

**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-3 (Agricultural Residential Three Acre District) pursuant to an application for rezoning of property owned by Jeremy Ziadie submitted on May 20, 2022.

**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 Jeremy Ziadie on May 20, 2022, requesting a rezone of a  $\pm 9.9$ -acre tract of land located at 1591 Snows Mill Road in the 239<sup>th</sup> G.M.D., Oconee County, Georgia, (tax parcel no. A-04-008J), 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-3 (Agricultural Residential Three Acre 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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.

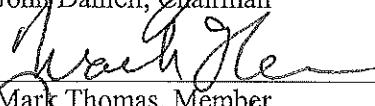
Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on July 18, 2022, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on August 2, 2022.

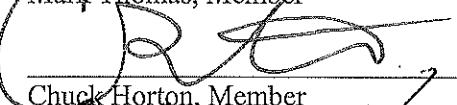
ADOPTED AND APPROVED, this 2<sup>nd</sup> day of August, 2022.

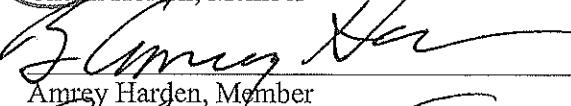
**OCONEE COUNTY BOARD OF COMMISSIONERS**

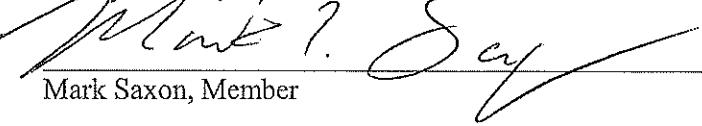
BY:

  
John Daniell, Chairman

  
Mark Thomas, Member

  
Chuck Horton, Member

  
Amrey Harden, Member

  
Mark Saxon, Member

ATTEST:

  
Holly Stephenson  
Clerk, Board of Commissioners

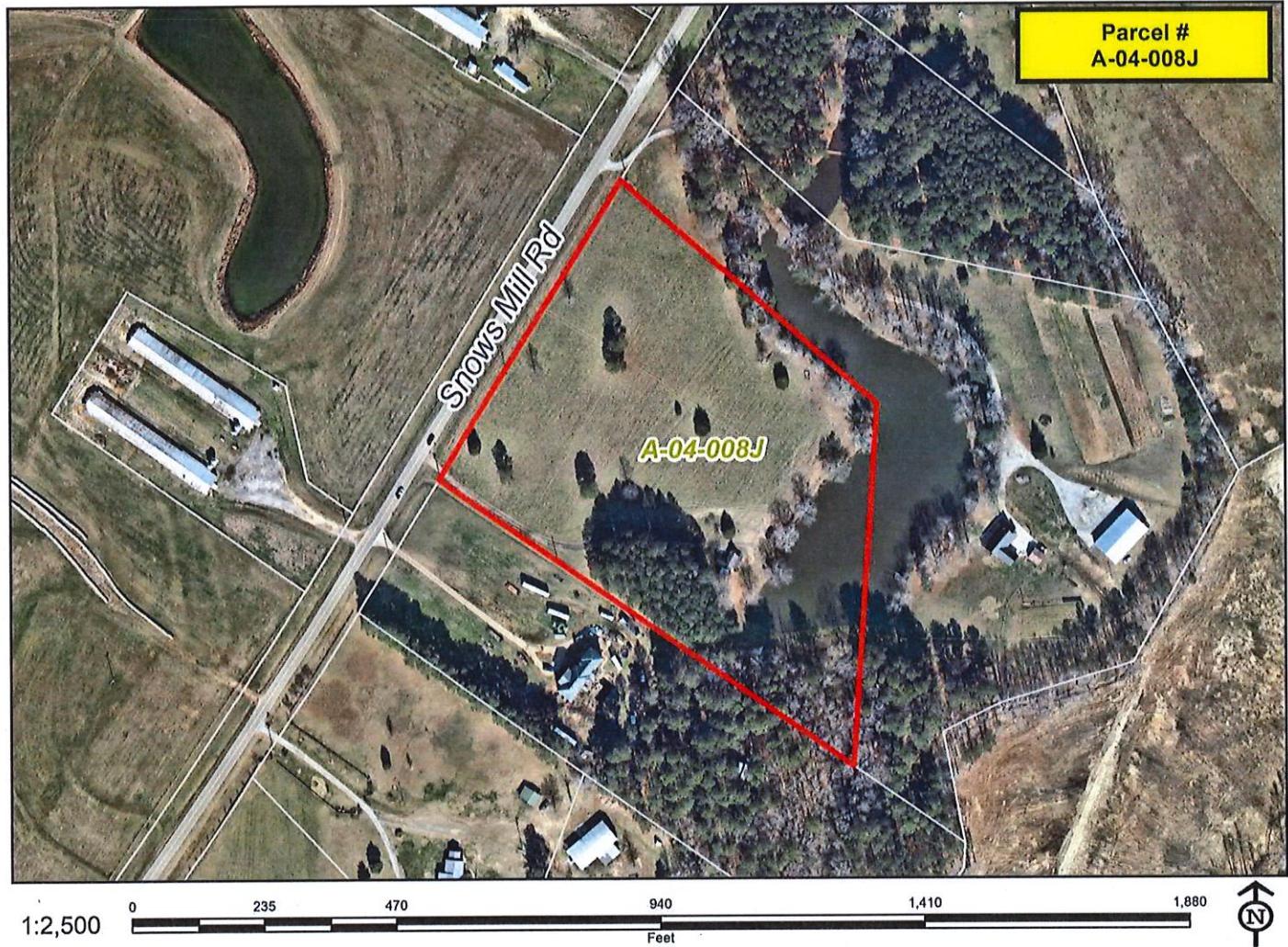
**EXHIBIT "A" TO REZONE NO P22-0131**

Page 1 of 5

**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**



## EXHIBIT "A" TO REZONE NO P22-0131

Page 2 of 5

### LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 239<sup>th</sup> G.M.D., Oconee County, Georgia, and being more particularly described as follows:

BEGINNING at a  $\frac{1}{2}$  inch rebar found on the Southeasterly right-of-way of Snows Mill Road, said point being 2272.53 feet as measured along said right-of-way from the intersection of said right-of-way and the centerline of Cole Springs Road; thence leaving said right-of-way South 48°14'29" East a distance of 600.31 feet to a calculated point; thence South 04°33'16" West a distance of 209.90 feet to a calculated point; thence South 04°33'16" West a distance of 170.24 feet to a calculated point; thence South 04°33'16" West a distance of 262.42 feet to a  $\frac{1}{2}$  inch rebar found, thence North 54°40'00" West a distance of 895.96 feet to a  $\frac{1}{2}$  rebar found on the Southeasterly right-of-way of Snows Mill Road; thence along said right-of-way North 32°36'55" East a distance of 150.00 to a future corner set; thence North 32°36'55" East a distance of 222.30 feet to a future corner set; thence North 32°37'02" East a distance of 247.63 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 9.894 acres.

