

**AMENDMENT
TO THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA
AND THE ZONING MAPS OF OCONEE COUNTY, GEORGIA**

TITLE

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classification AG (Agricultural District) to AR (Agricultural Residential District) pursuant to an application for rezoning of property owned by Lane Miller 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 for zoning change submitted by Matthew Miller on August 21, 2020, requesting rezoning of a ±2.25-acre tract of land located on Astondale Road in the 222nd G.M.D., Oconee County, Georgia, (portion of tax parcel no. B-07-024UA), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

SECTION 1. An Ordinance known as the “Unified Development Code of Oconee County, Georgia” as enacted and amended by the Board of Commissioners of Oconee County and the Zoning Maps described therein are hereby amended as follows:

The zoning classification for the property described on the attached “Exhibit A” is hereby changed from classification AG (Agricultural District) to AR (Agricultural Residential District) for the purpose as set forth in “Exhibit A” attached hereto.

Said rezone 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. 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 Ordinance shall take effect this date.

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on October 19, 2020 and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on November 3, 2020.

ADOPTED AND APPROVED, this 3rd day of November, 2020.

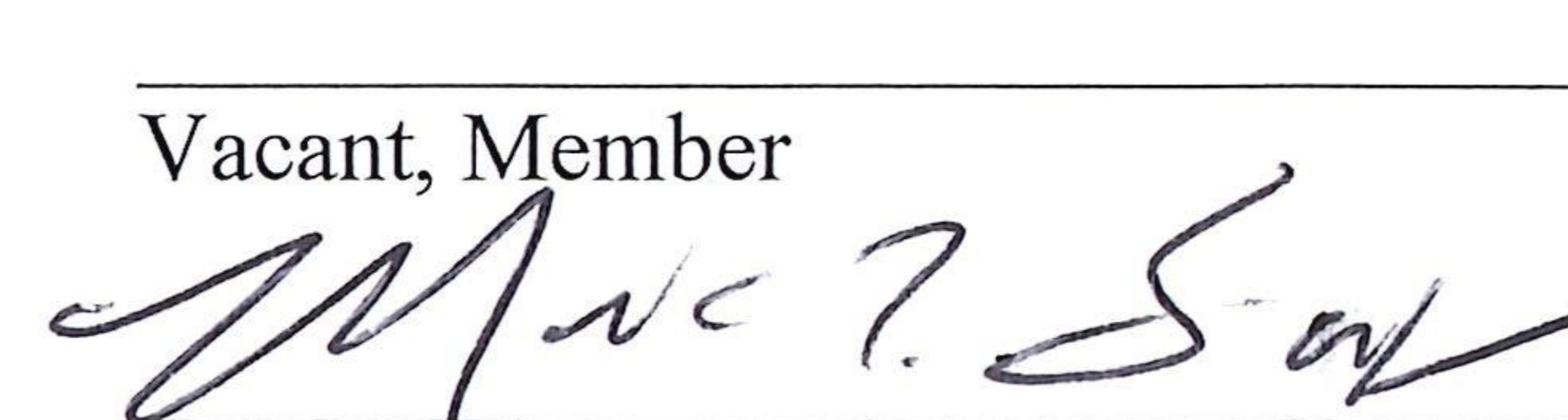
OCONEE COUNTY BOARD OF COMMISSIONERS

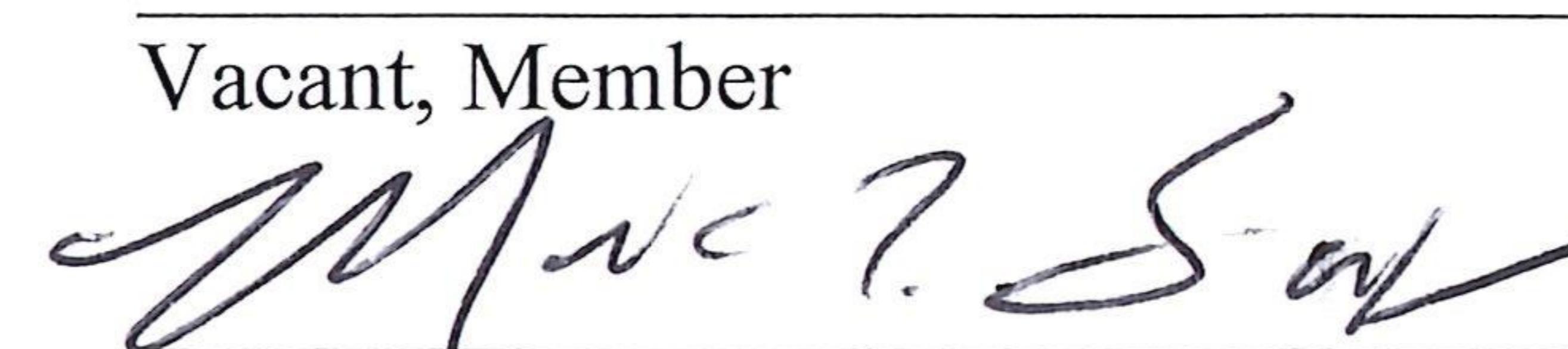
BY:


John Daniell, Chairman

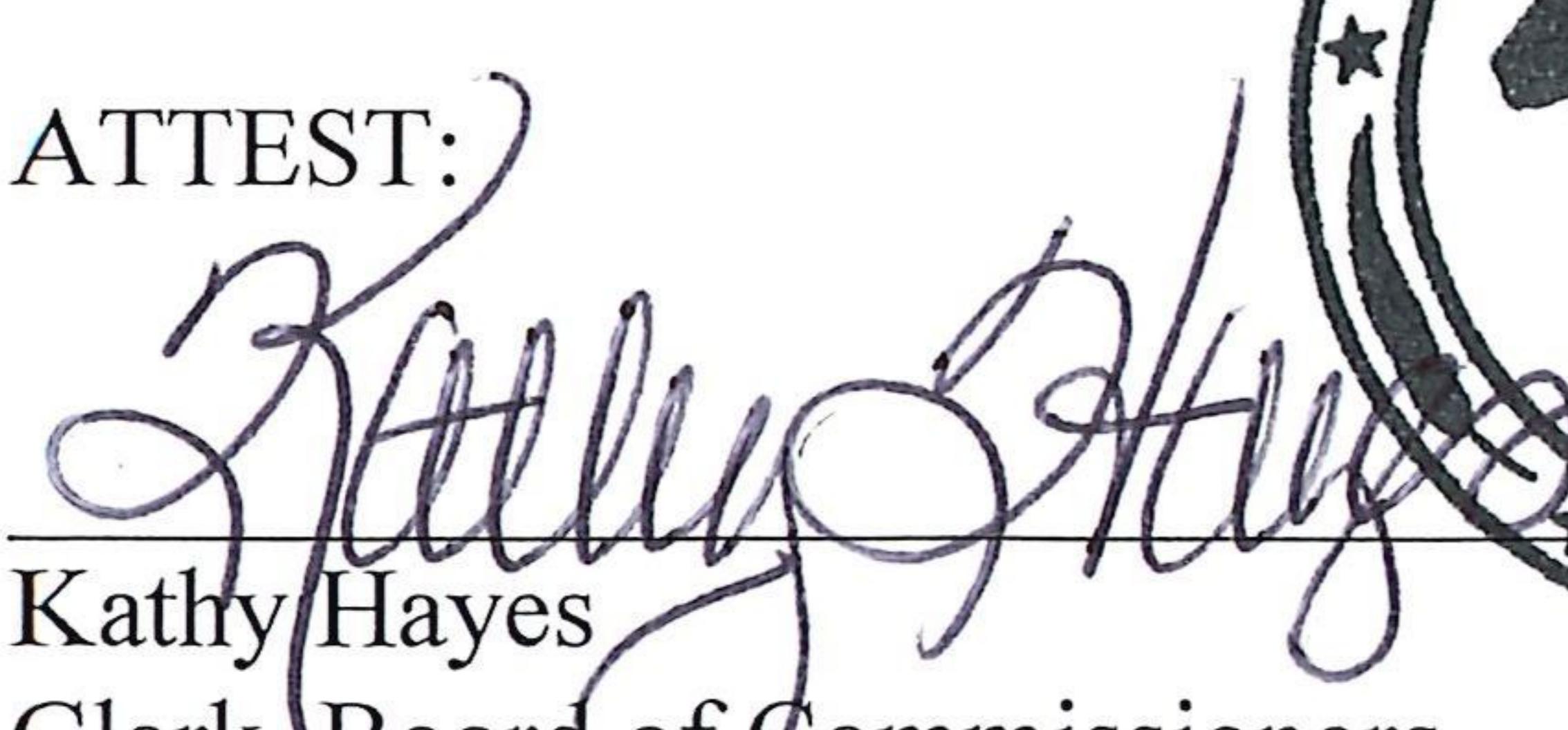

Mark Thomas, Member


Chuck Horton, Member


Vacant, Member


Mark Saxon, Member

ATTEST:


Kathy Hayes
Clerk, Board of Commissioners

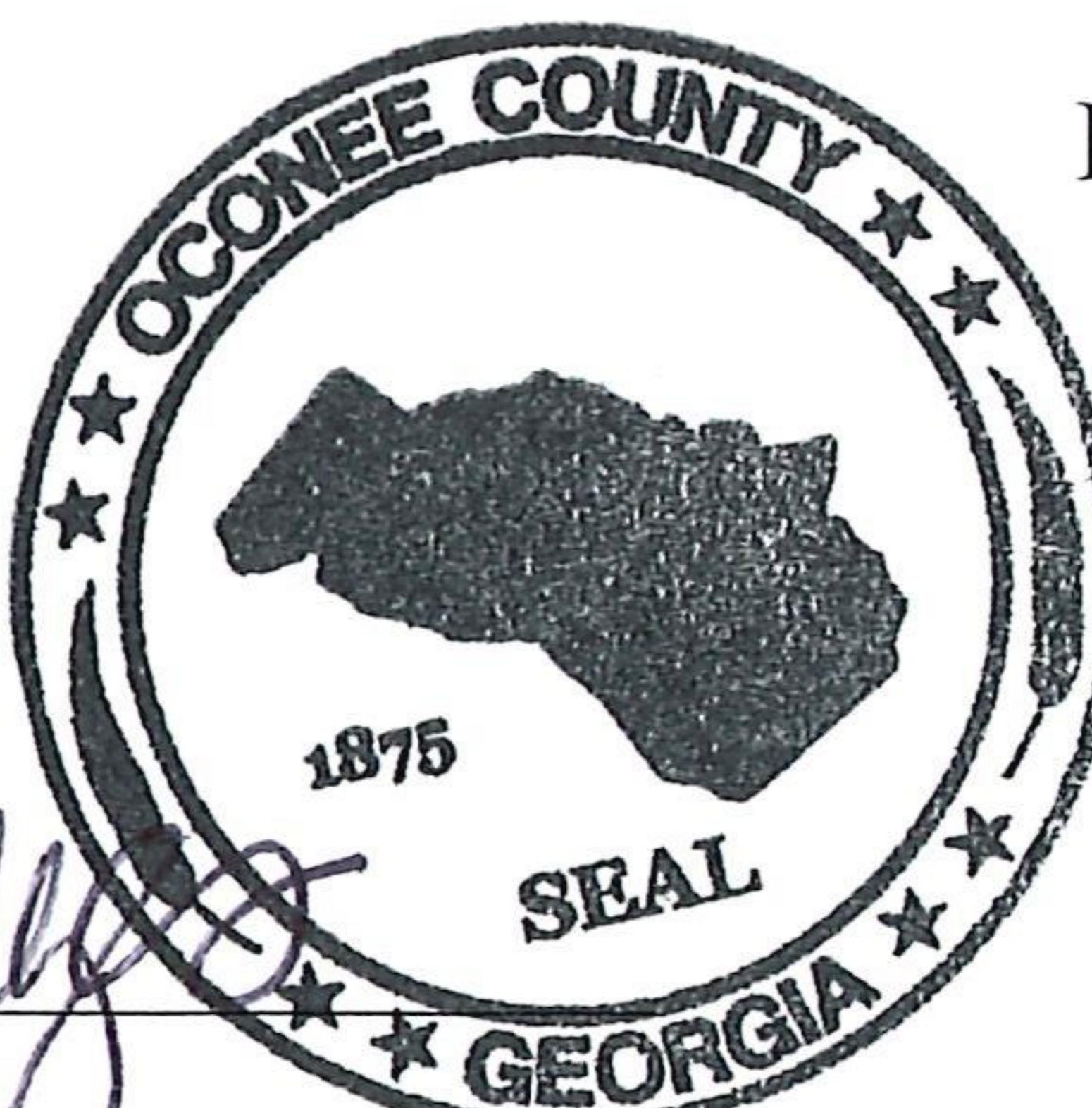


EXHIBIT "A" TO REZONE NO P20-0175
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CONDITIONS

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. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.

