

**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 Andrew and Carmen Barrs submitted on August 21, 2020.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting a Special Exception Variance approval submitted by Lone Star Builders on August 21, 2020 regarding a ±3.02-acre tract of land located at 1607 Lea Haven Way in the 221st G.M.D., Oconee County, Georgia, (tax parcel no. C-02AI-006), the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A Resolution granting a Special Exception Variance approval for the property described above and also described in the attached Exhibit "A" is hereby granted to reduce the rear setback for an accessory building.

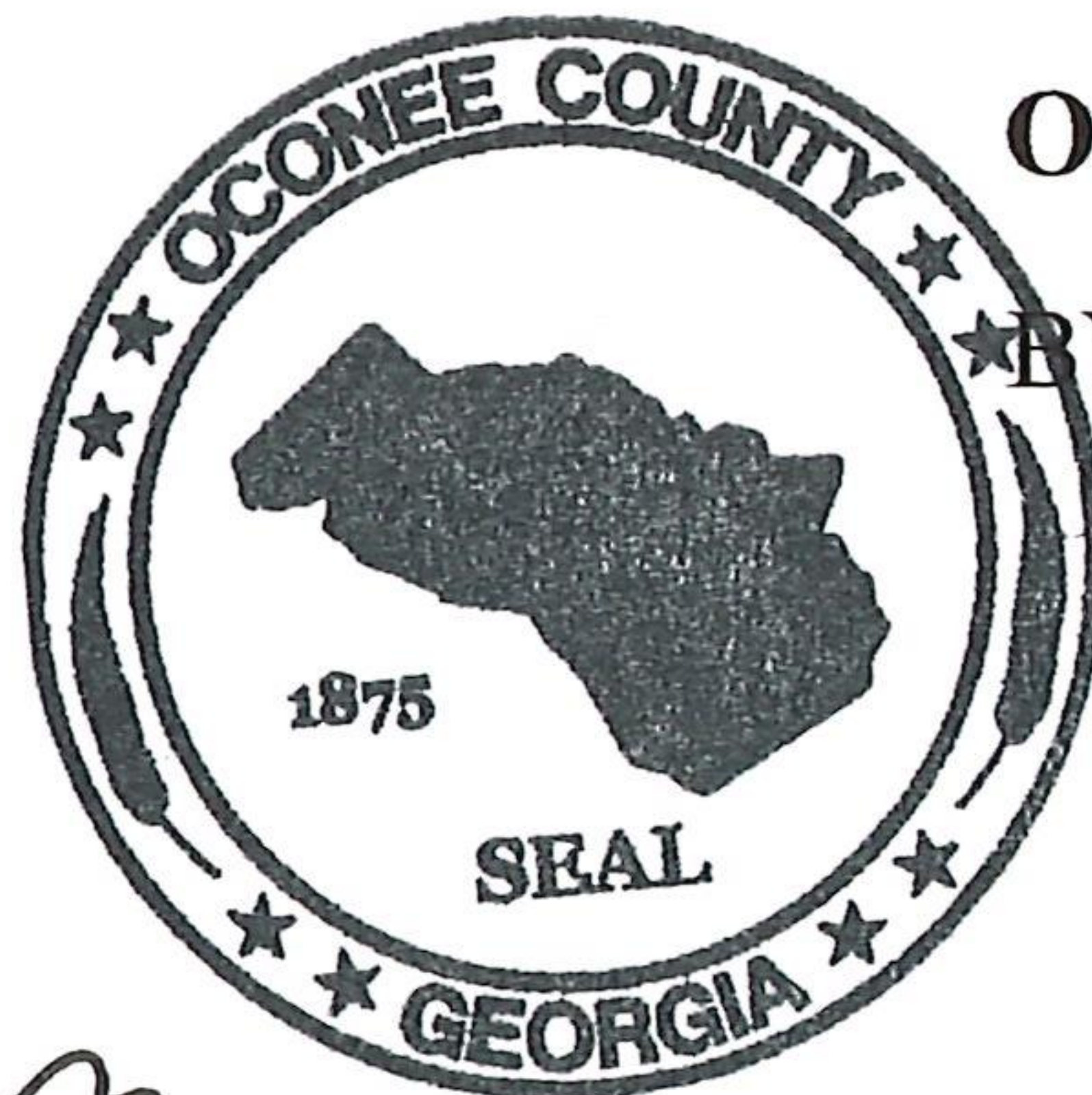
Said Special Exception Variance is subject to the following conditions: as set forth in "Exhibit A" attached hereto.

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 October 6, 2020.

ADOPTED AND APPROVED, this 6th day of October, 2020.



OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

Vacant, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes
Clerk, Board of Commissioners

