

**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 reduce the side building setback variance from 15 feet to 12.5 feet to construct a carport adjacent to an unpermitted residential structure (UDC Sec. 410.01, Table 4.1).

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 5<sup>th</sup> day of November, 2024.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY:   
John Daniell, Chairman

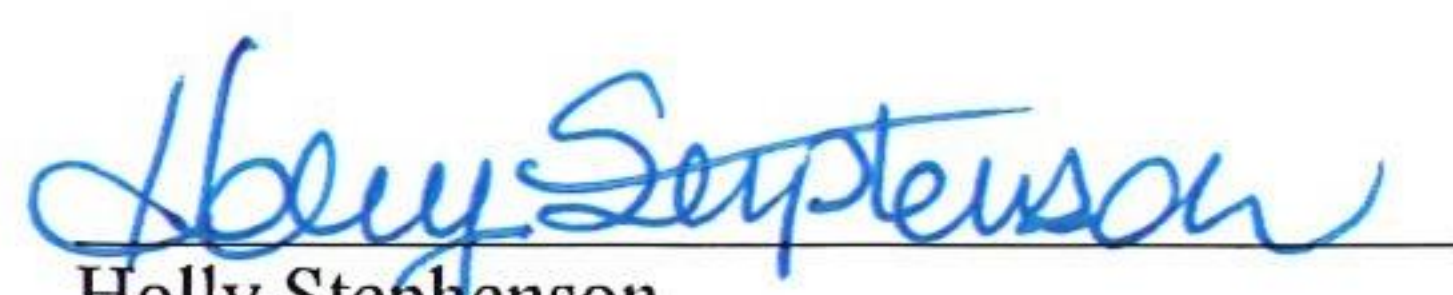
  
Mark Thomas, Member

  
Chuck Horton, Member

  
Amrey Harden, Member

  
Mark Saxon, Member

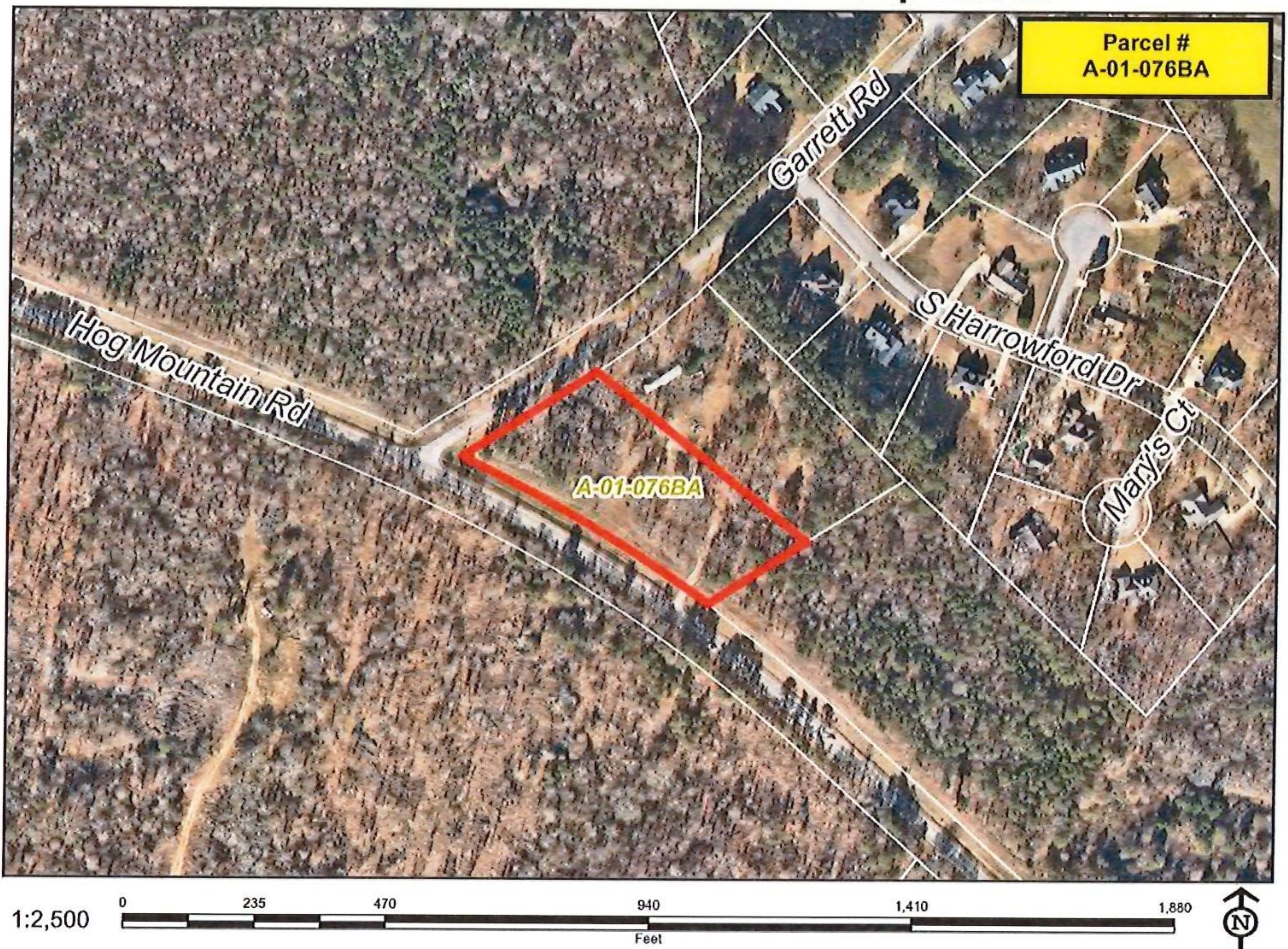
ATTEST:

