

**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 JLE Farms, LLC submitted on October 28, 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 Pittman & Greer Engineering on October 28, 2025, regarding a ±181.41-acre tract of land located at 2361 Salem Road, Oconee County, Georgia, (tax parcel no. A-10-011), 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 from Section 1012.07.a and Article 5 Section 503.01.b.(2)(b) to increase the number of lots allowed to access a private drive/easement from 5 to 7.

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.

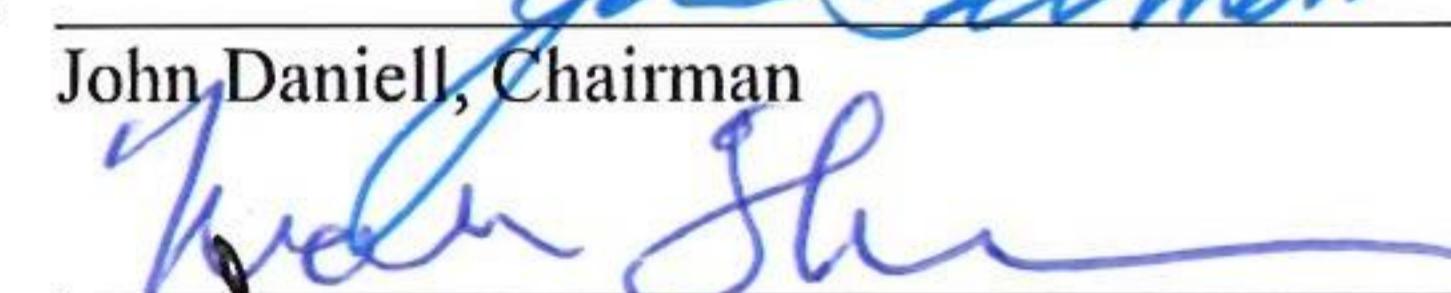
Said Special Exception Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on February 3, 2026.

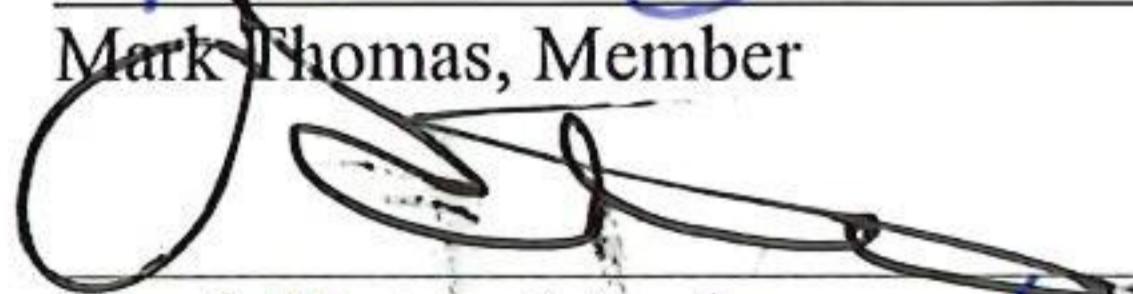
ADOPTED AND APPROVED, this 3<sup>rd</sup> day of February, 2026.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY:

  
John Daniell, Chairman

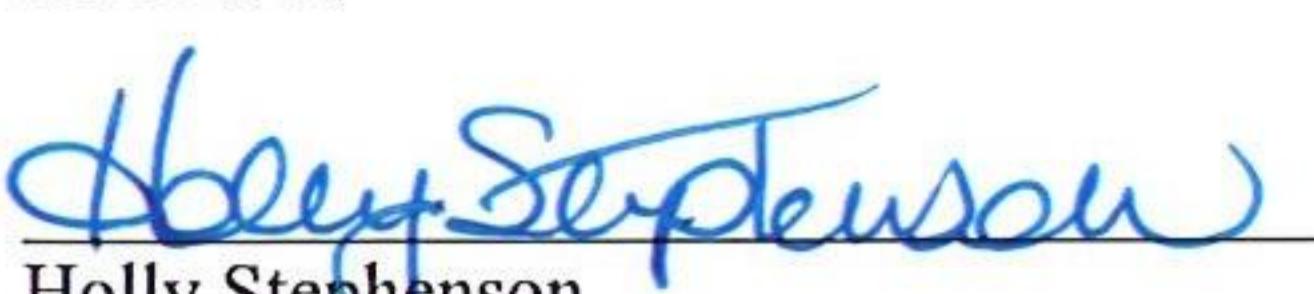
  
Mark Thomas, Member

  
Chuck Horton, Member

  
Amrey Harden, Member

  
Mark Saxon, Member

ATTEST:

  
Holly Stephenson  
Clerk, Board of Commissioners

## **EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P25-0249**

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### **CONDITIONS**

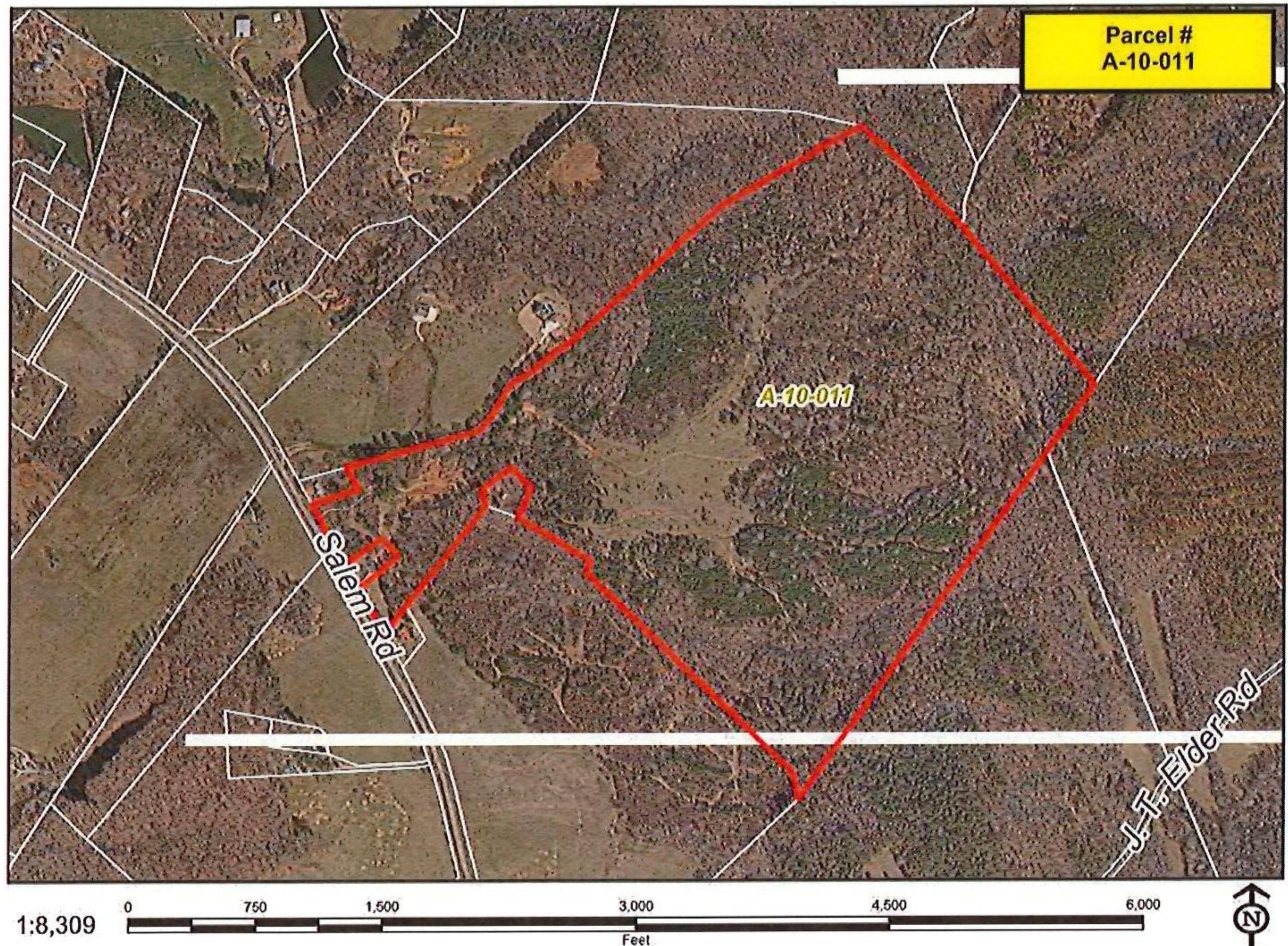
1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. Public Works and Fire Plan Review shall approve the design of the private access drive and cul-de-sacs prior to plat approval.
3. At the owner's expense, the Private Access Drive meeting UDC requirements shall be installed prior to the C/O for the first residence proposed for the development.

