

**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 AR (Agricultural Residential District) to AR (Agricultural Residential District) with modifications to rezone #295 pursuant to an application for rezoning of property owned by Waymon L. and Betty Sue Ash submitted on February 22, 2021.

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 Carter Engineering Consultants on February 22, 2021, requesting rezoning of a ±5.00-acre tract of land located at 1120 Berta Drive in the 239th G.M.D., Oconee County, Georgia, (tax parcel no. A-05-022A), 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 AR (Agricultural Residential District) to AR (Agricultural Residential District) with modifications to rezone #295 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.

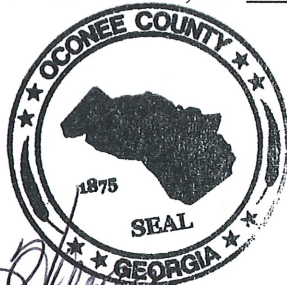
SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 April 19, 2021, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on May 4, 2021.

ADOPTED AND APPROVED, this 4th day of May, 2021.



ATTEST:

Kathy Hayes
Clerk, Board of Commissioners

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell
John Daniell, Chairman

Mark Thomas
Mark Thomas, Member

Chuck Horton
Chuck Horton, Member

Amrey Harden
Amrey Harden, Member

Mark Saxon
Mark Saxon, Member

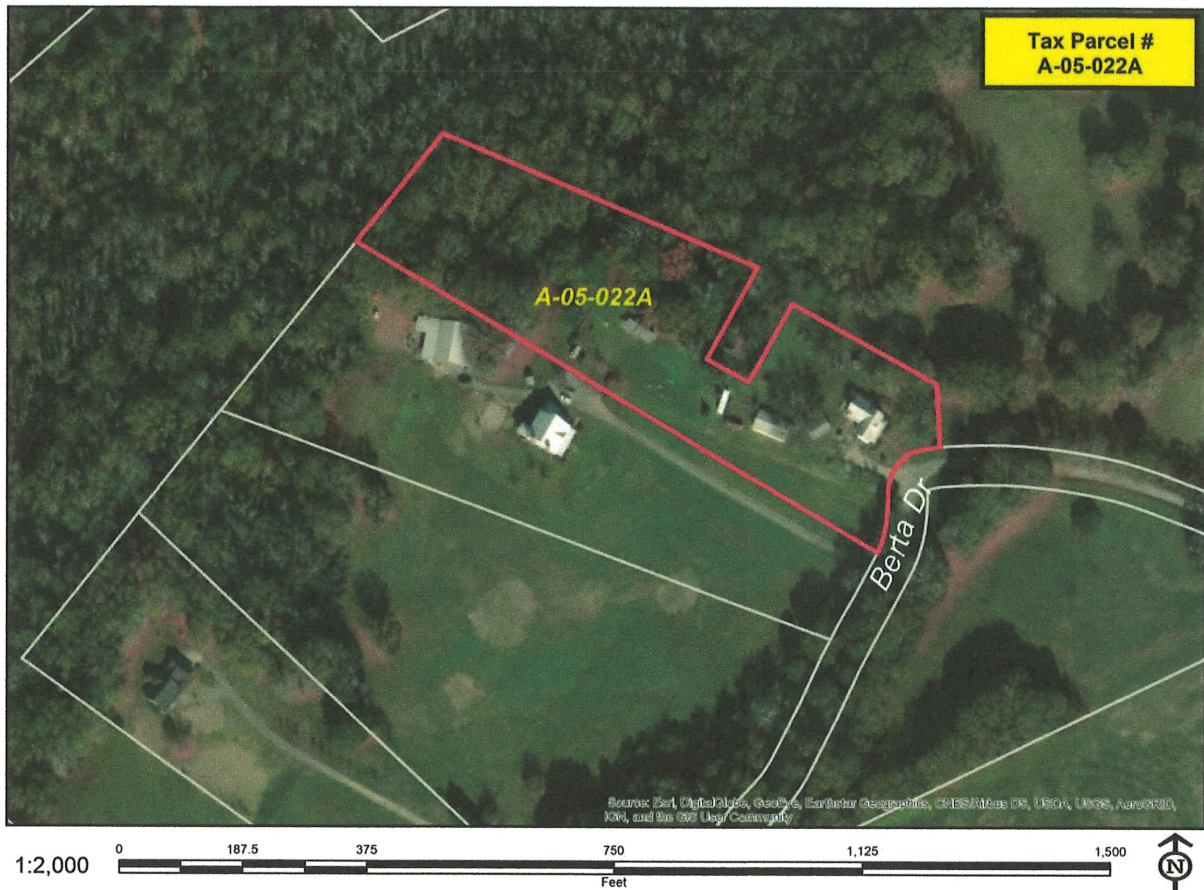
EXHIBIT "A" TO REZONE NO P21-0029

Page 1 of 4

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.