  
Holly Stephenson  
Clerk, Board of Commissioners



TAX MAP

Variance # P23-0288 - 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  
470.997.2010  
[stanton@stantonporter.com](mailto: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



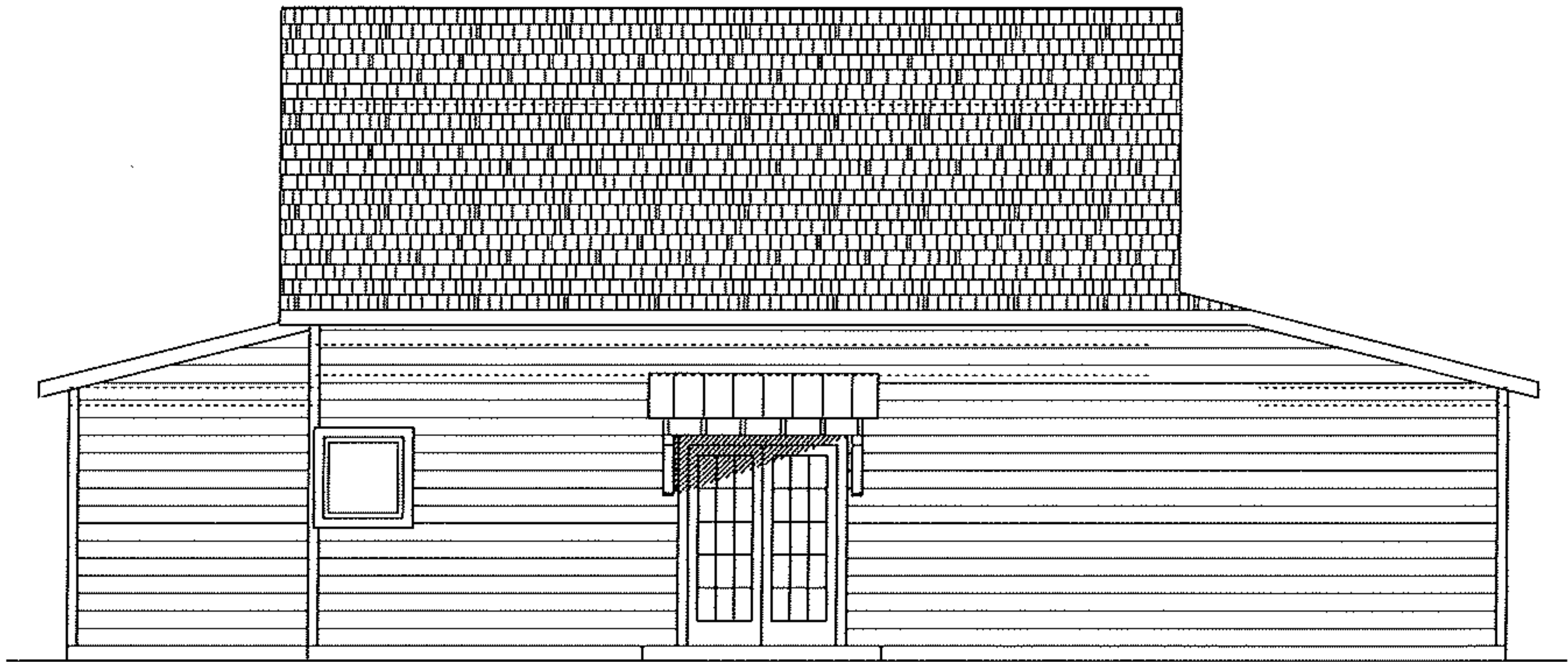
ARCHITECTURAL RENDERINGS



LEFT ELEVATION



ARCHITECTURAL RENDERINGS



RIGHT ELEVATION



ARCHITECTURAL RENDERINGS



REAR ELEVATION



# PLAT

[illegible]



**CONCEPT PLAN**



PLAN FOR:

KRISTEN GIBSON

223RD GEORGIA  
MILITIA DISTRICT

OCONEE COUNTY

PHYSICAL ADDRESS:

1030 GARRETT ROAD  
STATHAM, GA 30666

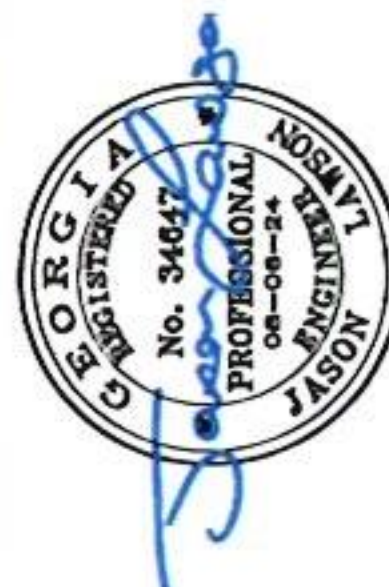
REVISIONS	DATE
REVISIONS PER OCONEE COUNTY COMMENTS	12-07-2
REVISIONS PER OCONEE COUNTY COMMENTS	01-10-2
REVISIONS PER OCONEE COUNTY COMMENTS	05-20-2
REVISIONS PER OCONEE COUNTY COMMENTS	08-06-2

