

**APPROVAL OF A HARDSHIP VARIANCE  
FROM THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA**

**TITLE**

A Resolution granting approval of a Hardship Variance based upon the allowances under Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1304, to grant approval of a Hardship Variance pursuant to an application requesting approval of a Hardship Variance on property owned by Melody W. Carey submitted on January 21, 2014.

**ENACTMENT CLAUSE**

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting Hardship Variance approval submitted by Melody W. Carey on January 21, 2014, regarding property owned by Melody W. Carey on a ±20.895 acre tract of land located on the east side of Dowdy road and the north side of SR Loop 10 in the 1331<sup>st</sup> G.M.D., Oconee County, Georgia, (TP# C-2-32B & 32C) the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. An Resolution granting Hardship 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 1012.07.a(1), to eliminate the requirement to pave a private access drive.

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

SECTION 3. Effective Date. This Resolution shall take effect this date.

Said Hardship Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by same at its regular meeting on March 4, 2014.

ADOPTED AND APPROVED, this 4<sup>th</sup> day of March, 2014.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY: Melvin Davis  
G. Melvin Davis, Chairman

Jim Luke  
Jim Luke, Member

John Daniell  
John Daniell, Member

Margaret S. Hale  
Margaret S. Hale, Member

Mark Saxon  
Mark Saxon, Member

ATTEST:

Jane S. Greathouse  
Jane Greathouse  
Clerk, Board of Commissioners

HARDSHIP VARIANCE NARRATIVE

To: Oconee County Planning Department

Melody W. Carey  
1341 Dowdy Rd.  
Athens, Ga. 30606  
January 18, 2014

To Whom it may Concern;

I own 2 parcels of land totaling approximately 21 acres. I am requesting a variance 1012.07.a(1) to eliminate the requirement to pave the private access drive. My property is adjacent to 10 loop and is at the end of Dowdy rd. I have 1 neighbor that lives past my driveway before the dead end is reached.

I feel that not paving the driveway would not cause any detriment to the public good or in any way impair the purpose or intent of the UDC or my neighbors.

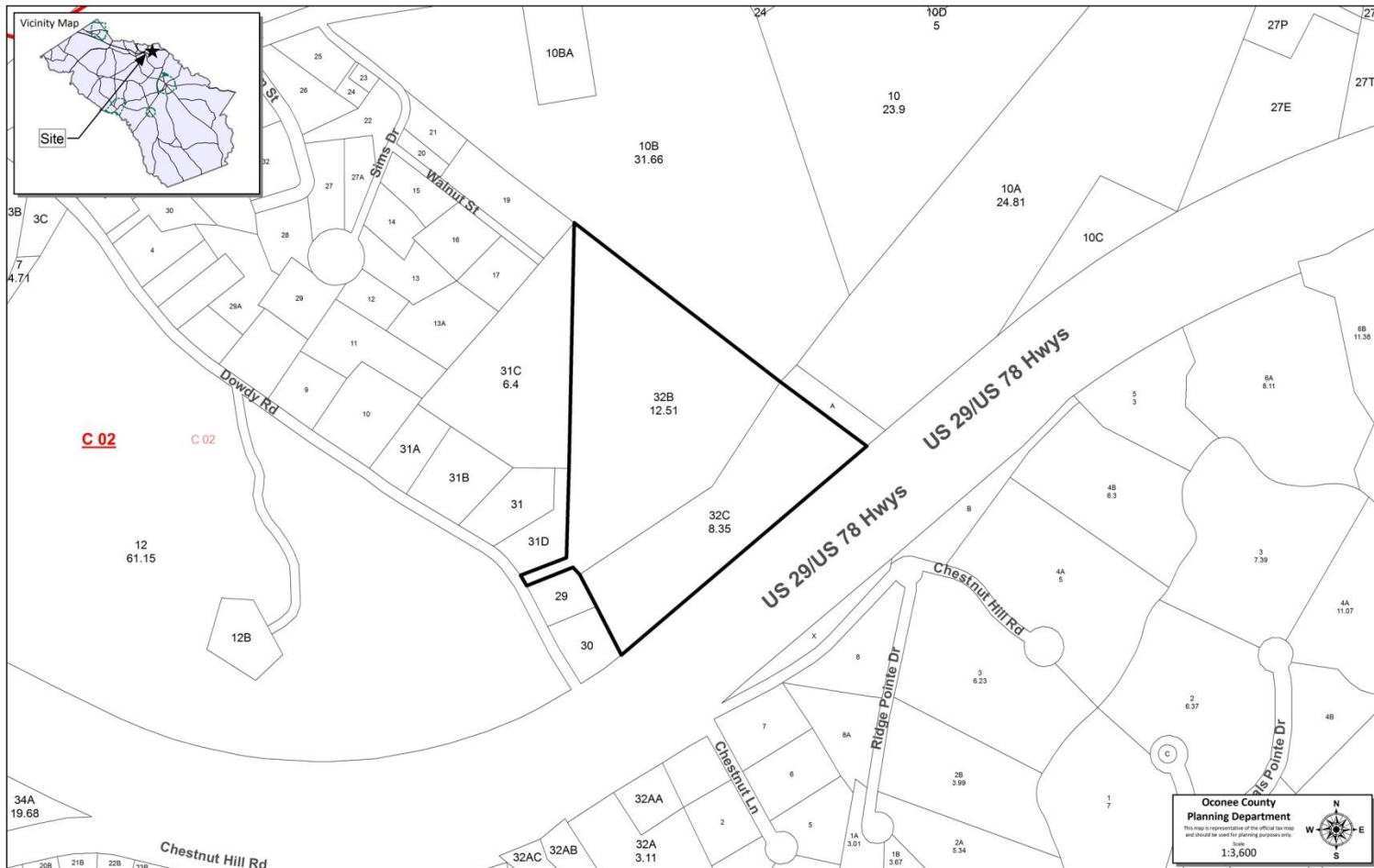
I am becoming older and would like to have my family closer so that they can have use of the land. The land is being divided for children. The gravel drive is also very nostalgic. My children and now my grandchildren will walk this drive 'uphill' both ways to catch their bus.

