

**SPECIAL USE APPROVAL
OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting Special Use Approval, as provided by the Unified Development Code of Oconee County, Georgia, pursuant to Article 12, Division I et seq.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for Special Use Approval submitted by Sharon Thelen on March 24, 2017 requesting Special Use Approval on a ±0.69 acre tract of land located on the south side of Dials Plantation Drive in the 240th G.M.D., Oconee County, Georgia, (TP# B-01J-009A), on property owned by James D. Lauderdale et al, the Board of Commissioners of Oconee County does hereby grant following:

SECTION 1. A Resolution granting Special Use Approval for the property described above and on the attached Exhibit A is hereby granted for a Home Business.

Said Special Use Approval 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 Resolution be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Resolution.

SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Resolution shall take effect this date.

Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on May 15, 2017, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on June 6, 2017.

ADOPTED AND APPROVED, this 6th day of June, 2017.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

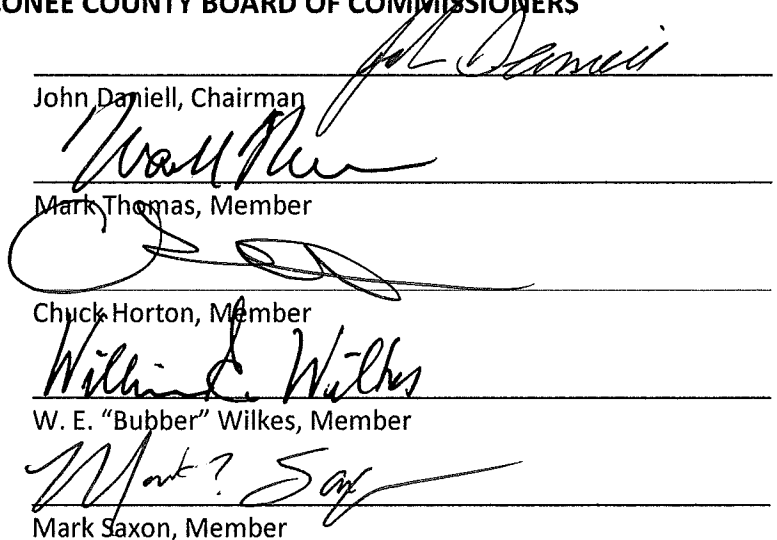

W. E. "Bubber" Wilkes, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes

Clerk, Board of Commissioners



CONDITIONS

This Zoning Amendment shall be subject to the following conditions which shall be fulfilled by the developer at his/her expense:

- 1. The applicant shall meet all the requirements of UDC Section 348.03 for operating a Home Business.

NARRATIVE

Special Use Narrative

James D. Lauderdale, Sharon L. Thelen, and James W. Lauderdale

Special Use Request – Home Business

1281 Dials Plantation Dr., Statham, GA 30666
0.69 Acre Parcel, Tax Parcel B 01J 009A

PROPOSED USE

The subject home will be used as a primary residence with a home business as allowed by Special Use Approval under Section 348.03 of the UDC. A portion of the basement totaling 450 SF will be designated for the home business. The primary use of the home business will be to produce popular woodworking items, such as lanterns, boxes, bowls, spindles, etc. No changes or alterations are proposed to the existing home exterior or other structures on site as a result of the Special Use request.

Overall, the existing home is of traditional architecture style and feel. Please refer to the attached photos for additional architectural features of the home. The existing driveway and concrete pad are in very good condition. Existing vegetation provides adequate screening and natural feel of the residence.

The proposed home office will be established in one phase.

Adjacent Zoning and Land Use:

Table with 4 columns: Direction, Zoning Code, and Land Use. Rows include To the south (A-1, Single Family Residence), To the west (R-1, Single Family Residence), To the north (R-1, Single Family Residence), and To the east (R-1, Single Family Residence).