DATE  
10/10/23

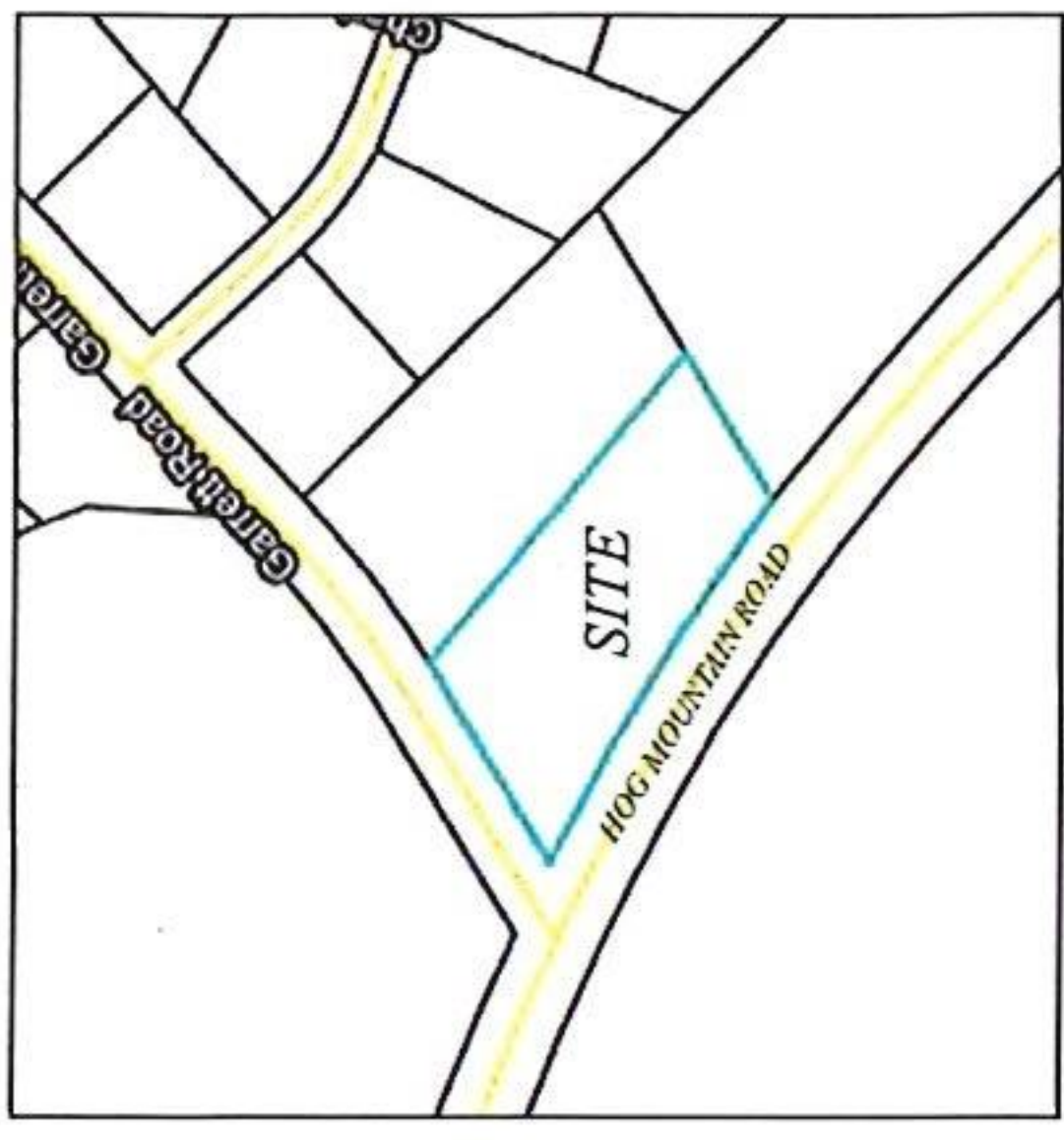
PROJECT  
23-3355S

VARIANCE CONCEPT  
PLAN AND AS-BUILT

SHEET  
1 OF 1



EXPIRES 12-31-2024



VICINITY MAP  
NOT TO SCALE

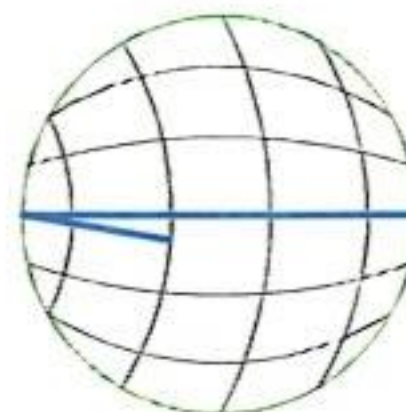
PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING  
JASON LAMSON, C.L.E., P.E.  
P.O. BOX 269 WATKINSVILLE, GA 30677  
JLASON@BASELINEGA.COM  
706-769-6610