The drive is encompassed by my property. It will be maintained by my children and I with gravel, as it always has. It is not visible from the county road. I also feel that less asphalt or cement would create a smaller footprint environmentally. I would like to thank you for taking time for this request.

Sincerely,

Melody W. Carey

TAX MAP



**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in the county of Oconee, State of Georgia, GMD 221, and described on a plat titled "Composite Plat: Melody W. Carey", dated January 21, 2014, more specifically described as follows:

COMMENCING at the point of intersection with the eastern right-of-way boundary of Dowdy Road and the southern right-of-way boundary of Old Epps Bridge Road, thence southeasterly along the eastern right-of-way boundary of Dowdy Road approximately 0.7 miles to an iron pin, said pin also being the POINT OF BEGINNING,

Thence S 39°16'00" E, a distance of 31.90' to an iron pin,

Thence N 70°30'00" E, a distance of 192.30' to an iron pin,

Thence S 50°37'21" E, a distance of 48.30' to an iron pin,

Thence S 30°34'00" E, a distance of 318.98' to an iron pin,

Thence N 45°43'14" E, a distance of 330.45' to an iron pin,

Thence N 50°24'24" E, a distance of 199.97' to an iron pin,

Thence N 64°24'25" E, a distance of 206.21' to an iron pin,

Thence N 50°26'21" E, a distance of 199.89' to an iron pin,

Thence N 45°20'55" E, a distance of 286.37' to an iron pin,

Thence N 53°56'17" W, a distance of 272.78' to an iron pin,

Thence N 54°01'10" W, a distance of 149.51' to an iron pin,

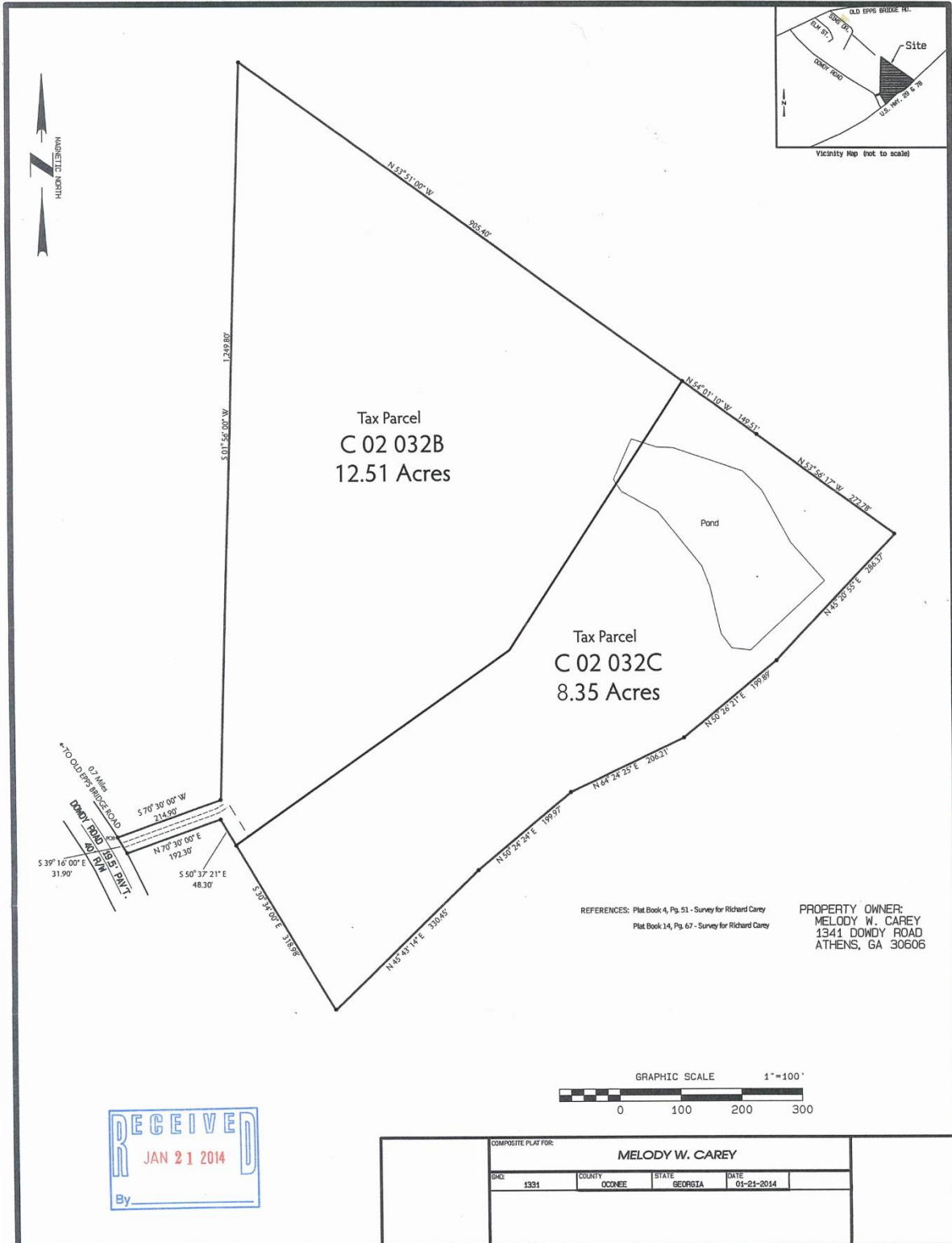
Thence N 53°51'00" W, a distance of 905.40' to an iron pin,

Thence S 01°56'21" W, a distance of 1,249.80' to an iron pin,

Thence S 70°30'00" W, a distance of 214.90' to an iron pin, said pin also being the POINT OF BEGINNING of the subject property.

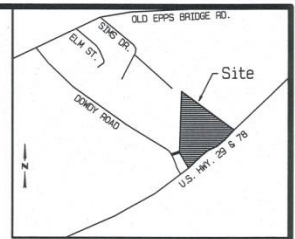
Said tracts contain a total of 20.985 acres.

