

**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 Marvin & Fedelina Gross submitted on August 12, 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 Marvin & Fedelina Gross on August 12, 2025, regarding a ±2.38-acre tract of land located at 1050 Skipstone Dr, Oconee County, Georgia, (tax parcel no. D-01B-002B), 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 place a guest house in the front yard.

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 4, 2025.

ADOPTED AND APPROVED, this 4th day of November, 2025.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell
John Daniell, Chairman

Mark Thomas
Mark Thomas, Member

Chuck Horton
Chuck Horton, Member

Absent
Amrey Harden, Member

Mark Saxon
Mark Saxon, Member

ATTEST:

Holly Stephenson
Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P25-0183

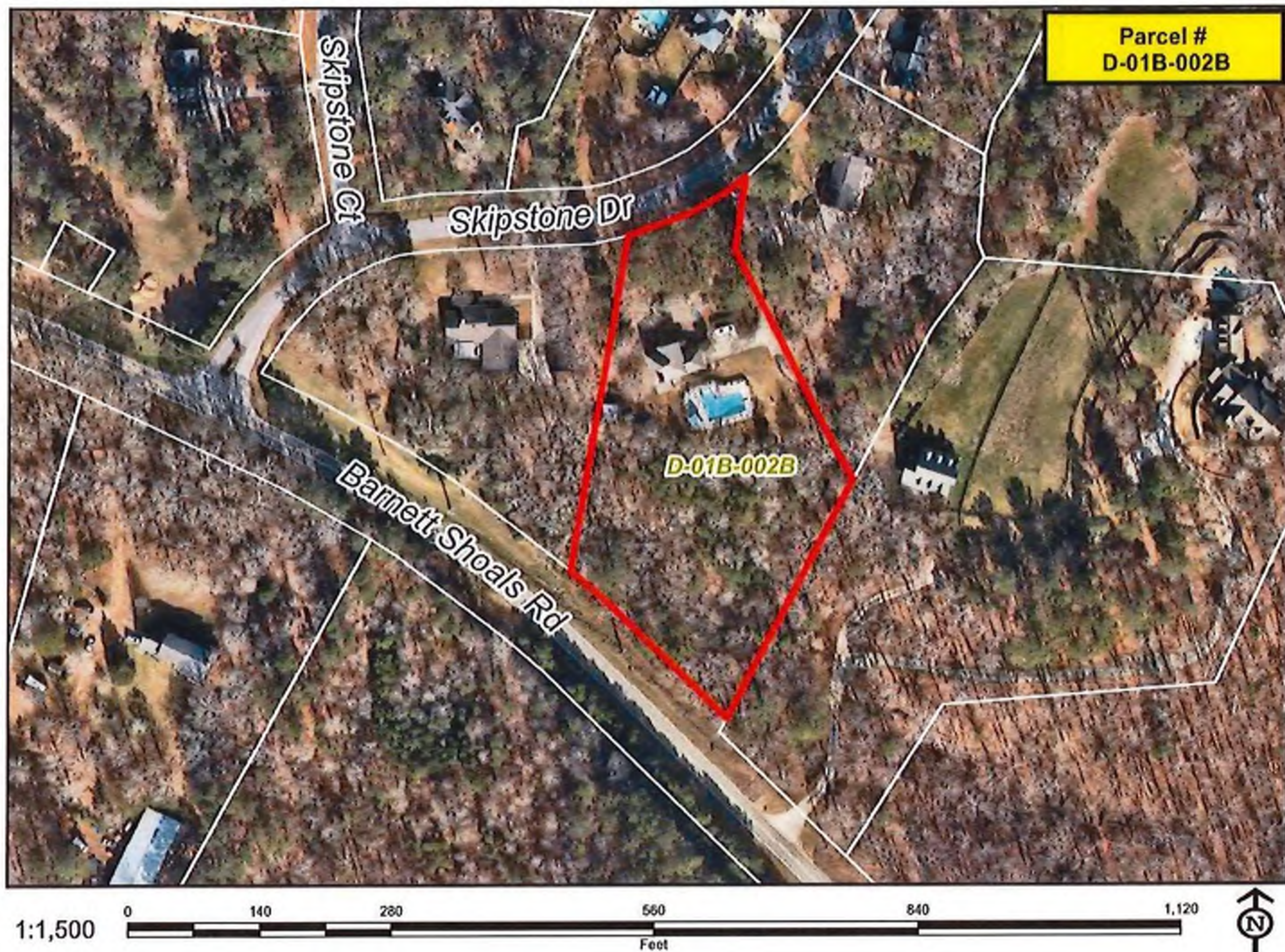
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CONDITIONS