- TOTAL PROJECT ACRES: 2.48 +/- ACRES
- TAX PARCEL #: A 01 07684
- NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DERIVED FROM PLAT BOOK 2021 PAGE 2 IN THE OCONEE COUNTY CLERK OF COURTS OFFICE.
- ZONED: JR
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN
- TOPOGRAPHIC INFORMATION FROM THE NOAA LIDAR DATABASE FOR OCONEE COUNTY, DATED 2014, TERRAIN ELEVATION BAND OF THE NORTH AMERICAN DATUM 1983 (NAD 83) IS SHOWN.
- 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 ALUMINUM POUND
○	1/2" IRON PIN SET
⊗	CONCRETE MONUMENT
—	FENCE



GRID NORTH

NAD 83  
NORTH AMERICAN DATUM OF 1983  
UTM ZONE 18N  
ELEVATION DATUM: NGVD 2985

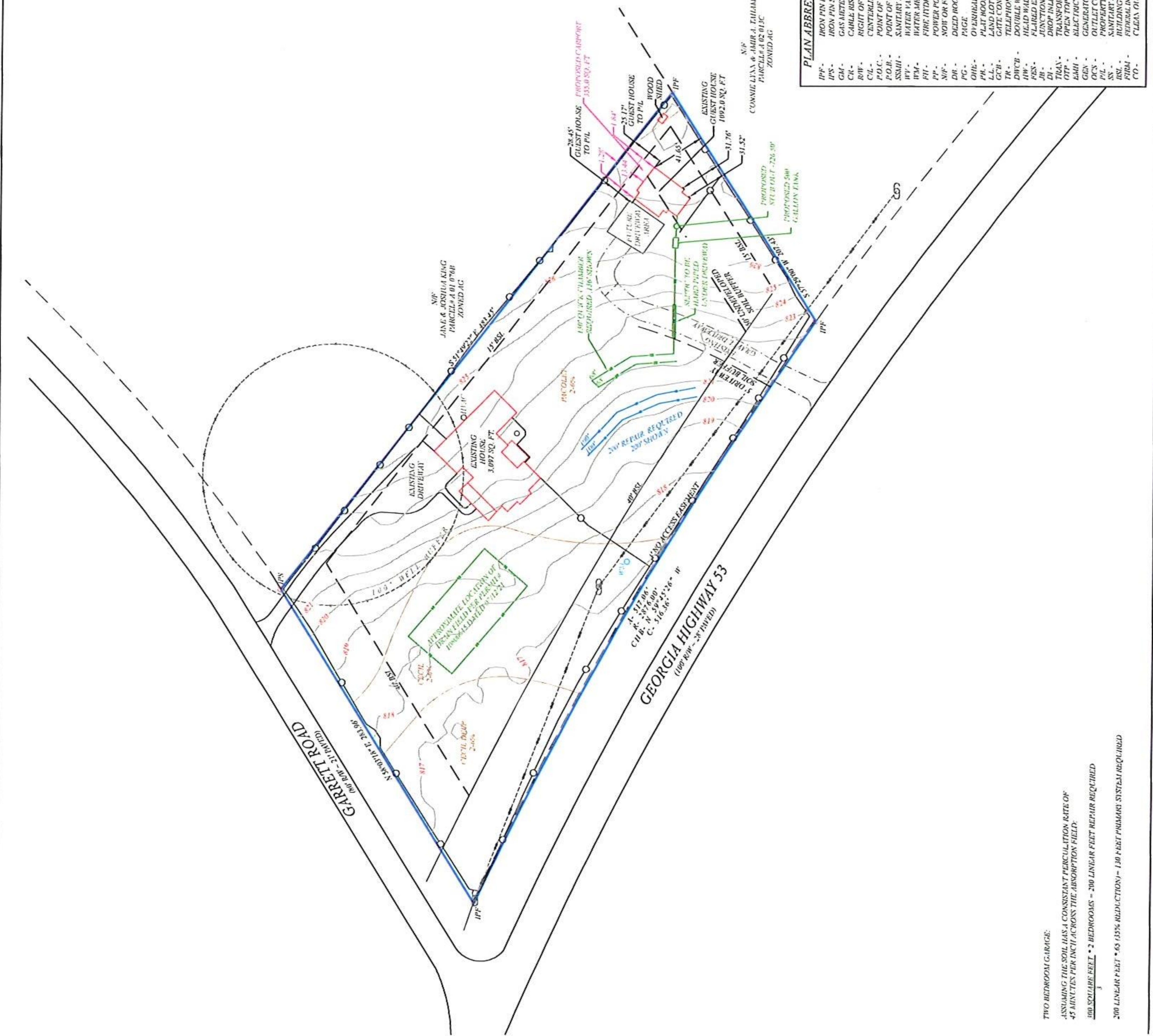
GRAPHIC SCALE



1 INCH = 50 FEET

**PLAN ABBREVIATIONS**

IPF	IRON PIN FOUND
IPS	IRON PIN SET
GM	GAS METER
CR	CABLE RESS
ROW	RIGHT OF WAY
CUL	CULVERT
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
SMH	SEWER MANHOLE
WM	WATER METER
FM	FIRE HYDRANT
PP	POWER POLE
NF	NOT FORMERLY
DR	DEED BOOK
PG	PAGE
OHE	OVERHEAD ELECTRIC
PLH	PLAT BOOK
LL	LAND LOT
GC	GATE CONTROL BOX
TR	TELEPHONE RISER
DWC	DOUBLE WING CATCH BASIN
HW	HEAD END SECTION
JB	JUNCTION BOX
DI	DROP INLET
TRN	TRANSFORMER
OTF	OPEN TOP PIPE
EMH	ELECTRIC MANHOLE
GEN	GENERATOR
OCN	OUTLET CONTROL STRUCTURE
PL	PROPERTY LINE
SN	SANITARY SEWER
SL	BUILDING SETBACK LINE
PLM	PLAT MAP
CO	CLEAR CUT