### NARRATIVE

To whom it may concern

My name is Jeremy Zladie and I recently purchased the property located at 1591 snows mill rd which we are reviewing for a rezone.

The purpose of this rezoning request is to be able to divide the existing 9.85 acre lot with one house currently on it, to 3 lots with the potential to have two more houses built.

Currently there is one house on the property which will end up being on the lot furthest to the left when facing the road closest to lane creek

Immediate plans are to build my personal house on the lot furthest to the right or the lot closest to cole springs

Future plans are to build another house for my elderly in-laws on the lot in the middle. Currently there is no plan to build on this lot and therefore no plans done for it.

If you look at the proposed subdivide, Each lot would be a little over 3 acres a piece. Due to this we are requesting a rezone to AR-3 from its current zoning of AG

ROI FROM REVIEW 1 AND 2:

WATER SUPPLY- the proposed water supply will be well water. Currently there is already a well on the property which will be used to supply the water to the future house for the time being. There could potentially be 2 more wells added in the future. Currently, this property is not able to hook up to oconee county water resources

ADJACENT LAND USES - across the street is a hay field/pasture with no residences on it. The neighbor to the left is a country estate on approximately 10 acres. The neighbor to the right and behind us is a country estate with approximately 20 acres.

TAX PARCEL NUMBER-Parcel Number: A 04 008J

SEWAGE DISPOSAL- the properties will have a septic tank and leach fields

PROPOSED DEVELOPMENT SCHEDULE- as mentioned earlier, the current house will remain where it is on the tract closest to lane creek. The middle tract has no development planned within 10 years. The tract on the far right closest to cold springs rd has a planned development schedule to begin in the fall of 2022 and end mid 2023.

STORMWATER-Stormwater Management shall be in accordance with county, state, and other appropriate ordinances and regulations in effect at time of construction plan approval

ZONING CHANGES- proposed zoning AR3. existing zoning AG

If you have any other questions, please let me know and I will be happy to answer them to the best of my ability.

Thank you for your time.

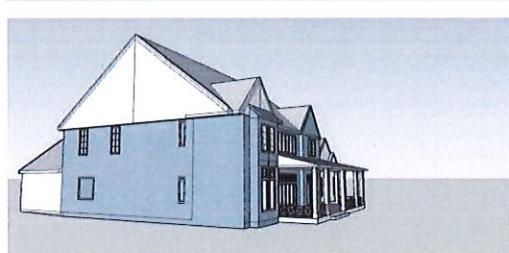
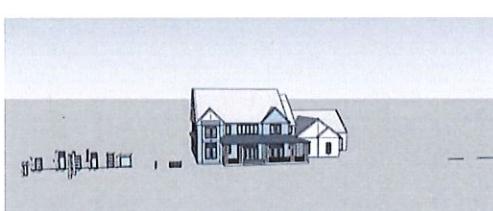
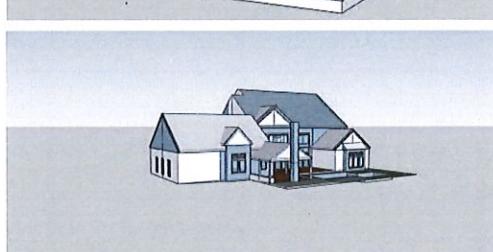
Gratefully,

Jeremy Zladie  
678-725-4240

**EXHIBIT "A" TO REZONE NO P22-0131**

Page 3 of 5

**ARCHITECTURAL IMAGES**



# EXHIBIT "A" TO REZONE NO P22-0131

Page 4 of 5

## PLAT

**LEGEND**

BC = BACK OF CURB  
 BS = BUILDING SETBACK LINE  
 CB = CATCH BASIN  
 CL = CENTERLINE  
 CMF = CONC. MONUMENT FOUND  
 CMP = CORROUGATED METAL PIPE  
 CT = CAMP TOP  
 DE = DRAINAGE BASEMENT  
 EL = ELEVATION (FT)  
 EOP = EDGE OF PAVEMENT  
 FFL = FINISHED FLOOR ELEVATION  
 FH = FIRE HYDRANT  
 GV = GATE VALVE  
 MF = METAL PIPE FOUND  
 IP = IRON PIPE SET  
 LL = LAND LOT  
 LLL = LAND LOT LINE  
 NF = NO FLOW (FORSEA.)  
 NTS = NOT TO SCALE  
 OT = OPEN TOP  
 PB = POWER BOX  
 PL = PROPERTY LINE  
 PDB = POINT OF BEGINNING  
 PP = POWER POLE  
 RIB = REBAR  
 RCP = REINFORCED CONC. PIPE  
 RW = HIGHWAY  
 UG = UNDERGROUND  
 WM = WATER METER  
 GL = GAS LINE  
 SL = SEWER LINE  
 TL = TELEPHONE LINE  
 WL = WATER LINE  
 FENCE  
 PL = POWER LINE  
 SA = STREET ADDRESS

**THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN FEET AND AN ANGULAR ERROR OF SECONDS PER ANGLE POINT. THIS PLAT HAS BEEN ADJUSTED UNDERR THE COMPASS RULE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN FEET.**

**BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.**

**THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS TOPCON GTS-20.**

**THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLANE AREA AS PER FLOOD INSURANCE RATE MAP AND NOT EXEMPTED.**

**SNOWS MILL ROAD (100' RW)**

**TRACT 11**

**TRACT 11  
9.895 ACRES**

**It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me, under my supervision, that all monuments shown herein actually exist or are marked as "true", and their location, etc., type, and markings are correctly shown; and that all recording requirements of the land authorities and regulations of Oconee Co., Ga., have been fully complied with.**

**John A. Webb**  
 Registered Georgia Land Surveyor  
 2507  
 Number

**NOTES / REFERENCES**

**1) PLAT BOOK 9 - PAGE 92  
 OCONEE CO. RECORDS**  
 The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, that it represents only the true and correct boundaries of the land shown and have been paid, now due and owing, all taxes and other assessments.