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P20-0171

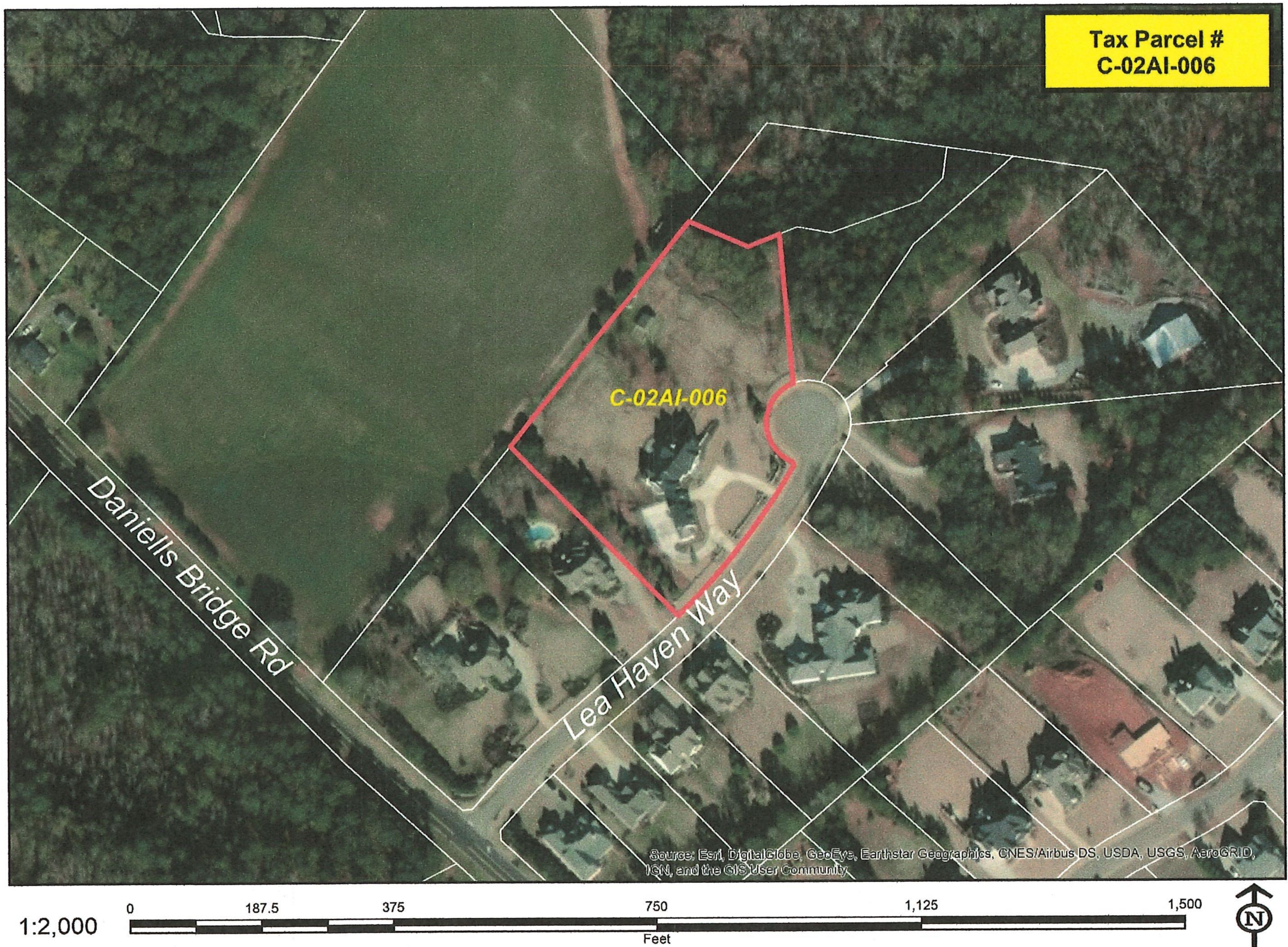
Page 1 of 5

CONDITIONS

1. The rear setback shall be reduced to 10 feet only for the area of encroachment of the existing accessory building.

TAX MAP

Variance # P20-0171 - Andrew Barrs



LEGAL DESCRIPTION

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the 221st District, G.M., Oconee County, Georgia, containing 3.02 acres, more or less, of Lea Haven Subdivision, as shown on plat entitled, "Survey For: Andy Barrs", dated July 17, 2017, prepared by Du South Surveying & Engineering, Inc., Jerry D. Wood, Georgia Registered Surveyor No. 2999, being recorded in Plat Book 2017, page 137, in the Office of the Clerk of the Superior Court of Oconee County, Georgia, and more particularly described as:

Commencing at the southerly most corner of Lot 5,

Thence North 44° 41' 01" West, a distance of 338.24 feet;

Thence North 38° 57' 08" East, a distance of 280.1 feet;

Thence North 38° 54' 24" East, a distance of 105.29 feet;

Thence North 39° 03' 09" East, a distance of 22.33 feet;

Thence South 66° 50' 57" East, a distance of 91.51 feet;

Thence North 68° 13' 14" East, a distance of 47.14 feet;

Thence South 04° 58' 53" East, a distance of 211.79 feet;

Thence on a curve South 41° 19' 54" West, with an arc of 56.57, radius 60.32, and chord length 54.53;

Thence on a curve South 25° 22' 32" East, with an arc of 83.97, radius 60.32, and chord length 77.41;

Thence on a curve South 17° 23' 43" East, with an arc of 8.36, radius 5, and chord length 7.48;

Thence on a curve South 31° 43' 33" West, with an arc of 54, radius 975, and chord length 54;

Thence on a curve South 36° 38' 31" West, with an arc of 113.3, radius 975, and chord length 113.24;

Thence on a curve South 42° 54' 48" West, with an arc of 100.13, radius 975, and chord length 100.09 to the Point of Beginning;

Containing 3.02 acres more or less.

NARRATIVE

Andy D. Barrs

1971 Hog Mountain Rd., Ste. 200
Watkinsville, Georgia 30677
(478) 955-8231
adbarrs@barrsindustries.com

September 9th, 2020

Guy Herring, Director of Planning & Code Enforcement
Oconee County Planning Department
1291 Greensboro Hwy, a108
Watkinsville, Georgia 30677

RE: 1607 Lea Haven Shed Variance Request

Dear Mr. Herring,

On September 18th, 2016, we lost our entire home and its contents due to fire. After several months of review by the insurance company, they ruled the damage as a total loss. We then began the slow process of demolishing the remaining structure, planning, and eventually rebuilding on the same lot in Lea Haven. Along with building a new home, we also constructed a new shed for general storage purposes in the rear of the property.

The subject property on which this new shed was built, 1607 Lea Haven Way (Tax Parcel C 02AI006), is an approximately 3.02-acre lot, currently zoned R-1, and the location of our primary residence. The property adjacent to the west (Tax Parcel C 02AI004) is zoned R-1 with a single family residence, while the property adjacent to the east (Tax Parcel C 02AI009) is currently a vacant lot, also zoned R-1. The land that abuts the rear of our property (Tax Parcel C 02 097C) is part of the Southern Piedmont Experiment Station (owned by The University of Georgia), is zoned AR-1, and is currently being used for row crop production and other agricultural uses.

Just a few weeks before the fire in September of 2016, we had completed the drilling of a new well after our previous well on the other side of the property had run dry earlier that summer. The location of this existing well dictated in part where we were able to locate the new shed. We also incorrectly assumed that this shed would be considered an accessory structure and would only require a minimum setback of five feet off the rear property line. In what we believed to be a more conservative decision, the shed was placed over ten feet off the setback, more than double the distance we believed to be required, while also being located in accordance with the existing "new" well house. The shed and its surroundings are maintained to a level consistent with our primary residence and are in keeping with the covenants of the neighborhood.

I have personally notified our neighbor of this variance request as well as apologized for any inconvenience it may have caused them. Likewise, I apologize for the time and inconvenience this variance request may cost the county in its review. Please let me know if there is anything else that I may offer to provide greater detail regarding this request.