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 FEET PHASED SYSTEM REQUIRED





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

**VARIANCE CASE #:** P23-0288

**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:** Setback variance from 15 feet to 12.5 feet to construct a carport adjacent to an unpermitted residential structure



**CONCURRENT APPLICATIONS:**

- 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 (case #P23-0289).
- 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).

**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**

- Setback variance from 15 feet to 12.5 feet to construct a carport adjacent to an unpermitted residential structure

#### **Table 4.1 setbacks in the AR zone**

Front: 30 feet      Side: 15 feet

Rear: 40 feet

### **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:**

No significant negative impact on the tax base or nearby public infrastructure, schools, or environmentally sensitive areas should result from approval of the variance request. However, staff analysis indicates that approval of the variance is a result of a hardship created by the property owner in the placement of another unpermitted structure. If the placement of the unpermitted second residence was correctly planned, there would be no need for the variance.

**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 with structures too close to the property line than the required 15 feet setback.

**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 with structures too close to the property line than the required 15 feet setback. The hardship was created by the property owner in the placement of another unpermitted structure. If the placement of the unpermitted second residence was correctly planned, there would be no need for the variance.

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

The intent of UDC Section 410.01 is to provide a minimum setback distance for accessory buildings and control the placement and size of buildings and structures on a lot, and the intensity of development on a lot. The applicant has requested a special exception variance to reduce the required minimum setback distance from 15 feet to 12.5 feet to construct a carport adjacent to an unpermitted structure. The applicant did not indicate why the carport cannot be placed on the south side of the unpermitted residential structure. Staff analysis indicates that the purpose of the code would be impaired by granting this request.

## **STAFF RECOMMENDATION**

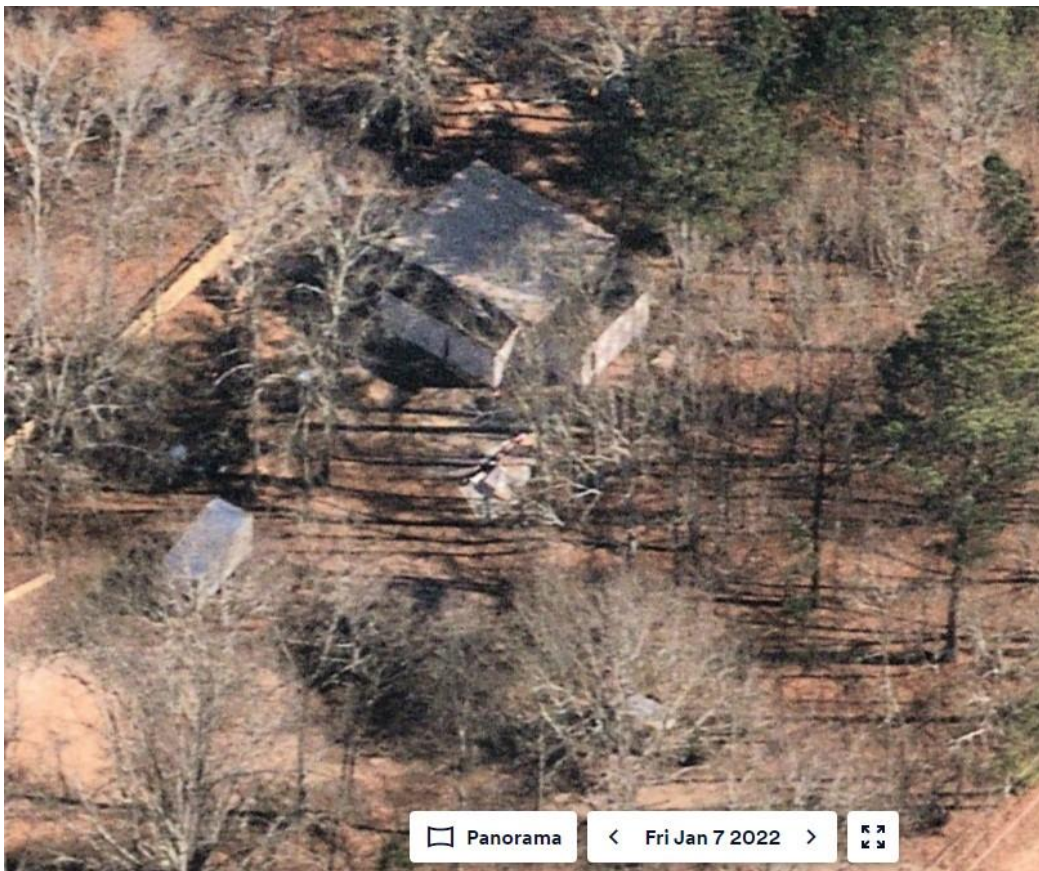
Based upon the standards and limitations for special exception variance approval, this request **does NOT meet all necessary conditions** to grant a special exception as the hardship is created by the property owner with the construction of an unpermitted structure. Staff recommends **denial** of the request as there does not appear to be a hardship and the applicant did not indicate why a carport cannot be placed on the south side of the unpermitted residential structure.