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.
2. There shall be no driveway access to Barnett Shoals Road. The guest house shall utilize the existing residential driveway for parking and access, connecting to Skipstone Dr.

TAX MAP

Variance # P25-0183 - Marvin and Fedelina Gross



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, Skipstone Subdivision, Phase One, Block "B", Lot 2, and being more particularly described as follows:

COMMENCE at a point at the intersection of the northerly right-of-way of Barnett Shoals Road, having a 80' right-of-way, and Skipstone Drive, having a variable right-of-way;

thence leaving said right-of-way intersection N 66°15'59" E a distance of 397.36' to a point on the easterly right-of-way of Skipstone, said point being the POINT OF BEGINNING;

thence continuing along said right-of-way with a curve turning left with an arc length of 145.15', with a radius of 345.42', with a chord bearing of N 67° 08' 35" E, with a chord length of 144.08' to a point at the centerline of an access drive;

thence leaving said right-of-way and continuing along the centerline of said access drive S 28° 44' 39" E a distance of 77.51' to a point;

thence S 09°10'08" E a distance of 37.60' to a point;

thence S 05°18'57" E a distance of 49.88' to a point;

thence S 22°11'17" E a distance of 42.00' to a point;

thence S 31°40'36" E a distance of 64.44' to a point;

thence S 31°40'36" E a distance of 66.82' to a point;

thence leaving the centerline of said access drive S 27°44'50" W a distance of 299.97' to a point on the eastern right-of-way of Barnett Shoals Rd;

thence continuing along said right-of-way N 46°13'11" W a distance of 80.58' to a point;

thence with a curve turning left with an arc length of 127.35', with a radius of 1633.18', with a chord bearing of N 47°43'46" W, with a chord length of 127.32' to a point;

thence leaving said right of way N 04°04'33" E a distance of 374.38' to a point on the eastern right-of-way of Skipstone Dr, said point being the point of beginning;

having an area of 2.38 acres more or less and being particularly described on a plat of survey by Ray N. Woods for: Skipstone: Phase one. dated August 20th, 1990. Said plat is recorded in Plat Book 17 Page 190, in the Clerk of Courts of Oconee County, Georgia.

NARRATIVE

Narrative Statement

Special Exception Variance Requested

UDC Article 3 Section 351.02.c

While there is no access to the property from Barnett Shoals Rd the property has frontage on Skipstone Dr. and Barnett Shoals Rd, which gives it 2 front yards thereby necessitating a variance.

Address: 1050 Skipstone Dr.
Watkinsville, GA 30677

TOTAL ACREAGE 2.38

Zoning District: (A R)

Existing Use: Residential

Adjacent Properties are zoned (A R)

