

**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 Vintage Oaks Farm, LLC submitted on March 28, 2016.

**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 Smith Planning Group on March 28, 2016 regarding a ±2.875 acre tract of land located on south side of SR 53 in the 224<sup>th</sup> G.M.D., Oconee County, Georgia, (p/o TP# A-2-30C), 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 for the purpose of relief from Unified Development Code Section 806, to eliminate the requirement for landscaped buffers between incompatible land uses.

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 same at a called meeting on June 14, 2016.

APPROVED, this 14<sup>th</sup> day of June, 2016.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY:   
G. Melvin Davis, Chairman

  
Jim Luke, Member

Vacant, Post 2

  
W. E. "Bubber" Wilkes, Member

  
Mark Saxon, Member

ATTEST:

  
Jane Greathouse  
Clerk, Board of Commissioners

**EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE #6875**

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**NARRATIVE**

**VINTAGE OAKS FARM  
OCONEE COUNTY, GEORGIA**

**VARIANCE REQUEST  
March 28, 2016**

Per the Oconee County Unified Development Code, Section 806 a buffer must be provided between any nonresidential development along a side or rear lot line that abuts a less intense land use. The Vintage Oaks Farm site has a proposed zoning classification of B-1, General Business district and is adjacent to a property with a classification of A-1, agricultural zoning district.

According to Sec. 806, Table 8.1 it is required to provide a 15 foot buffer on a lot with a commercial land use along the side or rear lot line adjacent to any agricultural land use.

A Special Exception Variance is sought to waive the buffer requirement along the adjacent property with an existing zoning classification of A-1 to maintain the site's rural character.

Vintage Oaks Farm owns the adjacent properties on all sides of the 2.875 acre site.

**Standards for special exception variance approval:**

- A. With regards to the public good:**  
The granting of a waiver of the landscape buffer requirement will not cause a substantial detriment to the public good because there is no advantage to the public if the buffer exists or not.
- B. With regards to the use and enjoyment of the environment or of other property in the immediate vicinity:**  
There will be no effect on the enjoyment of the environment or use of adjacent properties resulting from the granting of this variance. The reception hall use is super low intensity and is used only on an occasional basis.
- C. With regard to the surrounding property values:**  
A waiver of the buffer requirement will not affect surrounding property values nor inhibit the future development potential of those parcels.
- D. With regards to the intent and purpose of the Development Code:**  
The granting of this variance request does not impair the purpose and intent of the Unified Development Code and is in keeping with the Future Land Use Map Category designation of Suburban Living.

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LEGAL DESCRIPTION

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Property of Vintage Oaks Farm, LLC  
6305 Hog Mountain Road (Georgia Highway No. 53)  
Oconee County, Georgia

All the tracts or parcels of land containing 2.875 acres, more or less, lying in Oconee County, Georgia, GMD 224, and located on the southeast side of Georgia Highway No. 53, being more particularly described as follows:

Commencing at the centerline of the intersection of Georgia Highway No. 53 with Goat Farm Road running South 51 degrees 55 minutes 20 seconds East 807.48 feet to a point located on the southeastern right-of-way of Georgia Highway No. 53, thence continuing on said right-of-way along a curve having radius 10735.64 feet, chord bearing South 53 degrees 24 minutes 11 seconds East, chord distance 310.00 feet to a point located on said right-of-way, thence continuing on said right-of-way along a curve having radius 10735.64 feet, chord bearing South 51 degrees 46 minutes 27 seconds East, chord distance 220.28 feet to an iron pin located on said right-of-way, which is the Point of Beginning,

Thence running along a curve having radius 10735.64 feet, chord bearing South 51 degrees 46 minutes 27 seconds East, chord distance 80.12 feet to an iron pin located on the southeastern right-of-way of Georgia Highway No. 53,

Thence, leaving said right-of-way, South 37 degrees 45 minutes 51 seconds East 121.38 feet to an iron pin,