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



BK:2021 PG:2-2  
P2021000002

FILED IN OFFICE  
CLERK OF COURT  
01/06/2021 07:28 AM  
ANGELA ELDER-JOHNSON, CLERK  
SUPERIOR COURT  
OCONEE COUNTY, GA

Complex Eids - Tinnos

NAD 83 GRID NORTH GA WEST

Oconee County Planning Department  
AUTHORIZED FOR RECORDING

By: **Guy Herring**  
Editorial Director  
**Guy W. Herring**  
**Planning Director**

Stamp #9 STAFF APPROVAL REQUIRED

**Stamp #10 STAFF APPROVAL REQUIRED**

Subsidiarized under the provisions of the United Development Code Section 500.01.5 and may not be re-subsidiarized under the provisions of Code Section 500.01.5. Any further subsidiarization of a lot or tract created by recording of this plat must be accomplished following the procedures for a major subdivision in the Procedures and Permits Article of the United Development Code.

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR  
FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE  
MAP 13219C0165D

*[Signature]*

REGISTRAR, FLORIDA LAND SURVEYOR  
NUMBER 2876

1. DEED BOOK 1463, PAGE 796
2. PLAT BOOK 11, PAGE 107
3. PLAT BOOK 19, PAGE 283
4. PLAT BOOK 9, PAGE 97
5. PLAT BOOK 2020, PAGE 105

GRAPHIC SCALE - FEET

TO DETERMINE FEASIBILITY OF THE LOT, OR THIS PLAT FOR OTHER CAUSE, WHETHER SUFFICIENTLY KNOWN FOR CAUSE, EITHER ABANDONMENT, OR OTHERWISE, IN ORDER TO RECOVER THEREON, THE FOLLOWING PARTIES, TAKING TITLE TO DO OTHERWISE, PROCEEDING AND INTEREST IN SAID PROPERTY ARE HEREBY JOINTLY AND SEVERALLY OBLIGED TO INTERFERE AND ANY CONTRACTS OR OTHER AGREEMENTS ENTERED BETWEEN THEM IN THE SUBJECT PROPERTY.

HEALTH DEPARTMENT SIGNATURE BLOCK

The list shown have been sent by the Occoee County Health Department as noted on each lot of the past and part legend. The review was performed based on information submitted by other professionals and any supplementary information provided therein. Assessment prior to the issuance of a construction permit.

Signing authority: Myrtle James Date: 12/22/22

Title: EMS

(1) 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 STATUTORS HEREON. SUCH APPROVALS OR APPROVAL CERTIFICATES SHOULD BE COMBINED WITH THE APPROPRIATE GOVERNMENTAL RECORDS OF THE APPLICABLE JURISDICTIONS. THIS PLAT IS TO BE USED BY ANY PARTY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL, FURNISHING THE UNDERSTOOD LAND SURVEYOR CERTIFICATE THAT THIS PLAT COMES WITH THE ASSURED TECHNOLOGY OF THE LAND SURVEYOR. THIS PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSES OR FOR THE RECORDS OF THE GEORGEA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

NOTES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED ON HAS A PRECISION OF ONE FOOT IN 20,895 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 396,100 FEET.

© 2020 Chondier  
Surveying & Engineering

LEGEND

- PPS 1/2" REBAR
- PPS 1/2" REBAR (UNLESS NOTED)
- Ø COMPUTED POINT ONLY
- CONCRETE P/W MONUMENT
- SQUARE ROD
- P OPEN TOP PIPE
- POWER POLE
- OVERHEAD ELECTRIC LINE
- X— 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 MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE"; AND THEIR LOCATION, SIZE TYPE, AND MATERIALS ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF COCONO COUNTY GO. HAVE BEEN FULLY COMPLIED WITH.

REGISTERED GEORGIA LAND SURVEYOR

REGISTERED P.E. NUMBER

THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAMES ARE SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

DATE \_\_\_\_\_

12-2

NOTES:  
1. TAY PARCEL A ON OTHER

1. PRA PARCEL N. 01 0708
2. ZONING AG
3. SETBACKS: FRONT 40' FROM RIGHT OF WAY, SIDE 25' REAR 25'
4. THIS SUBDIVISION MEETS THE SOIL TYPE REQUIREMENTS OF SEC. 1216.4-1

CONDITIONS OF REZONE P20-0143

1. DEVELOPMENT DESIGN AND STRUCTURES SHALL MEET OR EXCEED ALL APPLICABLE STANDARDS INCORPORATED ON THE CONCEPT PLAN, NARRATIVE REPRESENTATIONS, ARCHITECTURAL, STRUCTURAL, AND OTHER DOCUMENTS SUBMITTED WITH THE CONCEPT PLAN. THE DESIGN SHALL BE SUBJECT TO THE DISCRETIONARY APPROVAL OF ANY STANDARD THAT IS NOT IN CONFORMANCE WITH THE APPLICABLE STANDARDS.
2. THE OWNER AT THEIR DISCRETION SHALL CONSTRUCT THE IMPROVEMENTS TO THE EXISTING FACILITY AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITY.
3. THE SUBJECT PROPERTY SHALL COMPLY STATE LOT COVER, LOT AREA, LOT AREA, AND SLOPE REQUIREMENTS AS ARE REQUIRED BY THE LOCAL ORDINANCES. THE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONCEPT PLAN AND THE CONCEPT PLAN SHALL BE SUBJECT TO THE DISCRETIONARY APPROVAL OF ANY STANDARD THAT IS NOT IN CONFORMANCE WITH THE APPLICABLE STANDARDS.