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P25-0249

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TAX MAP

Variance # P25-0249 - JLE Farms LLC



**TYPED LEGAL DESCRIPTION**



**LEGAL DESCRIPTION**

All that tract, or parcel of land, together with all improvements thereon, containing 181.41 acres, more or less, lying and being in the 261st District, G.M., Oconee County, Georgia, and being more particularly described as follows:

BEGINNING at the centerline intersection of Salem Road and Old Salem Road; thence North 19 degrees 04 minutes 51 seconds West, 1506.47 feet to an iron pin along the northerly right-of-way of Salem Road being the TRUE POINT OF BEGINNING; thence continuing along the right-of-way of Salem Road North 29 degrees 20 minutes 44 seconds West, 316.55 feet to an iron pin; thence leaving said right-of-way North 50 degrees 40 minutes 09 seconds East, 243.15 feet to a t-post; thence North 29 degrees 20 minutes 44 seconds West, 150.00 feet to an iron pin; thence South 50 degrees 40 minutes 09 seconds West, 243.15 feet to an iron pin along the northerly right-of-way of Salem Road; thence continuing along the right-of-way of Salem Road North 29 degrees 20 minutes 44 seconds West, 425.73 feet to an iron pin; thence leaving said right-of-way North 74 degrees 51 minutes 03 seconds East, 239.25 feet to an iron pin; thence North 29 degrees 21 minutes 56 seconds West, 150.00 feet to an iron pin; thence North 74 degrees 51 minutes 03 seconds East, 854.91 feet to a 1/2" open top pipe; thence North 43 degrees 35 minutes 53 seconds East, 97.40 feet to a 1/2" open top pipe; thence North 32 degrees 06 minutes 53 seconds East, 81.92 feet to an iron pin; thence North 28 degrees 03 minutes 31 seconds East, 99.29 feet to a 1/2" open top pipe; thence North 40 degrees 54 minutes 38 seconds East, 82.97 feet to a point in a 72" water oak; thence North 62 degrees 53 minutes 50 seconds East, 93.46 feet to an iron pin; thence North 51 degrees 05 minutes 29 seconds East, 229.35 feet to a 1/2" open top pipe; thence North 58 degrees 10 minutes 22 seconds East, 73.07 feet to an iron pin; thence North 48 degrees 09 minutes 02 seconds East, 1200.00 feet to a 1/2" open top pipe; thence North 60 degrees 10 minutes 20 seconds East, 955.29 feet to a 1" open top pipe; thence South 47 degrees 36 minutes 01 seconds East, 945.68 feet to a point; thence along the centerline of Greenbrier Creek South 02 degrees 53 minutes 51 seconds East, 25.94 feet to a point; thence South 15 degrees 37 minutes 27 seconds East, 108.97 feet to a point; thence South 50 degrees 48 minutes 44 seconds East, 86.49 feet to a point; thence South 07 degrees 03 minutes 31 seconds West, 74.57 feet to a point; thence South 20 degrees 15 minutes 00 seconds East, 543.92 feet to a point; thence South 32 degrees 17 minutes 14 seconds East, 55.60 feet to a point; thence South 02 degrees 03 minutes 16 seconds East, 56.90 feet to a point; thence South 20 degrees 11 minutes 33 seconds East, 261.30 feet to a point; thence leaving said creek South 32 degrees 52 minutes 28 seconds West, 1210.55 feet to a 3/4" open top pipe; thence South 34 degrees 55 minutes 44 seconds West, 1372.86 feet to an iron pin; thence North 48 degrees 10 minutes 10 seconds West, 1751.51 feet to a 1" open top pipe; thence North 28 degrees 42 minutes 04 seconds East, 161.56 feet to a bent iron pin; thence North 42 degrees 47 minutes 56 seconds West, 592.92 feet to an iron pin; thence North 23 degrees 25 minutes 38 seconds East, 43.14 feet to an iron pin; thence North 45 degrees 46 minutes 13 seconds West, 172.32 feet to an iron pin; thence South 51 degrees 04 minutes 47 seconds West, 226.75 feet to an iron pin; thence South 20 degrees 10 minutes 23 seconds East, 94.09 feet to an iron pin; thence South 72 degrees 09 minutes 22 seconds East, 13.80 feet to an iron pin; thence South 38 degrees 19 minutes 49 seconds West, 750.79 feet to a bent iron pin; thence South 36 degrees 33 minutes 29 seconds West, 208.53 feet to an iron pin BEING THE TRUE POINT OF BEGINNING.

Said tract being the same as Tract 1 on a Retracement Boundary Survey for JLE Farms, LLC by Baseline Surveying & Engineering, Inc. dated October 06, 2025.

## **EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P25-0249**

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### **NARRATIVE**

#### **2361 SALEM ROAD SUBDIVISION**

**VARIANCES SUBMITTED 11/14/2025**

#### **GENERAL DATA**

Property Address: 2361 Salem Road

Parcel: A10 011

Owner: JLE Farms, LLC

Existing Zoning: AG

Existing Use: Vacant Tract

Proposed Use: Single-Family Residential

Property Area: 181.41

#### **ADJACENT LAND USES AND ZONING**

North – AG zoned tracts with a residences and AR zoned vacant tracts (timber land)

West – Salem Road, across Salem Road: AG zoned tracts with a residences and AG zoned vacant tracts (hayfields and timber land)

South – AG zoned tracts with a residences and AG zoned vacant tracts (hayfields and timber land)

East – AG zoned vacant tracts (timber land)

#### **OWNERSHIP TYPE**

The development will be privately owned.

