

**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 Richard F. Grayson submitted on June 16, 2025.

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 Pittman & Greer Engineering on June 16, 2025, regarding a ±3.2483-acre tract of land located at 1021 Moreland Way & Veterans Memorial Parkway, Oconee County, Georgia, (tax parcel no. W-01-024 & B-06-030A), 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 required minimum lot width from 150 feet to 100 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 September 9, 2025.

ADOPTED AND APPROVED, this 9th day of September, 2025.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

Amrey Harden, Member

Absent
Mark Saxon, Member

ATTEST:

Holly Stephenson
Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P25-0135

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CONDITIONS

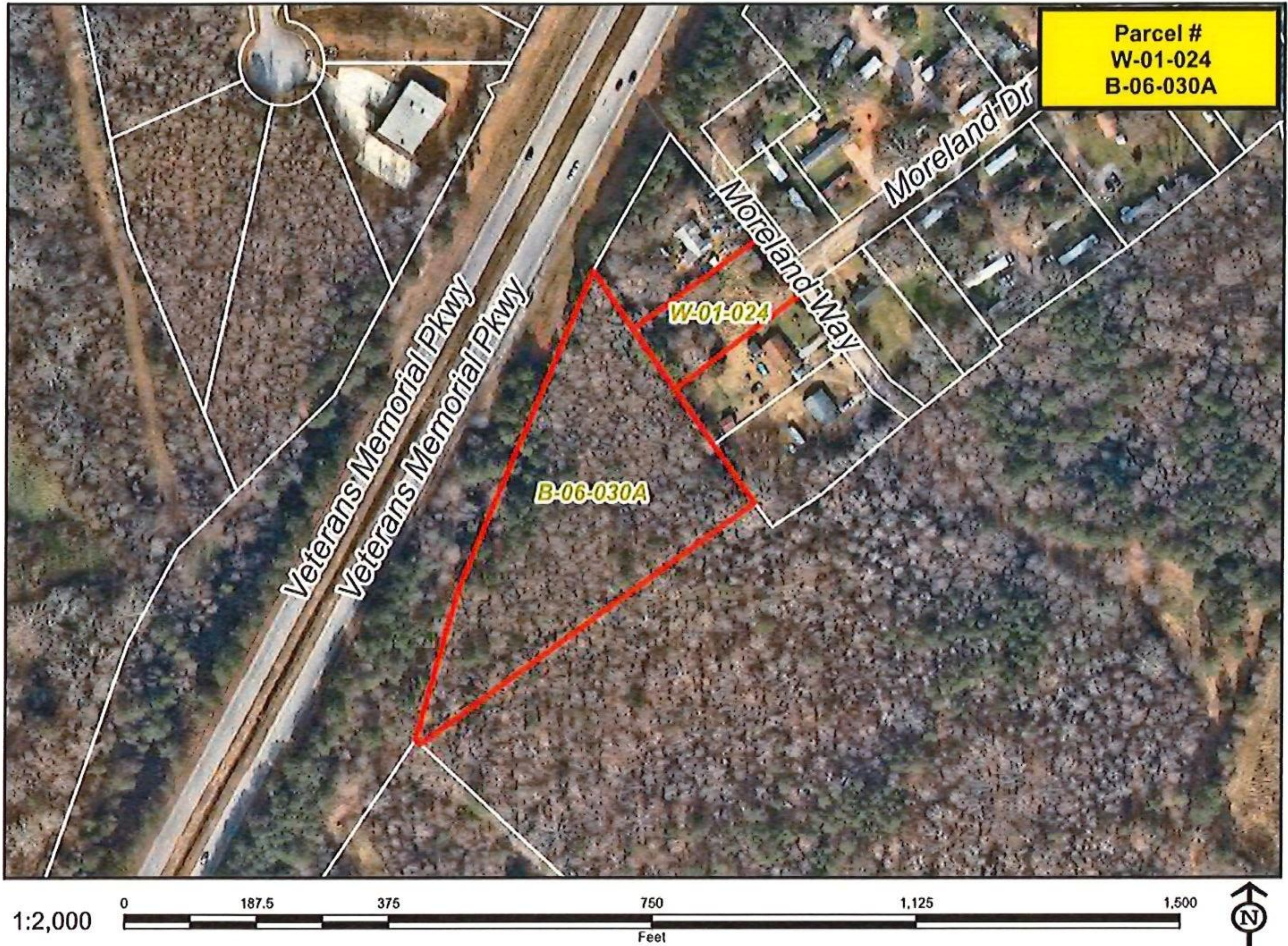
1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the variance application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P25-0135

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TAX MAP

Variance # P25-0135 - Richard Grayson



TYPED LEGAL DESCRIPTION

LEGAL DESCRIPTION

All that tract, or parcel of land, together with all improvements thereon, containing 3.249 acres (Tract 1 – 0.475 acres and Tract 2 – 2.774 acres), more or less, lying and being in the 221st District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Tract 1 – 1021 Moreland Way, Watkinsville, GA (Tax Parcel W01 024)

Beginning at a PK Nail at the centerline intersection of Moreland Drive and Moreland Way; thence South 06 degrees 33 minutes 06 seconds East, 33.47 feet to an iron pin along the southerly right-of-way of Moreland Way being the TRUE POINT OF BEGINNING; thence leaving said right-of-way South 53 degrees 08 minutes 34 seconds West, 212.59 feet to an iron pin; thence North 32 degrees 44 minutes 57 seconds West, 99.99 feet to a 1" pipe; thence North 53 degrees 08 minutes 52 seconds East, 202.04 feet to a 1-1/2" pipe along the southerly right-of-way of Moreland Way; thence continuing along the right-of-way of Moreland Way South 38 degrees 48 minutes 22 seconds East, 99.77 feet to THE TRUE POINT OF BEGINNING.

Said tract being the same as shown and delineated as Lot 3 (0.475 acres) on a survey for Richard Grayson by Traditions Surveying LLC dated July 29, 2024.

And

Tract 2 – 0 Veterans Memorial Parkway, Watkinsville, GA (Tax Parcel B06 030A)

Beginning at a PK Nail at the centerline intersection of Moreland Drive and Moreland Way; thence South 06 degrees 33 minutes 06 seconds East, 33.47 feet to an iron pin along the southerly right-of-way of Moreland Way; thence leaving said right-of-way South 53 degrees 08 minutes 34 seconds West, 212.59 feet to an iron pin being the TRUE POINT OF BEGINNING; thence South 32 degrees 40 minutes 35 seconds East, 99.98 feet to a 3/8" rod; thence South 33 degrees 29 minutes 02 seconds East, 100.097 feet to a 5"x14" rock with an "x"; thence South 56 degrees 25 minutes 59 seconds West, 582.99 feet to a 2"x2.5" bar; thence North 48 degrees 40 minutes 12 seconds West, 9.66 feet to a right-of-way monument located along the southerly right-of-way of U.S. 441; thence continuing along the right-of-way of U.S. 441 North 18 degrees 00 minutes 21 seconds East, 223.32 feet to a right-of-way monument; thence continuing along the right-of-way of U.S. 441 North 27 degrees 59 minutes 56 seconds East, 471.99 feet to a right-of-way monument; thence leaving said right-of-way South 32 degrees 28 minutes 52 seconds East, 71.95 feet to 1" pipe; thence South 32 degrees 44 minutes 57 seconds East, 99.99 feet to an iron pin BEING THE TRUE POINT OF BEGINNING.

Said tract being the same as shown and delineated as 2.774 acres on a survey for Richard Grayson by Traditions Surveying LLC dated July 29, 2024.