TAX MAP




EXHIBIT "A" TO REZONE NO P20-0175
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LEGAL DESCRIPTION

TRACT 2

All that tract of land, together with improvements thereon, situate, lying and being in the 222nd Georgia Militia District, Oconee County, Georgia, and being more particularly described as follows:

COMMENCE at the intersection of Astondale Road, having a 100' right of way, and Central of Georgia Railroad;

thence S 88°55'14" E a distance of 3005.16' to an iron pin on the northeasterly right of way of Astondale Road;

thence continuing along said right of way S 57°26'14" E a distance of 353.42' to an iron pin, said iron pin being the POINT OF BEGINNING

thence leaving said right of way N 42°47'21" E a distance of 355.65' to an iron pin;

thence N 57°26'14" W a distance of 169.19' to an iron pin;

thence N 42°47'21" E a distance of 160.00' to an iron pin;

thence N 52°36'15" E a distance of 187.62' to an iron pin;

thence S 84°11'00" E a distance of 230.96' to an iron pin;

thence S 42°47'21" W a distance of 800.38' to an iron pin on the northeasterly right of way of Astondale Road;

thence continuing along said right of way N 57°26'14" W a distance of 50.81' to an iron pin, which is the point of beginning;

said tract containing 2.252 acres more or less and being more particularly described as Tract 2 on a plat for Lane Miller by Baseline Surveying & Engineering Inc., dated 08/21/20.

NARRATIVE

The existing parcel (Parcel ID No.: B07024UA) consists of 12.75 acres of land, zoned AG, and owned by my father, Lane Miller. The property consists of a combination of agricultural pasture, used for hay production, and wooded areas. The existing parcel is in an agricultural conservancy. The intent of this application is to rezone approximately 2.25 acres of the existing parcel to AR and utilize this parcel as a single-family residence for myself, my wife and our two children. The remaining approximately 10.50 acres will remain in an agricultural conservancy, and the land use will not change. The intent is to minimally affect the existing agricultural land use. Current photographs of the existing property and a conceptual site plan are attached.

The proposed residential property would include a new driveway extending northward from Astondale Road and the construction of an approximately 2,564 square feet (heated) single-family residence. Utilities will consist of electrical service from Georgia Power, a new onsite septic system and domestic water from the existing municipal supply along Astondale Road. The house will be finished with a combination of brick veneer, cement board siding (*Hardie* siding or similar) and metal roofing. The estimated construction cost is \$300,000 to \$350,000, and the estimated market value of the property is more than \$400,000. Typical elevations, representative photographs and a floor plan of the proposed home are attached.

The intended land use change and rezoning is consistent with adjacent properties. The two properties immediately east consist of a 2,598 square feet single-family residence on 5.6 acres and a 1,906 square-feet single-family residence on 1.21 acres. The five properties immediately south consist of 1.00 to 1.49 acre parcels, zoned AR, with single-family residences ranging in size from 1,488 square feet to 2,354 square-feet. Representative photographs of surrounding properties are attached.

Rezoning the selected portion of the existing parcel will result in no net increase to local traffic, since our family currently resides on the adjoining property. The planned single-family residence would result in minimal impact to local traffic. The estimated number of Average Daily Trips would be four to six, with four trips occurring circa Peak Hours, which consist of my wife and myself leaving to work and returning from work separately.

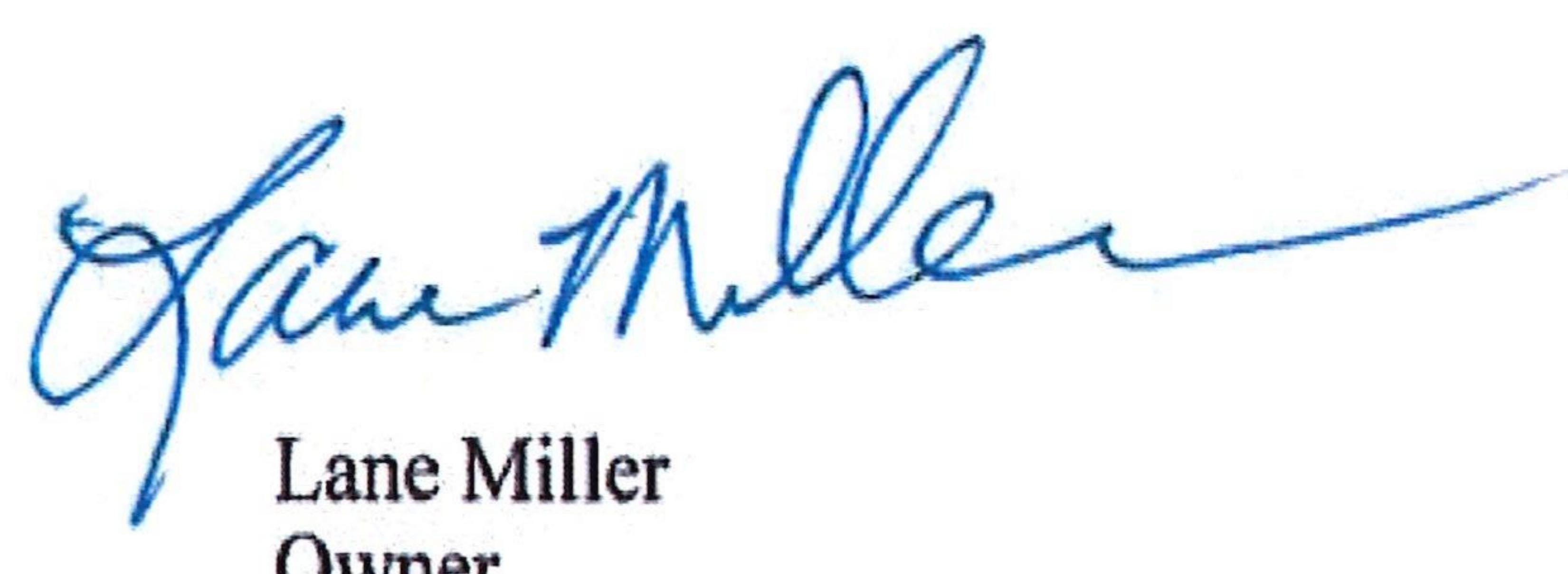
Rezoning the selected portion of the existing parcel would result in a net benefit to the school system. The number of children in the school system (two) would not change as a result of the rezoning, but the increase in property value would result in a net increase in revenue to the school system.