#### **SITE NARRATIVE**

The property is 181.41 acres and exists as one large tract. The property is zoned AG and is currently vacant.

#### **SITE DESCRIPTION**

The property is located on the north side of Salem Road. The Character Area for the property and its surrounding properties is identified as 'Agricultural Preservation' according to the 2023 Character Areas Map. The property is primarily wooded with areas of open grass pasture. Slopes primarily drain from the west to the east.

#### **PROPOSED USE**

The owner is seeking to divide the overall acreage into 7 single-family lots as a large lot administrative split. The size of the property is such that at 7 - 25 acre lots are obtainable as part of the split. The property has a narrower road frontage and greater depth. This shape would require a private access drive to be longer than 2000' to have more desirable home sites and lot shapes. It also makes sense for all the lots to access and share in the maintenance cost of the private access drive rather than two of the lots to have Salem Road access and long driveways to access the ideal homesites. Those two parameters (a private access drive greater than 2000' length and 7 lots with access from a private access drive) necessitate the request for the two variances.

Homes will range in size, with a minimum of 2,400 sf. proposed. The proposed architectural design theme is a traditional style and will feature pitched shingled or metal roofs, shed dormers, wide overhanging eaves, wood

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### NARRATIVE

or masonry columns, and divided light windows/doors. Predominant exterior materials will be cementitious plank siding, with the combination of stone or brick water tables, some shingle siding accents, and low-maintenance composite trim and ornamentations. See attached representative architecture.

### ACCESS

Proposed access will be via the private access drive from Salem Road.

### TRAFFIC IMPACT

Per the Institute of Transportation Engineers, Trip Generation, 11<sup>th</sup> Edition (ITE Manual), the proposed development does not generate the 500 trips per day that is required to trigger a Traffic Impact Analysis. Trip Generation Data is as follows:

Land Use	Intensity	Daily	AM Peak	PM Peak
Single Family Detached Housing (210)	7	19	1	2

### WATER SUPPLY

Water supply will be provided via individual private wells.

### SEWAGE DISPOSAL

Sewage disposal shall consist of onsite conventional septic tanks and drain-fields.

### GARBAGE COLLECTION

Garbage collection will be handled by private contractor.

### UTILITIES

Electricity and Data will be supplied through power/data providers in the area.

### STORMWATER MANAGEMENT AND DRAINAGE

There are no specific stormwater management or drainage improvements required under the UDC for this type of zoning and use. The site will remain as sheet flow.

### IMPACT TO SCHOOL SYSTEM

It is anticipated that there will be minimum impact to the school system from this development due to the limited number of lots proposed.

### PROJECT SCHEDULE

Once the variance is approved in approximately February 2026, then an administrative subdivision plat will be created and permitted to make the lots available for construction mid 2026.

**NARRATIVE**

**BUFFERS AND LANDSCAPING**

There are no specific buffers or landscaping required under the UDC for this type of zoning and use.

**MAINTENANCE OF COMMON AREAS**

There are currently no common areas proposed for the project other than the proposed private access drive. The private access drive will be located on a portion of each lot. An agreement shall be put in place to address the maintenance of the drive and shall be shared between the proposed lots.

**SIGNAGE**

There is no signage proposed for this development.

**ESTIMATED VALUE OF PROJECT**

The value of the 7 lots and units is estimated to be \$2.81 million.

**VARIANCE REQUEST NARRATIVE**

A Special Exception Variance is being requested from the maximum centerline length of a private access drive to be greater than 2000' (Sec. 1012.07.a.(3)).

A Special Exception Variance is also being requested from the number of lots allowed off a private access drive (Sec. 1012.07.a). Maximum allowed is 5, the request is to allow 7 lots to have access.