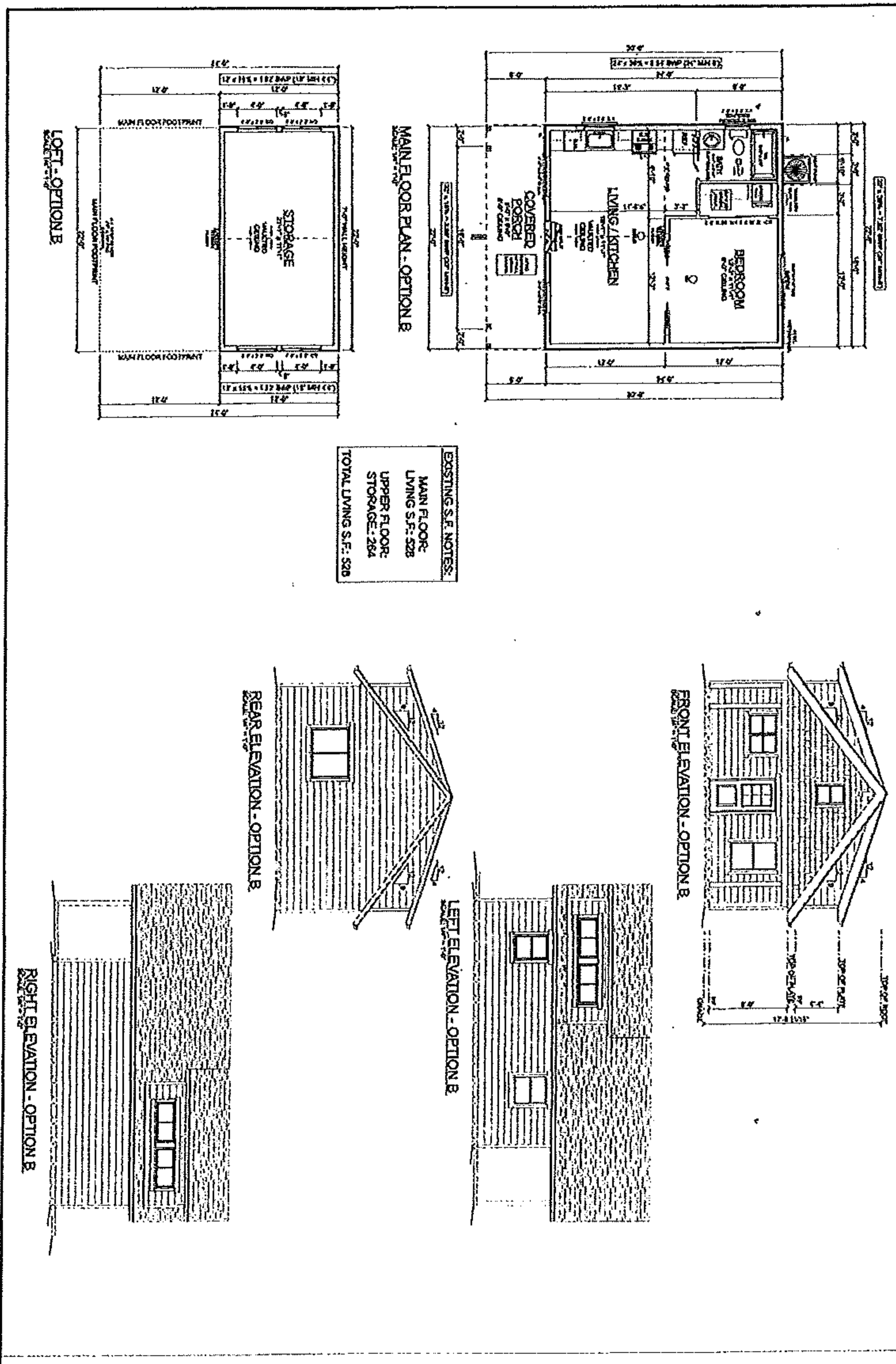
Adjacent Property Use: Residential

Code Requesting: Unified Development Code
Article 3 Section 351.02.c

Reason: The requested variance will permit us to construct a small one bedroom, 528SF Guest House, to the rear of the main house, for family use.

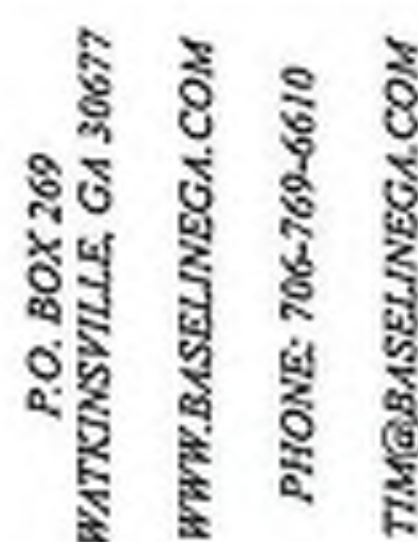
Conclusion: The proposed guest house exceeds all front and side setback requirements. The location of the guest house is heavily wooded and will not be visible from either Barnett Shoals Rd or Skipstone Dr. A septic permit has already been issued for this project and neighbors have provided letters indicating they have no issues with the proposed building.