In summary, my intent is to construct a residential property that is consistent with, or an enhancement of, surrounding properties, while minimally affecting the current agricultural use of the majority of the existing parcel.

Sincerely,




Matthew Miller
Applicant



Lane Miller
Owner

EXHIBIT “A” TO REZONE NO P20-0175

PLAT



NOTES:
THIS PROPERTY IS ZONED AG
THIS PLAT REPRESENTS TAX MAP B07, PARCEL 024UA.

REFERENCES:

PLAT ABBREVIATIONS

GRAPHIC SCALE

15-100

GRAPHIC SCALE

PLAT CLOSURE STATEMENT
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND
IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN
173,544 FEET

FIELD CLOSURE STATEMENT
THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN 32,400 FEET,
AND AN ANGULAR ERROR OF 2° PER ANGLE POINT, AND
WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR
MEASUREMENTS WERE OBTAINED USING A TOPCON
TOTAL STATION, MODEL GPT 3002.

LINE	BEARING	DISTANCE
1	S04°18'51" W	39.58"
2	S50°08'30" E	59.05"
3	S42°02'18" W	45.42"
4	S07°28'10" E	64.33"
5	S50°57'16" E	12.12"
6	S25°42'57" N	44.35"
7	S46°56'43" E	15.49"
8	N71°22'54" E	24.17"
9	S45°20'43" E	10.82"
10	S27°53'43" W	48.88"
11	S34°38'08" E	26.47"
12	S21°23'02" W	25.22"
13	S63°57'11" W	22.99"
14	S13°28'14" E	24.92"
15	S67°22'26" W	27.99"
16	S63°20'00" E	34.60"
17	S22°55'07" E	157.81"
18	S18°43'27" E	65.42"
19	S07°04'28" E	82.26"
20	S23°12'24" W	34.39"
21	S00°30'27" W	59.84"
22	S40°01'55" W	55.42"
23	S09°15'22" W	16.88"
24	S43°04'01" E	44.52"

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.


Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia

Board of Registration for Professional Engineers and Land Surveyors
and as set forth in O.C.G.A. Section 15-6-67.

EXHIBIT "A" TO REZONE NO P20-0175

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CONCEPT PLAN





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

REZONE CASE #: P20-0175

DATE: September 29, 2020

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

APPLICANT NAME: Matthew Miller

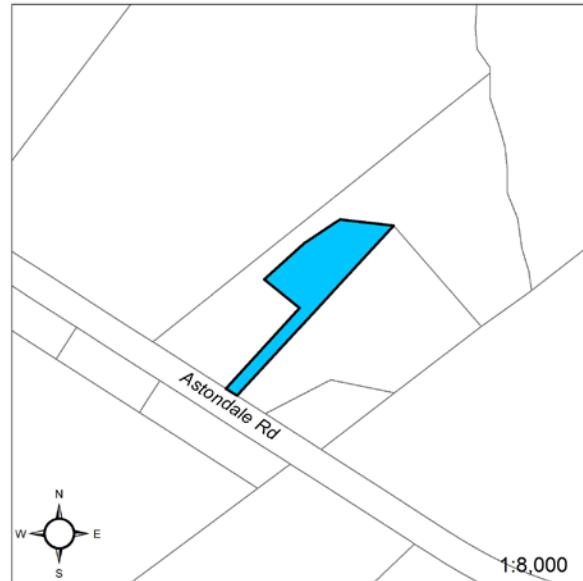
PROPERTY OWNER: Lane Miller

LOCATION: Astondale Road/portion of tax parcel B-07-024UA

PARCEL SIZE: ±2.25 acres

EXISTING ZONING: AG (Agricultural District)

EXISTING LAND USE: Agricultural



FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Rural Places

ACTION REQUESTED: Rezone a portion of the property from AG (Agricultural District) to AR (Agricultural Residential District) to allow for one additional residential lot.

STAFF RECOMMENDATION: Staff recommends denial of this request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: October 19, 2020

BOARD OF COMMISSIONERS: November 3, 2020

ATTACHMENTS:

- Application
- Narrative
- Zoning Impact Analysis
- Representative Images
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat of Survey
- Concept Plan

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property has been zoned AG since the original adoption of the zoning map in 1968.

SURROUNDING LAND USE AND ZONING

EXISTING LAND USES		EXISTING ZONING
NORTH	Undeveloped/wooded	AG (Agricultural District)
SOUTH	Single-family residential Undeveloped/wooded	AR (Agricultural Residential District) AG (Agricultural District)
EAST	Undeveloped/wooded Single-family residential	AG (Agricultural District)
WEST	Single-family residential Agricultural	AG (Agricultural District)

PROPOSED DEVELOPMENT

- The applicant proposes to rezone a portion of the parcel (± 2.25 acres) and construct a single-family residence on the newly created lot.

PUBLIC FACILITIES

Water:

- The property is served by Oconee County Water Resources Department.
- The Water Resources Department has indicated in a letter dated 08/19/2020 that potable water is available at this location.

Sewer:

- The property is proposed to be served by a private on-site septic system.

Roads:

- One driveway is proposed driveway off Astondale road.

ENVIRONMENTAL

- 100-year floodplain, state waters, and a conservation corridor exist along the rear property line of the parent parcel.
- No development is proposed for these environmental areas.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- No Comments

OCONEE COUNTY FIRE DEPARTMENT

- No comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Recommended condition: The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.

OCONEE COUNTY BOARD OF EDUCATION

- No comments

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR REZONING CONSIDERATION” AS SET FORTH IN SECTION 1207.01 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

A. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.

Nearby properties are primarily single family residential or agricultural with AR or AG zoning. Nearby lots range in sizes from one-acre residential lots to large agricultural tracts of 30 or more acres. Staff holds that the zoning proposal is suitable in view of the existing uses, development, and zoning of nearby property.