VIRGINIA ASHFORD ELLIOT

**CHANDLER SURVEYING & ENGINEERING**  
205 CHAPMAN PLACE ATHENS, GA 30606  
FELL

205 CHAPMAN PLACE ATHENS, GA 30606  
PHONE: 706.549.7395 FAX: 706.549.7977

FIELD BOOK



# Variance # P23-0288 - Kristen & Phillip Gibson

Parcel #  
A-01-076BA

A-01-076BA

Hog Mountain Rd

Garrett Rd

S Harrowford Dr

Mary's Ct

1:2,500

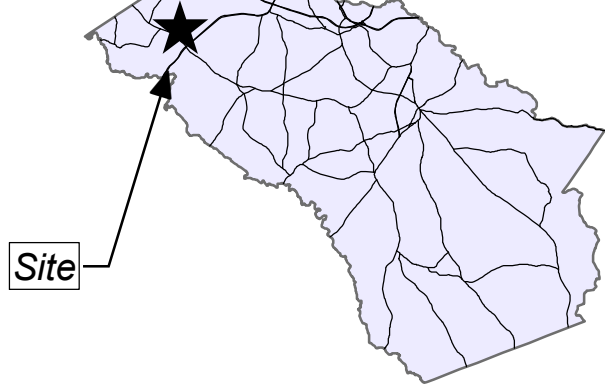
0 235 470 940 1,410 1,880

Feet



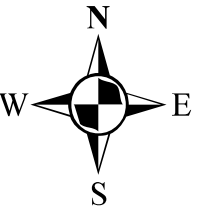


Vicinity Map