ARCHITECTURAL SKETCHES



ARCHITECTURAL SKETCHES





SPECIAL EXCEPTION
VARIANCE CONCEPT PLAN
FOR:

MARVIN GROSS
SKIPSTONE DRIVE
PHASE ONE
BLOCK "B"
LOT 2

225th GEORGIA
MILITIA DISTRICT
OCONEE COUNTY
PHYSICAL ADDRESS:
1050 SKIPSTONE DR.
ATHENS, GA 30606

REVIEWS	DATE
REVISED	10/10/2023

DATE 08/12/25

PROJECT
25-4189S

DRAWN BY: MLG

SHEET
1 OF 1



19-51-0000



VICINITY MAP

NOT TO SCALE

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
TIMOTHY C. MITCHELL, G.E. PROJ-4836
P.O. BOX 20 WETZINVILLE, GA 30677
TIM@BASELINEGA.COM
706-798-6610

1. TOTAL PROJECT ACRES: 2.38 ACRES +/-
2. TAX PARCELS: 4, 9 & 10 0029
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 REPRESENTED FROM PLAT MADE 17 PAGE 190 RECORDED WITH THE OCEONE COUNTY CLERK OF COURT.
5. ZONED: AR
6. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN
7. TOPOGRAPHIC INFORMATION TAKEN FROM NOAA LIDAR. OCEONE COUNTY DATED 2010. BASELINE SURVEYING AND ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE TOPOGRAPHIC INFORMATION. TOPOGRAPHIC INFORMATION LIES NORTH AMERICAN PRACTICAL DATUM, 1983. CONTIGUOUS INTERIAL
8. EXISTING CONDITIONS SHOWN HEREON. IN THE AREA OF INTEREST WERE INTERIORS OUTLINED BY THIS FIRM. WHILE EXISTING CONDITIONS SHOWN HEREON, HOWEVER, THE AREA IS INTEREST WERE TAKEN FROM GOOGLE MAPS AERIAL PHOTO.
9. ZONING STRIPS: AR
PLOT 10, 15 FEET
SIDE 15 FEET
REAR 40 FEET

PLAN ABBREVIATIONS

AC -	AIR CONDITIONING UNIT
ADCS -	RAILWAY SIBTRACK LINE
CE -	CENTRAINE
CEA -	CABLE ROPE
CEC -	CEILING
CEI -	CEILING
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SYMBOL LEGEND