TAX MAP



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND BEING IN G.M.D. 239 OF OCONEE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG BERTA DRIVE (60' RIGHT-OF-WAY) 1204 FEET FROM THE WESTERLY RIGHT-OF-WAY LINE OF MAXEY ROAD; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 151.80', WITH A RADIUS OF 280.00', WITH A CHORD BEARING OF S 41°32'51" W, WITH A CHORD LENGTH OF 149.95' TO A POINT; THENCE LEAVING BERTA DRIVE N 61°29'10" W A DISTANCE OF 915.51' TO A POINT; THENCE N 38°46'01" E A DISTANCE OF 217.39' TO A POINT; THENCE S 67°09'54" E A DISTANCE OF 518.87' TO A POINT; THENCE S 28°54'17" W A DISTANCE OF 157.85' TO A POINT; THENCE S 61°07'33" E A DISTANCE OF 72.15' TO A POINT; THENCE N 28°54'57" E A DISTANCE OF 134.86' TO A POINT; THENCE S 61°01'13" E A DISTANCE OF 248.38' TO A POINT; THENCE S 03°13'02" E A DISTANCE OF 139.52' TO A POINT; WHICH IS THE POINT OF BEGINNING.

EXHIBIT "A" TO REZONE NO P21-0029

Page 2 of 4

NARRATIVE

Project Narrative

Tax Parcel No. A 05 022A

PROJECT NARRATIVE

February 22, 2021

Change in Conditions of Approval for Case # 295

Parcel No. A 05 022A	5.00 acres
Existing Zoning	AR (Agricultural Residential)
Proposed Zoning	AR (Agricultural Residential)
Adjacent Zoning:	North: AG (Agricultural) East: AG (Agricultural) South: AG (Agricultural) West: AR (Agricultural Residential)
Existing Use:	Single-Family Residential
Proposed Use:	Single-Family Residential

The proposed recombination will create the following lots:

Parcel No. A 05 022A	2.00 acres
Parcel No. A 05 022AA	8.00 acres

Our client is seeking a change in conditions of approval to allow the proposed recombination of the subject parcel, which may also be identified as 1120 Berta Drive. The subject parcel is approximately 1,229 l.f. from the eastern intersection of Maxey Road and Berta Drive. The subject parcel is currently zoned AR and surrounded by agricultural land. The character area of the subject parcel and adjacent properties is Country Estates, which will remain.

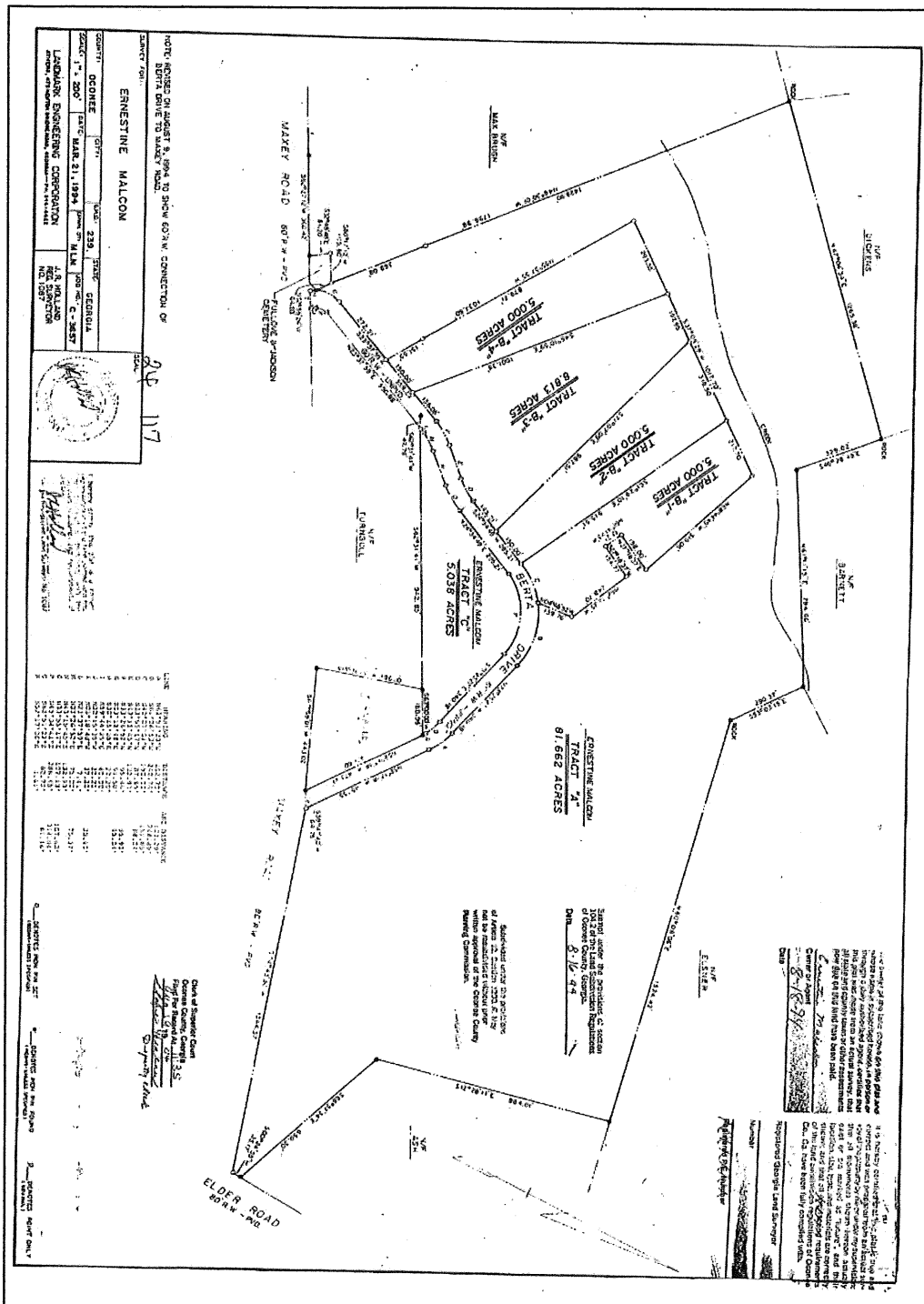
The subject parcel will retain 2.00 acres and house the existing single-family residence. The remaining 3.00 acres will combine with Parcel No. A 05 022AA as agricultural land. There are no changes in use or zoning requested.