Sincerely,



Andy Barrs

Page 4 of 5

9766382786
 PARTICIPANT ID
 BK:2017 PG:137-137
 P2017000137
 FILED IN OFFICE
 CLERK OF COURT
 ANGELA ELDER-JOHNSON
 SUPERIOR COURT
 COCONA COUNTY, CA
 Clerk of Superior Court Filing Information

As required by subsection (v) of O.C.G.A. Section 15-6-67, this map or plat has been prepared and issued for submission and approval by the local jurisdiction as is evidenced by the approval certificate, signatures, stamps, or statements herein. Such approval or affirmations should be confirmed with the appropriate government bodies by any purchaser or user of the certificate. This map or plat is not to be used for any purpose other than the purpose for which it was prepared. The map or plat is not to be used for any purpose other than the purpose for which it was prepared. The map or plat is not to be used for any purpose other than the purpose for which it was prepared.

DATE: 7-12-17
 JERRY D. WOOD, JR. 2099
 2099

ANDY BARRS
 DUSOUTH
 SURVEYING &
 ENGINEERING, INC.
 22 BARNETT SQUARE RD
 WATKINSVILLE, GA 30757
 706.310.1261 OFFICE
 706.310.1261 CELL
 706.310.1261 FAX
 706.310.1261 EMAIL
 706.310.1261 WEBSITE

The main survey map shows four lots: LOT 5 (0.77 ACRES), LOT 6 (0.79 ACRES), LOT 7 (0.69 ACRES), and LOT 8 (0.76 ACRES). The lots are situated along LEAVEN WAY (50' R/W 20' PVD). The map includes various survey points, bearings, and distances. Key features include a well pump, a planter, a pond, and a driveway. The map also shows the intersection of Leaven Way and a road to the north. The map is oriented with North at the top.

PROJECT DATA

OWNER: ANDY BARRS
 PROJECT: 17-080-01S
 DATE: 07/17/17
 PROJECT: 17-080-01S
 RECOMBINATION PLAT
 SHEET 1 OF 1

VICINITY MAP
 (NOT TO SCALE)

PROJECT DATA

APPROVED AGENT: DISCLOSURE & ENGINEERING, INC.
 CONTACT: JERRY D. WOOD, JR.
 22 BARNETT SQUARE RD
 WATKINSVILLE, GA 30757

PROJECT DATA

1. TOTAL PROJECT ACRES: 3.01 ACRES
 2. TAX PARCEL: 17-080-01S
 3. WATER SERVICE: SERVED BY COCONA COUNTY WATER SUPPLY
 4. SEWER SERVICE: SERVED BY PRIVATE SEWER SYSTEM
 5. EXISTING BUILDING: 17-080-01S
 6. EXISTING BUILDING: 17-080-01S
 7. EXISTING BUILDING: 17-080-01S
 8. EXISTING BUILDING: 17-080-01S
 9. EXISTING BUILDING: 17-080-01S
 10. EXISTING BUILDING: 17-080-01S
 11. EXISTING BUILDING: 17-080-01S
 12. EXISTING BUILDING: 17-080-01S

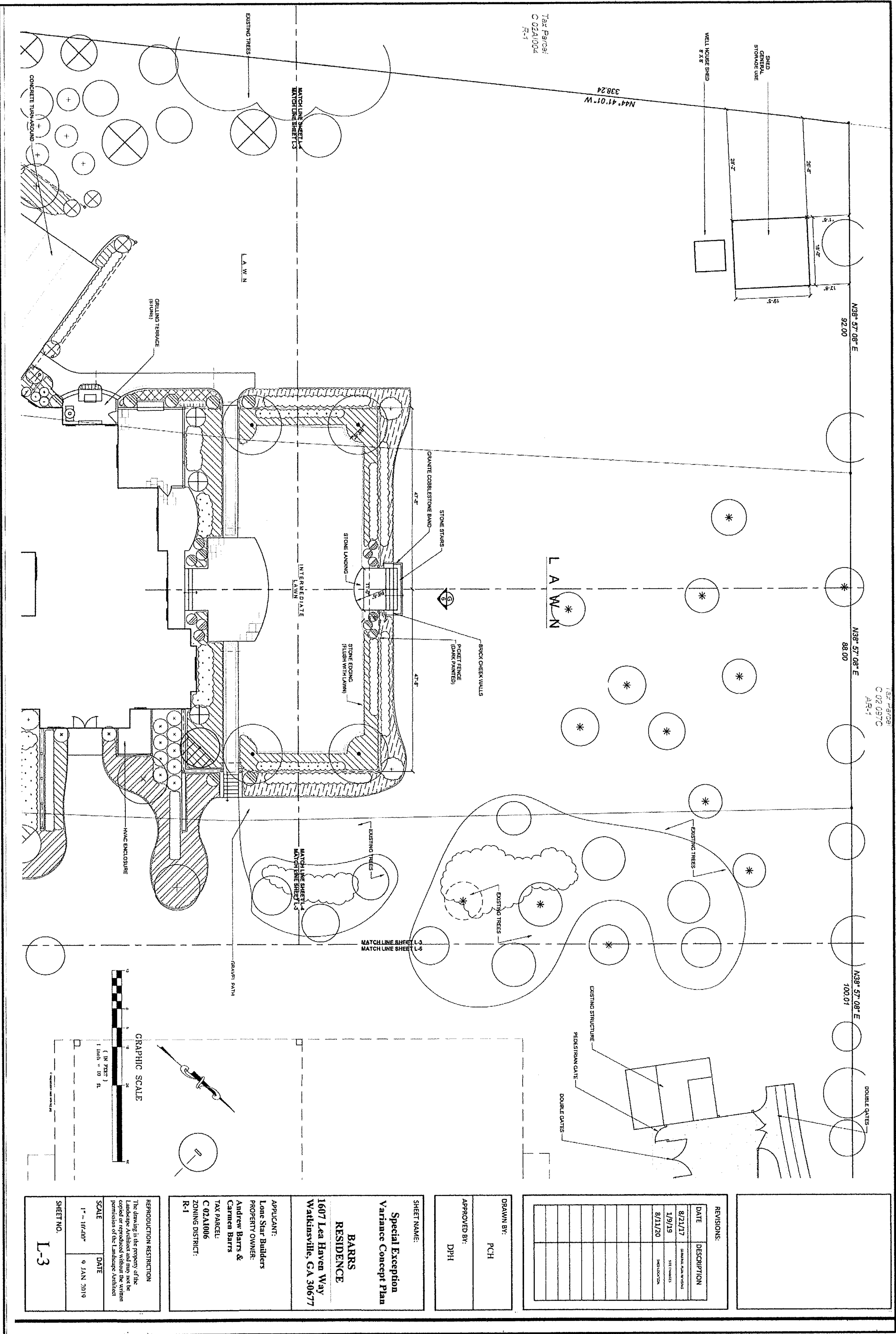
NON-REPRESENTATION LEGEND

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 9. Dashed line: Not a boundary
 10. Dashed line: Not a boundary
 11. Dashed line: Not a boundary
 12. Dashed line: Not a boundary

