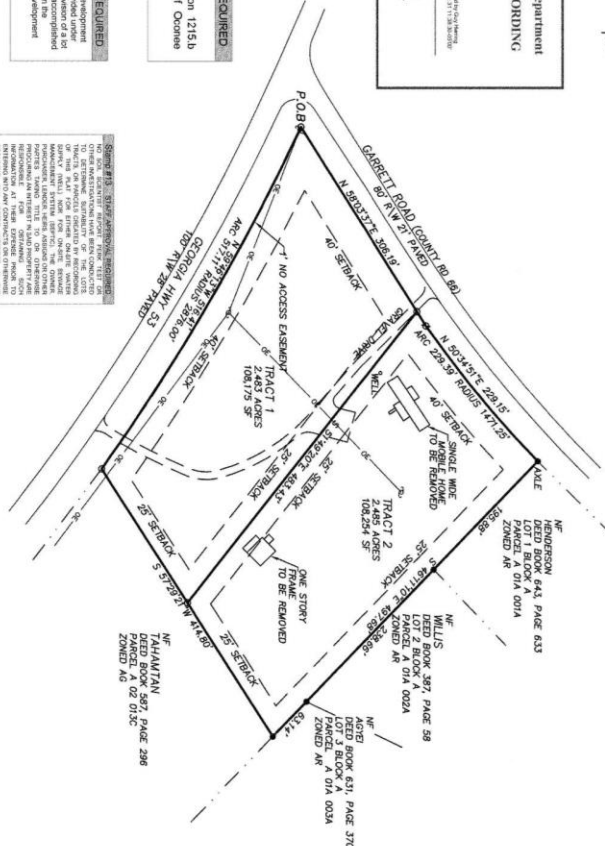
GRID NORTH
GA
WEST
NAD 83

Oconee County Planning Department
AUTHORIZED FOR RECORDING
By: **Guy W. Herring**
Planning Director

Stamp #9 STAFF APPROVAL REQUIRED
Exempt under the provisions of Section 1215.b
of the Unified Development Code of Oconee
County, Georgia.

Stamp #10 STAFF APPROVAL REQUIRED
This plat is exempt from the provisions of the Unified Development Code of Oconee County, Georgia, which require the submission of a plat for recording. The plat is exempt from the provisions of the Unified Development Code of Oconee County, Georgia, which require the submission of a plat for recording. The plat is exempt from the provisions of the Unified Development Code of Oconee County, Georgia, which require the submission of a plat for recording.

Stamp #11 STAFF APPROVAL REQUIRED
This plat is exempt from the provisions of the Unified Development Code of Oconee County, Georgia, which require the submission of a plat for recording. The plat is exempt from the provisions of the Unified Development Code of Oconee County, Georgia, which require the submission of a plat for recording. The plat is exempt from the provisions of the Unified Development Code of Oconee County, Georgia, which require the submission of a plat for recording.



- LEGEND
- 85 1/2" BEAR
 - 87 1/2" BEAR (UNLESS NOTED)
 - COMPUTED POINT ONLY
 - CONCRETE R/W MONUMENT
 - SQUARE ROD
 - OPEN TOP PIPE
 - POWER POLE
 - OVERHEAD ELECTRIC LINE
 - CHAIN-LINK FENCE
 - FENCE LINE (TYPE AS NOTED)

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, THAT ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GA, HAVE BEEN FULLY COMPLIED WITH.

REGISTERED GEORGIA LAND SURVEYOR
NUMBER: 246
REGISTERED P.L. NUMBER: 246

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURVEY AND THAT ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GA, HAVE BEEN FULLY COMPLIED WITH.