The proposed subdivision will have no negative impacts in regards to traffic, the school system, water supply, or sewage disposal. The method of water supply is well and the method of sewage disposal is septic tank.

This variance is requested to allow the recombination of the subject parcel, which is currently prohibited by the second condition of Case # 295. The proposed recombination is in conformance with the established land use patterns of the area, which reflect the compatibility between agricultural and residential development in the zoning district, as well as the Future Development Map and the Oconee County Comprehensive Plan.



PLAT





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

REZONE CASE #: P21-0029

DATE: April 19, 2021

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

APPLICANT NAME: Carter Engineering Consultants

PROPERTY OWNER: Waymon L. and Betty Sue Ash

LOCATION: 1120 Berta Drive; Parcel A-05-022A

PARCEL SIZE: ±5.00 acres

EXISTING ZONING: AR (Agricultural Residential District)

EXISTING LAND USE: Residential



FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Country Estates

ACTION REQUESTED: Rezone the property from AR (Agricultural Residential District) to AR (Agricultural Residential District) with modifications to rezone #295 in order to decrease the lot size to two acres.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: April 19, 2021

BOARD OF COMMISSIONERS: May 4, 2021

ATTACHMENTS: Application
Narrative
Zoning Impact Analysis
Aerial Imagery
Zoning Map
Future Development Map
Plat of Survey
Concept Plan

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property was rezoned from AG to AR on 5/03/1994
- A shop was built in 1995 and a garage was built in 2007

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Pasture/Agricultural	AG (Agricultural District)
SOUTH	Single-Family Residential	AR (Agricultural Residential District)
EAST	Pasture/Agricultural	AG (Agricultural District)
WEST	Vacant/Undeveloped	AG (Agricultural District)

PROPOSED DEVELOPMENT

- The applicant proposes to remove condition #2 of rezone #295 in order to decrease the lot size to two acres. The remaining three acres would be recombined with adjacent parcel A-05-02AA and no new lots are proposed.
 - **Rezone #295- Condition #2**
Lot count shall not be increased nor lot size decreased beyond that shown on the attached concept plan (attached survey for Ernestine Malcolm by Landmark Engineering Corporation dated March 21, 1994), until such time as Berta Drive is paved to county standards.

PROPOSED TRAFFIC PROJECTIONS

- No additional traffic is projected as both lots already contain single-family homes and no new development is proposed.

PUBLIC FACILITIES

Water:

- The tract is served by a private well.

Sewer:

- The tract is served by a private septic tank.

Roads:

- The tract is accessed from Berta Drive

ENVIRONMENTAL

- No 100-year flood plan, jurisdictional wetlands, or state waters are known to exist on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- No comments

OCONEE COUNTY FIRE DEPARTMENT

- No comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- 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, pasture/agricultural, or undeveloped, and are zoned AG (Agricultural) and AR (Agricultural Residential). Nearby properties include residential lots ranging from 2-10 acres in size and large agricultural tracts 50 or more acres in size. No change of zoning district is proposed and staff holds that the proposed lot size reduction from 5 acres to 2 acres 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.
- 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;**
No additional development is proposed and the present request should not have significant impacts on population density or community facilities.
 - ii. Environmental impact;**
No environmentally sensitive areas are known to exist on site.
 - iii. Effect on the existing use, usability and/or value of adjoining property.**
The proposed change in lot size and recombination of property 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 not current vacant; 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 property is proposed to remain in the AR zoning district, which is intended “to allow medium rural residential densities and compatible agricultural activities without encouraging commercial development or multi-family development.” ([Unified Development Code Sec. 205.02](#)). The minimum lot size for AR is two acres and staff holds that the present request is consistent with the stated purpose of the existing 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.**
Staff finds no other existing or changing conditions or land use patterns which give supporting grounds for either approval or disapproval 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 Country Estates Character Area ([2040 Future Development Map](#)). This Character Area is primarily medium-density residential and “provides a transition between the more rural areas of the county and traditional suburban residential development and provides an ‘edge’ between the urban and rural fringe” ([2018 Comprehensive Plan p. 34](#)). For subdivisions in the Country Estates Character Area, a density of one dwelling unit per two acres is supported by the Comprehensive Plan (2018 Comprehensive Plan p. 35). Staff holds that the present request is 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.**
There is no new use proposed for the property; this standard is not applicable to the present request.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends conditional approval of this request 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.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- ☐ Rezoning from: _____ to _____ ☒ Change in Conditions of Approval for Case #: 295
- ☐ Special Use Approval for: _____ in the _____ Zoning District

Applicant

Name: Carter Engineering Consultants, Inc.