PLAT ABSTRACTS

1. 17-080-01S (17-080-01S)
 2. 17-080-01S (17-080-01S)
 3. 17-080-01S (17-080-01S)
 4. 17-080-01S (17-080-01S)
 5. 17-080-01S (17-080-01S)
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 11. 17-080-01S (17-080-01S)
 12. 17-080-01S (17-080-01S)

CONCEPT PLAN





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

VARIANCE CASE #: P20-0171

DATE: September 16, 2020

STAFF REPORT BY: Grace Tuschak, Senior Planner
Monica Davis, Planner

APPLICANT NAME: Lone Star Builders

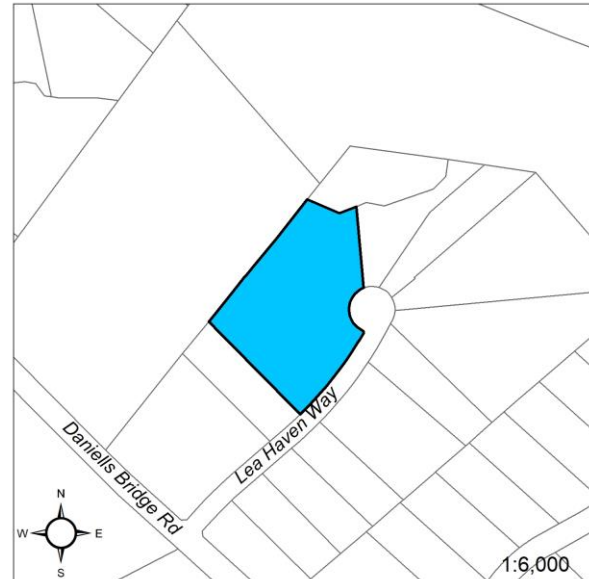
PROPERTY OWNERS: Andrew and Carmen Barrs

LOCATION: 1607 Lea Haven Way

PARCEL SIZE: ±3.02 acres

EXISTING ZONING: R-1 (Single Family Residential)

EXISTING LAND USE: Residential



TYPE OF VARIANCE REQUESTED: Special Exception Variance

REQUEST SUMMARY: The property owner is requesting a variance from UDC Sec. 410.01.c(2) to reduce the rear setback from 40 feet to 10.6 feet for an existing accessory building.

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: October 6, 2020

ATTACHMENTS: Application
Narrative
Plat
Aerial Imagery
Zoning Map
Future Development Map
Concept Plan

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property was rezoned from AG to R-1 on 12/06/2005 for the development of a 19 lot residential subdivision.
- An administrative recombination plat was approved in 2017 to recombine parcels C-02AI-005, C-02AI-007, and C-02AI-008.
- A single family home was built on the property in 2018.
- A storage building was built within the rear setback in 2018.

VARIANCE DESCRIPTION

- The owner is requesting to reduce the principal building rear setback to accommodate an existing 351-square foot storage shed.
 - ***Unified Development Code Section 410.01.c(2) – Minimum setbacks; accessory buildings and structures***

Accessory buildings having a floor area greater than 144 square feet must comply with the same setbacks as required for principal buildings in each zoning district.

MINIMUM PRINCIPAL BUILDING SETBACK (FT)		AG	AR-3	AR	R-1
Front (measured from ROW)	From major thoroughfare	40	40	40	40
	From minor street	30	30	30	30
Side		25	15	15	10
Rear		25	40	40	40

PUBLIC FACILITIES

- County services, facilities, and infrastructure should not be affected by the present request

ENVIRONMENTAL

- No 100-year floodplain, state waters, or jurisdictional wetland areas are known to exist on the site

STAFF ANALYSIS

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:

- Cause a substantial detriment to the public good:**
No significant negative impact to the tax base or to nearby public infrastructure, schools, or environmentally sensitive areas should result from approval of the present request. Staff holds that approval of the present request should not cause any substantial detriment to the public good.
- Be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:**
The surrounding area is a mixture of agricultural, agricultural residential, and single-family residential. Staff holds that the accessory building location may reduce the privacy of adjacent properties and thus be injurious to the use and enjoyment of said property.

c. **Diminish and impair property values within the surrounding neighborhood:**

Staff holds that it is unlikely that the building location would significantly impair property values in the surrounding area.

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

The intent of UDC Section 410.01.c.2 is to ensure adequate separation of buildings from adjoining properties and appropriate scale of buildings in residential areas in order to promote public safety, maintain privacy, and encourage orderly and aesthetically pleasing development. Staff holds that the location of the accessory structure may diminish the privacy of the adjacent properties and thus impair the purpose and intent of the UDC. Staff also notes that construction of the accessory structure was started prior to permit issuance. After the permit was issued on 04/26/2019, the structure was not built in the location shown on the site plan, resulting in the violation of UDC Sec. 106.02.a (below) and further impairing the purpose and intent of the UDC.

“No building or structure or land shall hereafter be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or altered except in conformity with this Development Code.”

STAFF RECOMMENDATION & CONDITIONAL RECOMMENDATIONS

Based upon the standards and limitations for special exception variance approval, this request **does not meet all necessary conditions to grant a special exception variance** and staff recommends the special exception variance be **denied**. Should the variance be approved, staff recommends the following condition:

1. The rear setback shall be reduced to 10 feet only for the area of encroachment of the existing accessory building.



OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

- ☐ Hardship Variance ☐ Appeal of Administrative Decision ☐ Flood Damage Prevention Variance
☒ Special Exception for: Rear Building Setback Reduction

Applicant

Name: Lone Star Builders

Address: 630 Hawthorne Avenue

(No P.O. Boxes)

Athens, GA 30606

Telephone: (706) 353-1711

Email: chadbrown.athens@gmail.com

Applicant is (check one): ☐ the Property Owner ☒ Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: [Signature] Date: 09/15/20 Notarized

Property Owner

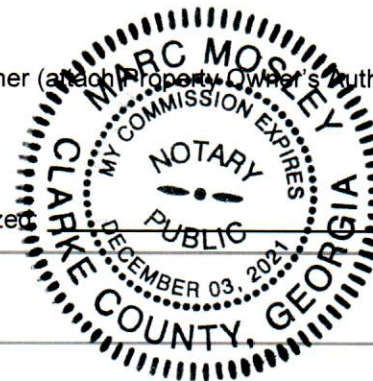
Name: Andrew Barrs & Carmen Barrs

Address: 1607 Lea Haven Way

(No P.O. Boxes)