B. Whether the property to be rezoned has a reasonable economic use as currently zoned.

The property has a reasonable economic use for single family residential and agricultural purposes as currently zoned. The parent parcel does not contain an existing residence and does not require subdivision before a residence can be built.

C. The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:

i. Population density and effect on community facilities such as streets, schools, water, and sewer;

The present request should have negligible impacts on population density and community facilities.

ii. Environmental impact;

Environmentally sensitive areas at the rear of the parent parcel should not be impacted by the proposed lot or construction of the residence.

iii. Effect on the existing use, usability and/or value of adjoining property.

Adjacent properties are agricultural and/or residential and the proposed additional residential lot should not have a significant impact on the existing use, usability, and/or value of adjoining property.

D. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.

The subject property is currently used for agricultural purposes; this standard is not applicable to the present request.

E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.

The AR zoning district is intended to “to allow medium rural residential densities and compatible agricultural activities without encouraging commercial development or multi-family development.” (Unified Development Code Sec. 205.02). Staff holds that the proposed 2.25-acre residential lot is consistent with the stated purpose of the proposed zoning district.

F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Land use patterns in the general vicinity have remained agricultural and low density residential, lending supporting grounds for approval of the zoning proposal.

G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.

The subject property lies within the Rural Places Character Area (2040 Future Development Map). This character “balances natural environment and human uses with very low-density residential, farms, forests, outdoor recreation, and other open space activities” (2018 Comprehensive Plan p. 31). The recommended residential density for this character area is one dwelling unit per 3-5 acres with AR-3 or AG zoning (2018 Comprehensive Plan p. 32). Staff holds that the lot size and zoning district requested are not in conformity with the Future Development Map and the goals and objectives of the Oconee County Comprehensive Plan.

H. The availability of adequate sites for the proposed use in districts that permit such use.

It is likely that other similarly-sized lots exist within the county that are currently zoned to permit construction of a single-family residence.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

The proposed zoning and lot size do not meet the goals and objectives of the Oconee County Comprehensive Plan and staff recommends denial of this request. Should the request be approved, staff recommends it be subject to the following conditions to be fulfilled at the expense of the owner/developer:

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. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

Rezoning from: AG to AR Change in Conditions of Approval for Case # _____

Special Use Approval for: _____ in the _____ Zoning District

Applicant

Name: Matthew Miller

Address: 1261 Astondale Road
(No P.O. Boxes)
Bishop, GA 30621

Telephone: 706-255-6871

Email: mmiller@leassociates.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: Matthew Miller

Date: 8/15/2022 Notarized: DIAUNDRA WALTON

DIAUNDRA WALTON
NOTARY PUBLIC
Clarke County
State of Georgia

My Commission Expires June 21, 2024

Property

Location: Astondale Rd
(Physical Description)
Bishop, GA 30621

Tax Parcel Number: Portion of B07024UA

Size (Acres): 2.25 Current Zoning: AG

Future Development Map—Character Area Designation: Rural Places

Property Owner

Name: Lane Miller

Address: 1261 Astondale Road
(No P.O. Boxes)
Bishop, GA 30621

Telephone: 706-769-9029

Use

Current Use: Agricultural

Proposed Use: Residential for new parcel

Agricultural for remainder of existing parcel

Attachments (check all that apply)

Property Owner's Authorization (if applicable)
 Application Fee
 Warranty Deed
 Typed Legal Description
 Plat of Survey
 Disclosures (Interest & Campaign Contributions)
 Zoning Impact Analysis

Narrative (Detailed Description of the Request)
 Concept Plan
 Attachments to the Concept Plan:
 Water and/or Sewer Capacity Letter from OCUD
 Representative Architecture/Photographs
 Proof all property taxes paid in full
 Other Attachments: _____

For Oconee County Staff Use Only

Date Received: _____ Date Accepted: _____
DRI Transmitted to RDC Date: _____ N/A
Date Submitted: _____ Findings Complete
Posted: _____ Ad: _____ Ad: _____
Application Withdrawn Date: _____

APPLICATION NUMBER _____

Action **Planning Commission** Date: _____
 Approval With Conditions Denial
Board of Commissioners Date: _____
 Approved With Conditions Denied

Application

September 12, 2020

Planning & Code Enforcement Department
1291 Greensboro Highway
Watkinsville, Georgia 30677

**RE: Oconee County Zoning Change Application Narrative Summary
Portion of Parcel B07024UA
Astondale Road
Bishop, Georgia 30621**

Dear Planning & Code Enforcement Department:

The existing parcel (Parcel ID No.: B07024UA) consists of 12.75 acres of land, zoned AG, and owned by my father, Lane Miller. The property consists of a combination of agricultural pasture, used for hay production, and wooded areas. The existing parcel is in an agricultural conservancy. The intent of this application is to rezone approximately 2.25 acres of the existing parcel to AR and utilize this parcel as a single-family residence for myself, my wife and our two children. The remaining approximately 10.50 acres will remain in an agricultural conservancy, and the land use will not change. The intent is to minimally affect the existing agricultural land use. Current photographs of the existing property and a conceptual site plan are attached.

The proposed residential property would include a new driveway extending northward from Astondale Road and the construction of an approximately 2,564 square feet (heated) single-family residence. Utilities will consist of electrical service from Georgia Power, a new onsite septic system and domestic water from the existing municipal supply along Astondale Road. The house will be finished with a combination of brick veneer, cement board siding (*Hardie* siding or similar) and metal roofing. The estimated construction cost is \$300,000 to \$350,000, and the estimated market value of the property is more than \$400,000. Typical elevations, representative photographs and a floor plan of the proposed home are attached.

The intended land use change and rezoning is consistent with adjacent properties. The two properties immediately east consist of a 2,598 square feet single-family residence on 5.6 acres and a 1,906 square-feet single-family residence on 1.21 acres. The five properties immediately south consist of 1.00 to 1.49 acre parcels, zoned AR, with single-family residences ranging in size from 1,488 square feet to 2,354 square-feet. Representative photographs of surrounding properties are attached.

Rezoning the selected portion of the existing parcel will result in no net increase to local traffic, since our family currently resides on the adjoining property. The planned single-family residence would result in minimal impact to local traffic. The estimated number of Average Daily Trips would be four to six, with four trips occurring circa Peak Hours, which consist of my wife and myself leaving to work and returning from work separately.

Rezoning the selected portion of the existing parcel would result in a net benefit to the school system. The number of children in the school system (two) would not change as a result of the

rezoning, but the increase in property value would result in a net increase in revenue to the school system.