**Owner or Agent  
 9/14/94**

**SURVEY FOR  
 DENNIS B. RICHARDS**

**TRACT 11 - UNIT ONE - LANE CREEK EST.  
 239TH DISTRICT - GMD  
 OCONEE COUNTY, GEORGIA  
 SCALE: 1" = 100' - AUGUST 12, 1994**

**0 50 100 200 300**  
**GRAPHIC SCALE**

**Clark of Superior Court  
 Oconee County, Georgia  
 Filed For Record At 4-20-94  
 Sept. 13 1994  
 Dennis B. Richards  
 D. Webb, C.S.C.**

**Oconee County  
 Planning Department**

**"AUTHORIZED FOR RECORDING"**  
 Wayne Provoost  
 Planning Director

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

**Date 8-24-94**

**P.C. BOX 561 CUMMING, GA 30130 (404) 889-6103**

**Land Surveying Consultants**

**24/120**

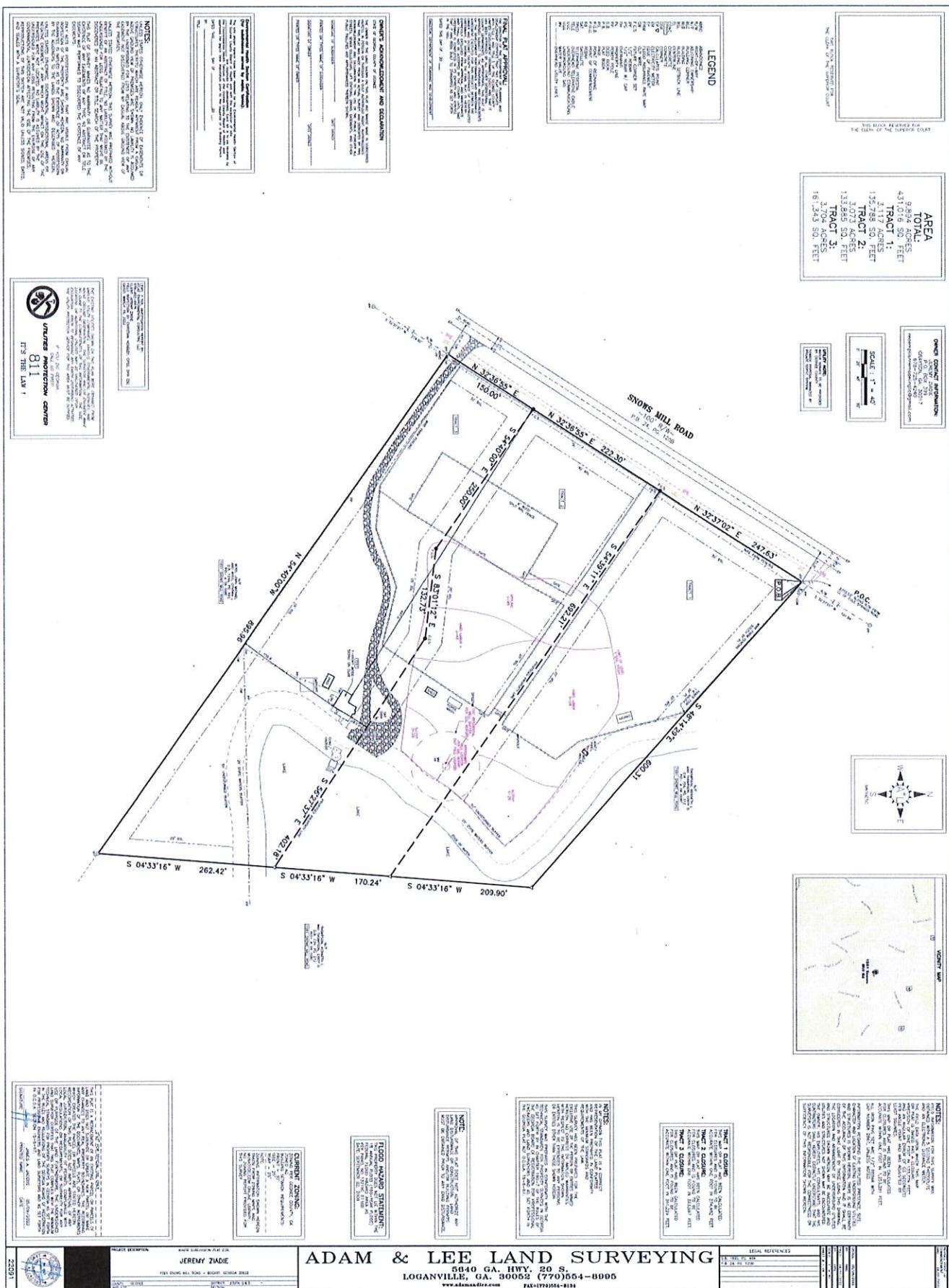
**24/120**

**Job #94458**

**EXHIBIT "A" TO REZONE NO P22-0131**

Page 5 of 5

## CONCEPT PLAN





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

**REZONE CASE #:** P22-0131

**DATE:** July 8, 2022

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

**APPLICANT NAME:** Jeremy Ziadie

**PROPERTY OWNER:** Jeremy Ziadie

**LOCATION:** 1591 Snows Mill Road

**PARCEL SIZE:** ±9.90 acres

**EXISTING ZONING:** AG (Agricultural District)

**EXISTING LAND USE:** Residential



**FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION:** Country Estates

**ACTION REQUESTED:** Rezone the property from AG (Agricultural District) to AR-3 (Agricultural Residential Three-Acre District) in order to subdivide the property into three lots.

**STAFF RECOMMENDATION:** Staff recommends conditional approval of this request

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** July 18, 2022

**BOARD OF COMMISSIONERS:** August 2, 2022

**ATTACHMENTS:**

- Application
- Narrative
- Architectural Renderings
- Zoning Impact Analysis
- 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
- A single-family dwelling was built in 1986 and a shed was built in 2008

### **SURROUNDING LAND USE AND ZONING**

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Pasture/agriculture	AG (Agricultural District)
<b>SOUTH</b>	Single family residential	AG
<b>EAST</b>	Pasture/agriculture	AG
<b>WEST</b>	Pasture/agriculture	AG

### **PROPOSED DEVELOPMENT**

- The applicant proposes to subdivide the property into three ±3.00 acre lots

### **PROPOSED TRAFFIC PROJECTIONS**

- An additional 20 ADT (average daily trips) is projected (Trip Generation Manual, 10<sup>th</sup> Ed.)

### **PUBLIC FACILITIES**

#### **Water:**

- The proposed lots would utilize private wells

#### **Sewer:**

- The proposed lots would utilize private septic systems

#### **Roads:**

- The proposed lots would utilize new driveways along Snows Mill Road

### **ENVIRONMENTAL**

- No 100-year flood plan, conservation corridor, or jurisdictional wetlands are known to exist on the site
- A 25-foot state waters buffer is required as shown on the concept plan; no development is proposed in this buffer

## **COMMENTS FROM OTHER DEPARTMENTS & AGENCIES**

### **OCONEE COUNTY PUBLIC WORKS DEPARTMENT**

- All new driveways be constructed to the requirements of Sections 1012.02 and Section 1012.03 of the UDC.

### **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 tracts are predominantly zoned AG and used for single-family residential or agricultural purposes. Staff holds that the proposed residential lots are suitable in view of the existing nearby development and zoning.

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

The property has a reasonable economic use for agricultural and residential uses 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;**

A small impact on local streets and schools are anticipated should the two additional lots be approved. No impact on water or sewer is anticipated as a result of the present request.

**ii. Environmental impact;**

No environmentally sensitive areas are known to exist on the site.

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

The proposed lot sizes and uses are in keeping with surrounding area and are not anticipated to affect 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 currently vacant; this standard is not applicable to the present case.