CALCULATED POINT
 IRON MARKER FOUND
 1/2" IRON PIN SET
 CONCRETE MOUNTMENT



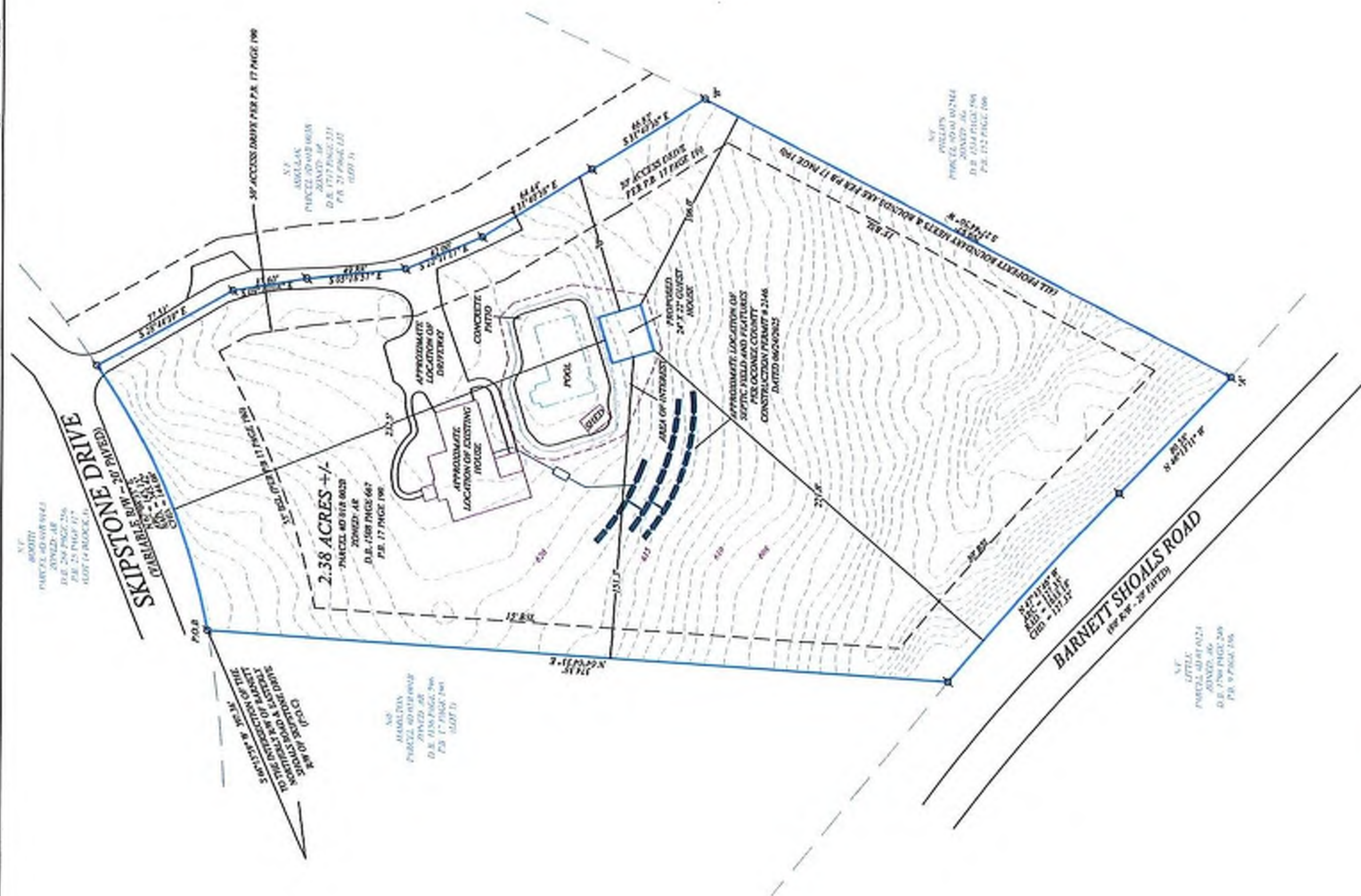
RECORD NORTH A-B
PER PB 17 PAGE 190

REARVIEW MIRROR
 MIRROR MIRROR
 GEORGIA STATE PLANT COMMUNITY COLLEGE

3105 JHdV85



1 INCH = 40 FEET





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

VARIANCE CASE #: P25-0183

DATE: October 24, 2025

STAFF REPORT BY: David Webb, AICP, Planning Manger

APPLICANT NAMES: Marvin Gross

PROPERTY OWNER(S): Marvin & Fedelina Gross

LOCATION: 1050 Skipstone Dr.
Parcel D 01B 002B

PARCEL SIZE(s): ± 2.38 acres

EXISTING ZONING: AR (Agricultural-Residential)

EXISTING LAND USES: Single Family Residence

TYPE OF VARIANCE REQUESTED: Special Exception Variance

REQUEST SUMMARY: A special exception variance from Oconee County Unified Development Code Article 3 Section 351.02.c. to place a guest house in the front yard.