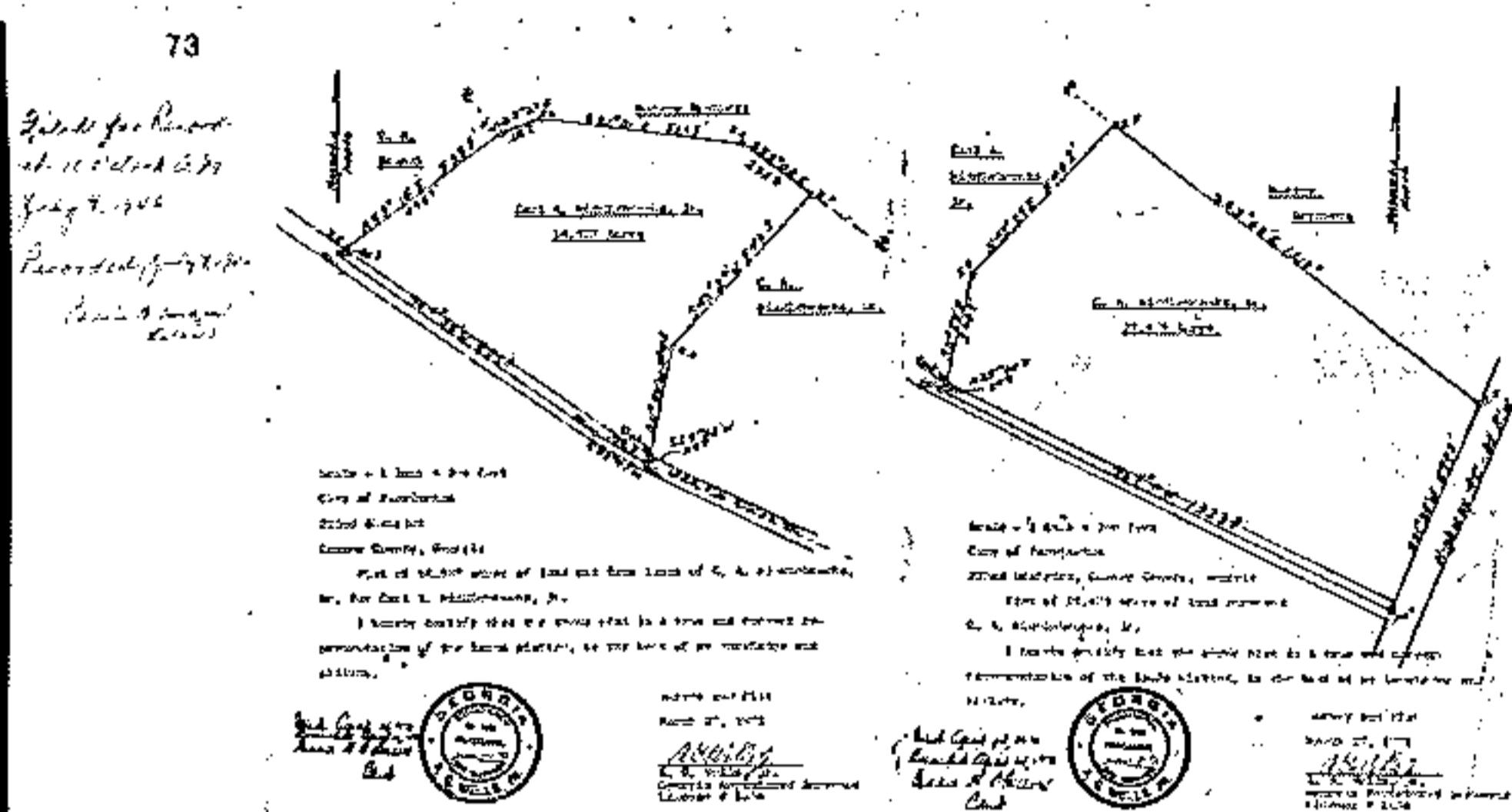
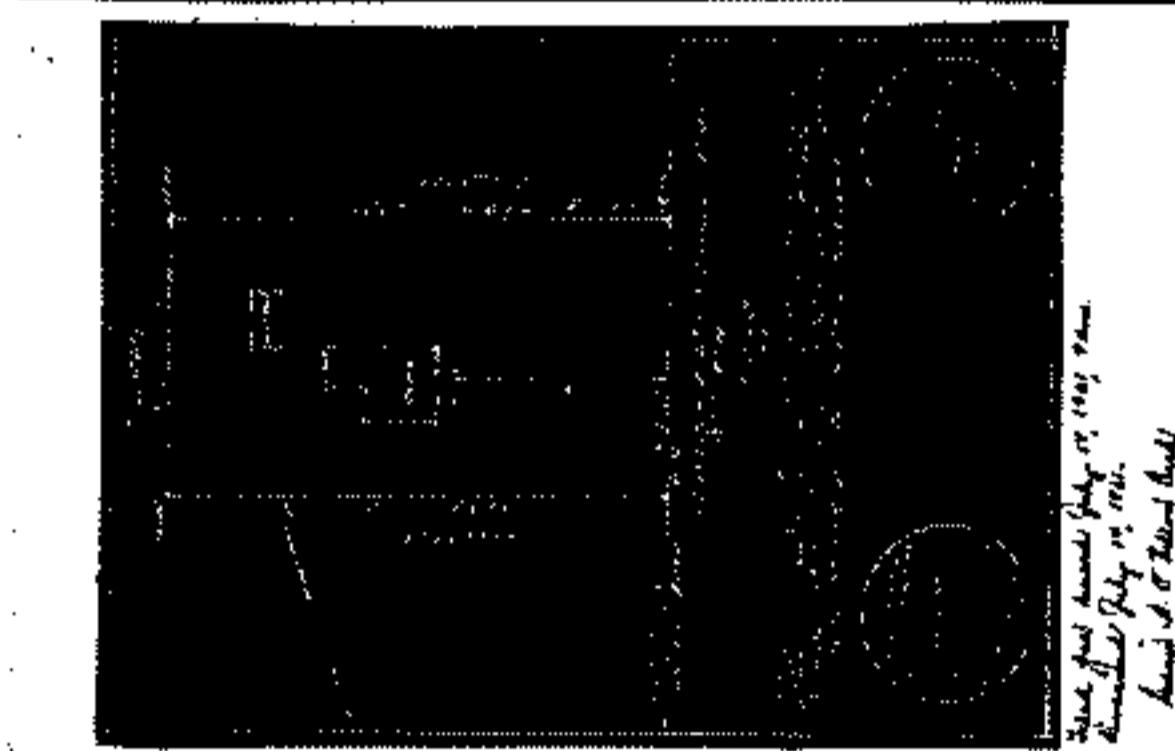
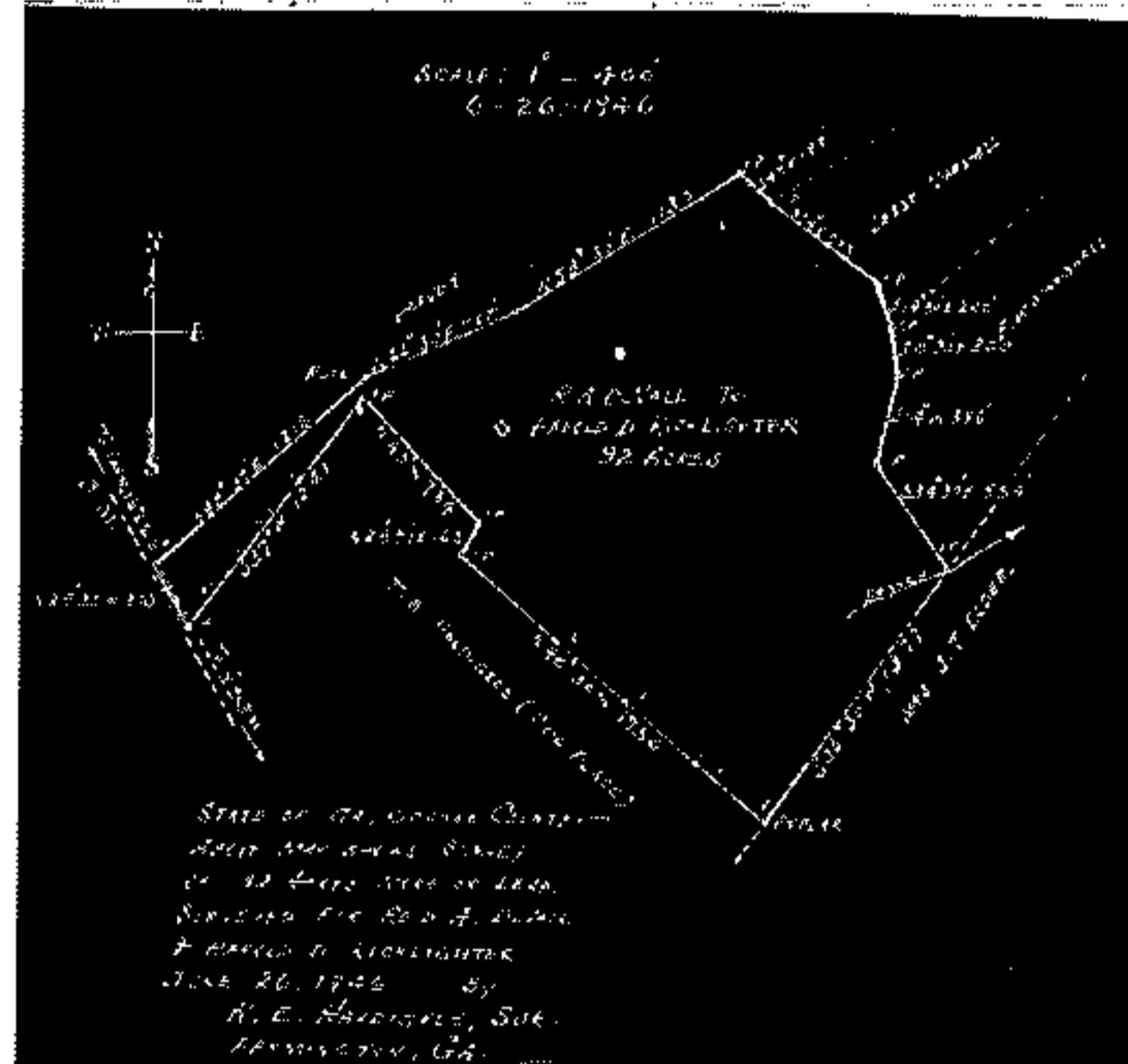
**REPRESENTATIVE ARCHITECTURE**