**PROPERTY SURVEY**

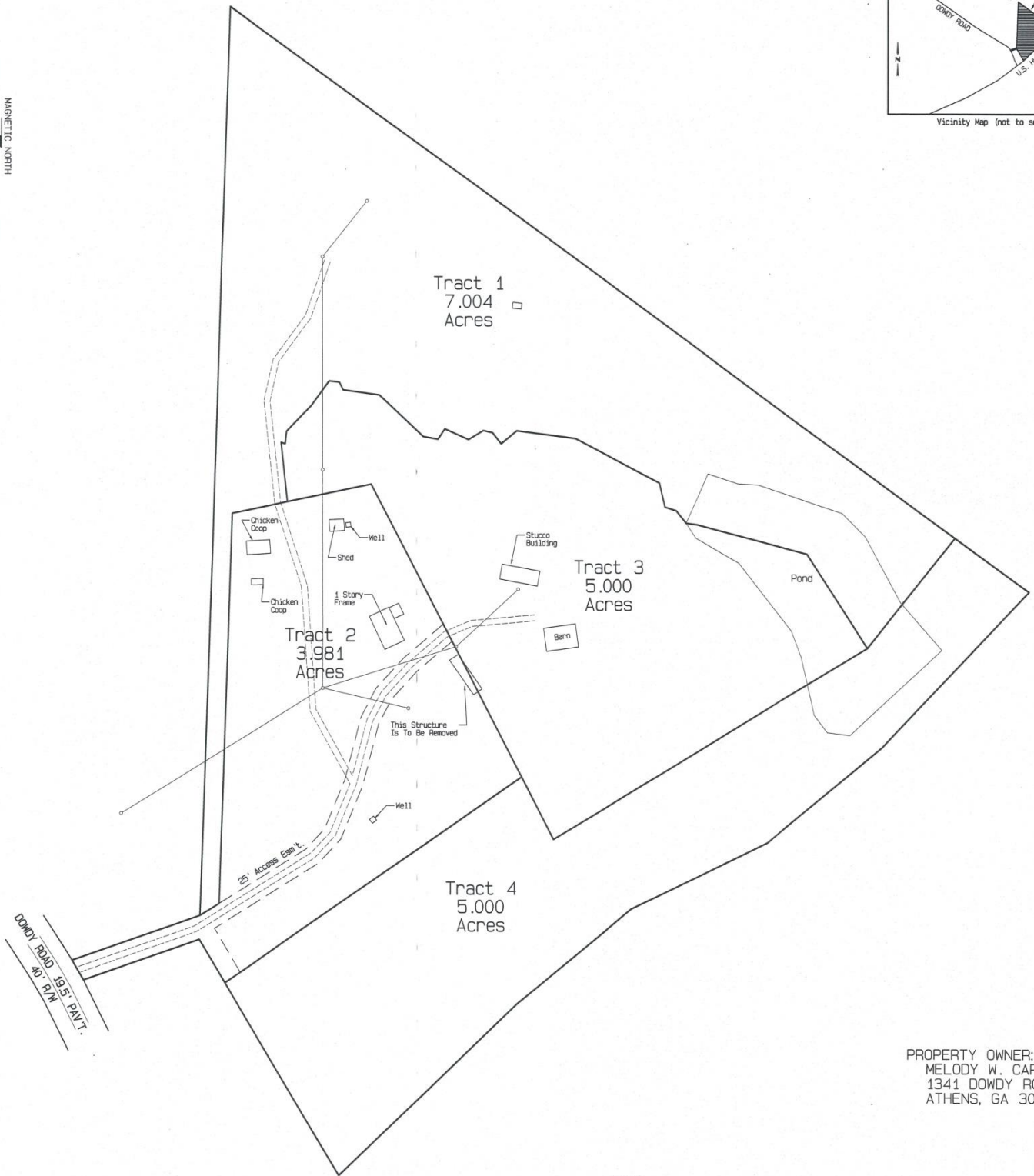


DEVELOPMENT PLAN

2013-94A

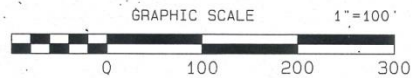


Vicinity Map (not to scale)



PROPERTY OWNER:  
MELODY W. CAREY  
1341 DOWDY ROAD  
ATHENS, GA 30606

NOTES:  
THIS PROPERTY REPRESENTS TAX MAP C02, PARCEL 032B.  
PROPOSED NUMBER OF TRACTS: 4  
TOTAL AREA OF PROPERTY: 20.985 Acres



● IPF-Iron Pin Found    ○ IPS-Iron Pin Set    ∅ Computed Point Only    ☒ Concrete Monument



VARIANCE CONCEPT PLAN FOR					<b>MELODY W. CAREY</b>				
GMC:	1331	COUNTY:	OCONEE	STATE:	GEORGIA	DATE:	01-21-2014	INSTRUMENT:	LEICA
DRAWN BY:	MIKE W.	<b>WOODS LAND SURVEYORS, INC.</b> 125 SMITHONTA ROAD WINTERVILLE, GEORGIA 30683 (706)-742-8596				PLAT CLOSURE:			
DWG NAME:	MCarey					FIELD CLOSURE:		1/193,453	
FIELD BOOK:	D-139					ANGLE CLOSURE:		2" per Angle	