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

The AR-3 zoning district is intended “to encourage a compatible relationship between agricultural and residential subdivisions in the district” ([Unified Development Code Sec. 205.02](#)). Staff holds that the proposed residential lots are 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.**

Staff finds no other existing or changing conditions 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 Character Areas 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](#)). In the Country Estates Character Area, a density of one dwelling unit per 3 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.**

It is likely that other AR-3-zoned properties exist in the county that would permit the requested residential use and lot size

## **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.



## 1591 snows mill rd Narrative

To whom it may concern

My name is Jeremy Ziadie and I recently purchased the property located at 1591 snows mill rd which we are reviewing for a rezone.

The purpose of this rezoning request is to be able to divide the existing 9.85 acre lot with one house currently on it, to 3 lots with the potential to have two more houses built.

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ROI FROM REVIEW 1 AND 2:

WATER SUPPLY- the proposed water supply will be well water. Currently there is already a well on the property which will be used to supply the water to the future house for the time being. There could potentially be 2 more wells added in the future. Currently, this property is not able to hook up to oconee county water resources

ADJACENT LAND USES - across the street is a hay field/pasture with no residences on it. The neighbor to the left is a country estate on approximately 10 acres. The neighbor to the right and behind us is a country estate with approximately 20 acres.

TAX PARCEL NUMBER-Parcel Number: A 04 008J

SEWAGE DISPOSAL- the properties will have a septic tank and leach fields

PROPOSED DEVELOPMENT SCHEDULE- as mentioned earlier, the current house will remain where it is on the tract closest to lane creek. The middle tract has no development planned within 10 years. The tract on the far right closest to cold springs rd has a planned development schedule to begin in the fall of 2022 and end mid 2023.

STORMWATER–Stormwater Management shall be in accordance with county, state, and other appropriate ordinances and regulations in effect at time of construction plan approval

ZONING CHANGES- proposed zoning AR3. existing zoning AG

If you have any other questions, please let me know and I will be happy to answer them to the best of my ability.

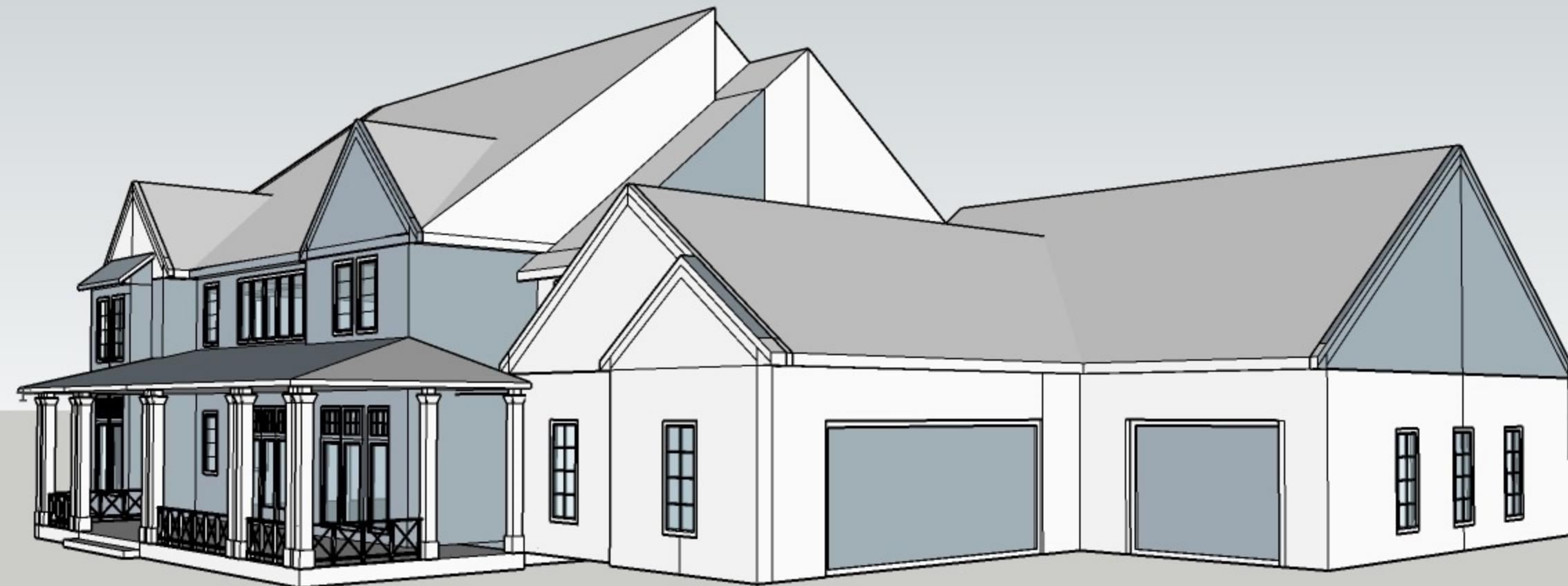
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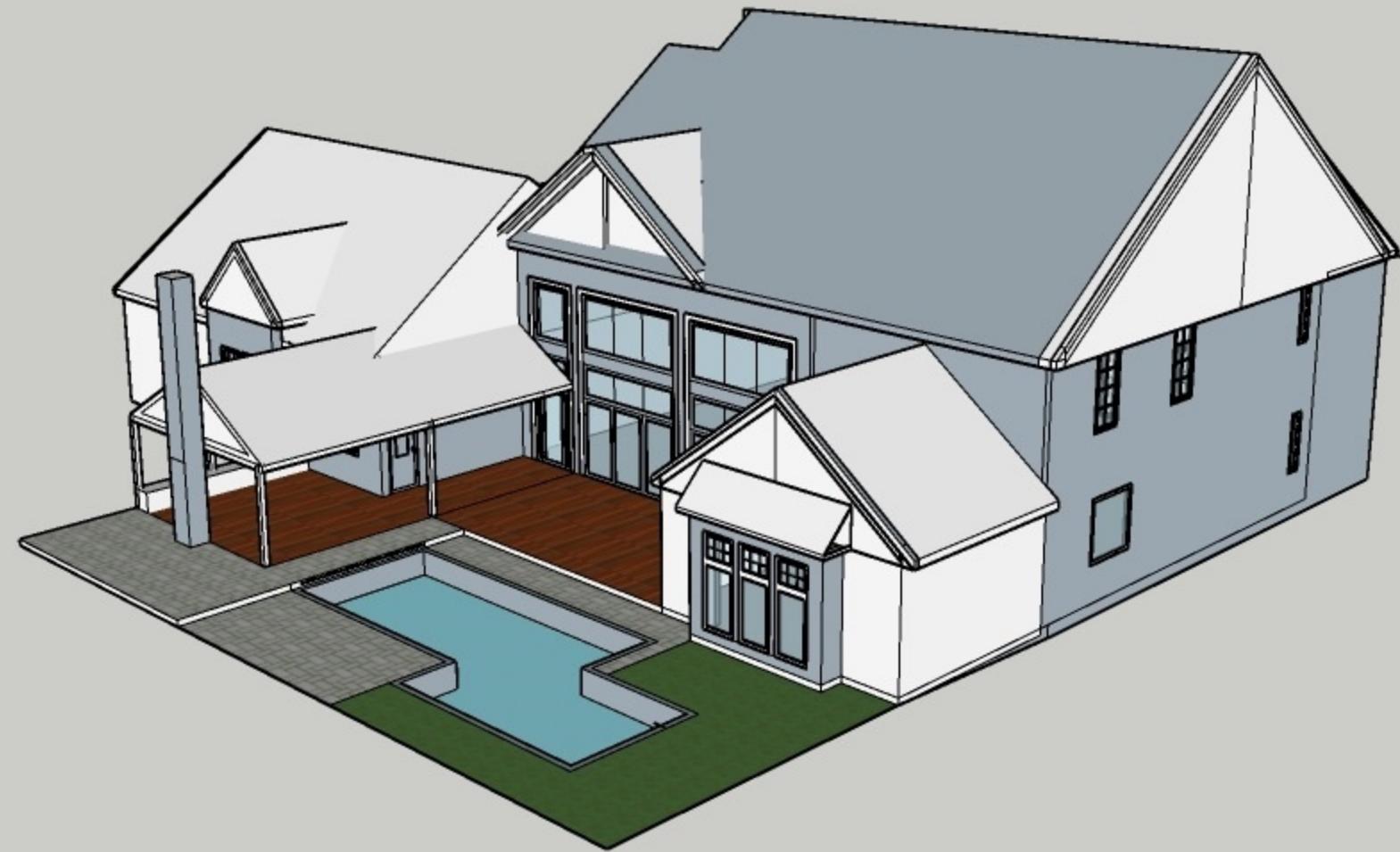
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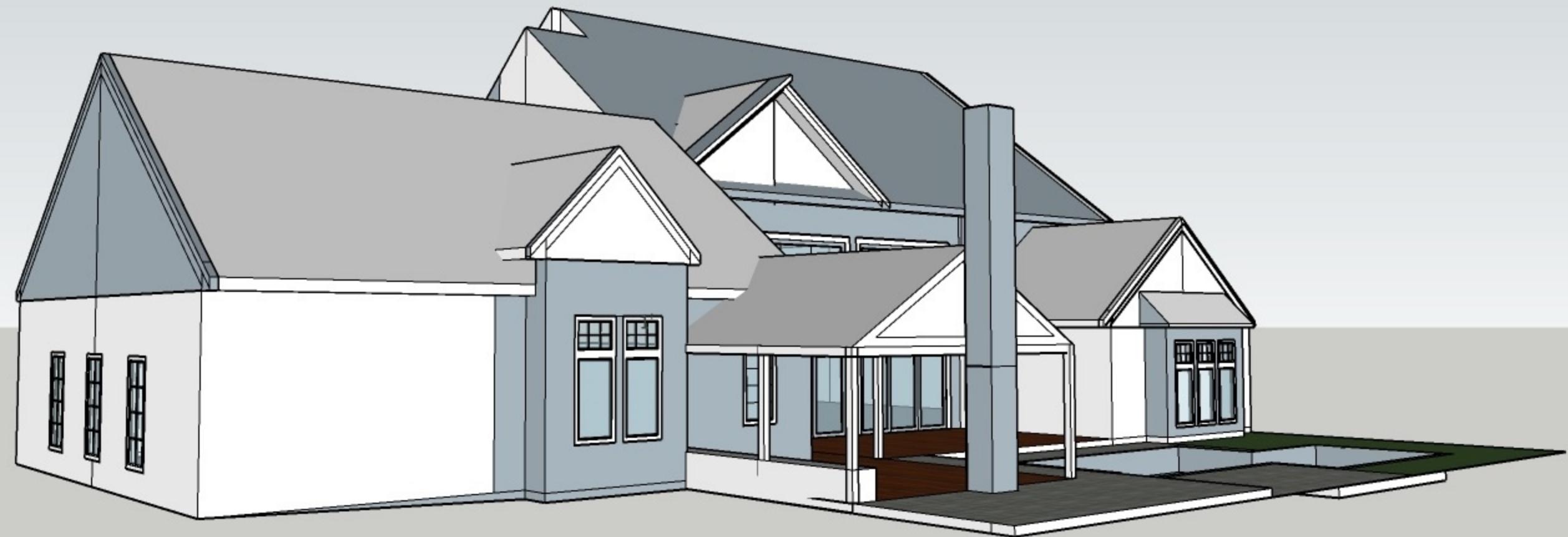
Jeremy Ziadie  
678-725-4240