In summary, my intent is to construct a residential property that is consistent with, or an enhancement of, surrounding properties, while minimally affecting the current agricultural use of the majority of the existing parcel.

Sincerely,



Matthew Miller
Applicant



Lane Miller
Owner

August 20, 2020

Planning & Code Enforcement Department
1291 Greensboro Highway
Watkinsville, Georgia 30677

**RE: Zoning Impact Analysis
Portion of Parcel B07024UA
Astondale Road
Bishop, Georgia 30621**

Dear Planning & Code Enforcement Department:

We have performed a Zoning Impact Analysis, and the findings and conclusions are as follows:

a) Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.

The two properties immediately east consist of a 2,598 square feet single-family residence on 5.6 acres and a 1,906 square-feet single-family residence on 1.21 acres. The five properties immediately south consist of 1.00 to 1.49 acre parcels, zoned AR, with single-family residences ranging in size from 1,488 square feet to 2,354 square-feet.

The intended land use change and rezoning is consistent with adjacent properties.

b) Whether the property to be rezoned has a reasonable economic use as currently zoned.

The property to be rezoned consists of a combination of wooded area and agricultural pasture. The majority of the parcel will remain in the existing agricultural conservancy, and maintain its current use.

c) The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:

1) Population density and effect on community facilities such as streets, schools, water and sewer;

There will be no negative effect on community facilities.

2) Environmental impact;

There will be no negative effect on the environment as a result of the rezoning. The intent is to minimally affecting the current agricultural use of the majority of the existing parcel.

3) Effect on the existing use, usability and/or value of adjoining property.

There will be no effect on the use and usability of adjoining properties.

The estimated market value of the new property is more than \$400,000. The value of the adjacent properties will be maintained or enhanced by the rezoning and addition of the new residential home.

d) The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.

The existing property has been maintained in its current use since as early as 1993, when my father, Lane Miller, purchased the adjoining 35 acre parcel.

The properties immediately south, zoned AR, have been utilized as single-family residences since as early as 1987-1989, when the existing homes were constructed.

e) Consistency of the proposed use with the stated purpose of the zoning district that is being requested.

We are requesting a rezoning of a portion of the existing parcel to AR. The proposed new parcel will be approximately 2.25 acres in size, contain a single-family residential home and remain in a low-density, rural area. The new parcel will meet the purpose, requirements and standards of zoning district AR.

f) Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

There are no conditions or land use patterns affecting the use and development of the property.

g) Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.

Our understanding is that the Comprehensive Plan intends to maintain this area of the county as primarily rural. In keeping with this plan, we intend to minimally impact the current use of the property as agricultural pasture and wooded area. The agricultural conservancy on the remaining approximately 10.50 acres will be maintained. The portion of the existing parcel that will be rezoned will be utilized in a manner that is consistent with surrounding properties.

h) The availability of adequate sites for the proposed use in districts that permit such use.

There are available, adequate sites for the proposed use within the county. That said, the intent of our family's relocation to this proposed parcel is to remain proximate to my father. My wife and I are both employed, and my father assists with our two young children. Additionally, my father is aging and lives alone, and we can assist in the oversight and maintenance of his property. Constructing a residence on site allows us to maximize the health and well-being of our family and properties, without negatively affecting surrounding properties.

Sincerely,


Matthew Miller
Applicant


Lane Miller
Owner



 Plan 5176HZ built in Georgia
ArchitecturalDesigns.com



 Plan 5176HZ built in Georgia
ArchitecturalDesigns.com

Upper Photo: Conceptual site photo

Lower Photo: Example finished front elevation

Preparation Date:
August 15, 2020

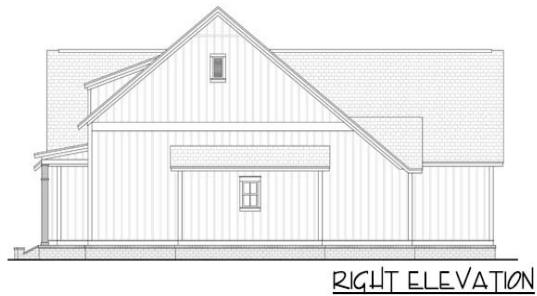
Prepared By:
Matthew Miller

Concept
Pictures

Rezoning Application

Parcel No.
B07024UA

Figure
1



RIGHT ELEVATION



REAR ELEVATION

Upper Photo: Example side elevation
Lower Photo: Example rear elevation

Preparation Date:
August 15, 2020

Prepared By:
Matthew Miller

Concept
Pictures

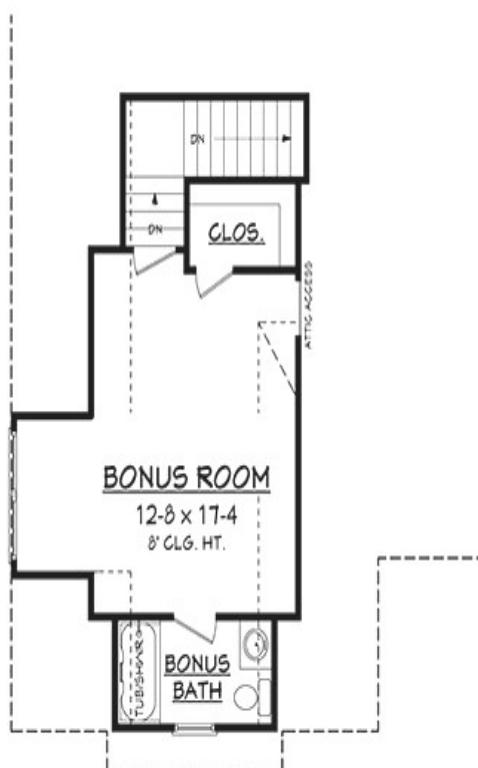
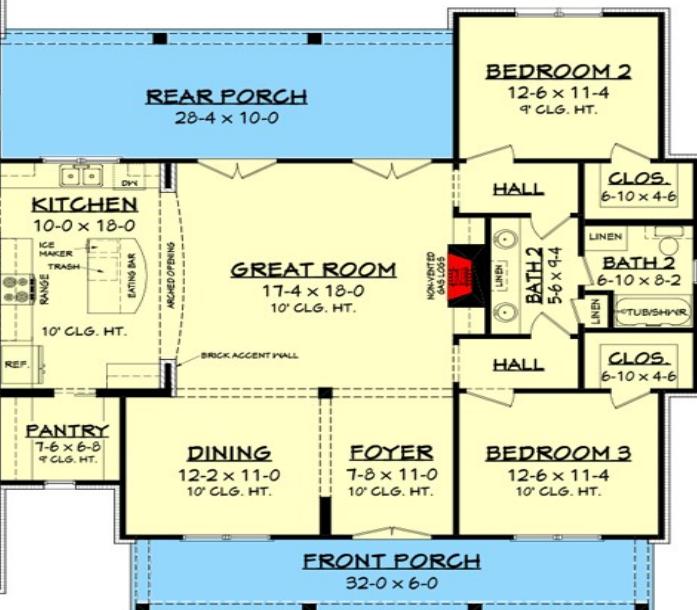
Rezoning Application