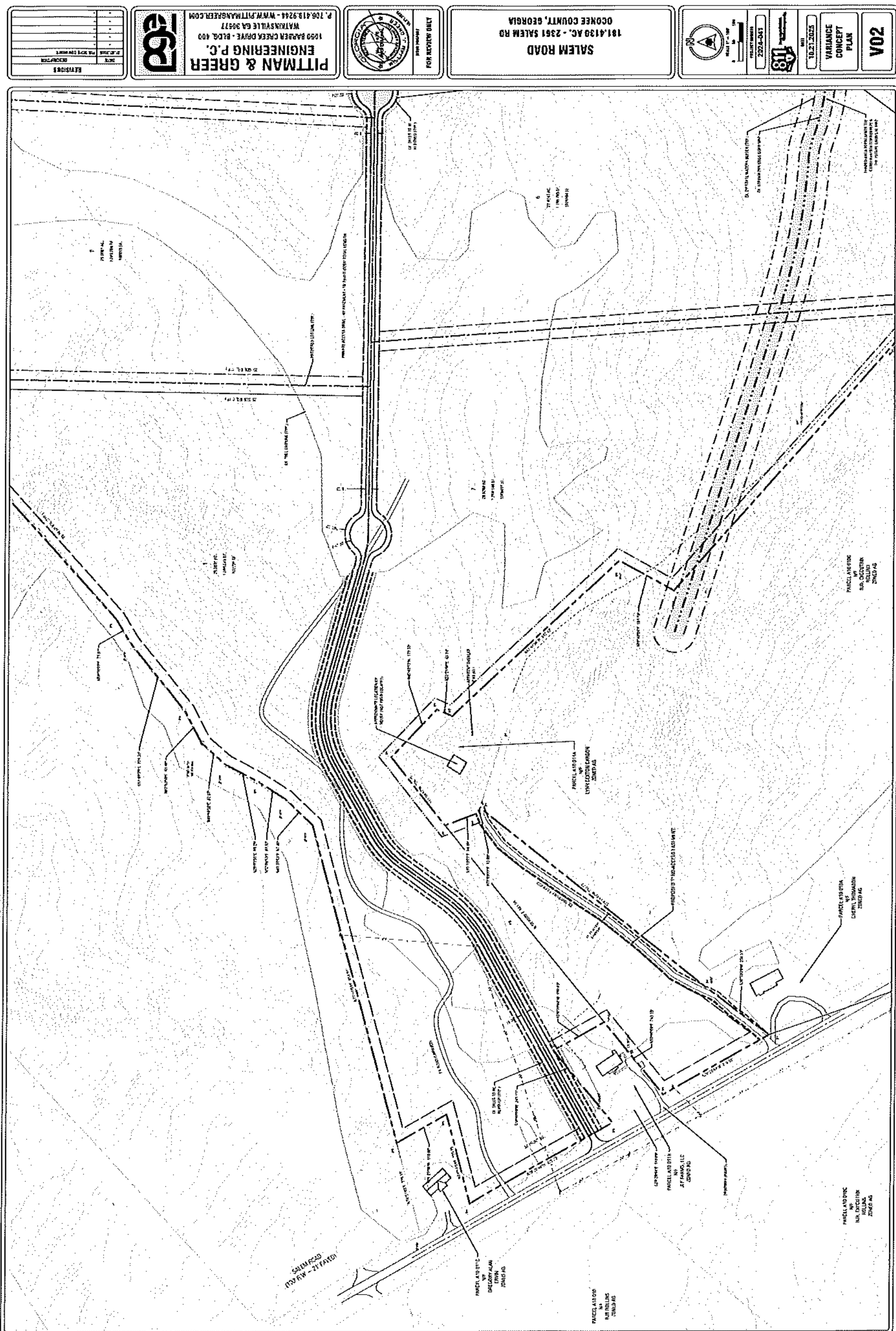
EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P25-0249

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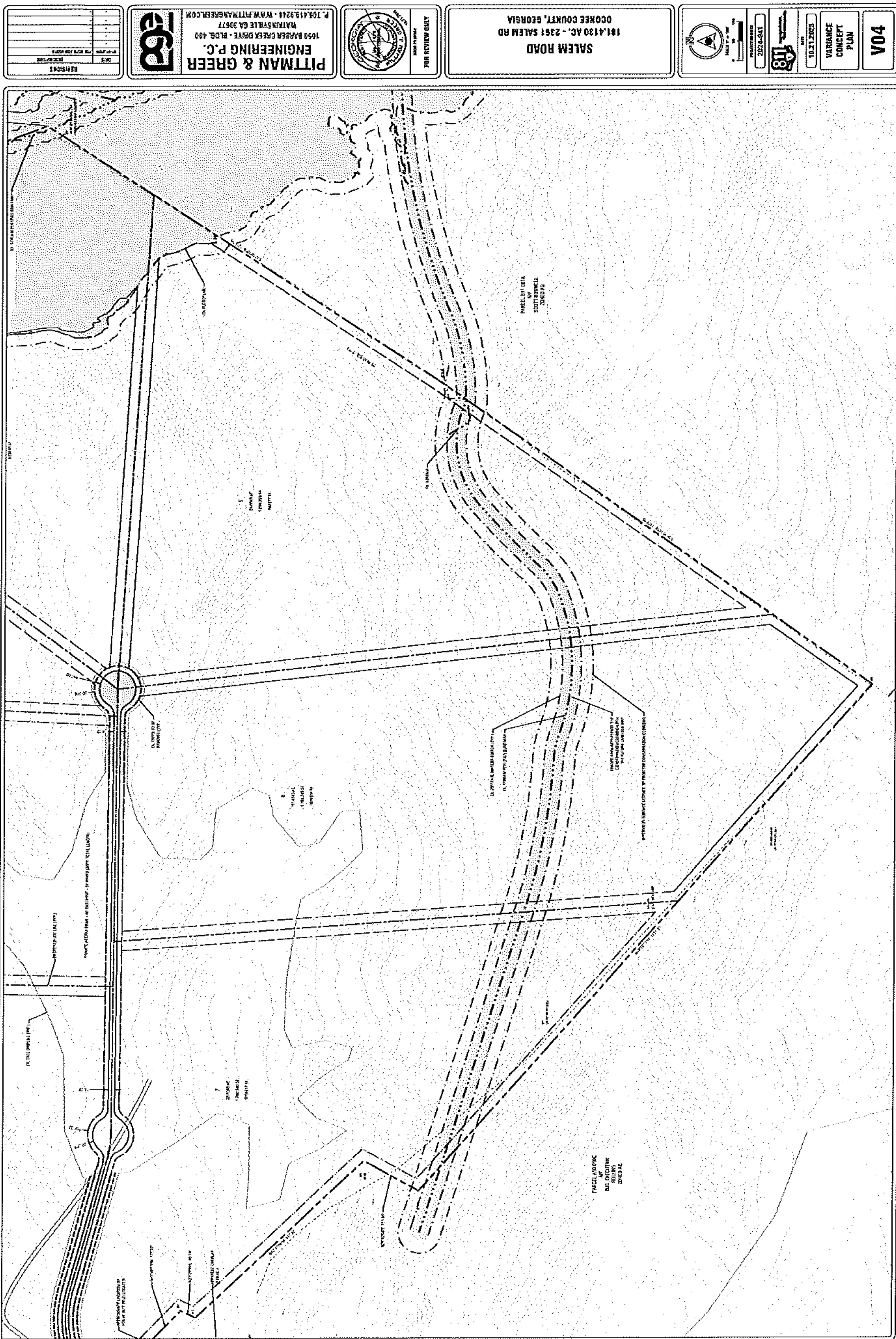
PLAT