Athens, GA 30606

Telephone: (478) 955-8231 or (706) 338-8285



Property

Location: 1607 Lea Haven Way

Athens, GA 30606

Tax Parcel Number: C 02 A1006

Size (Acres): 3.02 Current Zoning: R-1

Future Development Map—Character Area Designation: Suburban Neighborhood

Use

Current Use: Residential

Proposed Use: Residential

Attachments (check all that apply)

- ☒ Property Owner's Authorization (if applicable)
☒ Application Fee
☒ Warranty Deed(s), Legal Description, & Plat of Survey
☒ Disclosures
☒ Maps or Drawings Illustrating Variance Request
☒ Narrative Statement Explaining Variance Request
☒ Concept Plan

Appeal or Variance Requested

Provide the code section and briefly explain the requested variance

UDC Code Section 410.01.c.2
Due to the size of the shed, it is not classified as an accessory structure as initially assumed. The shed was constructed within the appropriate setbacks for an accessory structure, but not in compliance with the setbacks required for a principal building. Therefore, a variance is being requested for a reduction in the rear setback.

Andy D. Barrs

1971 Hog Mountain Rd., Ste. 200
Watkinsville, Georgia 30677
(478) 955-8231
adbarrs@barrsindustries.com

September 9th, 2020

Guy Herring, Director of Planning & Code Enforcement
Oconee County Planning Department
1291 Greensboro Hwy, a108
Watkinsville, Georgia 30677

RE: 1607 Lea Haven Shed Variance Request

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Sincerely,



Andy Barrs

9766382786
PARTICIPANT ID
BK:2017 PG:137-137
P2017000137

FILED IN OFFICE
CLERK OF COURT
08/18/2017 09:02 AM
ANGELA ELDER-JOHNSON,
CLERK
SUPERIOR COURT
OCONEE COUNTY, GA

Angela Elder-Johnson

Clerk of Superior Court Filing Information

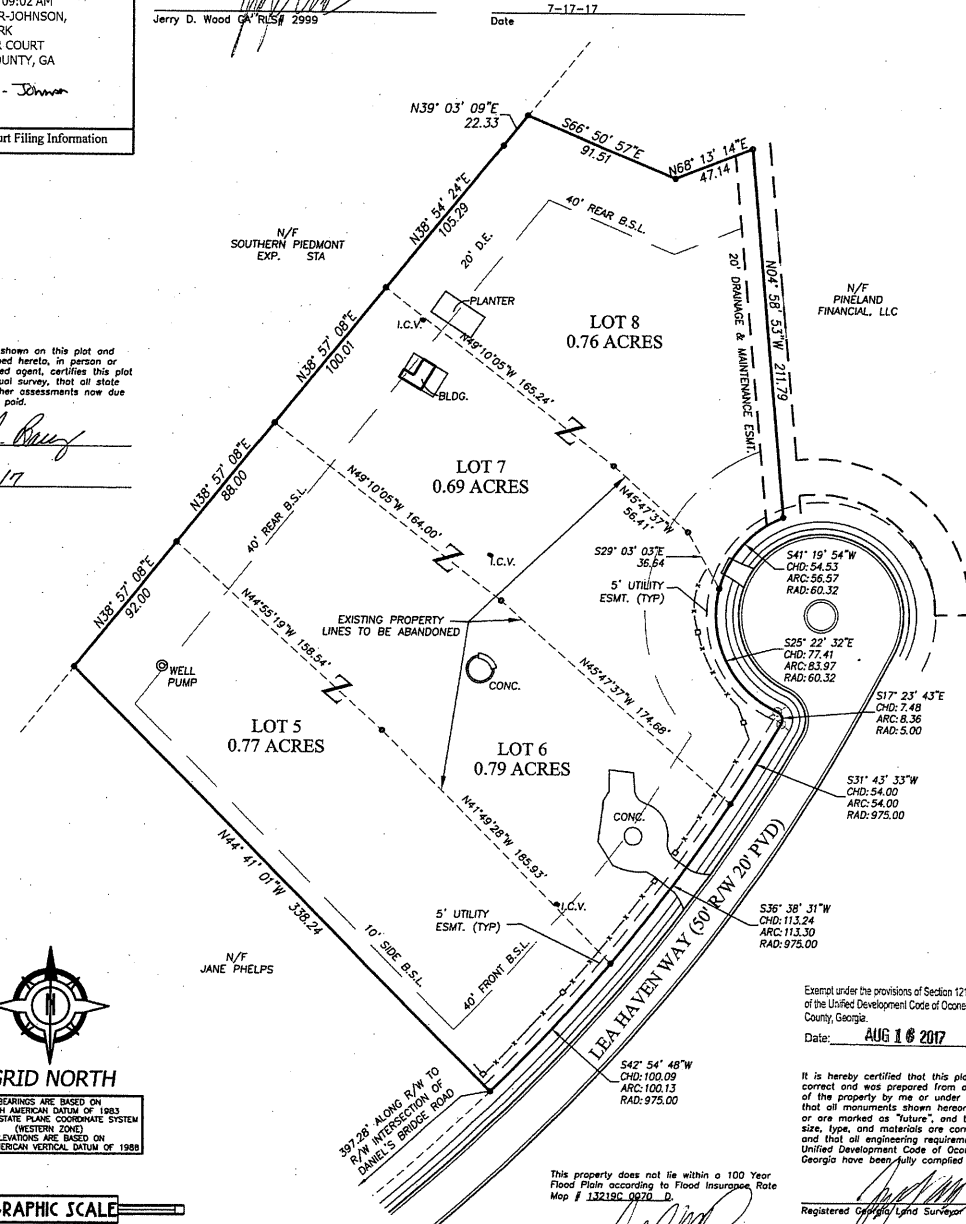
As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plot has been prepared and issued for submittal and approval by the local jurisdiction as is evidenced by the approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the survey or map as to intended use of any parcel. Further, the undersigned land surveyor certifies that this map, plot, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act OCGA 15-6-67.

Jerry D. Wood GA PLS# 2999

Date 7-17-17

The owner of the land shown on this plot and whose name is subscribed hereon, in person or through a duly authorized agent, certifies this plot was made from an actual survey, that all state and county taxes or other assessments now due on this land have been paid.