Done

1 of 17

A

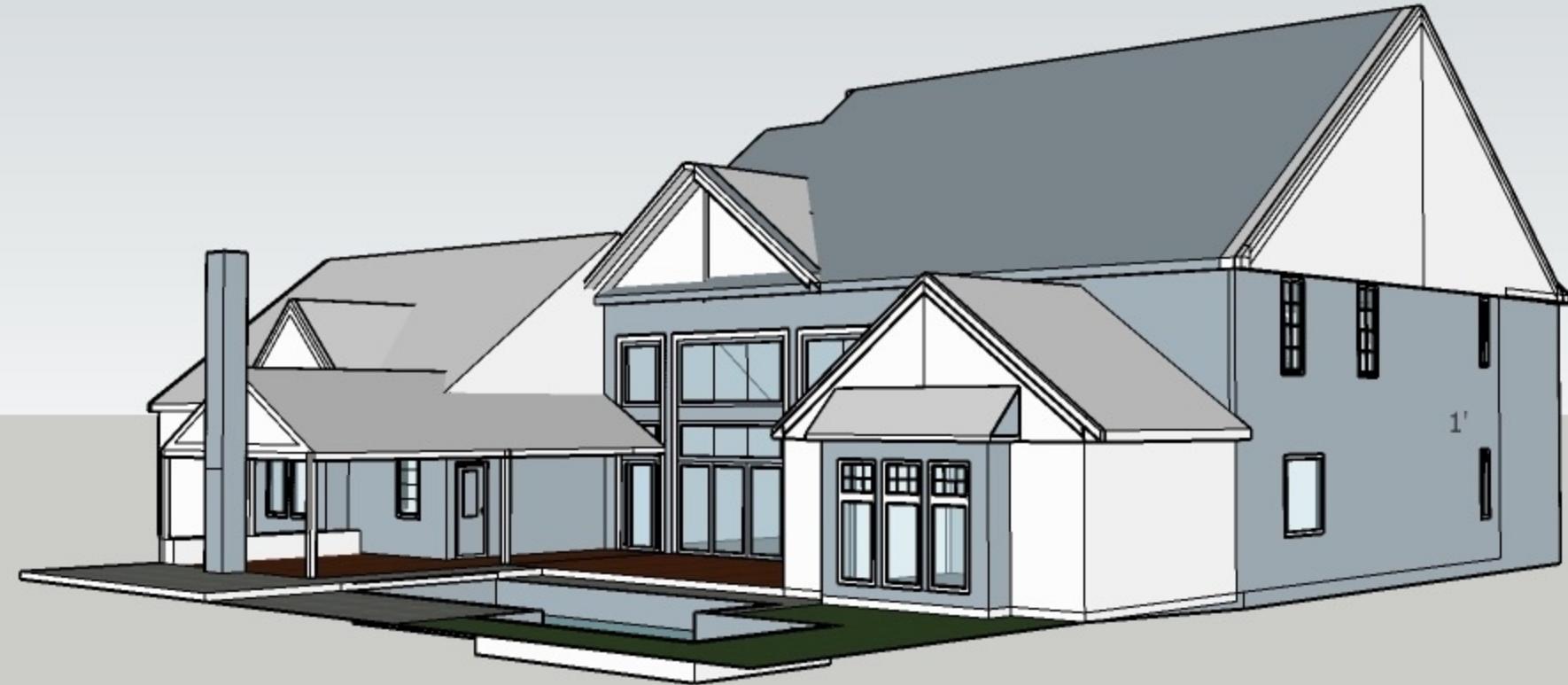


Done

3 of 17

A







## 1591 snows mill rd

### Zoning impact analysis

In regards to the “standards governing consideration of a zoning change”, below are my calculated impacts.

A- currently the property is zoned AG with requested change to AR-3(country estates). Within close proximity of the property in questions, there is a combination of currently zoned AG and AR. Per county records At Least 6 houses on 1 acre lots {AR1} and a handful more on 3 acre lots {AR3}. With this in mind, the proposed zoning change stays in line with the current zoning of properties nearby, and by changing to AR 3 it allows for sticking with more of a country estate feel due to the larger lot sizes

B- the property has a current economic use of being an agricultural property and has some economic use in that zoning classification. With that said it would have more economic use being divided into 3 lots that are zoned AR3 so more property taxes could be collected on the additional houses. The current use of the property is a single house with two separate pastures. The previous homeowners had horses in these pastures and did equestrian training. Currently, the only remaining use since the transfer of ownership is a single household with pastures.

C- the proposed zoning would have a very small impact on the population density and impact on schools in the future there could be potentially 2 additional households on the school systems and on the nearby roads for travel. {however, the current plan is to only build one more residence, and to use the existing house as an accessory structure since it is only 650 sq ft.} This would not impact any sewer but would impact environmental as additional septic tanks would have to be added. Soil tests have been done and show that each lot would have an area suitable for a septic tank and it's leach fields. There would be little affect on the existing use classification as there are still many properties that are zoned agricultural around it. The values of the neighboring properties would be Increased by size and level of quality of the future homes added to the new lots.

-C.1- Impact to schools- currently the property has only one house on it. The previous homeowners had no kids, and therefore no kids in school. We are requesting to add within the year 1 more house for my personal residence. We are currently a family of 3 with one more child due within the next couple weeks. Currently, our son is 2 years old and therefore wouldnt be joining any schools for atleast 2-3 years. Our future second born would not be joining school for another 4-5 years. With this in mind, the immediate impact to the school system is none. The near future impact would be 2 additional students within 5 years. The long term impact could be the potential of 3 families with kids in school. This would equate to approximately 3-10 school age children.

-C.2- ADT impact. The average daily vehicle travel impact to the road system would not increase in the near future since only my family will be on the property in the near future and

there was only one family one the future in the past. This number would stay around 10 trips per day as it was with the previous homeowner. The potential long term impact would be an increase of 20 vehicle travels per day with the addition of two more houses.

D- the property has not been vacant. The previous homeowner moved out 4/15/22 and it has only been vacant since then.

E- the proposed use would be consistent with the proposed zoning change. The zoning of AR3 allows houses on 3acres lots. This subdivide and zoning would be houses on 3+ acre lots.

F- I am unaware of any other zoning changes in the area within close proximity

G- this zoning change conforms with the Oconee county comprehensive plan

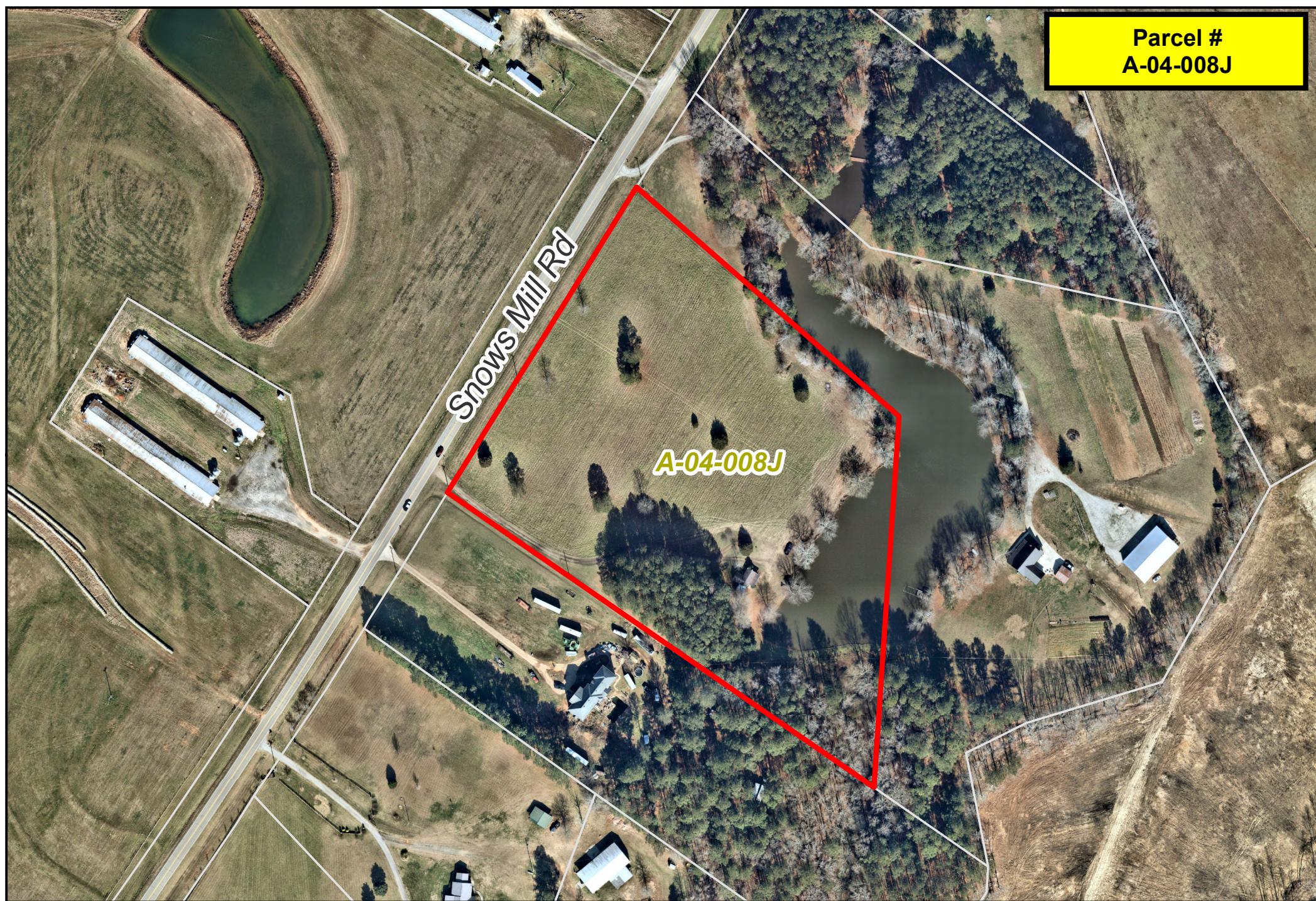
H- there are other properties zoned AG that could change to AR3 in the area, however I don't own any of them.