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: November 4, 2025

ATTACHMENTS:

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



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property contains a residence that was built in 1993 according to Property Assessor records.
- The parcel was created with the Final Plat for Skipstone, Phase One, recorded October 18, 1990 at Plat Book 17, Page 190.
- The lot is a double frontage lot, fronting on both Skipstone Drive and Barnett Shoals Road.
- A rezoning to A-2 for Skipstone was approved October 2, 1989.

VARIANCE DESCRIPTION

- A special exception variance from Oconee County Unified Development Code Article 3 Section 351.02.c. to place a guest house in the front yard.
- Section 351.02 (c) Guest House Restrictions states: *For lots less than five acres in size, the guest house must be placed to the rear of the main house or may be placed in the side or front yard if approved by special exception variance as outlined in the Appeals article of this Development Code. For lots greater than five acres in size, guest houses may be placed in any yard.*

PUBLIC FACILITIES

Water:

- The project proposes to utilize Oconee County water.

Sewer:

- The proposed guest house proposes to have an on-site septic system.

Roads:

- The lot is a double frontage lot, fronting on both Skipstone Drive and Barnett Shoals 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:

The requested variance would allow the placement of a guest house in the front yard of the 2.38-acre property. Staff analysis indicates this would not cause a substantial detriment to the public good as this proposed placement would be at least 70 feet from side property lines and ± 221.8 feet from Barnett Shoals Road. The concept plan and recorded plat indicates this is a double frontage lot that pre-dates the UDC.

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

The surrounding properties are residential uses. Staff finds that approval of the request to allow the placement of a guest house should 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 guest house variance should not diminish or impair the property values within the surrounding neighborhood.

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

The request to allow the placement of a guest house in the front yard will not impair the purpose of this code (Sec. 351.02) as the proposed placement would be at least 70 feet from side property lines and \pm 221.8 feet from Barnett Shoals Road. The concept plan and recorded plat indicates this is a double frontage lot that pre-dates the UDC. The hardship is not created by the applicant as the previous zoning ordinance allowed this lot configuration, and it is a legally non-conforming lot.

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 to the Guest House standards. Should the present request be approved, staff recommends the following conditions 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.
2. There shall be no driveway access to Barnett Shoals Road. The guest house shall utilize the existing residential driveway for parking and access, connecting to Skipstone Dr.

Variance # P25-0183 - Marvin and Fedelina Gross

Parcel #
D-01B-002B

Skipstone Ct

Skipstone Dr

Barnett Shoals Rd

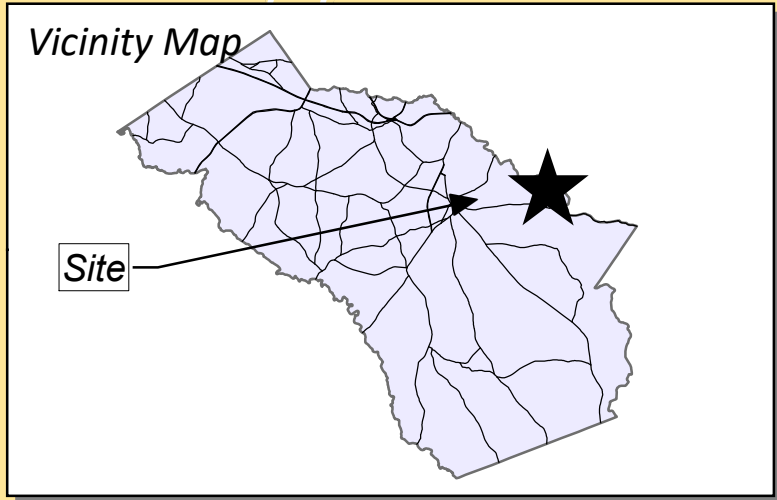
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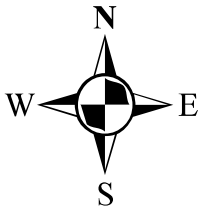
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Feet