Owner or Agent
Date 08-14-17



GRID NORTH

BEARINGS ARE BASED ON
NORTH AMERICAN DATUM OF 1983
GEORGIA STATE PLANE COORDINATE SYSTEM
(WESTERN ZONE)
ELEVATIONS ARE BASED ON
NORTH AMERICAN VERTICAL DATUM OF 1989

GRAPHIC SCALE

0' 25' 50' 100' 150'
SCALE: 1" = 50'

NO SOIL SCIENTIST REPORT, PEAK TEST OR OTHER INVESTIGATIONS HAVE BEEN CONDUCTED TO DETERMINE SUITABILITY OF THE LOTS OF THIS PLAT FOR EITHER CHASE WATER SUPPLY (WELL) NOR FOR ON-SITE SEWAGE MANAGEMENT SYSTEM (SEPTIC). PURCHASER, LENDER, HEIRS, ASSIGNS OR OTHER PARTIES TAKING TITLE TO OR OTHERWISE PURSUING AN INTEREST IN SAID PROPERTY ARE RESPONSIBLE FOR OBTAINING SUCH INFORMATION AT THEIR OWN EXPENSE PRIOR TO ENTERING INTO ANY CONTRACTS IN THE SUBJECT PROPERTY.

Exempt under the provisions of Section 1215.b of the Unified Development Code of Oconee County, Georgia.

Date: AUG 16 2017

It is hereby certified that this plot is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future", and their location, size, type, and materials are correctly shown; and that all engineering requirements of the Unified Development Code of Oconee County, Georgia have been fully complied with.

Registered Georgia Land Surveyor

2999

Number

N/A

Registered P.E. Number

VICINITY MAP
(NOT TO SCALE)

PROJECT DATA

OWNER: ANDY BARRS

AUTHORIZED AGENT: DUSOUTH SURVEYING & ENGINEERING, INC.
CONTACT: JERRY D. WOOD, GRLS
22 BARNETT SHOALS ROAD
WATKINSVILLE, GA 30677

- TOTAL PLANT ACREAGE: 3.02 ACRES
- TAX PARCEL #S: CO2A005, CO2A006, CO2A007 & CO2A008
- WATER SUPPLY: SERVED BY OCONEE COUNTY WATER SUPPLY
- SEWAGE DISPOSAL: SERVED BY PRIVATE SEPTIC SYSTEM
- EXISTING ZONING: R-1
- REQUIRED BUILDING SETBACKS:
FRONT: 40'
SIDE: 10'
REAR: 40'
- UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
- SURVEY DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
- IT IS PROPOSED TO RECOMBINE TRACT 5, TRACT 6, TRACT 7 & TRACT 8 IN TO ONE TAX PARCEL.

OCONEE COUNTY
Planning Department
"AUTHORIZED FOR RECORDING"
By: Billy R. White, Jr.
Planning Director

THIS PLAT SERVES TO RECOMBINE
PORTIONS OF EXISTING TAX PARCELS
AND DOES NOT CREATE A NEW LOT
OR TAX PARCEL.

PLAT ABBREVIATIONS

IPF IRON PIN FOUND (1/2" REBAR)
IPS IRON PIN SET (1/2" REBAR)
OTP OPEN TOP PIPE
CIP CRIMP TOP PIPE
CMF CONCRETE MONUMENT FOUND
LLL LAND LOT LINE
R/W RIGHT OF WAY
TPOB TRUE POINT OF BEGINNING
POB POINT OF BEGINNING
POR POINT OF REFERENCE
CL CENTERLINE
PL PROPERTY LINE
SF SQUARE FOOT
CONC CONCRETE
SSWH SANITARY SEWER MANHOLE
JB JUNCTION BOX
DI DROP INLET
SWCB SINGLE WING CATCH BASIN
DWCB DOUBLE WING CATCH BASIN
HW HEADWALL
PP POWER POLE
LP LIGHT POLE
UP UTILITY POLE
WM WATER METER
WV WATER VALVE
FH FIRE HYDRANT

MONUMENTATION LEGEND

- Depicts Computed Point Only
- Depicts Iron Pin Set
- Depicts Iron Pin Found
- Depicts Monument Set
- Depicts Monument Found
- Fire Hydrant
- Sanitary Sewer
- Power Pole
- Transformer
- Drop Inlet
- Light Pole



DUSOUTH
SURVEYING &
ENGINEERING, INC.

22 BARNETT SHOALS RD.
WATKINSVILLE, GA 30677
706.310.1961 OFFICE
Email: dussouthsurveying@gmail.com
Online: www.dussouthsurveying.com

SURVEY FOR:

ANDY BARRS

221st G.M.D.
OCONEE COUNTY, GEORGIA

CHANGES DATE

DATE
07/17/17

PROJECT
17-080-01S

RECOMBINATION
PLAT

SHEET
1 OF 1



Variance # P20-0171 - Andrew Barrs

**Tax Parcel #
C-02AI-006**

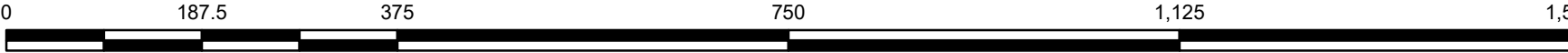
C-02AI-006

Daniells Bridge Rd

Lea Haven Way

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:2,000



Feet



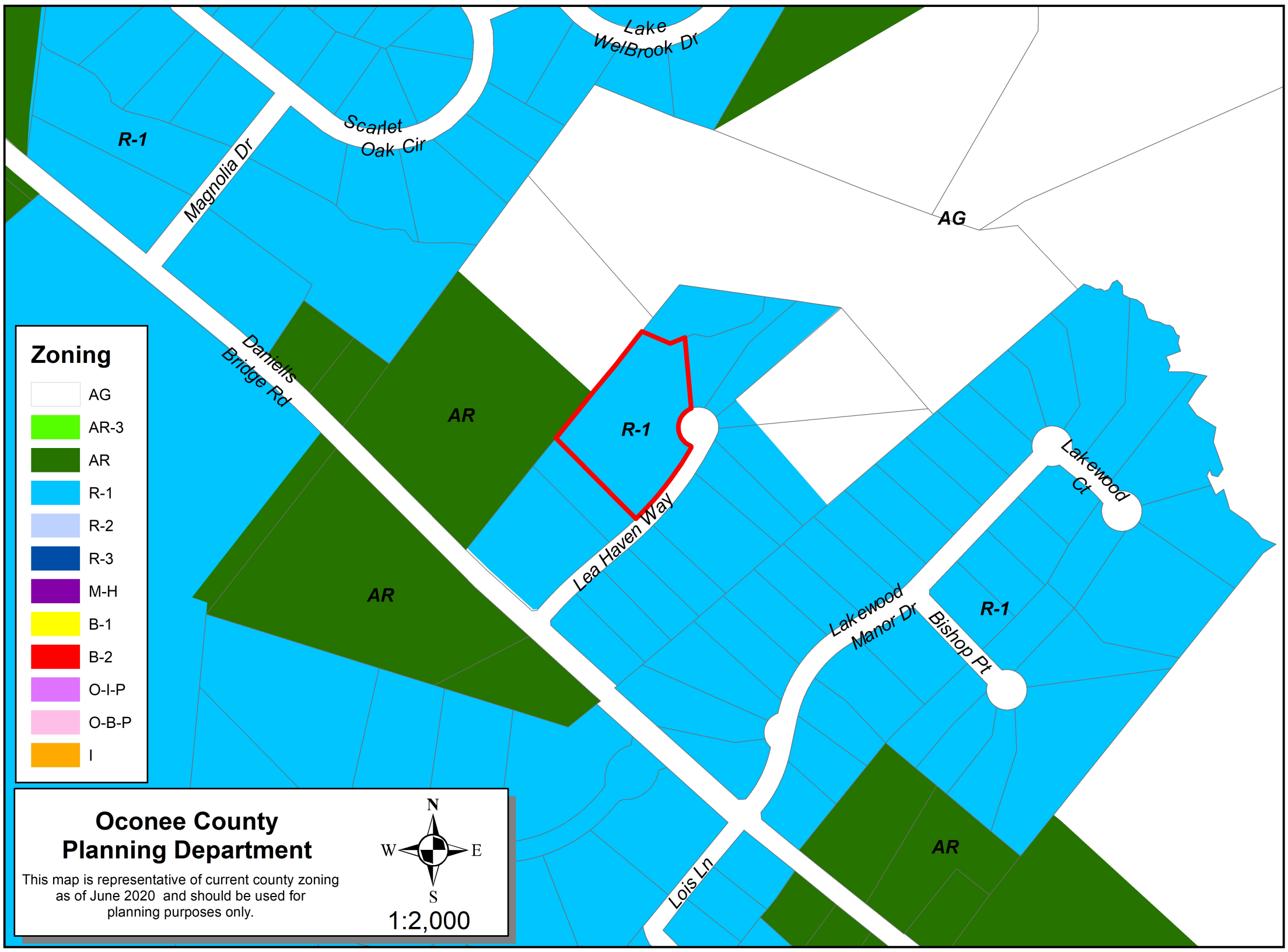
Zoning

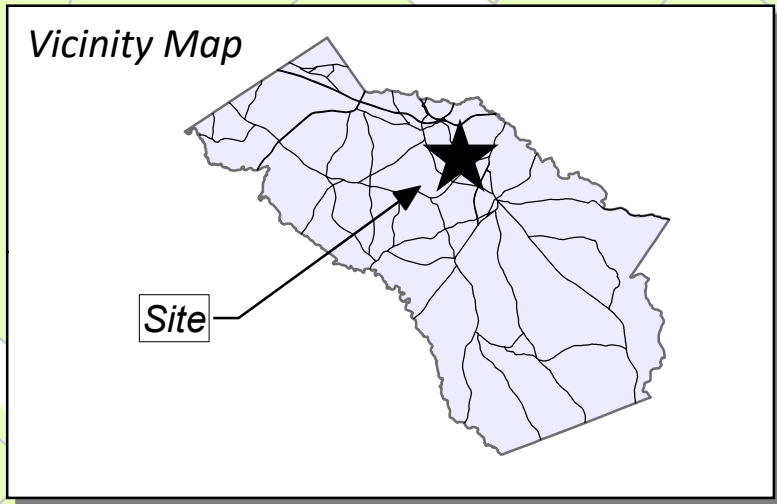
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R-2	R-2
R-3	R-3
M-H	M-H
B-1	B-1
B-2	B-2
O-I-P	O-I-P
O-B-P	O-B-P
I	I

**Oconee County
Planning Department**

This map is representative of current county zoning
as of June 2020 and should be used for
planning purposes only.