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

**VARIANCE CASE #:** P25-0249

**DATE:** January 22, 2026

**STAFF REPORT BY:** David Webb, AICP, Planning Manager

**APPLICANT NAME:** Pittman and Greer Engineering

**PROPERTY OWNER(S):** JLE Farms, LLC

**LOCATION:** 2361 Salem Road  
Parcels: A 10 011

**PARCEL SIZE(s):** ±181.41

**EXISTING ZONING:** AG (Agricultural)

**EXISTING LAND USES:** Vacant

**2023 FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION:** Agricultural Preservation

**TYPE OF VARIANCE REQUESTED:** Special Exception Variance

**REQUEST SUMMARY:** A Special Exception Variance from Section 1012.07.a and Section 503.01.b.(2)(b) to increase the number of lots allowed to access a private drive/easement from 5 to 7.

**DATE OF SCHEDULED HEARING**

**BOARD OF COMMISSIONERS:** February 3, 2026

<b>ATTACHMENTS:</b>	Application	Concept Plan
	Warranty Deed	Plat of Survey
	Narrative	Legal Description

**CONCURRENT APPLICATIONS:**

**P25-0248** Variance from UDC Article 10 Section 1012.07.a.(3) to allow a private access drive to exceed 2000 feet in length, for a total length of 3,005 feet.



## BACKGROUND INFORMATION & FINDINGS OF FACT

### HISTORY

- A recorded plat of the full 181.41 acre property does not exist. The proposed 7 lot subdivision is an assemblage of properties that were combined by deeds and plats that were not reviewed by the County.
- The parcel size as indicated on the Tax Map has not changed since the adoption of UDC in 2006.
- The property was zoned Agricultural with the original zoning adoption in 1968.

### VARIANCE DESCRIPTION

- A Special Exception Variance from Section 1012.07.a and Section 503.01.b.(2)(b) to increase the number of lots allowed to access a private drive/easement from 5 to 7.
- Section 1012.07.a states:
  - a. *A private access drive which meets all of the following standards may serve a maximum of 5 lots within the Agricultural (AG, AR, AR-3) and Residential (R-1, R-2, R-3 and M-H) Districts. Within the Commercial and Industrial Districts (OIP, OBP, B-1, B-2 and I) there is no limit on the number of lots served provided that all other standards are met*
- Section 503.01.b.(2)(b) states for the allowance of a Minor Subdivision for a Large Lot Subdivision:
  - (2) *Large lot split.*  
*The division of land into lots, tracts or parcels with each resultant lot, tract or parcel:*
    - (a) *Containing 25 or more acres;*
    - (b) *Fronting on a public street improved to County standards, provided however that up to five lots may front on a private access drive as set forth in the Project Design and Construction Standards Article of this Development Code, which private access drive shall front for a minimum of 40 feet on a paved public street; and*
    - (c) *Conforming to this Development Code.*

### OTHER RELEVANT ORDINANCE SECTIONS

- For parcels within the Agricultural Preservation Character Area, as indicated on the Future Land Use Map, Section 504.04 would apply for a project that exceeds five (5) lots as it would by definition be a Major Subdivision.

*Section 504.04 Traditional subdivisions in the Agricultural (AG) Zoning District*

*Traditional subdivisions in the AG zoning district shall be prohibited in the Agricultural Preservation Character Area as shown on the most recently adopted Oconee County Future Land Use Map.*
- Section 503.02 Major subdivisions.
  - a. *A "major subdivision" is any subdivision that does not qualify as a "minor subdivision." A major subdivision commonly involves the construction of a new street or widening or other improvement of an existing roadway, the provision of stormwater drainage facilities, or the construction or improvement of public utilities, or building sites or other divisions.*
- Staff analysis indicates that in the Agricultural Preservation Character Area, this variance request is also requesting to circumvent the UDC policy for Section 504.04 *Traditional subdivisions in the Agricultural (AG) Zoning District* as this would be a Major Subdivision if more than 5 lots are allowed.

### PUBLIC FACILITIES

#### Water:

- The applicant proposes to use private wells.

#### Sewer:

- The applicant proposes private on-site septic systems.

#### Roads:

- The project proposes access to Salem Road.

#### Environmental:

- The Concept Plan indicates there ARE state waters, wetlands, and 100-year flood plain areas on the site.

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 more than five (5) lots on a private drive. The seven lots would increase the allowed density on property that is environmentally sensitive. This parcel is also within the Agricultural Preservation Character Area, which prohibits Major Subdivision. Staff finds approval of the variance WOULD be a detriment to the public good.

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

Staff analysis indicates the seven lots would increase the allowed density on property that is environmentally sensitive. This parcel is also within the Agricultural Preservation Character Area, which prohibits Major Subdivision. Staff finds the allowance for more lots that are permitted would be equate to a Major Subdivision and would not fit the character of this area that is agricultural.

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

Staff analysis indicates that granting the requested variance would have a negative effect on the value of adjacent properties as a residential subdivision would not fit the character of this area that is agricultural.

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

Staff analysis indicates that the purpose of the code WOULD be impaired by granting this request. This variance request seeks to circumvent the UDC policy for Section 504.04 *Traditional subdivisions in the Agricultural (AG) Zoning District* that prohibits a Major Subdivision with more than 5 lots within an Agricultural Preservation Character Area.