Parcel No.
B07024UA

Figure
2



**Add in a Half Bath off the Kitchen.
Total heated space increases to 2,192 sq. ft.
Depth of home increases to 63'6"**



Upper Photo: Main Level floor plan
Lower Photo: Bonus Room floor plan

Preparation Date:
August 15, 2020

Prepared By:
Matthew Miller.

Concept
Pictures

Rezoning Application

Parcel No.
B07024UA

Figure
3

Rezone # P20-0175 - Lane Miller

Tax Parcel #
Portion of
B-07-024UA

Portion of
B-07-024UA

Astondale Rd

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

1:2,285

0 212.5 425 850 1,275 1,700

Feet



Zoning	
AG	
AR-3	
AR	
R-1	
R-2	
R-3	
M-H	
B-1	
B-2	
O-I-P	
O-B-P	
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

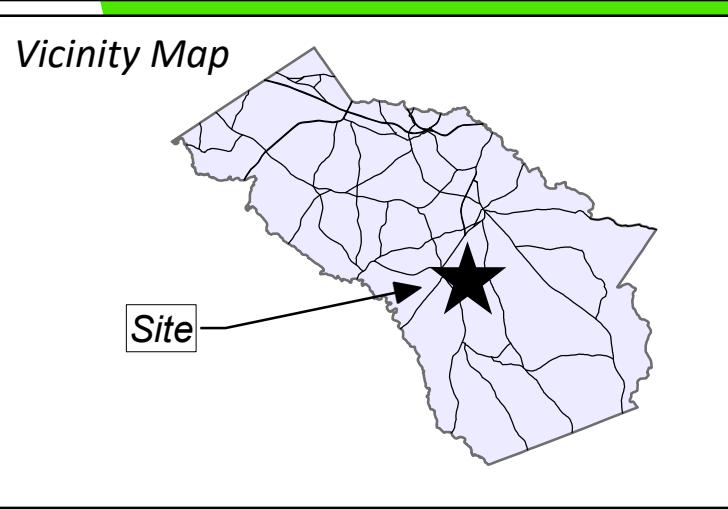
AR

AG

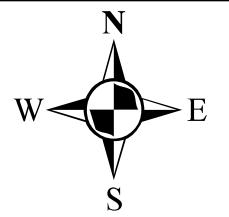
AG

AG

Astondale Rd



Oconee County Planning Department



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

0 100 200 400 600 800 Feet

Rural Places

6925354841
PARTICIPANT ID

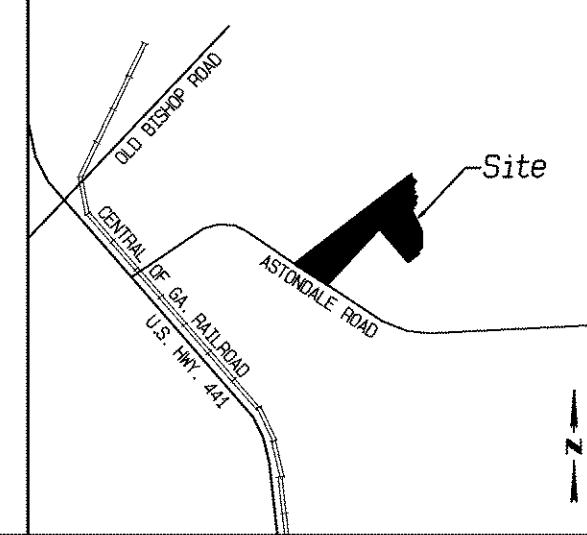
P2020000103

BK:2020 PG:103-103
FILED IN OFFICE
CLERK OF COURT
08/19/2020 11:58 AM
ANGELA ELDER-JOHNSON, CLERK
SUPERIOR COURT
OCONEE COUNTY, GA