NARRATIVE

MORELAND WAY

VARIANCE SUBMITTED 06/13/2025 revised 07/23/2025

GENERAL DATA

Property Address: 1021 Moreland Way & 0 Veterans Memorial Parkway

Parcel: W01 024 & B06 030A

Owner: Richard F. Grayson

Existing Zoning: R2

Existing Use: Vacant land

Proposed Use: Two-Family Residential (Duplex)

Property Area: 3.2483 acres

ADJACENT LAND USES AND ZONING

North – The Watkinsville Bypass & a property zoned MH with a residence

West – The Watkinsville Bypass

South – Vacant tract zoned agricultural (AG) & A City of Watkinsville zoning designated as Parks, Recreation and Conservation

East – Two properties zoned MH with residences and a vacant tract zoned agricultural (AG), a City of Watkinsville zoning designated as Parks, Recreation and Conservation, and Moreland Way

OWNERSHIP TYPE

The development will be privately owned.

SITE NARRATIVE

A zoning amendment for the property was obtained in March of 2024. Pittman & Greer Engineering began the process of submitting documentation to subdivide the property. A new survey was completed, and it came to light that there was an error in the original survey and thus the need for the requested special exception variance. The property is 3.2483 acres and exists as two tracts. Tract 1 is 0.477 acres and is currently zoned R2 and vacant. Tract 2 is 2.906 acres and is currently zoned R2 and undeveloped. The Grayson Family have owned both tracts for several years. The owner is seeking to divide the overall acreage into (2)-two-family lots. The owner will construct and retain the residences making them available to the rental market once completed.

SITE DESCRIPTION

The property is located on the east side of Watkinsville Bypass. It is also located southwest of the intersection of Moreland Way & Moreland Drive. The Character Area for the property and its surrounding properties is identified as 'Community Village' according to the 2023 Character Areas Map. The property is wooded with slopes primarily draining from the northeast to the southwest.

PROPOSED USE

The proposed use of the property is (2)-two-family (duplex) residential lots. Onsite residences will range in size, with a minimum of 1,600 sf. proposed. Individual units will either be 2 or 3 bedroom dwelling units. The

NARRATIVE

proposed architectural design theme is a traditional style and will feature pitched shingled or metal roofs, wide overhanging eaves, wood or masonry columns, and divided light windows/doors. Predominant exterior materials will be cementitious plank siding, with some shingle siding accents, and low-maintenance composite trim and ornamentations. See attached representative architecture.

ACCESS

Tract 2 is a remnant piece from when the Watkinsville Bypass was constructed and is assumed to have allowed access from the bypass. Proposed access will be via a single shared driveway from Moreland Way.

TRAFFIC IMPACT

Per the Institute of Transportation Engineers, Trip Generation, 10th Edition (ITE Manual), the proposed development does not generate the 1,000 trips per day that is required to trigger a Traffic Impact Analysis. Trip Generation Data is as follows:

Land Use	Intensity	Daily	AM Peak	PM Peak
Single Family Attached Housing (215)	2	28.8	2.20	2.44

WATER SUPPLY

Water supply will be via Oconee County Water Resources. A 6" water main currently exists in the right-of-way of Moreland Way. Meters will be installed to meet the domestic water demand.

Probable Water Demand

Referencing table JT-1, GDHR Manual for On-site Sewage Management Systems

Residential = 150 GPD/bedroom

150 GPD/exam room x 12 bedrooms = 1,800 GPD

OC Water use calculation: assume 115% of the sewer use

1,800 GPD * 1.15 = 2,070 GPD Total

Total: 2,070 GPD AVG.

SEWAGE DISPOSAL

Sewage disposal shall consist of onsite conventional septic tanks and drain-fields.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor.

UTILITIES

Electricity and Data will be supplied through power/data providers in the area.

NARRATIVE

STORMWATER MANAGEMENT AND DRAINAGE

There are no specific stormwater management or drainage improvements required under the UDC for this type of zoning and use. The site will remain as sheet flow.

IMPACT TO SCHOOL SYSTEM

It is anticipated that there will be minimum impact to the school system from this development due to the limited number of lots and residential dwelling units proposed.

PROJECT SCHEDULE

Once the variance is approved in approximately September 2025, then an administrative subdivision plat will be created and permitted to make the lots available for construction late 2025.

BUFFERS AND LANDSCAPING

There are no specific buffers or landscaping required under the UDC for this type of zoning and use.

MAINTENANCE OF COMMON AREAS

There are currently no common areas proposed for the project.

SIGNAGE

There is no signage proposed for this development.

ESTIMATED VALUE OF PROJECT

The value of the 2 lots and units is estimated to be \$650,000.

VARIANCE REQUEST NARRATIVE

A Special Exception Variance is being requested from the required minimum 150' lot width to a minimum width of 100' for Lot 1.