### **STAFF RECOMMENDATION & CONDITIONAL RECOMMENDATIONS**

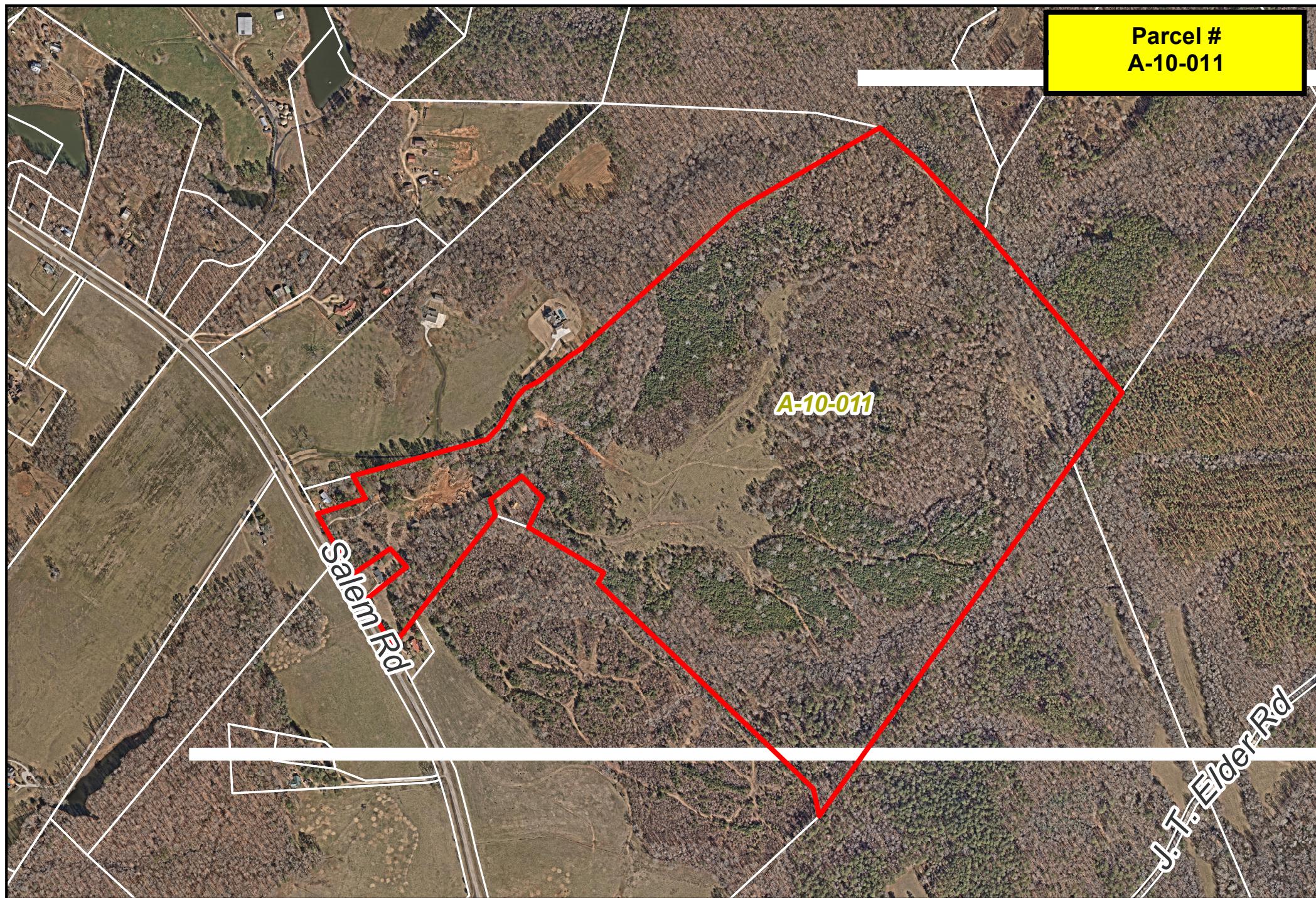
Based upon the standards and limitations for special exception variance approval, this request **DOES NOT meet all necessary conditions**. Staff recommends **DENIAL** of this request.

Should the present request be approved, staff recommends the following conditions to 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 zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. Public Works and Fire Plan Review shall approve the design of the private access drive and cul-de-sacs prior to plat approval.
3. At the owner's expense, the Private Access Drive meeting UDC requirements shall be installed prior to the C/O for the first residence proposed for the development.