1:2,000



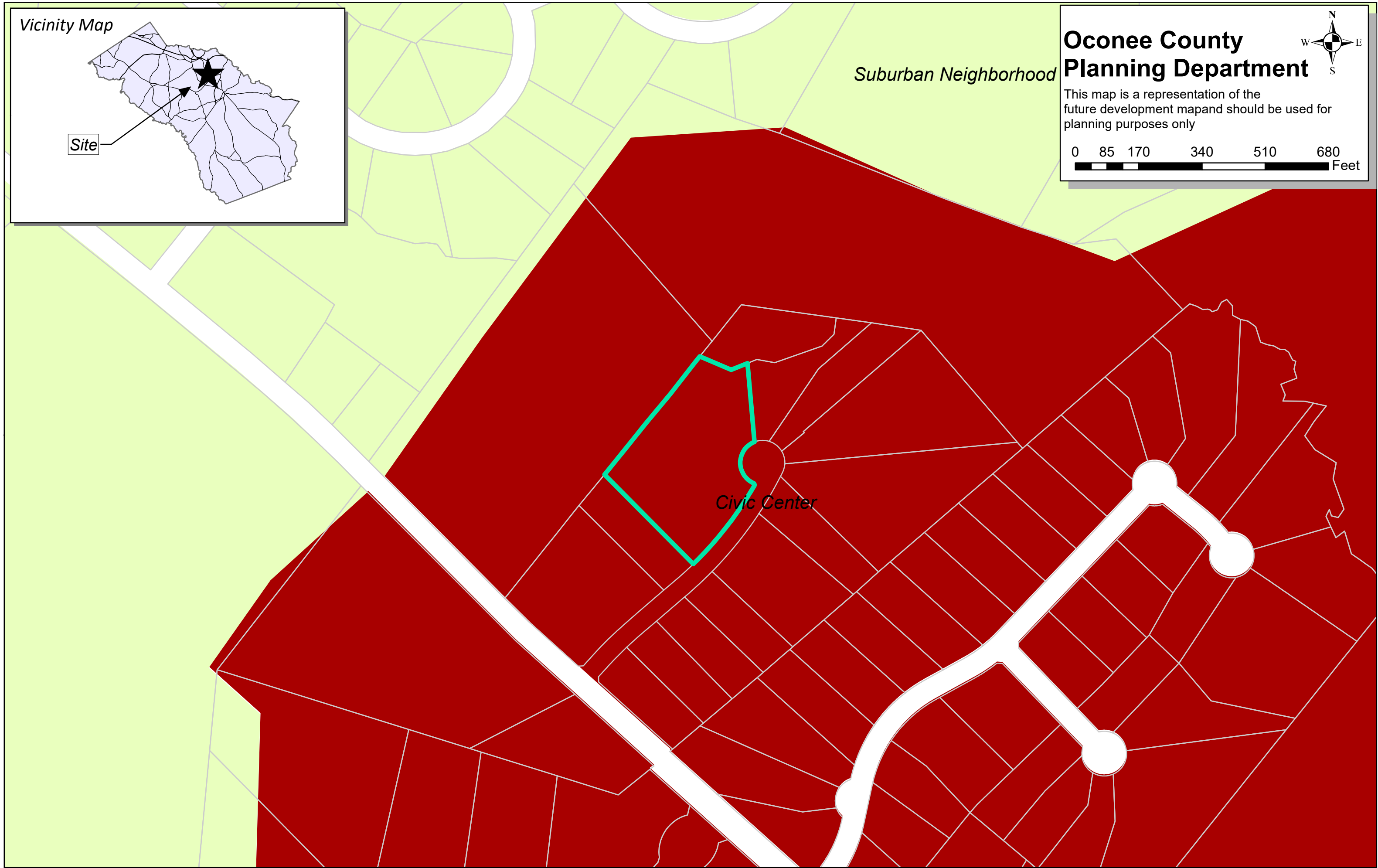


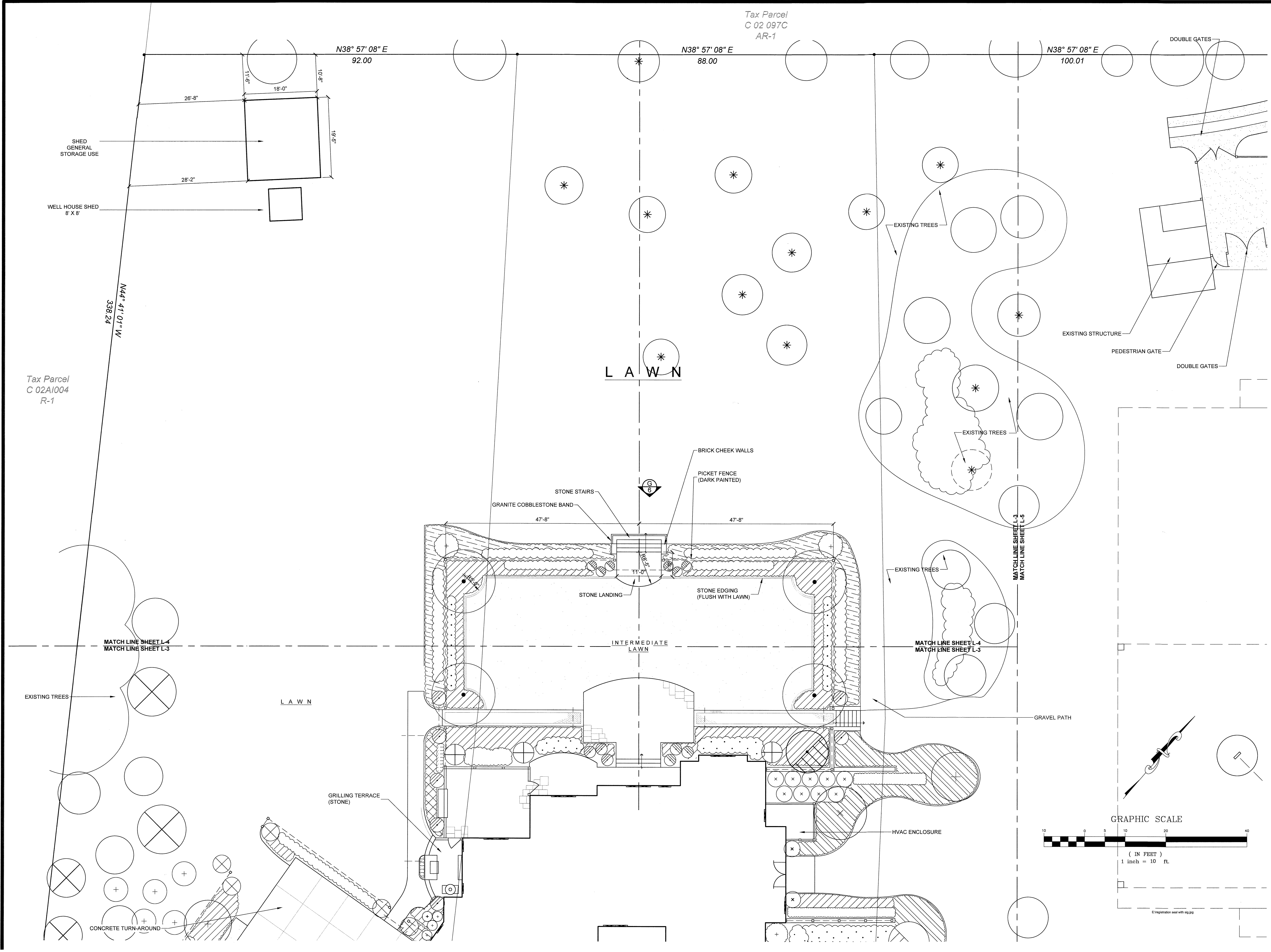
**Oconee County
Planning Department**

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

0 85 170 340 510 680 Feet

A north arrow pointing up with 'N' at the top, 'S' at the bottom, 'E' to the right, and 'W' to the left. Below it is a scale bar with markings at 0, 85, 170, 340, 510, and 680 feet.





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REVISIONS:	
DATE	DESCRIPTION
8/21/17	GENERAL PLAN REVISING
1/9/19	SITE CHANGES
8/11/20	SHED LOCATION

DRAWN BY:
PCH
APPROVED BY:
DPH

SHEET NAME:

**Special Exception
Variance Concept Plan**

**BARRS
RESIDENCE**

**1607 Lea Haven Way
Watkinsville, GA 30677**

APPLICANT:
Lone Star Builders
PROPERTY OWNER:
**Andrew Barrs &
Carmen Barrs**

TAX PARCEL:
C 02A1006
ZONING DISTRICT:
R-1

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SCALE	DATE
1" = 10'-00"	9 JAN 2019
SHEET NO.	
L-3	