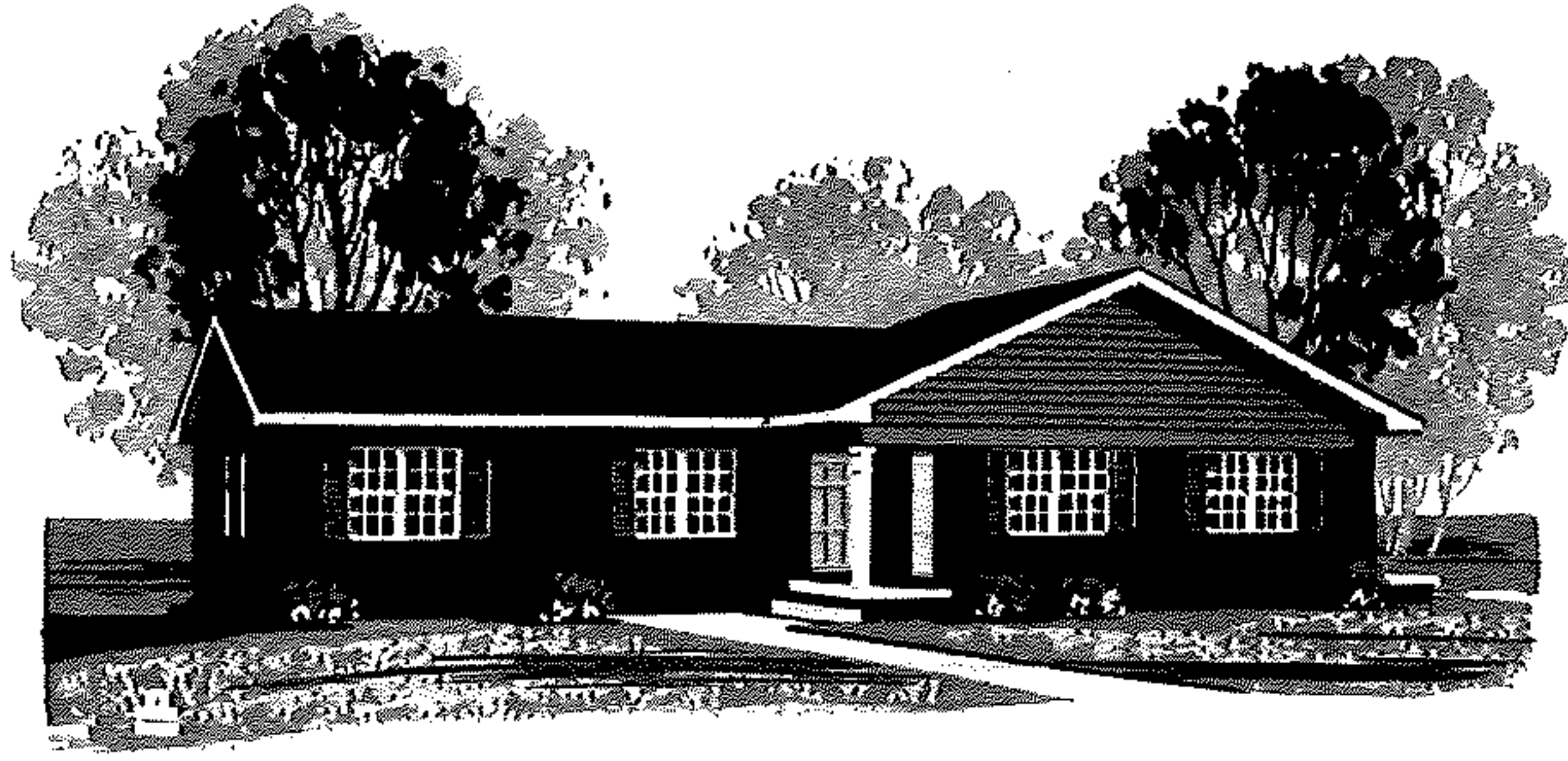
NARRATIVE

REPRESENTATIVE ARCHITECTURE



NARRATIVE

GABLE ROOF
FRONT
(WIDE LOT)

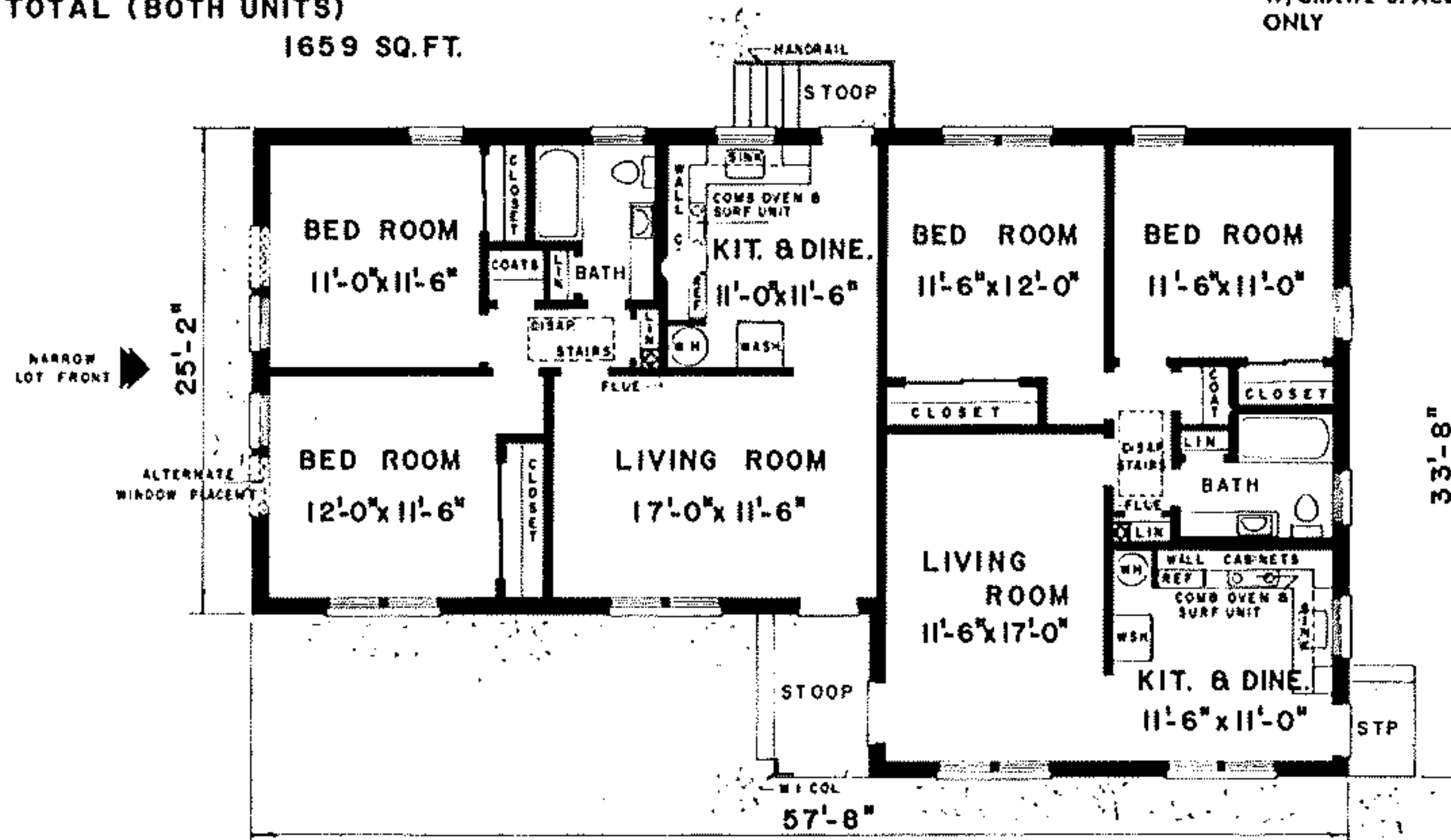


PLAN NO. 622-D

TOTAL (BOTH UNITS)

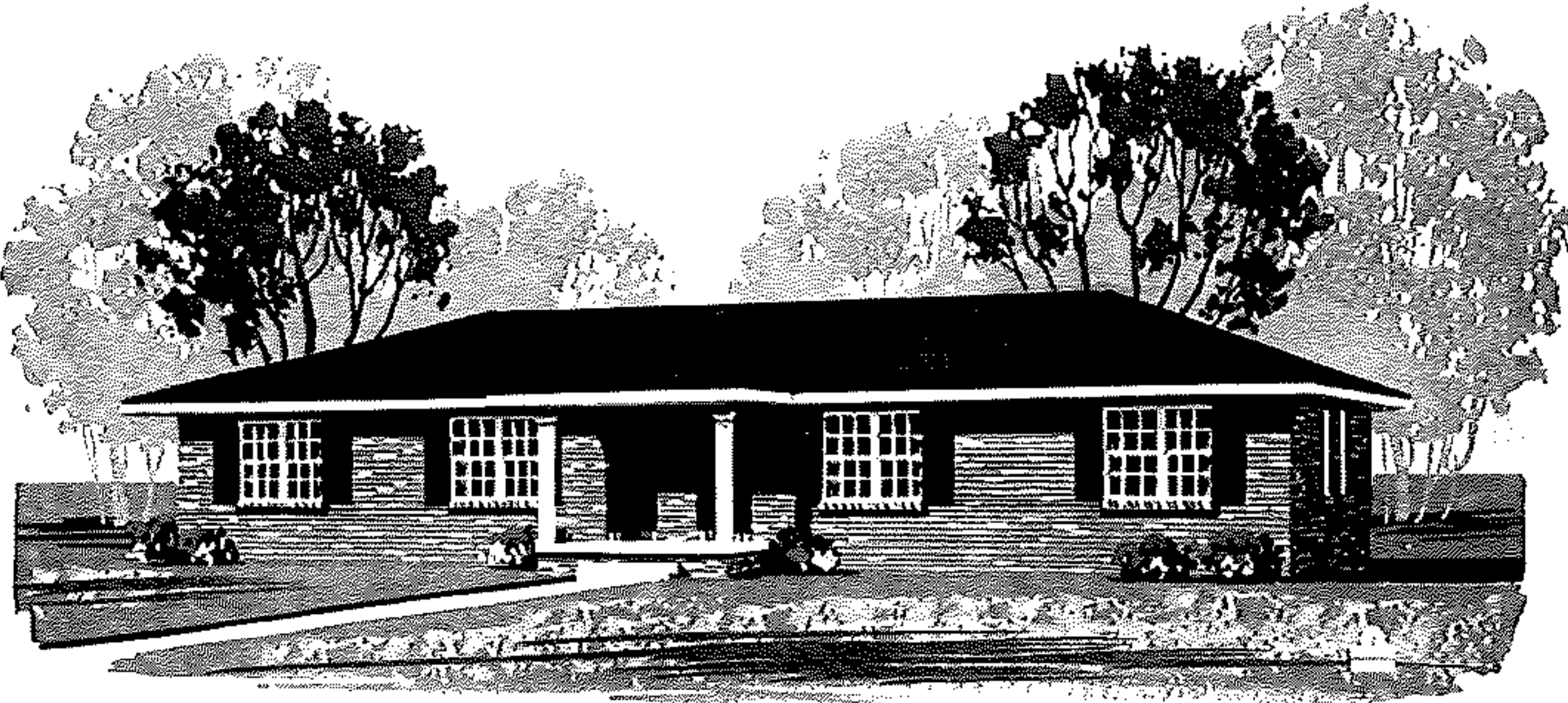
1659 SQ.FT.