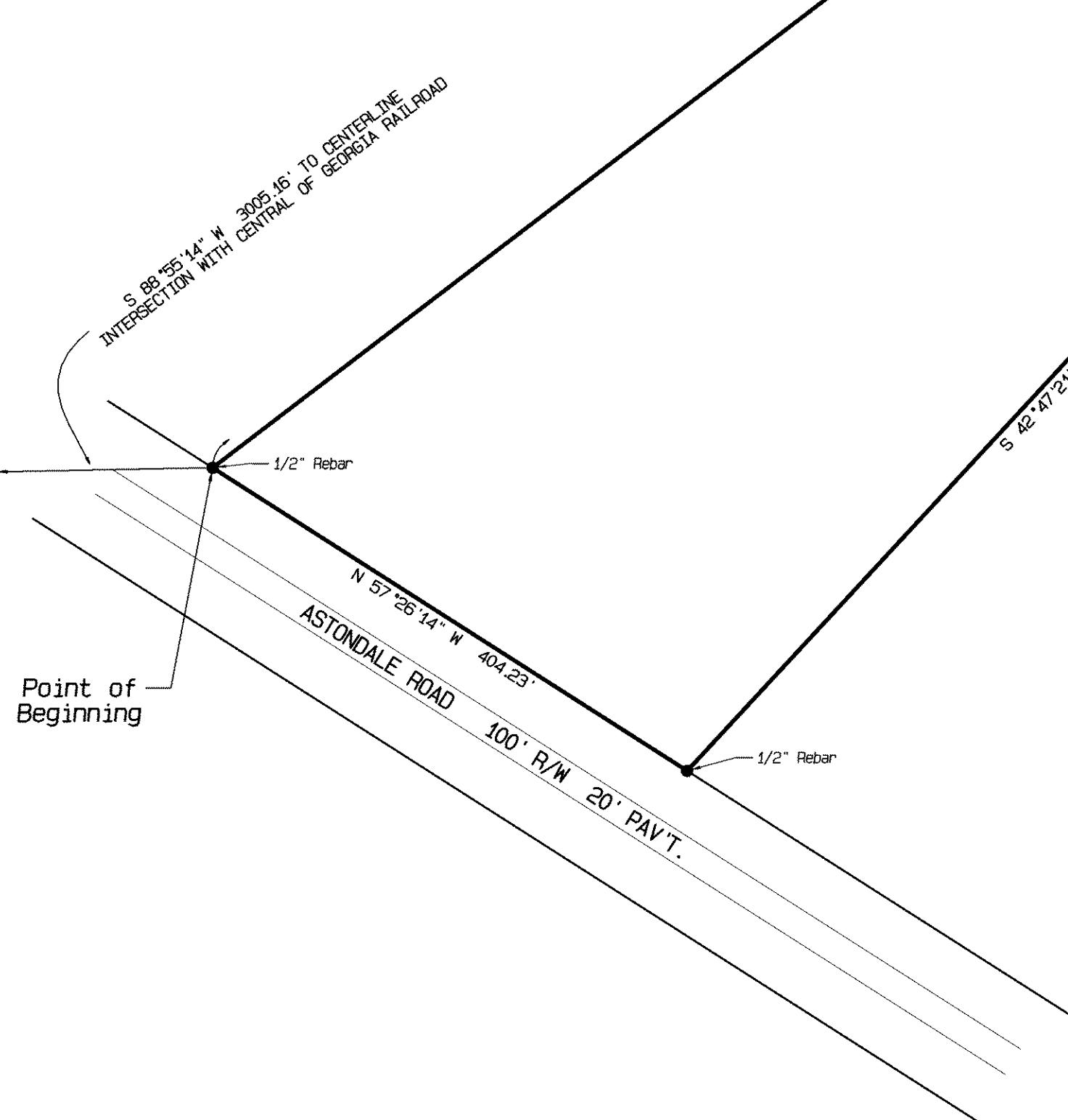
Angela Elder - Johnson

RESERVED FOR CLERK OF COURT

VICINITY MAP (not to scale)



SEED NORTH
SOUTH
WEST ZONE



G. LANE MILLER
PB. 19 PG. 179
DB. 216 PG. 238

N 52°36'15" E 1588.53'
1502.34' 23.93'
S 42°47'21" W 800.38'

ROBERT C. & JESSICA GAMBRELL
PB. 38 PG. 161
DB. 1298 PG. 142

12.751 Acres

N 40°54'44" W 461.69'

RANDY O. PHILLIPS
PB. 24 PG. 229
DB. 384 PG. 75

CENTERLINE OF
CREEK TRAVERSE

LINE	BEARING	DISTANCE
1	S04°18'51" W	39.68'
2	S50°08'30" E	59.05'
3	S42°02'18" W	45.42'
4	S07°28'10" E	64.33'
5	S50°57'16" E	12.12'
6	S25°42'57" W	44.35'
7	S46°55'43" E	15.49'
8	N71°22'54" E	24.17'
9	S45°20'43" E	10.82'
10	S27°53'43" W	48.88'
11	S34°36'08" E	26.47'
12	S21°23'02" W	25.22'
13	S63°57'11" W	22.99'
14	S13°28'14" E	24.92'
15	S67°22'26" W	27.99'
16	S63°20'00" E	34.60'
17	S22°55'07" E	157.81'
18	S16°43'27" E	65.42'
19	S07°04'28" E	82.26'
20	S23°12'24" W	34.39'
21	S00°30'27" W	59.84'
22	S40°01'55" W	55.42'
23	S09°15'22" W	16.88'
24	S43°04'01" E	11.63'

NOTES:
THIS PROPERTY IS ZONED AG
THIS PLAT REPRESENTS TAX MAP B07, PARCEL 024UA.

REFERENCES:
PLAT BOOK 34 PAGE 272
DEED BOOK 215 PAGE 238
PLAT BOOK 19 PAGE 179

PLAT ABBREVIATIONS

PB. - Plat Book
DB. - Deed Book
PG. - Page
R/W - Right of Way

GRAPHIC SCALE

1" = 100'



PLAT CLOSURE STATEMENT
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND
IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN
173,644 FEET

FIELD CLOSURE STATEMENT
THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN 32,400 FEET,
AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND
WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR
MEASUREMENTS WERE OBTAINED USING A TOPCON
TOTAL STATION MODEL GPT 3002.

This plat is a retrace of an existing parcel or parcels of land
and does not subdivide or create a new parcel or make any changes
to any real property boundaries. The recording information of the
documents, maps, plats, or other instruments which created the parcel
or parcels are stated herein.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL
JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL
REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR
PURPOSE OF THE LAND.

Furthermore, the undersigned land surveyor certifies that this plat
complies with the minimum technical standards for property surveys
in Georgia as set forth in the rules and regulations of the Georgia
Board of Registration for Professional Engineers and Land Surveyors
and as set forth in O.C.G.A. Section 15-6-67.

Ray N. Woods

08-19-2020

GEORGIA REGISTERED LAND SURVEYOR NUMBER 2049 DATE

RAY N. WOODS
GEORGIA REGISTERED
LAND SURVEYOR #2049

THIS PLAT IS NOT VALID
OR RECORDABLE UNLESS SAID
SURVEYOR'S SIGNATURE APPEARS
OVER THE STAMP

IN MY OPINION, THIS PLAT IS A
CORRECT REPRESENTATION OF
THE LAND PLATTED AND HAS BEEN
PREPARED IN CONFORMITY WITH
MINIMUM STANDARDS AND
REQUIREMENTS OF GEORGIA LAW.

LANE MILLER

RETRACEMENT BOUNDARY PLAT FOR

LANE MILLER

GMD:

222

DRAWN BY:

MIKE W.

DWG NAME:

BBarrett

FIELD BOOK:

D-140

COUNTY:

OCONEE

STATE:

GEORGIA

DATE:

08-19-2020

INSTRUMENT:

LEICA

INSTRUMENT:

PLAT CLOSURE

1/173,644

FIELD CLOSURE

1/466,131

ANGLE CLOSURE

2" per Angle