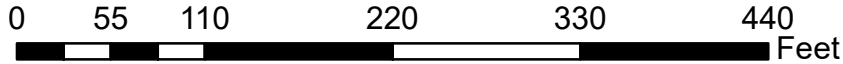




**Oconee County
Planning Department**



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

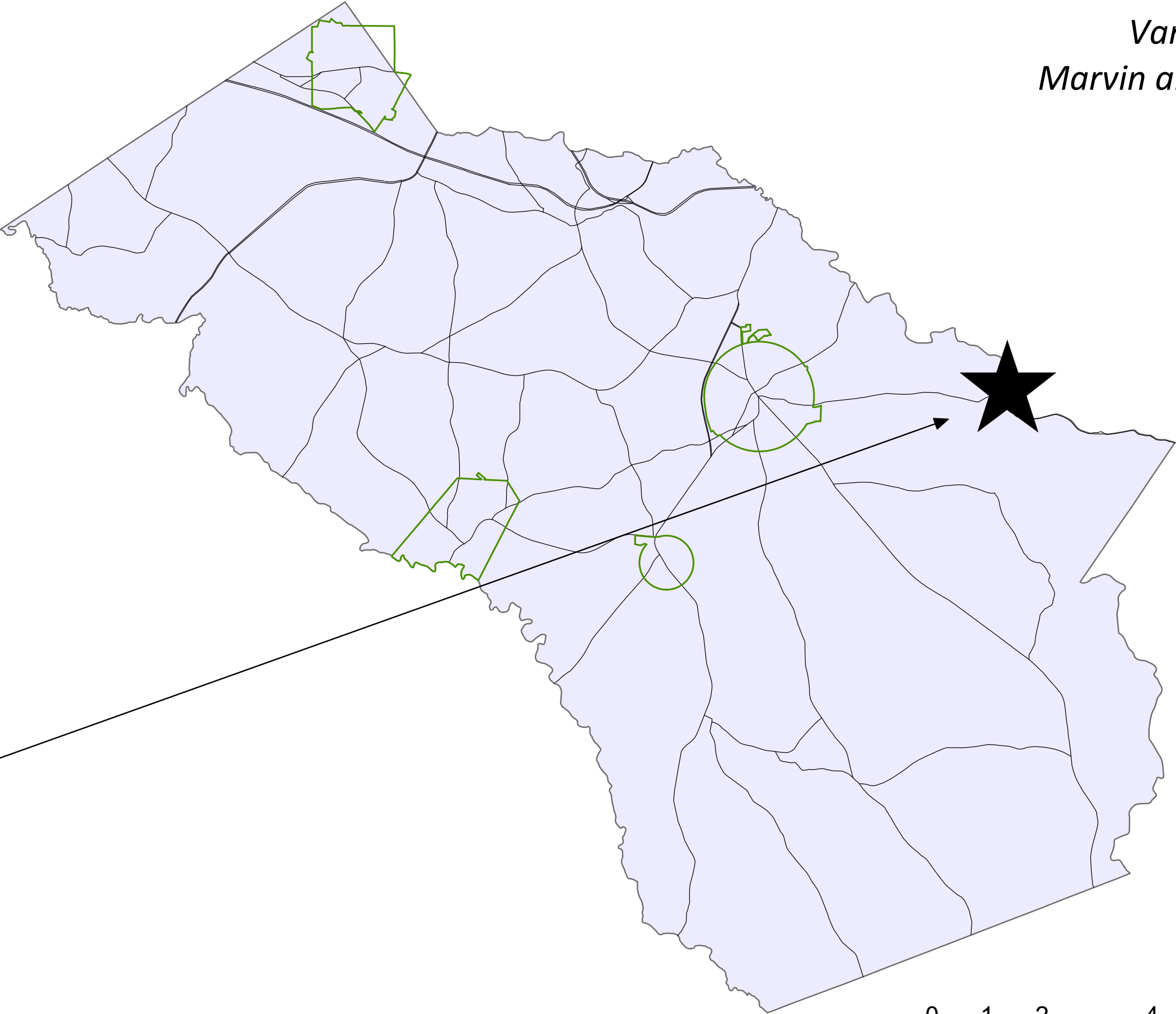


***Country
Estates***