OWNER OF AGENT: Harry Wicks
DATE: 12-22-2020

- NOTES
1. TAX PARCELS A 01 0789
 2. SETBACKS: FRONT 40' FROM RIGHT OF WAY, SIDE 25' REAR 25'
 3. THIS SUBDIVISION MEETS THE SOIL TYPE REQUIREMENTS OF SEC. 1204.63
 4. CONDITIONS OF REZONE P20-0143

- CONDITIONS OF REZONE P20-0143
1. DEVELOPMENT DESIGN AND STRUCTURES SHALL MEET OR EXCEED THE STANDARDS INDICATED ON THE CONCEPT PLAN, NARRATIVE, REPRESENTATIVE ZONING APPLICATION AND ATTACHED HERETO. THIS CONDITION SHALL NOT CONSTITUTE APPROVAL OF ANY STANDARD THAT IS NOT IN CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GA.
 2. THE OWNER AT THEIR EXPENSE SHALL CONSTRUCT THE IMPROVEMENTS FROM THE SUBJECT PROPERTY TO THE ADJACENT PUBLIC HIGHWAY OR ALL LOTS. SAID IMPROVEMENTS SHALL INCLUDE ALL ON-SITE SEWERAGE PROVISIONS FOR THE SUBJECT PROPERTY AND SHALL BE RECORDED BY THE COUNTY TO PROVIDE SERVICE TO THE SUBJECT PROPERTY.
 3. A ONE FOOT NO-ACCESS EASEMENT ON PROPOSED TRACT 1 ALONG GA SUBDIVISION SHALL BE RECORDED AT THE TIME OF ADMINISTRATIVE SUBDIVISION.

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP 1301000002A
NO. 2301000002A
REGISTERED GEORGIA LAND SURVEYOR
NUMBER: 2301

REFERENCES:
1. DEED BOOK 1443, PAGE 796
2. PLAT BOOK 15, PAGE 103
3. PLAT BOOK 9, PAGE 97
4. PLAT BOOK 2020, PAGE 105

GRAPHIC SCALE - FEET
0 100 200 300

HEALTH DEPARTMENT SIGNATURE BLOCK
The lists shown have been reviewed by the Oconee County Health Department as noted on attached sheet and find approved. The review was performed based on information provided by the applicant and the health department. The health department does not warrant the accuracy of the information provided. The health department is not responsible for the accuracy of the information provided. The health department is not responsible for the accuracy of the information provided.

Signatory authority: Wanda J. Jones
Date: 12/23/20

NOTES:
FIELD INFORMATION FOR THIS PLAT WAS OBTAINED FROM THE SECOND RECOUNT AND AN AMENDMENT TO THE FIELD DATA WHICH THIS PLAT IS BASED ON. THE FIELD DATA WAS OBTAINED FROM THE SECOND RECOUNT AND AN AMENDMENT TO THE FIELD DATA WHICH THIS PLAT IS BASED ON. THE FIELD DATA WAS OBTAINED FROM THE SECOND RECOUNT AND AN AMENDMENT TO THE FIELD DATA WHICH THIS PLAT IS BASED ON.