NOTE: FURNISHED
W/CRAWL SPACE
ONLY



Representation is for elevations and floor plan only, the image associated with the plan is not representative of the materials to be used on the actual structures to be built onsite.

NARRATIVE



PLAN NO. 626-D

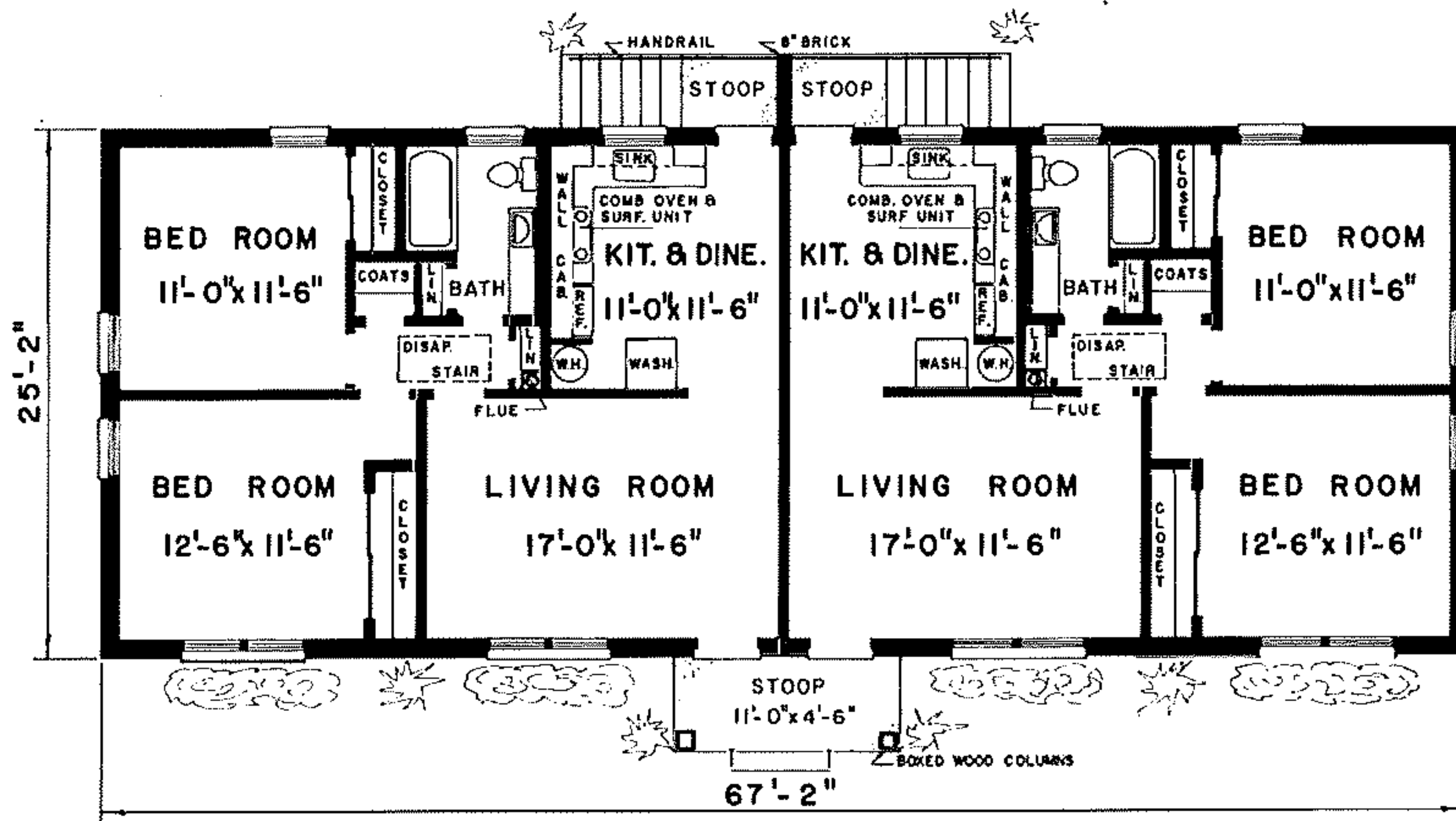
TOTAL (BOTH UNITS)