Site

# Oconee County Planning Department



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

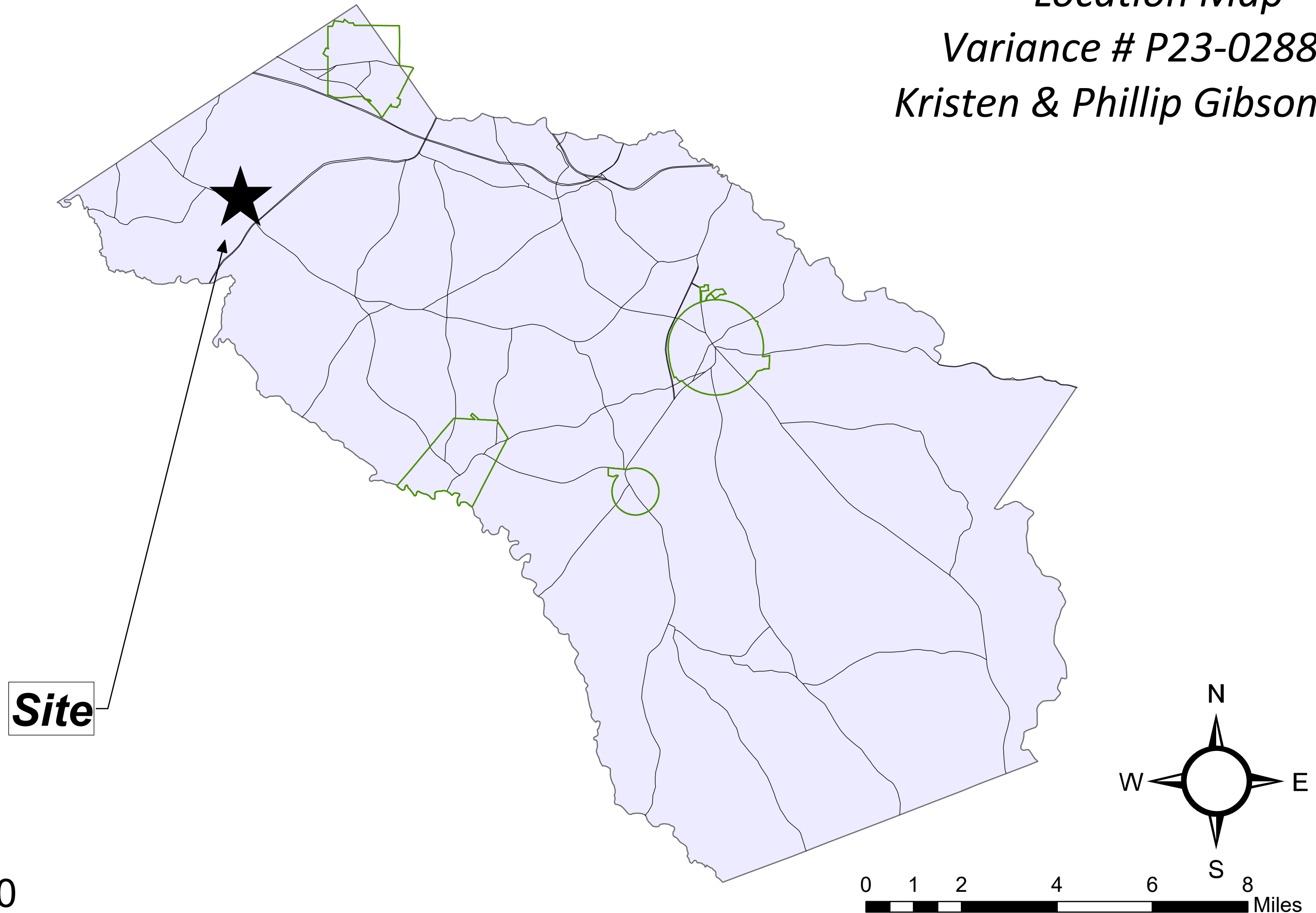
0 120 240 480 720 960 Feet

***Suburban Neighborhood***

***Suburban Neighborhood***



*Location Map -  
Variance # P23-0288  
Kristen & Phillip Gibson*

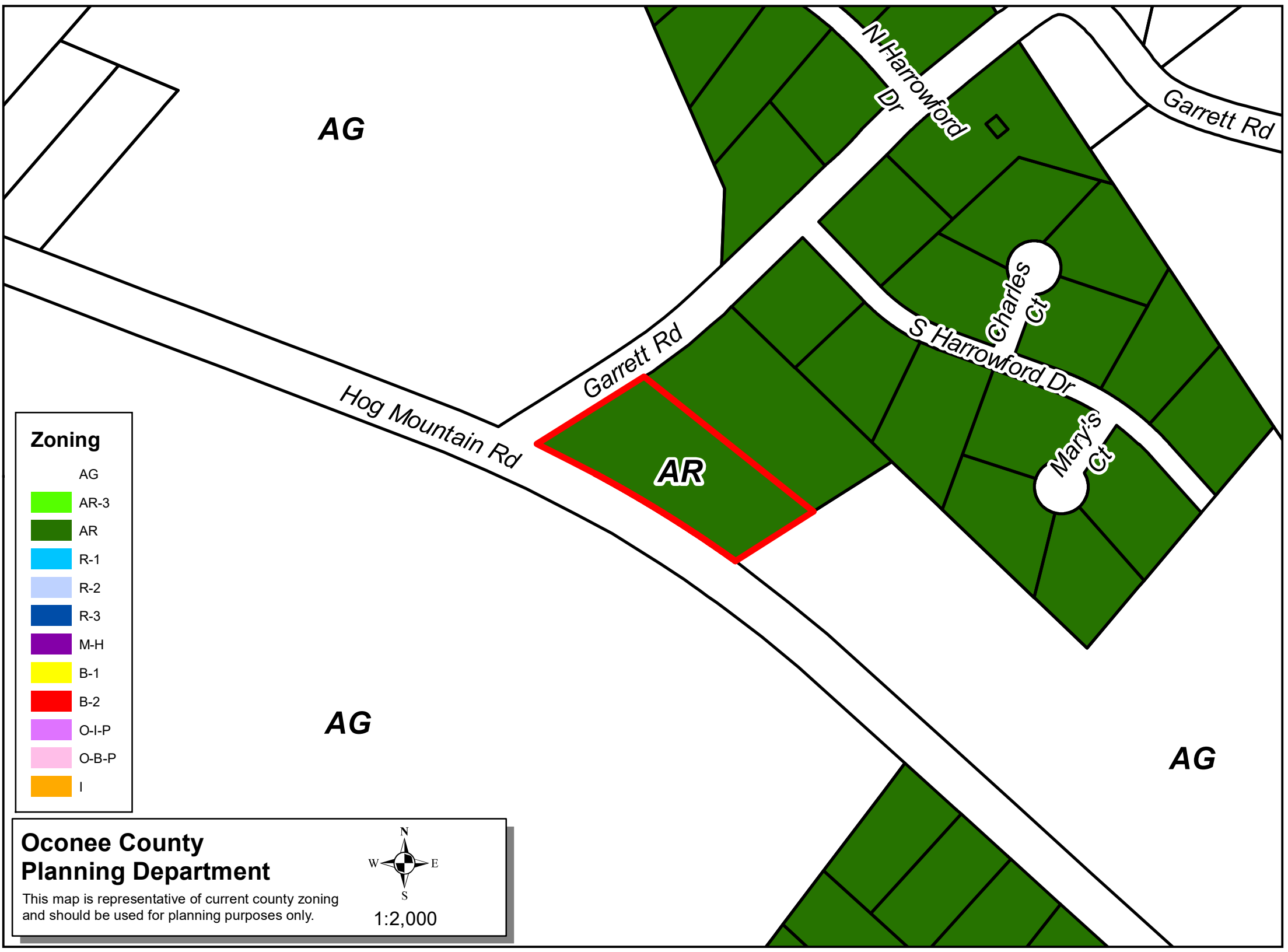


1:120,000









**AG**

Garrett Rd

N Harrowford Dr

Garrett Rd

Hog Mountain Rd

**AR**

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