Thence South 06 degrees 35 minutes 24 seconds West 189.70' feet to a point,

Thence North 64 degrees 01 minutes 12 seconds West 212.94 feet to a point,

Thence South 36 degrees 42 minutes 14 seconds West 144.65 feet to a point,

Thence South 17 degrees 38 minutes 31 seconds West 103.39 feet to a point,

Thence South 49 degrees 20 minutes 34 seconds East 35.09 feet to a point,

Thence South 00 degrees 22 minutes 20 seconds East 64.02 feet to a point,

Thence South 26 degrees 44 minutes 20 seconds East 91.31 feet to a point,

Thence South 00 degrees 04 minutes 11 seconds West 178.98 feet to a point,

Thence North 89 degrees 54 minutes 20 seconds West 167.56 feet to a point,

Thence North 35 degrees 09 minutes 21 seconds West 252.89 feet to a point,

Thence North 35 degrees 08 minutes 45 seconds East 64.07 feet to a point,

Thence North 89 degrees 54 minutes 04 seconds East 145.42 feet to a point,

Thence North 00 degrees 06 minutes 25 seconds West 62.06 feet to a point,

Thence North 49 degrees 38 minutes 02 seconds East 51.13 feet to a point,

Thence North 17 degrees 03 minutes 32 seconds East 105.33 feet to a point,

Thence North 36 degrees 37 minutes 14 seconds East 151.68 feet to a point,

Thence North 60 degrees 20 minutes 32 seconds West 23.48 feet to a point,

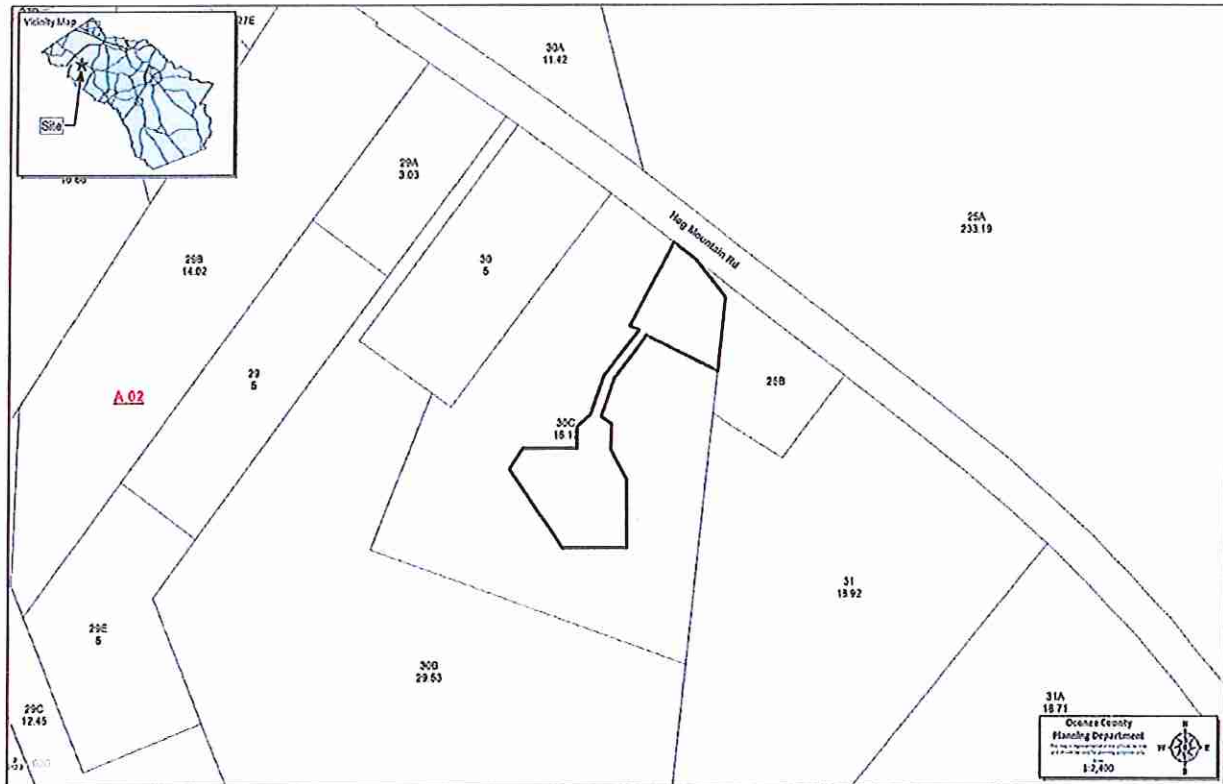
Thence North 28 degrees 42 minutes 05 seconds East 244.36 feet to an iron pin, said pin also being the Point of Beginning.