Address: 3651 Mars Hill Road, Suite 2000
(No P.O. Boxes)
Watkinsville, GA 30677

Telephone: 770-725-1200

Email: jeff@carterengineering.net

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: _____

Date: 03/08/2021

Notarized: _____

Property Owner

Name: Waymon L. and Betty Sue Ash

Address: 1120 Berta Drive
(No P.O. Boxes)
Bishop, GA 30621

Telephone: 706-255-6845

Seven Perry

NOTARY PUBLIC

Clarke County, GEORGIA

My Commission Expires 01/01/2024

Property

Location: 1120 Berta Drive
(Physical Description)

Tax Parcel Number: A 05 022A

Size (Acres): 5.0 Current Zoning: AR

Future Development Map—Character Area Designation: Country Estates

Use

Current Use: Single-family residential

Proposed Use: Single-family residential

Attachments (check all that apply)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Property Owner's Authorization (if applicable) | <input checked="" type="checkbox"/> Narrative (Detailed Description of the Request) |
| <input checked="" type="checkbox"/> Application Fee | <input checked="" type="checkbox"/> Concept Plan |
| <input checked="" type="checkbox"/> Warranty Deed | <input type="checkbox"/> Attachments to the Concept Plan: |
| <input checked="" type="checkbox"/> Typed Legal Description | <input type="checkbox"/> Water and/or Sewer Capacity Letter from OCUD |
| <input checked="" type="checkbox"/> Plat of Survey | <input type="checkbox"/> Representative Architecture/Photographs |
| <input checked="" type="checkbox"/> Disclosures (Interest & Campaign Contributions) | <input checked="" type="checkbox"/> Proof all property taxes paid in full |
| <input checked="" type="checkbox"/> Zoning Impact Analysis | <input type="checkbox"/> Other Attachments: _____ |

For Oconee County Staff Use Only

Application 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

PROJECT NARRATIVE

February 22, 2021

Change in Conditions of Approval for Case # 295

Parcel No. A 05 022A	5.00 acres
Existing Zoning	AR (Agricultural Residential)
Proposed Zoning	AR (Agricultural Residential)
Adjacent Zoning:	North: AG (Agricultural) East: AG (Agricultural) South: AG (Agricultural) West: AR (Agricultural Residential)
Existing Use:	Single-Family Residential
Proposed Use:	Single-Family Residential

The proposed recombination will create the following lots:

Parcel No. A 05 022A	2.00 acres
Parcel No. A 05 022AA	8.00 acres

Our client is seeking a change in conditions of approval to allow the proposed recombination of the subject parcel, which may also be identified as 1120 Berta Drive. The subject parcel is approximately 1,229 l.f. from the eastern intersection of Maxey Road and Berta Drive. The subject parcel is currently zoned AR and surrounded by agricultural land. The character area of the subject parcel and adjacent properties is Country Estates, which will remain.

The subject parcel will retain 2.00 acres and house the existing single-family residence. The remaining 3.00 acres will combine with Parcel No. A 05 022AA as agricultural land. There are no changes in use or zoning requested.

The proposed subdivision will have no negative impacts in regards to traffic, the school system, water supply, or sewage disposal. The method of water supply is well and the method of sewage disposal is septic tank.

This variance is requested to allow the recombination of the subject parcel, which is currently prohibited by the second condition of Case # 295. The proposed recombination is in conformance with the established land use patterns of the area, which reflect the compatibility between agricultural and residential development in the zoning district, as well as the Future Development Map and the Oconee County Comprehensive Plan.

ZONING IMPACT ANALYSIS

February 22, 2021

Change in Conditions of Approval for Case # 295

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

Our client is seeking a change in conditions of approval to allow the proposed recombination of the subject parcel, which may also be identified as 1120 Berta Drive. The subject parcel will retain 2.00 acres and house the existing single-family residence. The remaining 3.00 acres will combine with Parcel No. A 05 022AA as agricultural land. The subject parcel is currently zoned AR. There are no changes in use or zoning requested. The existing use and zoning of nearby properties include:

North	Zoned AG (Agricultural)
East	Zoned AG (Agricultural)
South	Zoned AG (Agricultural)
West	Zoned AR (Agricultural Residential)

The proposed recombination of the subject parcel is suitable for the use relative to the Oconee County Unified Development Code.

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

The subject parcel is currently zoned AR and surrounded by agricultural land. There is no gain to the public nor benefit to retain the subject parcel as-is. The proposed recombination will have no effect on adjacent properties. Because there is no change in use or zoning, the proposed recombination will not diminish adjacent property values.

C. Consider 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 as a result of the proposed recombination. The proposed recombination will not adversely impact community facilities.
- 2. Environmental impact:**
There will be no negative environmental impact due to the proposed recombination. There are no wetlands, floodplains, jurisdictional waters, or any other protected buffers and/or environmental restrictions or regulations on the subject parcel that may be threatened by the proposed recombination.
- 3. Effect on adjoining property values:**
The subject parcel is currently zoned AR and surrounded by agricultural land. Because there is no change in use or zoning, the proposed recombination will not diminish adjacent property values.

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

The subject parcel houses a single-family residence and agricultural land. There is no change in use or zoning requested.

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

The proposed recombination of the subject parcel is consistent with the purpose and intent of the AR zoning district. The subject parcel will retain 2.00 acres and house the existing single-family residence, which is a principal use by right. The remaining 3.00 acres will combine with Parcel No. A 05 022AA as agricultural land, which is a principal use by right. There is no change in use or zoning requested.

- F. Consider 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.**

The proposed recombination is in conformance with the established land use patterns of the area, which reflect the compatibility between agricultural and residential development in the zoning district. The character area of the subject parcel, Country Estates, will remain.