Table with 2 columns: Category and Value. Rows include Existing zoning (R-1), Existing Use (Single Family Residence), Proposed Zoning (R-1), and Proposed Use (Single Family Residence).

TRAFFIC

The proposed Special Use request will have minimal to no impact to existing roadway traffic. Materials used in the production of goods require no special delivery. Sales of items will occur primarily through internet sites and craft fairs; no public sales will occur at the home business.

SCHOOLS

No impact to schools is anticipated given that the proposed Special Use creates no increase in student population. The proposed business will increase the tax digest and provide additional tax dollars to offset some of the school and other County operational costs.

WATER AND SEWER

Public water service is currently utilized for the house. There is an on-site septic system currently in place in good operating condition. Additional water use from the proposed Special Use are minimal.

Total water demands are estimated to be as follows:

- 1. Water 210 gallons per day Total
2. Sewer N/A – Onsite Septic System

STORMWATER RUNOFF/DRAINAGE

Drainage patterns will remain the same since no construction or modifications are proposed. No increase of stormwater runoff from site is anticipated for this Special Use request.

BUILDING AND FAÇADE MATERIALS

No changes, modifications or additions are proposed within this Special Use request. The existing house is of typical and traditional construction for a home. Please refer to the attached photos for additional information on building facades and architectural materials.

ESTIMATED VALUE OF PROJECT AT COMPLETION

The proposed Special Use involves no capital costs.

OWNERSHIP AND MAINTENANCE OF COMMON OPEN SPACE

The overall home and office will be owned fee simple and maintained by private owners. The overall site will be maintained by private owners. No common or open space is proposed with this request.

ARCHITECTURAL SKETCHES/PHOTOS, SIGNS AND LANDSCAPING

No project or entrance signage is proposed for this special use. Existing landscaping on site is well established as seen on the home photos.

SCHEDULE

The following is a tentative schedule for the proposed home business:

Proposed business activity: 1 month or less

OUTDOOR LIGHTING

Outdoor lighting will remain the same. No additional lighting is proposed for the site.

Letter from the Owner

Special Use Request

James D. Lauderdale and Sharon L. Thelen

1281 Dials Plantation Dr., Statham, GA 30666

My wife and I both work full-time at the University of Georgia and have lived in Oconee County since 2003. Our daughters attended Oconee County schools and graduated in 2010 and 2013, respectively. As 'empty nesters' we have had more time to devote to hobbies, and one of those is woodworking.

We've set up a small shop in our basement where we make a variety of items, including arts and crafts inspired lamps and equestrian related items such as tack trunks, for our own use and as gifts for friends and family. Others who have seen our work started to request items on commission, which led to our decision to apply for this Special Use Request. In addition to commission work, we plan to sell some items at local Arts and Crafts shows and via sites such as Etsy.

We intend to continue our primary professions at the University of Georgia. I am faculty in the department of Cellular Biology and Sharon is an information technology director. A home woodworking business would allow us to generate some income from our time in the shop and to explore some projects that we might not otherwise pursue.

James D. Lauderdale

EXHIBIT "A" TO SPECIAL USE APPROVAL #7139

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LEGAL DESCRIPTION

00685
00230

2

AFTER RECORDING RETURN TO:
FORTBON, BENTLEY & GRIFFIN, P.A.
P.O. BOX 1744
ATHENS, GA 30603-1744

0007368
00230
FILED BY CLERK'S OFFICE
03 JUL 23 PM 2:10
LBS 200231
073303

OCONEE COUNTY, GEORGIA
Real Estate Transfer Tax

Paid \$ 4400

Date 07/23/03

CSC

STATE OF GEORGIA
COUNTY OF ATHENS-CLARKE

WARRANTY DEED

THIS INDENTURE, made and entered into the 18th day of July, in the year of our Lord Two Thousand

Three (2003) between

PLATEAU CUSTOM HOMES, INC.

of the County of Oconee, State of Georgia, as Grantor, and

JAMES D. LAUDERDALE and SHARON L. THELEN and JAMES W. LAUDERDALE

of County of Oconee, State of Georgia, as Grantees.