ADMINISTRATIVE SUBDIVISION PLAT

VIRGINIA ASHROD ELLIOT

CHANDLER SURVEYING & ENGINEERING
205 CHAPMAN PLACE, FARMERS, GA 30509
PHONE: 706.546.7385 FAX: 706.546.7977

RECD BOOK 84
2006

Variance # P23-0289 - Kristen & Phillip Gibson

Parcel #
A-01-076BA

A-01-076BA

Hog Mountain Rd

Garrett Rd

S Harrowford Dr

Mary's Ct

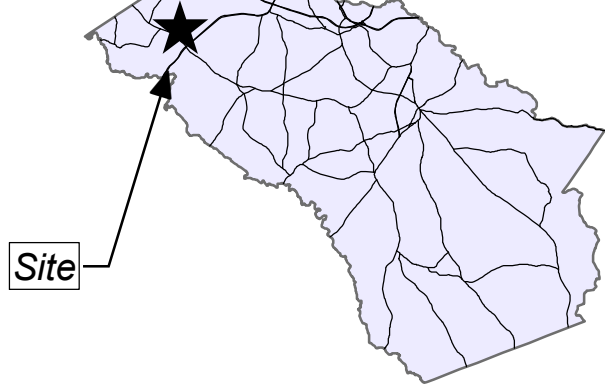
1:2,500

0 235 470 940 1,410 1,880

Feet

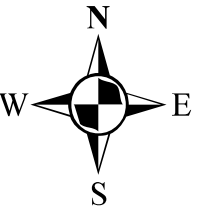


Vicinity Map



Site

Oconee County Planning Department



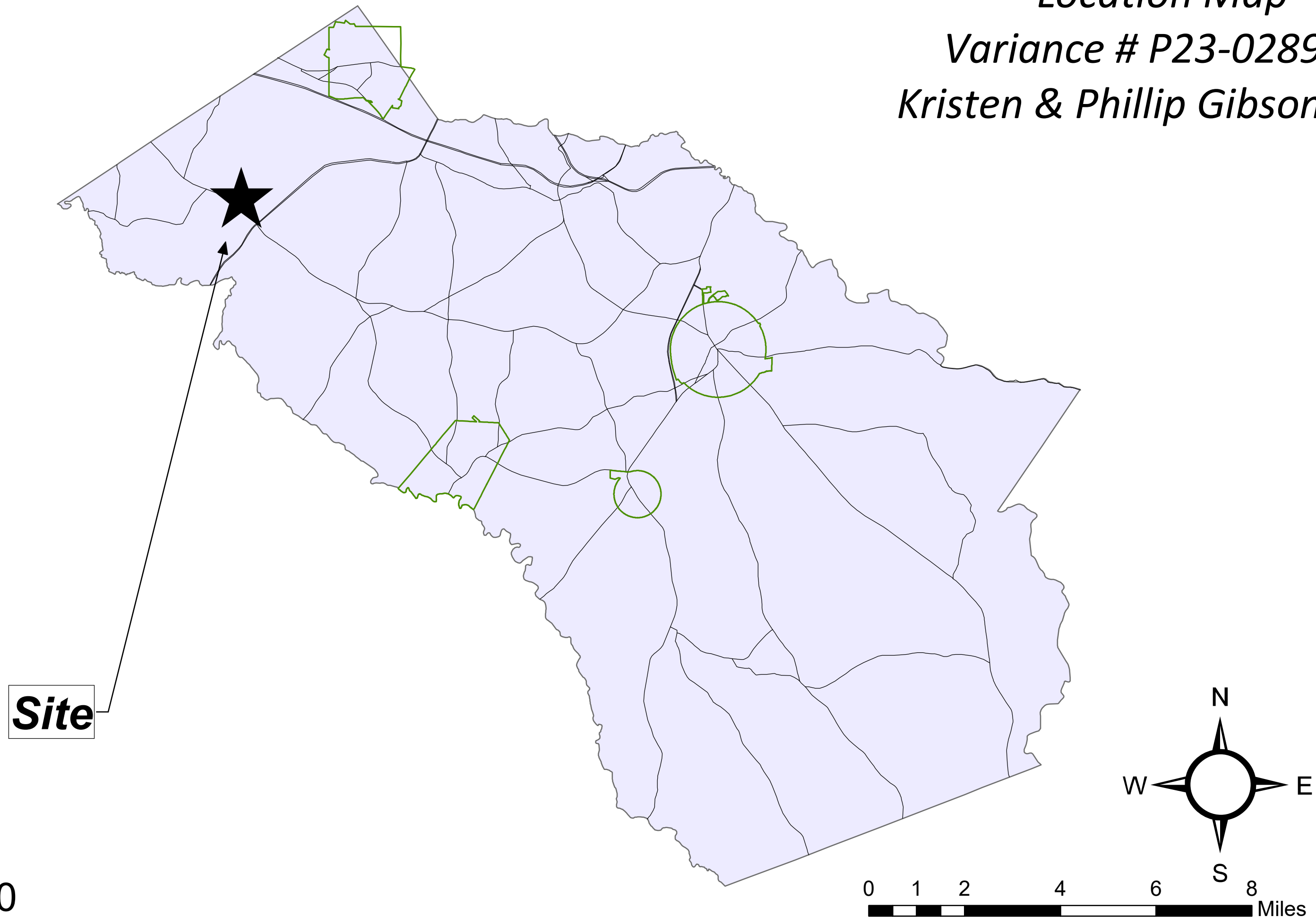
This map is a representation of the future development map
and should be used for planning purposes only