1684 SQ. FT.

STOOPS

78 SQ. FT.

NOTE: FURNISHED
W/CRAWL SPACE
ONLY

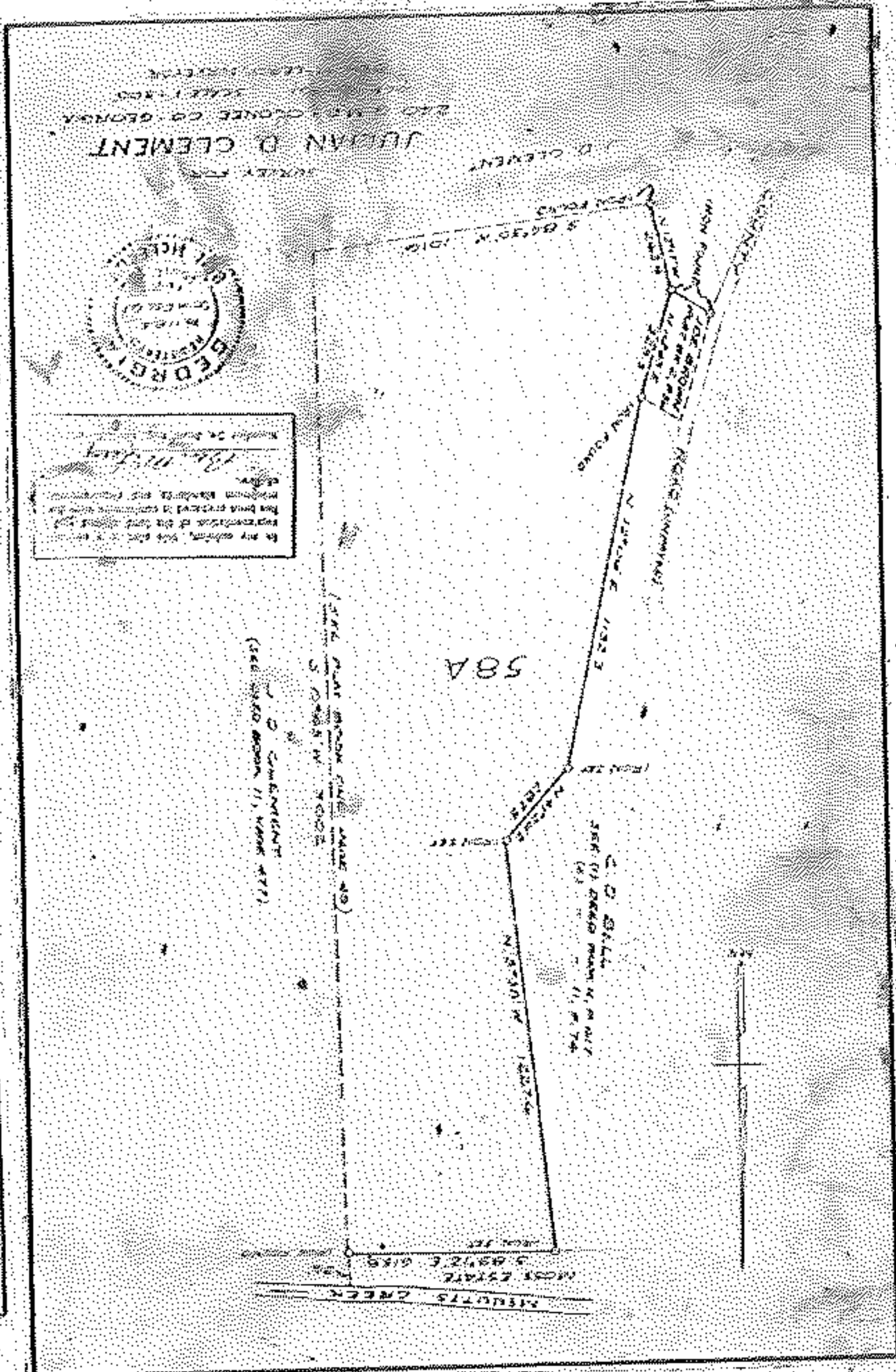
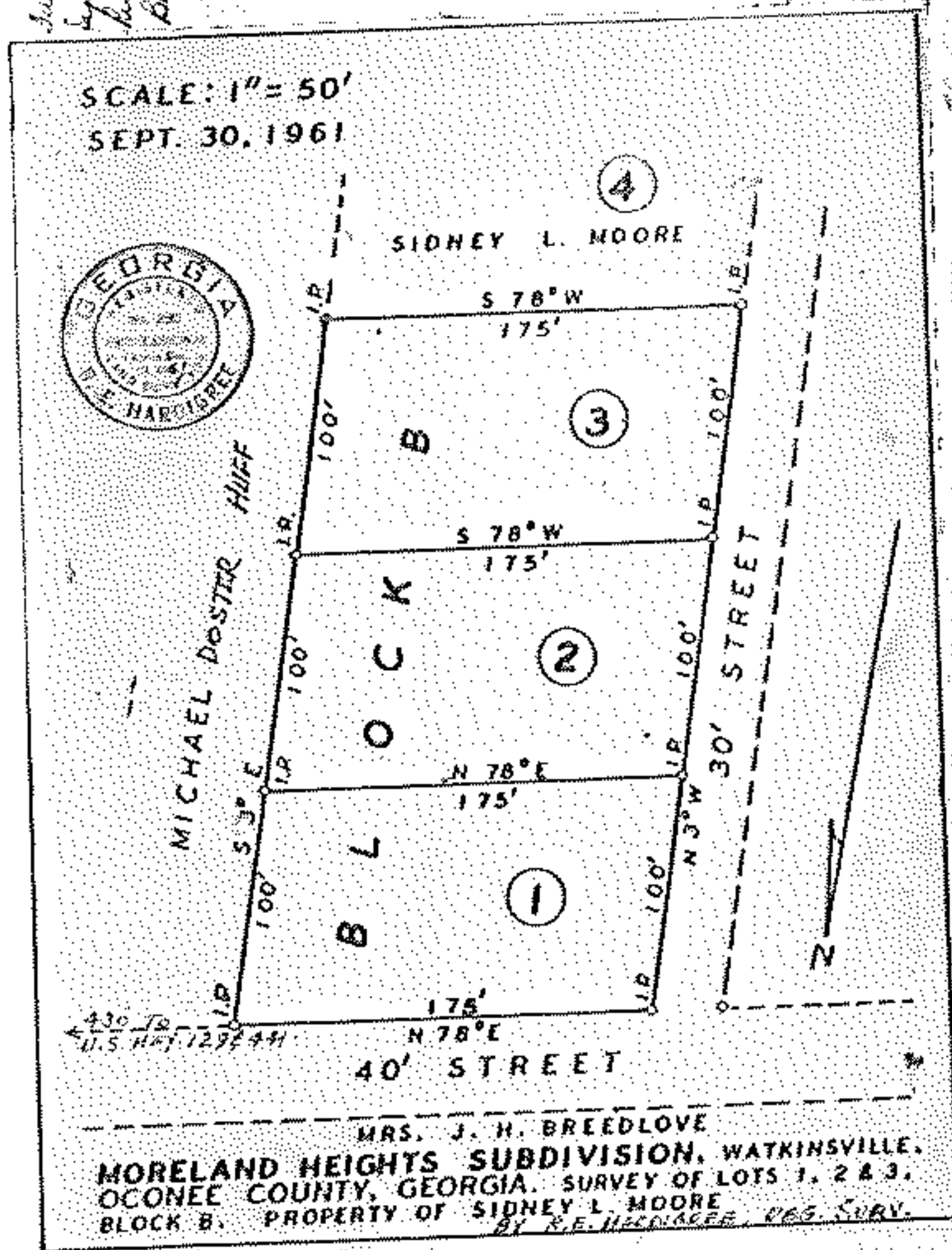


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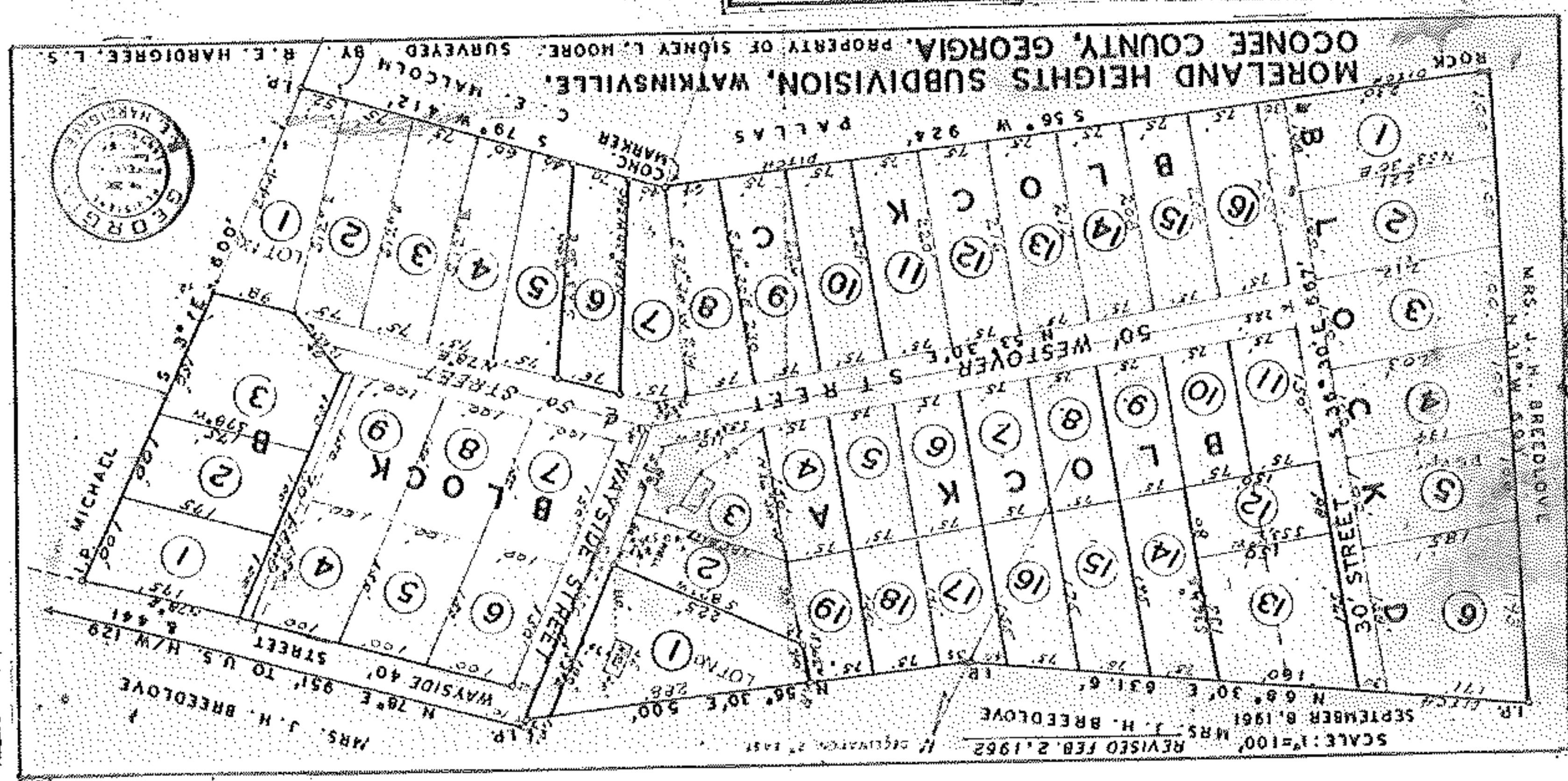
PLAT