# Rezone # P22-0131 - Jeremy Ziadie

Parcel #  
A-04-008J

Snows Mill Rd

A-04-008J



1:2,500

0 235 470 940 1,410 1,880

Feet





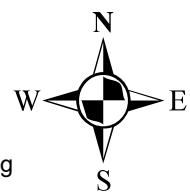
Snows Mill Rd

AG

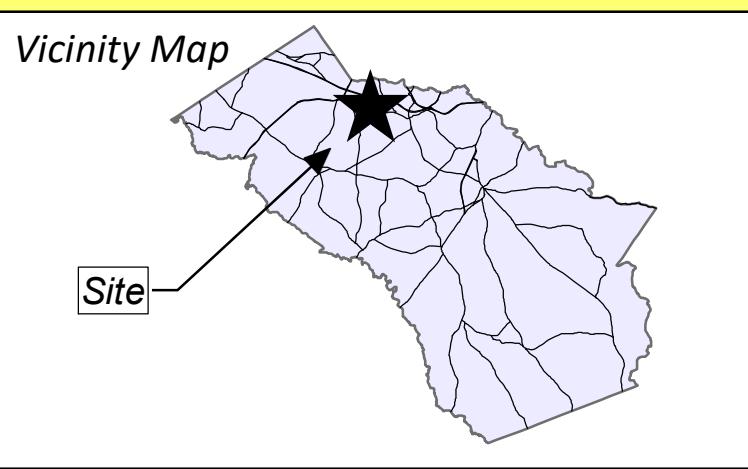
AG

## Oconee County Planning Department

This map is representative of current county zoning as of June 2022 and should be used for planning purposes only.



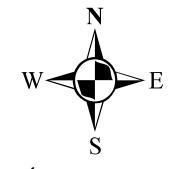
1:2,000



## Oconee County Planning Department

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

0 205 410 820 1,230 1,640  
Feet



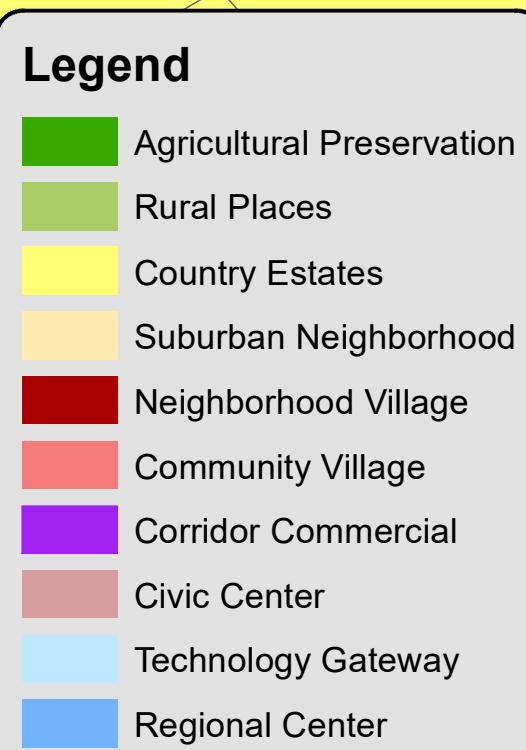
**Suburban Neighborhood**

**Country Estates**

**Snows Mill Rd**

**Overlook Ridge Rd**

**Rural Places**



DS

## LEGEND

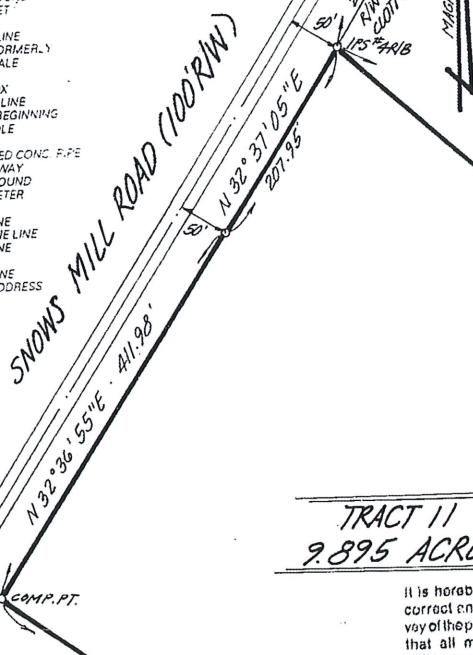
BC	BACK-OF CURB
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CL.	CENTERLINE
CMF	CORRODED MONUMENT FOUND
CMF	CORRUGATED METAL PIPE
CT	CRIMP TOP
DE	DRAINAGE EASEMENT
EL	ELEVATION (FT)
EOP	EDGE OF PAVEMENT
FFEL	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
GV	GATE VALVE
IPF	IRON PIN FOUND
IPS	IRON PIN SET
LL	LAND LOT
LL	LAND LOT LINE
NF	NOW OR FORMERLY
NTS	NOT TO SCALE
OT	OPEN
PB	POWER BOX
PL	PROPERTY LINE
PB	POINT OF BEGINNING
PP	POWER POLE
REBAR	REBAR
RCF	REINFORCED CONC. F-FE
RW	RIGHT-OF-WAY
UG	UNDERGROUND
WM	WATER METER
-G-	GAS LINE
-S-	SEWER LINE
-T-	TELEPHONE LINE
-W-	WATER LINE
-X-	FENCE
PL	POWER LINE
SA	STREET ADDRESS

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN        FEET AND AN ANGULAR ERROR OF        SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 3.31944 FEET

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS TOPCON GTS-2B

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. NOT EXAMINED



TRACT 11  
9.895 ACRES

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 requirements of the land subdivision regulations of Oconee Co., Ga., have been fully complied with.