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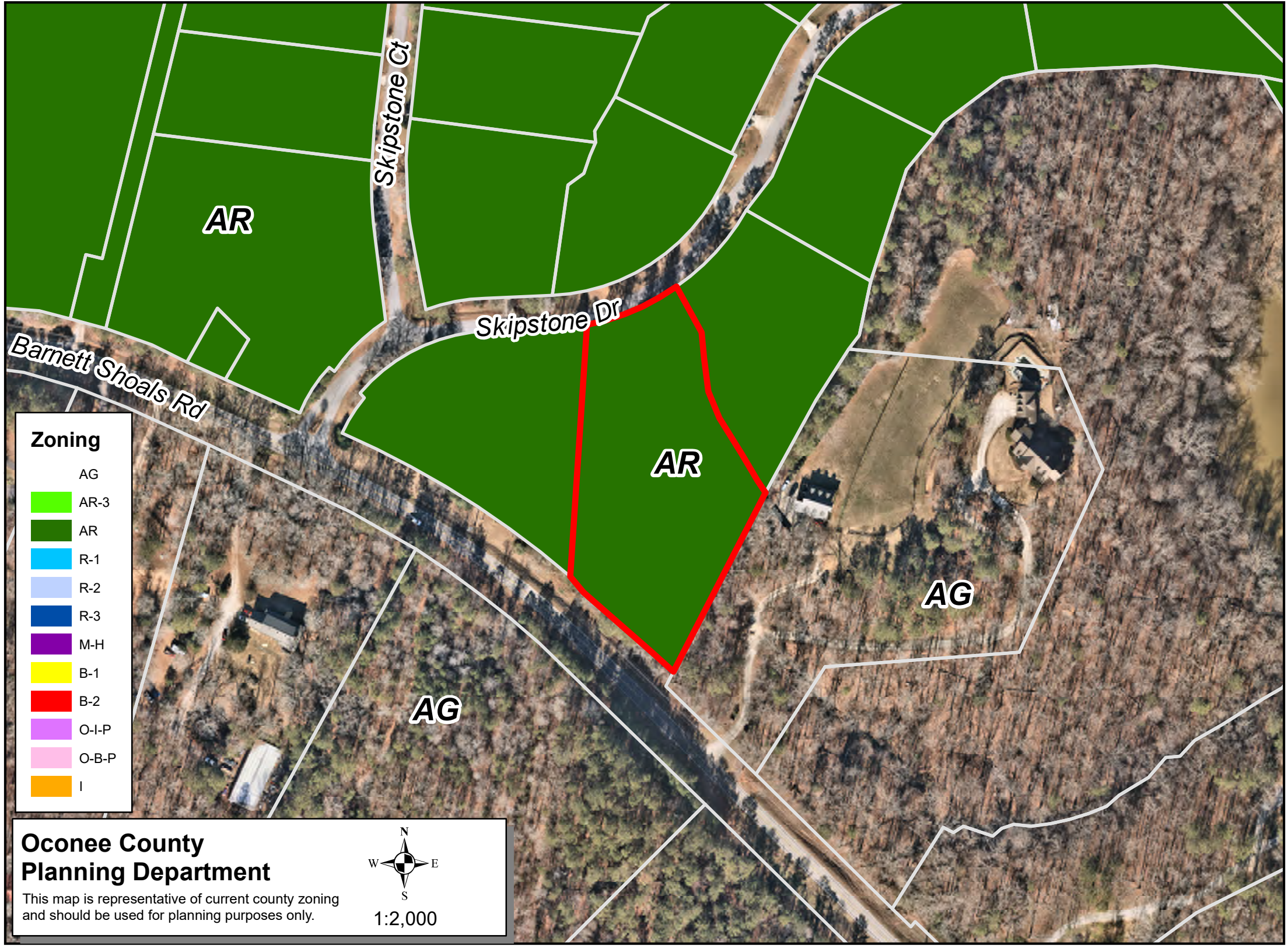
Location Map
Variance # P25-0183
Marvin and Fedelina Gross



Site

1:120,000

0 1 2 4 6 8 Miles



- 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