0 120 240 480 720 960 Feet

Suburban Neighborhood

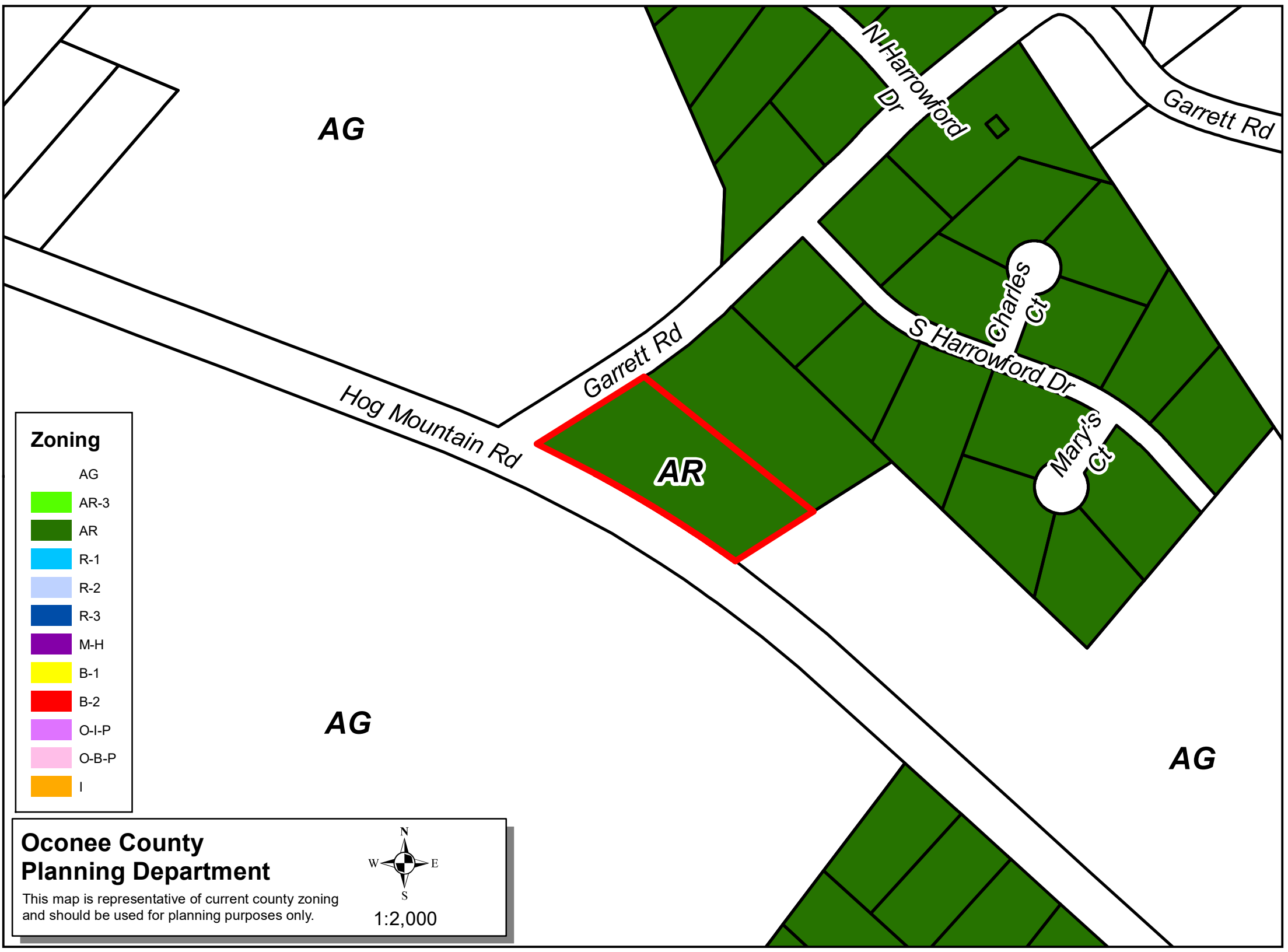
Suburban Neighborhood

*Location Map -
Variance # P23-0289
Kristen & Phillip Gibson*



1:120,000





AG

Garrett Rd

Hog Mountain Rd

AR

N Harrowford Dr

Garrett Rd

S Harrowford Dr

Charles Ct

Mary's Ct

AG

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
and should be used for planning purposes only.



1:2,000