- G. Consider the conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.**

The proposed recombination is in conformance with the goals and objectives of the Future Development Map and the Oconee County Comprehensive Plan. The 2040 Character Area Map shows the subject parcel will remain within the Country Estates character area. The Country Estates character area is a low-intensity residential community with rural environment. The subject parcel currently houses an existing single-family residence and agricultural land. The proposed recombination will simply allow 3.00 acres of agricultural land to be combined with the agricultural land of the adjacent parcel. There is no change in use or zoning requested.

- H. Consider the availability of adequate sites for the proposed use in districts that permit such use.**

There is no change in use or zoning requested. The Change in Conditions of Approval for Case # 295 simply allows 3.00 acres of agricultural land of the subject parcel to be combined with the agricultural land of the adjacent parcel.

Rezone # P21-0029 - Waymon L & Betty Sue Ash

**Tax Parcel #
A-05-022A**

A-05-022A

Berta Dr

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

1:2,000

0 187.5 375 750 1,125 1,500

Feet



Zoning

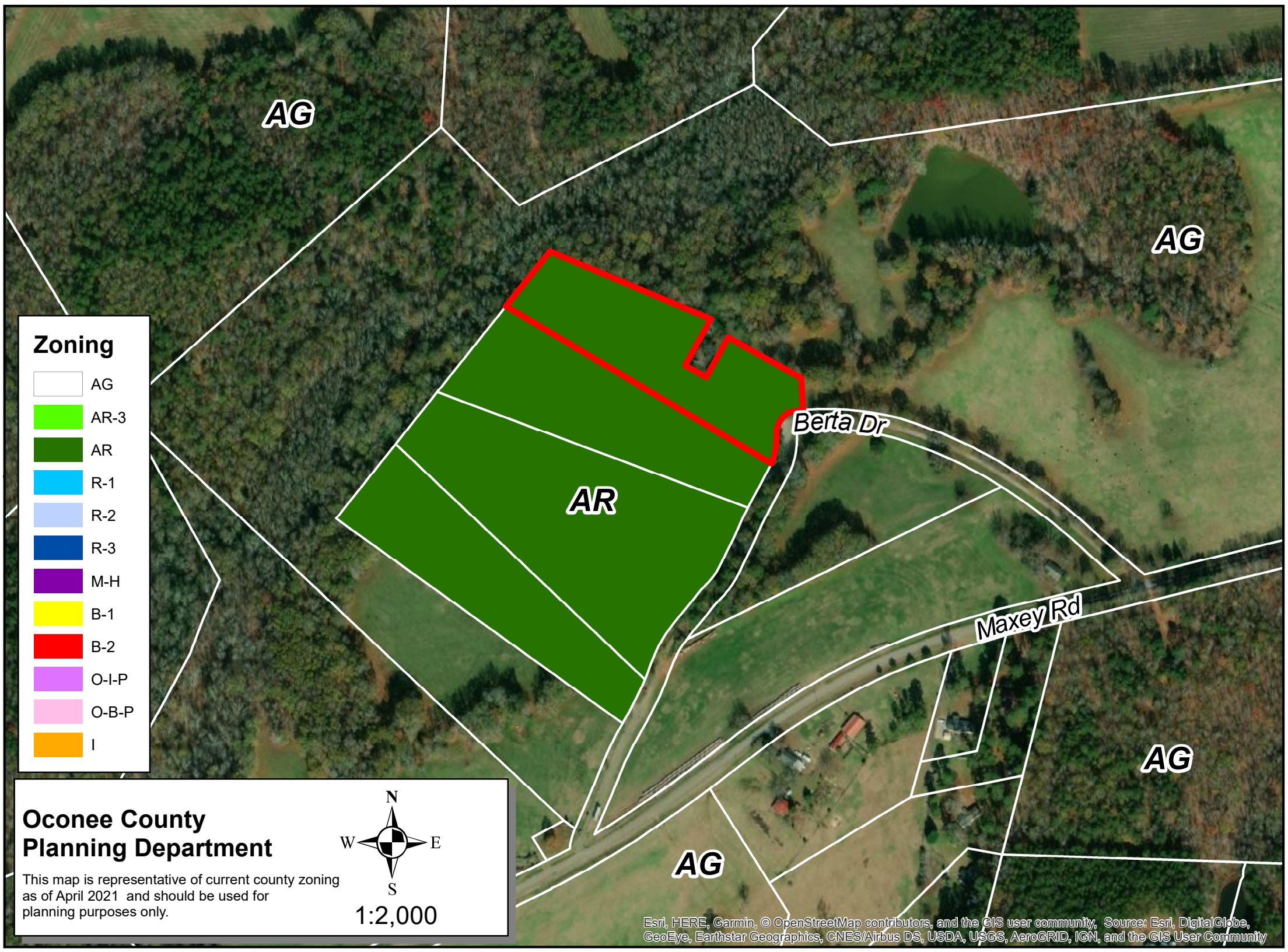
	AG
	AR-3
	AR
	R-1
	R-2
	R-3
	M-H
	B-1
	B-2
	O-I-P
	O-B-P
	I