57

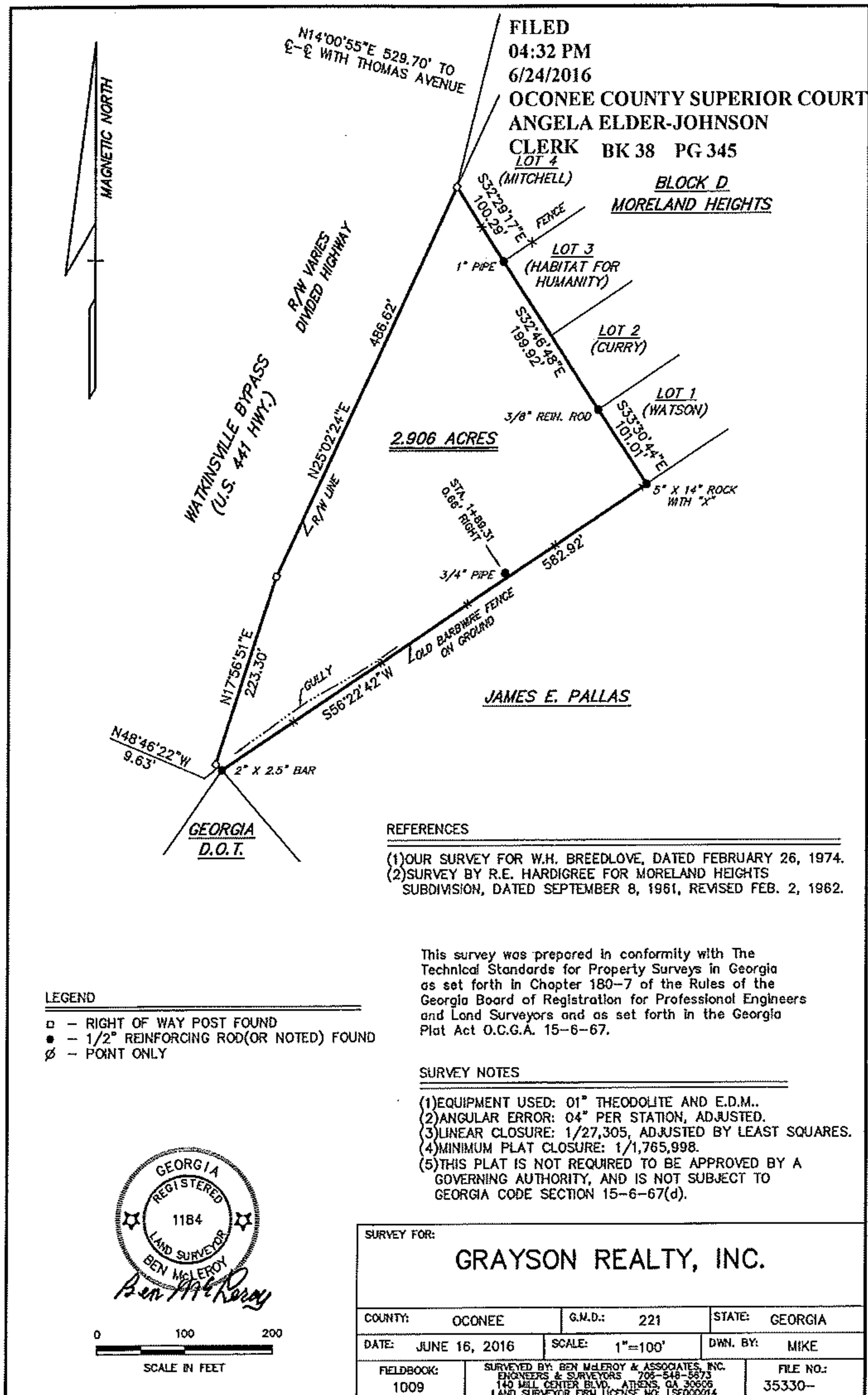
Surveyed and
Sept. 1, 1964, 9 am
Revised Sept. 1, 1961 -
Revised H. H. Moore, Clerk