# Variance # P25-0249 - JLE Farms LLC

Parcel #  
A-10-011



1:8,309

0

750

1,500

3,000

4,500

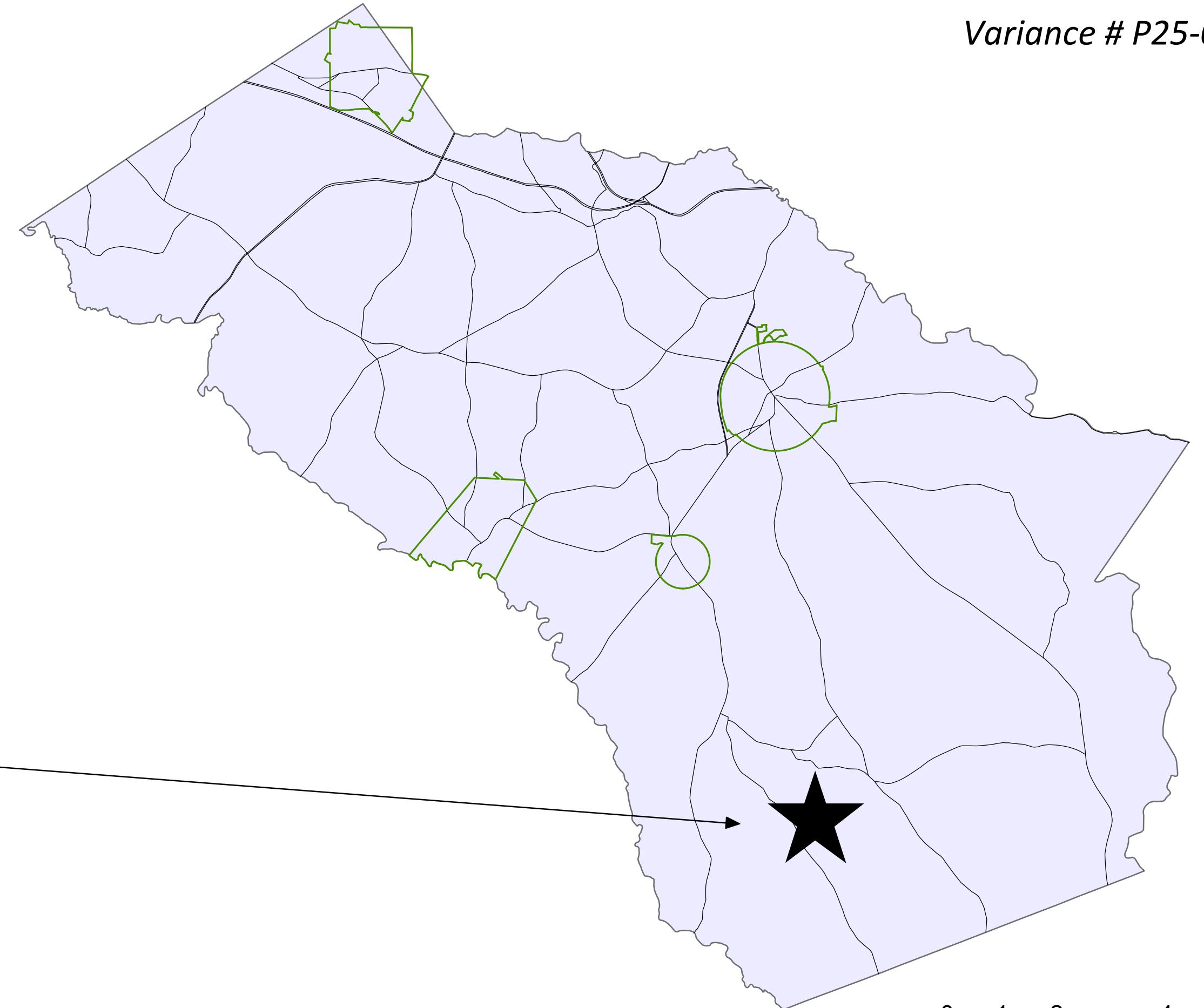
6,000

Feet



*Location Map*

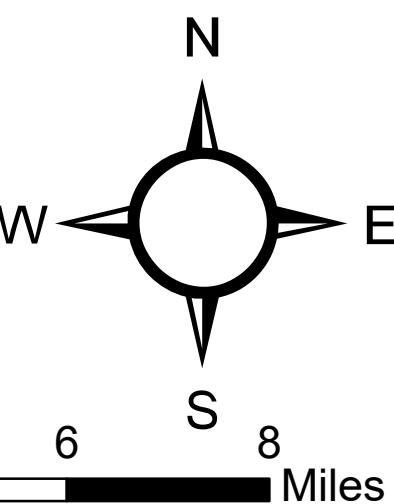
*Variance # P25-0248 & P25-0249*  
*JLE Farms LLC*

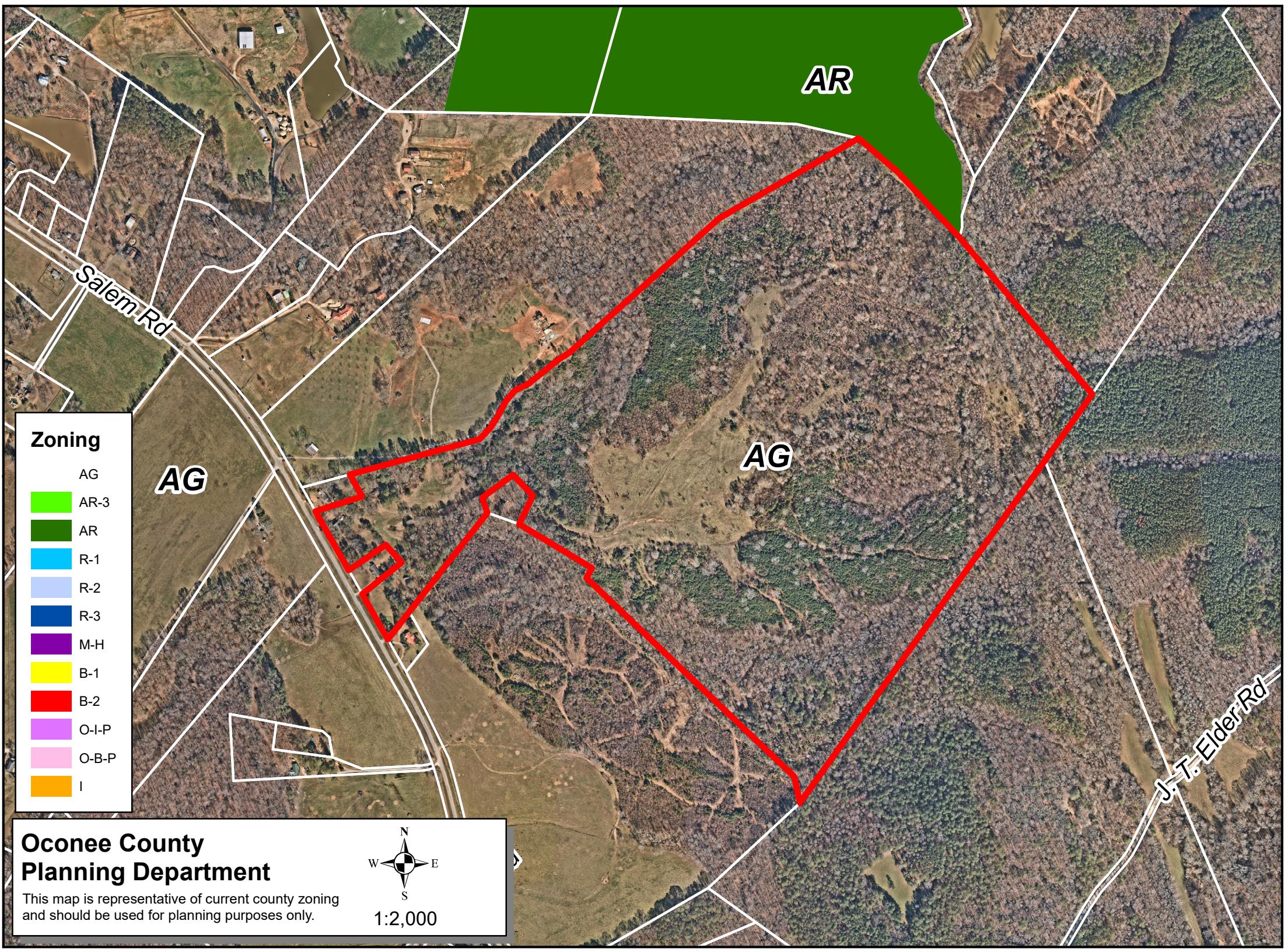


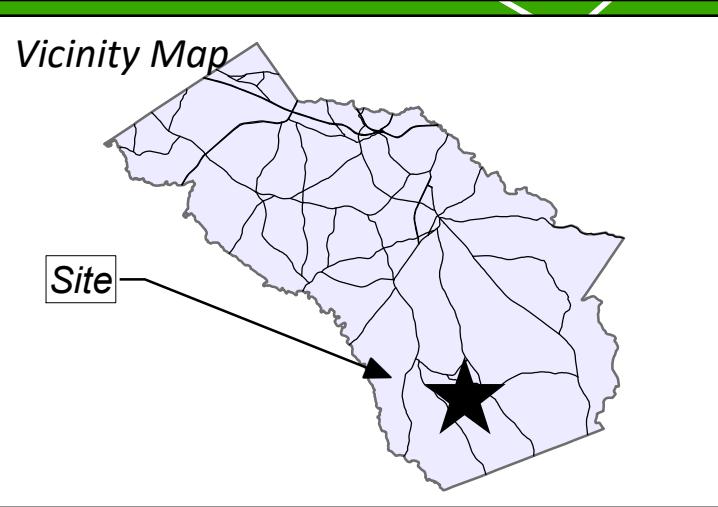
**Site**

1:120,000

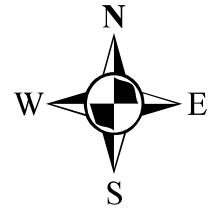
0 1 2 4 6 8 Miles







## Oconee County Planning Department



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

0 325 650 1,300 1,950 2,600  
Feet

*Agricultural  
Preservation*