**Oconee County
Planning Department**

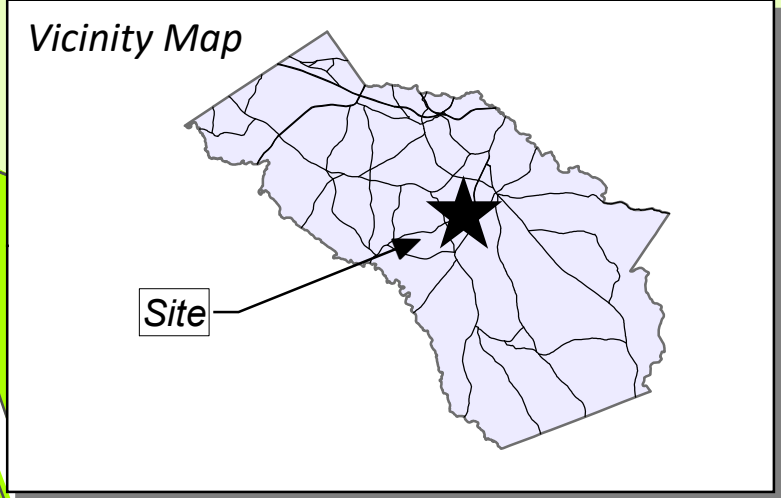
This map is representative of current county zoning as of April 2021 and should be used for planning purposes only.



1:2,000



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

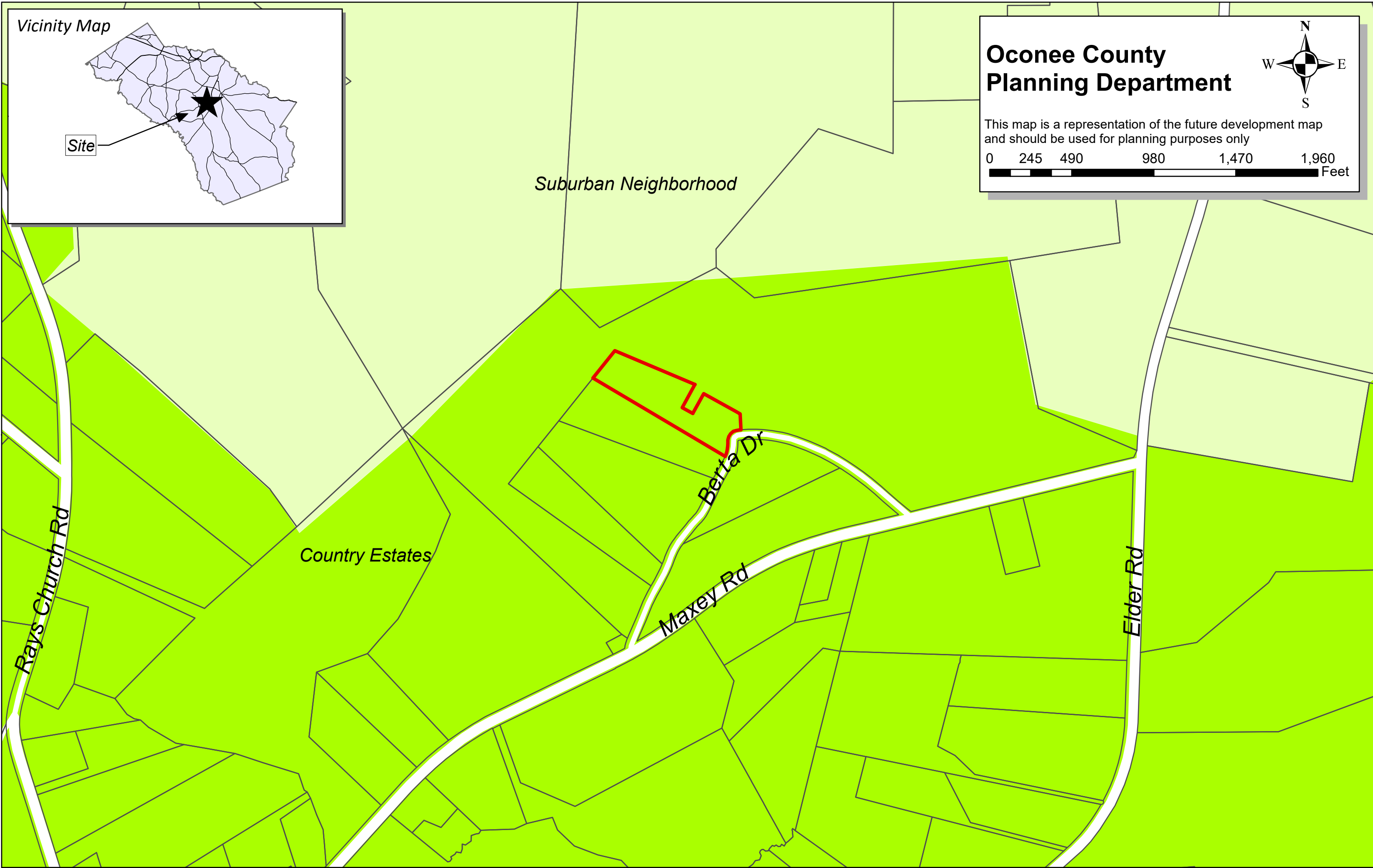


**Oconee County
Planning Department**

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

0 245 490 980 1,470 1,960 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, 245, 490, 980, 1,470, and 1,960 feet.



Owner or Agent 8-18-94

Registered Georgia Land Surveyor
Number
Registered P.E. Number

Exempt under the provisions of section 104.2 of the Land Subdivision Regulations of Oconee County, Georgia.

Date 8-16-99

Subdivided under the provisions of Article 12, Section 1200, *ff.* May not be resubdivided without prior written approval of the Oconee County Planning Commission.