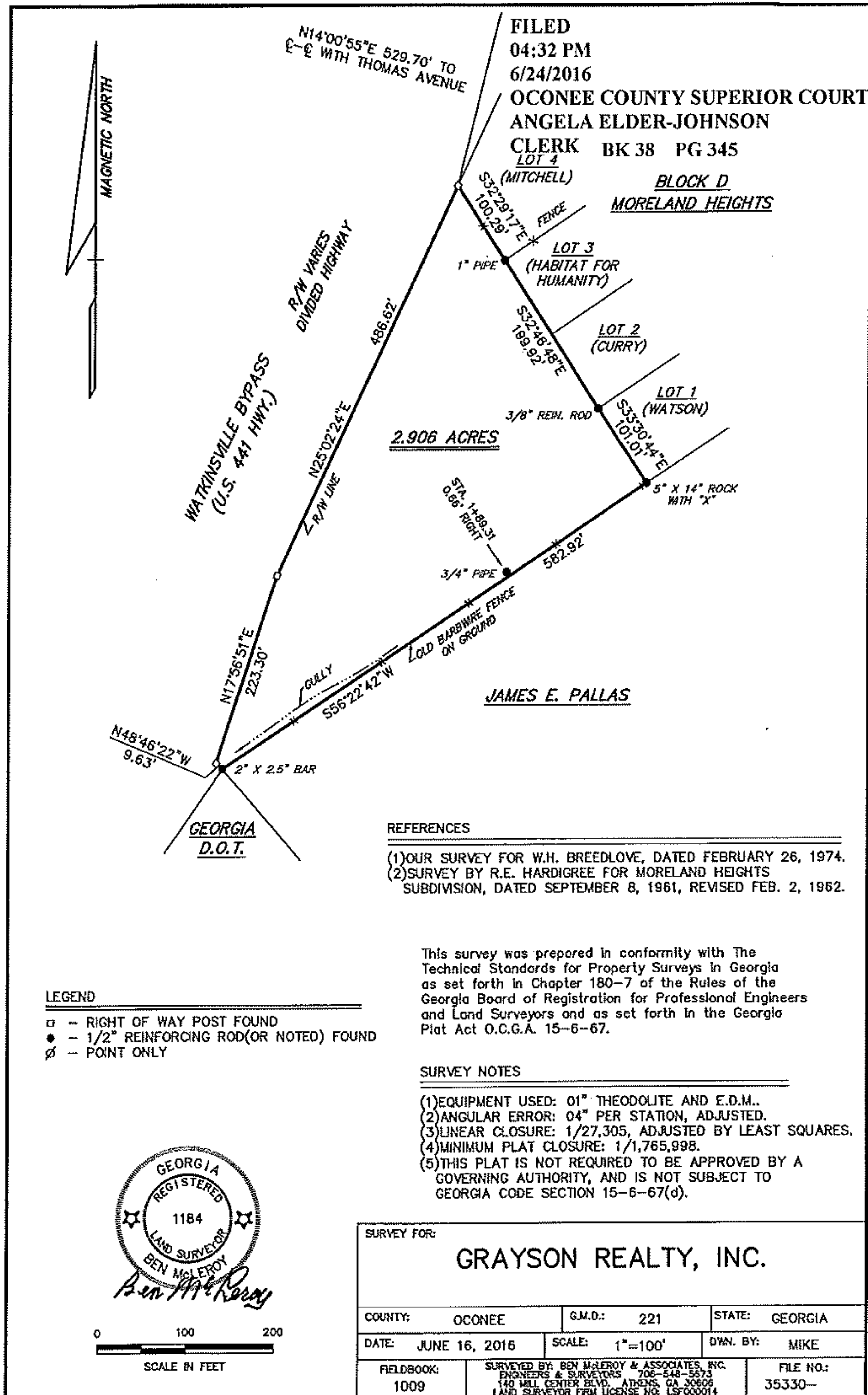
Surveyed and
Sept. 1, 1964, 9 am
Revised Sept. 1, 1961 -
Revised H. H. Moore, Clerk



PLAT



PLAT



LEGEND

O-1/2" REINFORCING ROD SET
X-1/2" REINFORCING ROD FOUND (OR AS NOTED)
D-CONCRETE RIGHT OF WAY POST FOUND
P-POINT ONLY
T-POWER(POLY), TELEPHONE(TW), LIGHT(LF) POLE
M-WATER METER
V-WATER VALVE
C-CLEAN OUT

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LOT 4 (MITCHELL)
LOT 3 0.479 ACRES
LOT 2 (RATSON, DUNN JR. & JOHNSON)
LOT 1 (RATSON)

2.774 ACRES

JAMES E. PALLAS JR.

GEORGIA D.O.T.

REFERENCES

(1) SURVEY BY R.E. HARGREEFF FOR MORELAND HEIGHTS SUBDIVISION, DATED SEPTEMBER 8, 1961, REVISED FEBRUARY 2, 1962.
(2) SURVEY BY BEN WILCOXY FOR GRAYSON REALTY, INC., DATED JUNE 15, 2014 (PLAT BOOK 30, PAGE 348).
(3) DEED BOOK 1302, PAGE 183.
(4) PLAT BOOK 24, PAGE 185.
(5) COMPOSITE PLAT BY BEN WILCOXY FOR LEONA FAYE GRAYSON & ROBERT F. GRAYSON, DATED MAY 22, 2017, REVISED SEPTEMBER 26, 2017.
(6) GEORGIA D.O.T. RIGHT OF WAY MAP FOR PROJECT #205-4(1)(1), DATED MARCH 27, 1992.
(7) DEED BOOK 330, PAGE 200.
(8) DEED BOOK 367, PAGE 471.

SURVEY NOTES

(1) EQUIPMENT USED: DS" THEODOLITE AND I.S.M.
(2) THE FIELD SURVEY UPON WHICH THIS PLAT IS BASED, UTILIZED REDUCANT LINEAR MEASUREMENTS TO DETERMINE THE RELATIVE POSITIONAL ACCURACY. THE POSITIONAL TOLERANCE OF THE OBSERVED POSITIONS WAS FOUND TO BE 0.07 FEET PLUS 50 PARTS PER MILLION OR BETTER AND WAS NOT ADJUSTED.
(3) MONUMENT PLAT CLOSURE: 1/10,100.
(4) BEARINGS SHOWN ARE BASED ON GRID NORTH, GEORGIA WEST ZONE, DERIVED FROM OBSERVATIONS WITH AN GPS 2017 RECEIVER USING THE NAD83 NETWORK.
(5) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH AND MAY BE SUBJECT TO LIENS, EASEMENTS, AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY.

RICHARD GRAYSON

LOT 3, BLOCK D, MORELAND HEIGHTS SUBDIVISION

COUNTY: COOKE STATE: GEORGIA

DATE: JULY 23, 2024 SCALE: 1"=40' DRAWN BY: JESD

REVISION: REVISOR: SHERIDAN LEE FILE NO.: 19184-BUSINESS-CHINA-M-2024-39223-1A

REVISED OCT. 23, 2014 TO FIELD LOCATE A SHOW TOP OF DITCH & SWALE.

CONCEPT PLAN



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

VARIANCE CASE #: P25-0135

DATE: August 29, 2025

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

APPLICANT NAME: Justin Greer, Pittman & Greer Engineering, P.C.

PROPERTY OWNER(S): Richard F. Grayson

LOCATION: 1021 Moreland Way & 0 Veterans Memorial Parkway
Parcel number(s) W-01-024 and B-06-030A

PARCEL SIZE(s): ± 3.25 acres

EXISTING ZONING: R-2 (Two-Family Residential District)

EXISTING LAND USES: Vacant

TYPE OF VARIANCE REQUESTED: Special Exception Variance

REQUEST SUMMARY: A special exception variance from Oconee County Unified Development Code Article 4 Section 408.01 and Table 4.1, to reduce the required minimum lot width from 150 feet to 100 feet.

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: September 9, 2025

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



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- On June 4, 2024, the Board of Commissioners approved a rezoning for parcels W-01-024 and B-06-030A to R-2 (Two-Family Residential District). The case number was P24-0056.
- The previous zoning designations for W-01-024 (MH) and B-06-030A (AR) were originally adopted in 1968.
- There was a 1125 SF residence on the 1021 Moreland Way parcel that received a demolition permit dated 9-15-2017.
- The 1021 Moreland Way parcel is a part of the Moreland Heights Subdivision recorded October 5, 1961, and recorded in Plat Book 2, Page 57.
- An administrative plat was submitted for review (P25-0067) on April 18, 2025, and was not approved due to the plat not meeting UDC standards for the minimum lot width. The review is on hold pending the result of this variance application.
- The survey submitted by Ben McLeroy RLS dated June 16, 2016, with the rezoning application indicated parcel B 06 030A was 401.22' wide to the US 441 Right-of-Way line.
- The administrative plat with an updated survey from David Camp, RLS dated July 29, 2024, indicated the same lot width to the US 441 Right-of-Way line is 387.81'.
- The narrative submitted for the variance states: "A new survey was completed, and it came to light that there was an error in the original survey and thus the need for the requested special exception variance."
- Based on the updated survey, the total area for these two proposed lots was reduced from 3.38 acres to 3.25 acres.