In this deed, wherever the context so requires, the masculine gender includes feminine and/or neuter and the singular number includes the plural. Wherever herein a verb, pronoun or other part of speech is used in the singular, and there be more than one Grantor or Grantee, said singular part of speech shall be deemed to read as the plural, and each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein. Wherever herein Grantor or Grantee is used, the same shall be considered to mean as well, the heirs, executors, administrators, successors, representative and assigns of the same.

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00), in hand paid, at and before the reading and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, the following described property, to wit:

All that tract or parcel of land lying and being in GMD 240, Oconee County, Georgia and being Lot 9, Block A, Dials Mills Plantation, as per Plat Book 32, Pages 51-52, Oconee County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

There being situate upon said property a dwelling know as 1281 Dials Plantation Drive, according to the present system of numbering houses in Oconee County, Georgia.

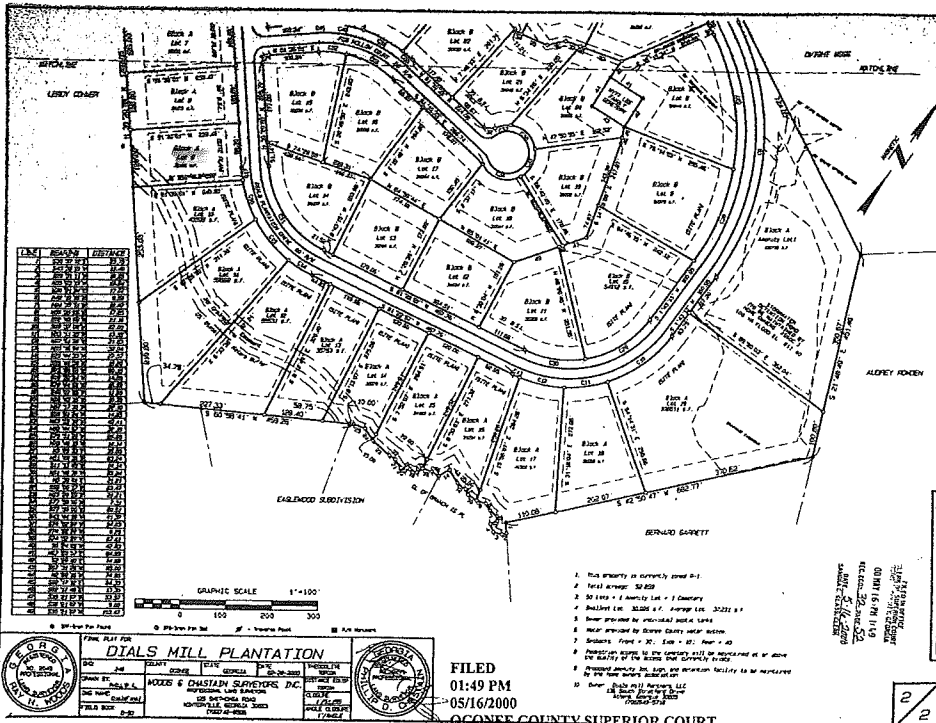
This being the same property as conveyed by Warranty Deed from Dials Mill Partners, LLC to Plateau Custom Homes, Inc., dated November 16, 2002, recorded in Deed Book 628, page 202, aforesaid records.

Subject to those Protective Covenants recorded in Deed Book 504, page 778, aforesaid records.

Subject to any and all easements and/or restrictions of record, if any.

TO HAVE AND TO HOLD the said described property, with all and singular, the rights, members and appurtenances thereto in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, their heirs, executors, administrators, successors and assigns, forever, in FEE SIMPLE.

PLAT



TAX MAP



REPRESENTATIVE PHOTOGRAPHS