Clerk of Superior Court
Oconee County, Georgia
Filed For Record At 11:35
Aug 19 1994
Shirley Yeakley
Deputy Clerk

NOTE: REVISED ON AUGUST 9, 1994 TO SHOW 60' R.W. CONNECTION OF
BERTA DRIVE TO MAXEY ROAD

SURVEY FOR:-					SCALE:		
ERNESTINE MALCOM							
COUNTY:	OCONEE	CITY:		GRID:	239	STATE:	GEORGIA
SCALE:	1" = 200'	DATE:	MAR. 21, 1994	CORNER CITY:	MLM	JOB NO.:	C-3657
LANDMARK ENGINEERING CORPORATION ATLANTA, 475 NORTH BRIDGE ROAD, GEORGIA - P.O. 546-8822				J. R. HOLLAND REG. SURVEYOR NO. 10187			

I hereby certify this plot is a correct
representation of the land owned and the
interest therein of the parties with the
exceptions and orders and requirements of
the Court.

J. H. Holland

The Registered Land Surveyor No. 1087

LINE	BEARING	DISTANCE	ARC DISTANCE
A	N64°51'32"E	152.75'	122.29'
B	N61°26'53"E	152.75'	24.65'
C	S42°07'51"W	152.75'	21.65'
D	S33°55'17"W	87.69'	66.24'
E	S33°55'17"W	87.69'	66.24'
F	S33°26'52"W	95.46'	35.93'
G	S23°18'48"E	51.56'	35.26'
H	S23°18'48"E	51.56'	35.26'
I	N59°44'25"E	62.02'	
J	N30°15'35"W	20.22'	
K	N30°18'48"W	37.22'	38.65'
L	N37°37"E	71.25'	
M	N33°26'50"E	75.02'	75.37'
N	N43°29'45"E	132.93'	
O	N43°29'45"E	132.93'	127.62'
P	S65°34'41"E	288.65'	31.65'
Q	S64°51'22"E	82.70'	61.16'

0___ DENOTES IRON PIN SET
(REDAR-UNLESS SPECIFIED)

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

Flood Note

This property does not lie within a 100 year floodplain.

13219C0130D
Flood Insurance Rate Map #
Registered Georgia Land Surveyor
3230
Number

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies this plat 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
Owner or Agent
Date

It is hereby certified that this plat 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
3230
Number

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by 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 this plat as to intended use of any parcel. 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.



REZONE MODIFICATION CONCEPT PLAN:

MICHAEL S. ASH, WAYMON L. ASH & CARTER ENGINEERING

G.M.D.:	DATE
239	10/15/2020
DISTRICT:	SCALE
SECTION:	1"=80'
COUNTY:	JOB NO.
OCONEE	2020-225

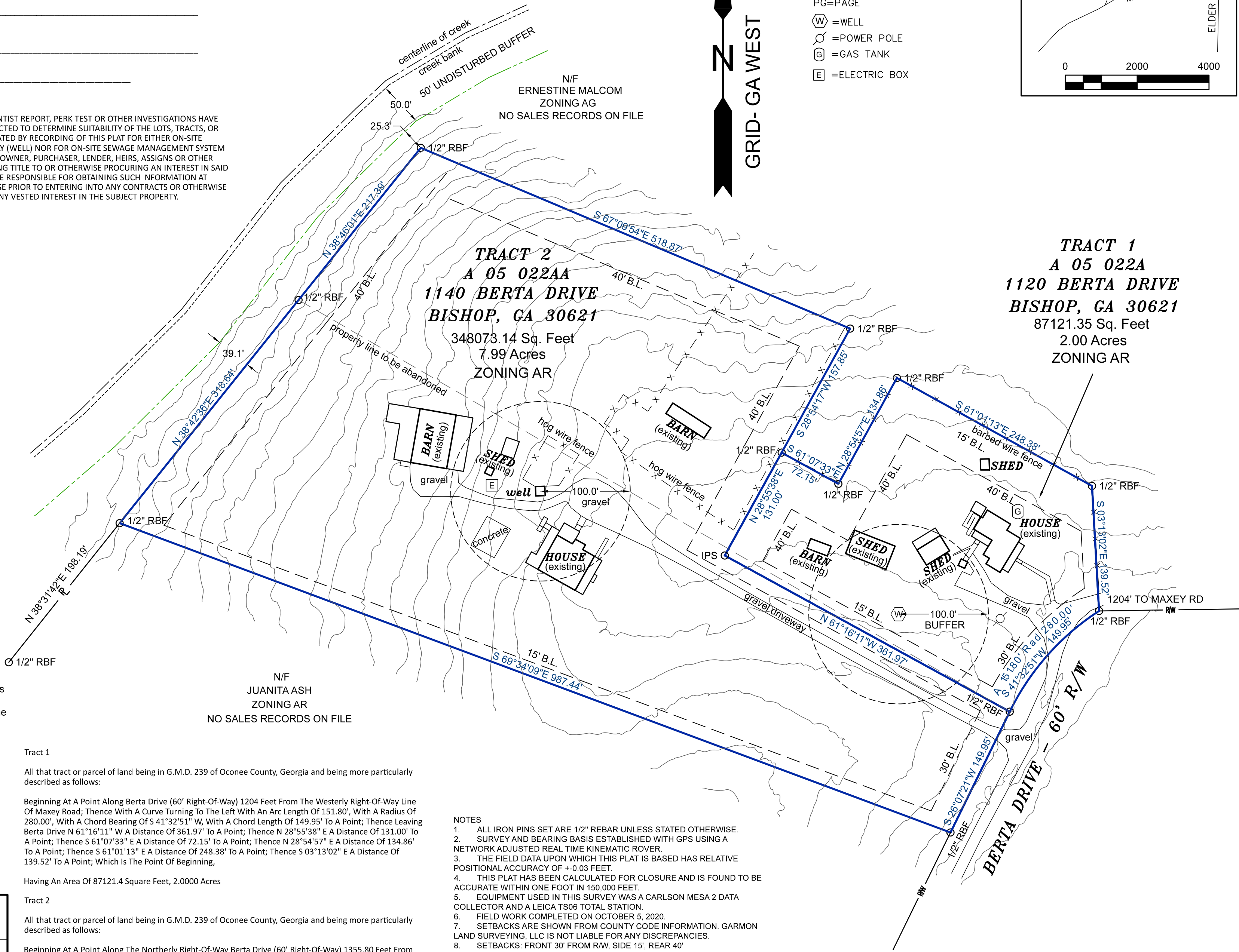
GARMON
LAND SURVEYING
1920 Railroad Street Statham Ga 30666
678-726-7582
garmonsurveying@gmail.com
DRAWING NAME:
BERTA DRIVE SPLIT