VARIANCE DESCRIPTION

- A special exception variance from Oconee County Unified Development Code Article 4 Section 408.01 and Table 4.1, to reduce the required minimum lot width from 150 feet to 100 feet
- Table 4.1 requires the following for lots zoned R-2:

Minimum Lot Width:

With Sewer	125 feet
Without Sewer	150 feet

PUBLIC FACILITIES

Water:

- The lots are proposed to be served by Oconee County Water Resources.

Sewer:

- The site is proposing on-site septic systems for the two lots.

Roads:

- The property will be accessed by driveways that will connect to Moreland Way.

Environmental

- The Concept Plan indicates there is no 100-year flood plain, state waters or wetlands on the site.

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 requested variance would allow the creation of two lots to support construction of two-family residential dwellings. Staff analysis indicates this would not cause a substantial detriment to the public good as this proposed lot width reduction would be in character with the adjacent residential uses, which are smaller than the two proposed lots.

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

The surrounding properties are zoned M-H (Mobile Home District) and are a mix of single-family dwellings on individual lots and mobile home parks. The adjacent lots in the Moreland Height Subdivision have a lot width of 100' according to the plat recorded October 5, 1961, before the County had zoning and subdivision ordinances. Staff finds that approval of the request to allow a lot width reduction would not be injurious to the environment or the use and enjoyment 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 lot width reduction will not diminish or impair the property values within the surrounding neighborhood.

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

The request to reduce the minimum lot width will not impair the purpose of this code as the requested 100' lot width is consistent with the adjacent lots and subdivision that was approved prior to adoption of the zoning ordinance in 1968. The rezoning of the property was approved in 2024 by the Board of Commissioners.

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 for lot with standards to reduce the required width to 100 feet. Should the present request be approved, staff recommends the following condition 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.

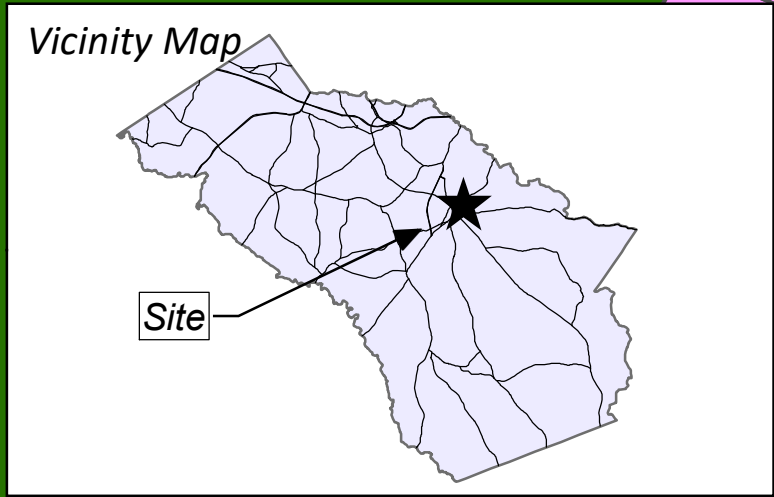
Site Picture



Variance # P25-0135 - Richard Grayson

Parcel #
W-01-024
B-06-030A





**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

This block contains the title 'Oconee County Planning Department' in bold. To its right is a north arrow. Below the title is a disclaimer: 'This map is a representation of the future development map and should be used for planning purposes only'. At the bottom is a scale bar with markings at 0, 80, 160, 320, 480, and 640 feet.

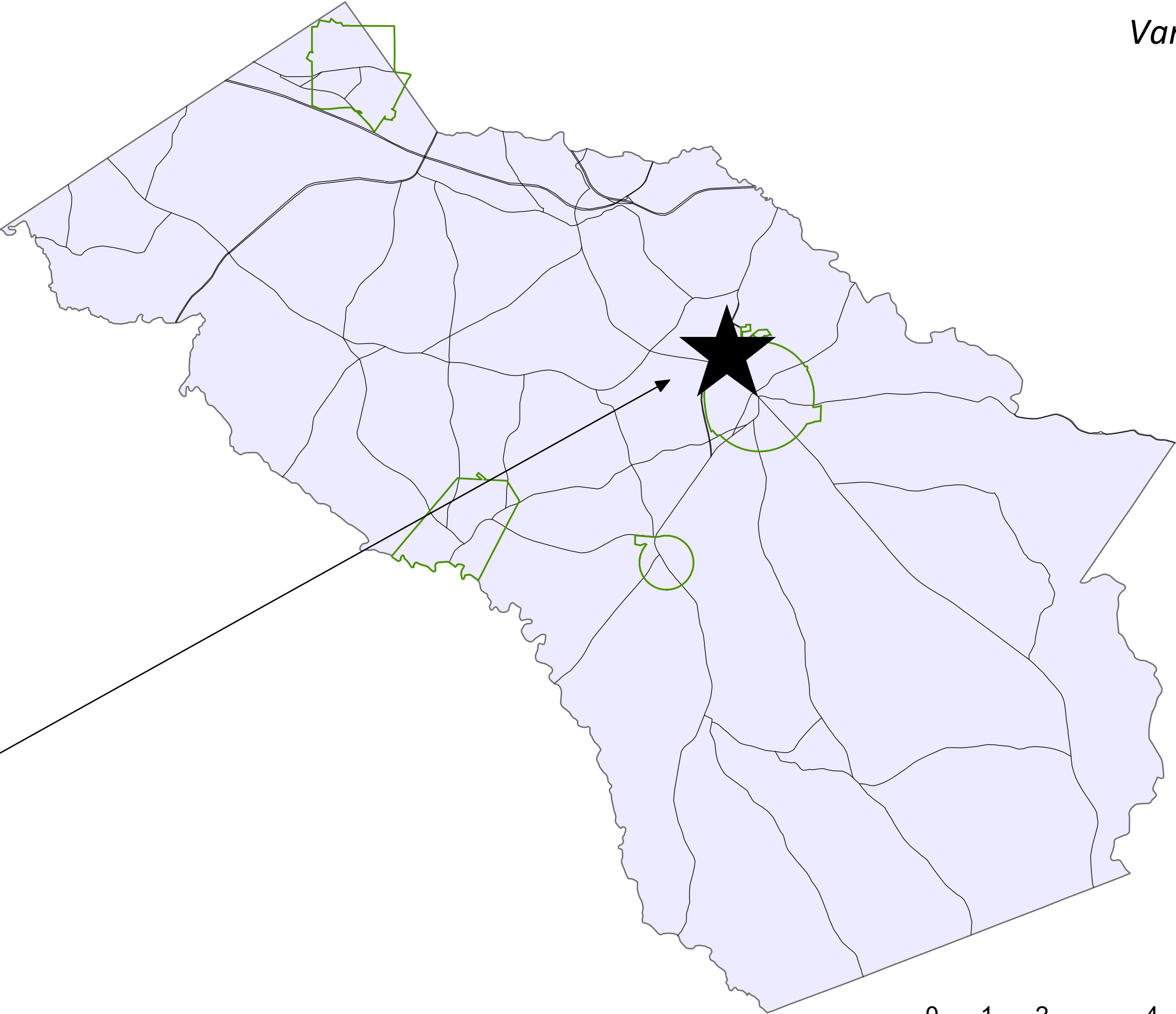
***Civic
Center***

***Community
Village***

Parks/Rec/Conservation

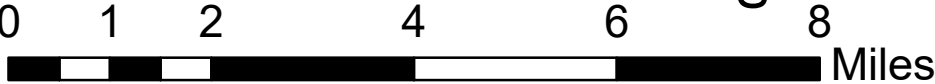
Parks/Rec/Conservation

***Public
Institutional***



Site

1:120,000



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