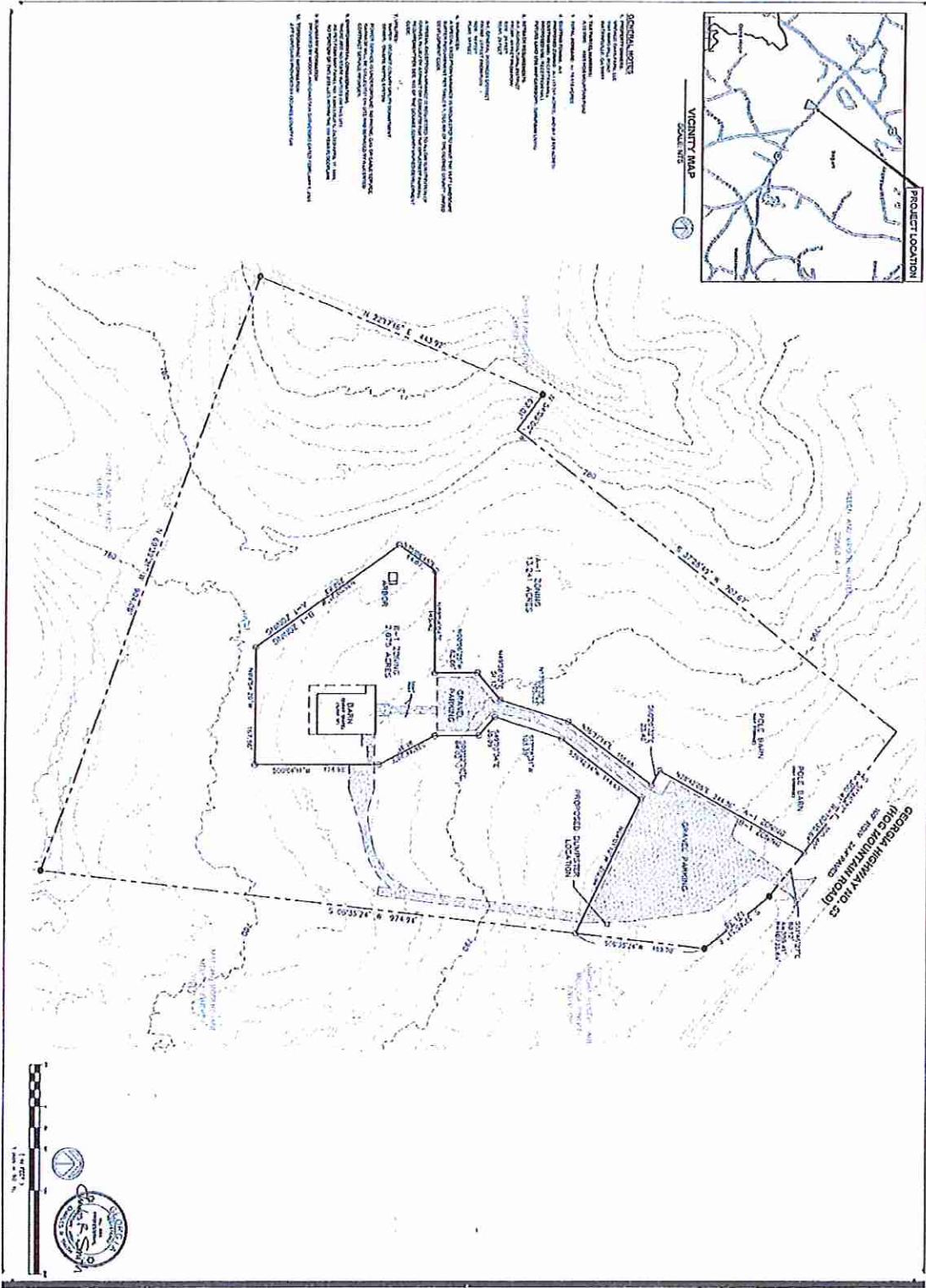
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TAX MAP



DEVELOPMENT PLAN



**GENERAL NOTES**

1. This plan is prepared in accordance with the Georgia Surveying and Mapping Act of 1992, as amended.
2. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
3. The owner is responsible for obtaining all necessary easements and rights-of-way from the appropriate authorities.
4. The owner is responsible for obtaining all necessary utility easements and rights-of-way from the appropriate authorities.
5. The owner is responsible for obtaining all necessary environmental permits and approvals from the appropriate authorities.
6. The owner is responsible for obtaining all necessary zoning and subdivision approvals from the appropriate authorities.
7. The owner is responsible for obtaining all necessary title insurance and closing documents from the appropriate authorities.
8. The owner is responsible for obtaining all necessary surveying and mapping services from the appropriate authorities.
9. The owner is responsible for obtaining all necessary engineering and architectural services from the appropriate authorities.
10. The owner is responsible for obtaining all necessary legal services from the appropriate authorities.

**REZONE CONCEPT PLAN**

**OWNER/DEVELOPER:**  
VINTAGE OAKS FARM, LLC  
1000 VINTAGE OAKS DRIVE  
CUMMINGS, GA 30629  
TEL: 770-326-1234

**PROJECT ADDRESS:**  
1000 VINTAGE OAKS DRIVE  
CUMMINGS, GA 30629

**PROJECT NO.:**  
1000

**DATE:**  
10/15/2024

**SCALE:**  
AS SHOWN

**BY:**  
[Signature]

**CHECKED BY:**  
[Signature]

**VINTAGE OAKS FARM**

COOKE COUNTY, GEORGIA

**SMITH**

Professional Engineer  
No. 12345  
State of Georgia  
1000 VINTAGE OAKS DRIVE  
CUMMINGS, GA 30629  
TEL: 770-326-1234