Health Department Certification

The lots shown have been reviewed by the Oconee County Health Department as noted on each lot of the plat and plat legend. The review performed based on information submitted by other professionals and any supplementary information provided therein. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit.

SIGNED
TITLE
DATE

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



Tract 1

All that tract or parcel of land being in G.M.D. 239 of Oconee County, Georgia and being more particularly described as follows:

Beginning At A Point Along Berta Drive (60' Right-Of-Way) 1204 Feet From The Westerly Right-Of-Way Line Of Maxey Road; Thence With A Curve Turning To The Left With An Arc Length Of 151.80', With A Radius Of 280.00', With A Chord Bearing Of S 41°32'51" W, With A Chord Length Of 149.95' To A Point; Thence Leaving Berta Drive N 61°16'11" W A Distance Of 361.97' To A Point; Thence N 28°55'38" E A Distance Of 131.00' To A Point; Thence S 61°07'33" E A Distance Of 72.15' To A Point; Thence N 28°54'57" E A Distance Of 134.86' To A Point; Thence S 61°01'13" E A Distance Of 248.38' To A Point; Thence S 03°13'02" E A Distance Of 139.52' To A Point; Which Is The Point Of Beginning,

Having An Area Of 87121.4 Square Feet, 2.0000 Acres

Tract 2

All that tract or parcel of land being in G.M.D. 239 of Oconee County, Georgia and being more particularly described as follows:

Beginning At A Point Along The Northerly Right-Of-Way Berta Drive (60' Right-Of-Way) 1355.80 Feet From The Westerly Right-Of-Way Line Of Maxey Road; Thence Following The Right-Of-Way Of Berta Drive S 26°07'21" W A Distance Of 149.95' To A Point; Thence Leaving Said Right-Of-Way N 69°34'09" W A Distance Of 987.44' To A Point; Thence N 38°42'36" E A Distance Of 318.64' To A Point; Thence N 38°46'01" E A Distance Of 217.39' To A Point; Thence S 67°09'54" E A Distance Of 518.87' To A Point; Thence S 28°54'17" W A Distance Of 157.85' To A Point; Thence S 28°55'38" W A Distance Of 131.00' To A Point; Thence S 61°16'11" E A Distance Of 361.97' To A Point Along The Right-Of-Way Of Berta Drive; Which Is The Point Of Beginning,

Having An Area Of 348073.1 Square Feet, 7.9907 Acres

NOTES

- ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
- SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +0.03 FEET.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
- EQUIPMENT USED IN THIS SURVEY WAS A CARLSON MESA 2 DATA COLLECTOR AND A LEICA TS06 TOTAL STATION.
- FIELD WORK COMPLETED ON OCTOBER 5, 2020.
- SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATIONS. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.
- SETBACKS: FRONT 30' FROM R/W, SIDE 15', REAR 40'
- WATER IS SUPPLIED TO SUBJECT PROPERTIES BY WELL
- SEWAGE DISPOSAL FOR SUBJECT PROPERTIES ARE ON SITE SEPTIC SYSTEMS
- NO CHANGE IN ZONING IS PROPOSED
- ALL BUILDINGS AND STRUCTURES ARE EXISTING AND NO NEW DEVELOPMENT IS PROPOSED
- TOPOGRAPHY WAS PROVIDED BY NOAA LIDAR DATA MAPS
- THIS IS A PROPOSED RECOMBINATION. THE RECOMBINATION WILL SHIFT THE LOT LINE AND DECREASE THE SIZE OF PARCEL A-05-022A, NECESSITATING THE CHANGE IN REZONE CONDITIONS.

LEGEND

- IPS=IRON PIN SET
RBF=REBAR FOUND
OTF=OPEN TOP PIPE FOUND
N/F=NOW OR FORMERLY
P/L=PROPERTY LINE
R/W=RIGHT-OF-WAY
DB=DEED BOOK
PB=PLAT BOOK
PG=PAGE
- W = WELL
P = POWER POLE
G = GAS TANK
E = ELECTRIC BOX