Registered Georgia Land Surveyor

2507

Number

Registered P.E. Number

0055-96

0055-96

TRACT 10

9/14/94

Owner or Agent

9/14/94

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AREA  
TOTAL:  
9.894 ACRES  
431,016 SQ. FEET

TRACT 1:  
3.117 ACRES  
135,788 SQ. FEET

TRACT 2:  
3.073 ACRES  
133,885 SQ. FEET

TRACT 3:  
3.704 ACRES  
161,343 SQ. FEET

<p><b>OWNER CONTACT INFORMATION:</b> JEREMY ZIADIE P.O. BOX 399 GRAYSON, GA. 30017 678-725-4240 redemptionremodelingllc@gmail.com</p>
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MAGNETIC

VICINITY MAP

SITE:  
1591 SNOWS MILL RD  
PID- A 04 008J

Snows Mill Road

Cade Springs Road

Detailed description: This is a map showing the vicinity of a specific site. The map features several roads, including 'Snows Mill Road' running diagonally from the bottom left to the top right, and 'Cade Springs Road' running vertically on the right side. A cyan-colored polygon highlights a specific area, with an arrow pointing to the text 'SITE: 1591 SNOWS MILL RD PID- A 04 008J'. The map also includes several buildings represented by white rectangles of varying sizes.

**NOTES:**

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 133,779 FEET AND AN ANGULAR ERROR OF 03 SECOND(S) PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,353,391 FEET.

ALL IRON PINS SET ARE 1/2" REBAR WITH CAP NUMBER 2867, UNLESS NOTED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON, THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

REVISIONS  
REVISED POINT OF  
COMMENCEMENT  
HMG 06/01/2022  
REVISED PER COUNTY  
COMMENTS  
HMG 06/17/2022  
REVISED PER COUNTY

OFFICE: 05/09/2022  
BY: HMG  
FIELD: 04/11/2022

SCALE: 1" = 40'

ADAM & LEE LAND SURVEYING  
5640 GA. HWY. 20 S.  
LOGANVILLE, GA. 30052 (770)554-8995  
FAX-(770)554-9131  
[www.adamandlee.com](http://www.adamandlee.com)

00622	G.M.D.
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ZONE CONCEPT PLAN FOR:  
**JEREMY ZIADIE**  
MILL ROAD - BOGART, GEORGIA  
DISTRICT: 2

PROJECT DESCRIPTION:	1591 SN
PID - A 04 008J	COUNTY: OCONEE
	
22091	

LEGEND	
ABND	ABANDONED
R/W	RIGHT-OF-WAY
N/F	ADJOINING OWNERSHIP
BLC	BUILDING CORNER
BLD	BUILDING
BSL	BUILDING SETBACK LINE
CL	CENTERLINE
CONC	CONCRETE
	CONCRETE
COR	CORNER
CP 	CALCULATED POINT
EM	ELECTRICITY METER
EP	EDGE OF PAVEMENT
FIRM	FLOOD INSURANCE RATE MAP
GW	GUY WIRE
F.C.S.	FUTURE CORNER SET
IPF	1/2" REBAR
IPS	1/2" REBAR W/ CAP
OH	OVERHANG
PL	PROPERTY LINE
PP	POWER POLE
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
RB	REBAR
SAT	SATELLITE
TPED	TELEPHONE PEDESTAL
TELE	OVERHEAD TELEPHONE CABLE
UGC	UNDERGROUND COMMUNICATIONS
UGG	UNDERGROUND GAS
WV	WATER VALVE
— z — z — z —	OVERHEAD UTILITY LINES

<p><b>FINAL PLAT APPROVAL:</b></p> <p>THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLIES WITH TITLE 2 AND TITLE 3 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATIONAL COUNTY DEPARTMENTS, AS APPROPRIATE. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND OCONEE COUNTY. ACCEPTANCE OF CONSTRUCTED GREENWAYS, IF SHOWN ON THE FINAL PLAT, IS HEREBY EXPRESSLY EXCLUDED FROM APPROVAL AND MAINTENANCE AND SHALL NOT BE ACCEPTED BY THE COUNTY UNTIL SUCH GREENWAY IS COMPLETED IN ITS ENTIRETY AND VERIFIED THAT IT HAS BEEN BUILT TO STANDARDS AS SET FORTH IN THE UDO.</p> <p>DATED THIS DAY OF , 20 ____.</p> <p>DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT</p>
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<b>OWNER'S ACKNOWLEDGMENT AND DECLARATION</b>	
STATE OF GEORGIA, COUNTY OF OCONEE	
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS ACKNOWLEDGMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.	
SIGNATURE OF SUBDIVIDER	DATE SIGNED
PRINTED OR TYPED NAME OF SUBDIVIDER	
SIGNATURE OF OWNER	DATE SIGNED
PRINTED OR TYPED NAME OF OWNER	

<p><b>Environmental Health Section Certification (for subdivisions served by septic tanks):</b></p> <p>The lots shown hereon have been reviewed by the Environmental Health Section of the Oconee County Board of Health and with the exception of lots _____ are approved for development. Each lot is to be reviewed by the Environmental Health Section of the Oconee County Board of Health and approved for septic tank installation prior to the issuance of a Building Permit.</p> <p>DATED THIS _____ DAY OF _____, 20 ____.</p> <p>BY: _____</p> <p>TITLE: _____</p>
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**NOTES:**  
UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR  
STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL  
ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED  
BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY  
EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF  
THE PREMISES.

THE PREMISES.

UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE

THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVERED THE EXISTENCE OF ANY EASEMENTS.

ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION.

GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

**TRACT 1 CLOSURE:**  
THIS MAP OR PLAT HAS BEEN CALCULATED  
FOR CLOSURES AND IS FOUND TO BE  
ACCURATE WITHIN ONE FOOT IN 274,482 FEET.

**TRACT 2 CLOSURE:**  
THIS MAP OR PLAT HAS BEEN CALCULATED  
FOR CLOSURES AND IS FOUND TO BE  
ACCURATE WITHIN ONE FOOT IN 323,597 FEET.

**TRACT 3 CLOSURE:**  
THIS MAP OR PLAT HAS BEEN CALCULATED  
FOR CLOSURES AND IS FOUND TO BE  
ACCURATE WITHIN ONE FOOT IN 361,224 FEET.

**NOTES:**

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

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN

**NOTE:**  
APPROVAL OF THIS PLAT DOES NOT AUTHORIZE ANY  
LAND DISTURBANCE OR CONSTRUCTION. LAND  
DISTURBANCE PERMITS AND/OR BUILDING PERMITS  
MUST BE OBTAINED PRIOR TO ANY LAND DISTURBANCE.

**FLOOD HAZARD STATEMENT:**  
THIS PROPERTY DOES NOT LIE WITHIN THE  
1% ANNUAL FLOOD (100-YEAR FLOOD)  
FEDERAL FLOOD HAZARD AREA AS  
PER PANEL NO. 13219C 0110D  
DATE: SEPTEMBER 02, 2009

**CURRENT ZONING:**  
ZONING PER OCONEE COUNTY, GA  
ZONED AG  
BUILDING SETBACK REQUIREMENTS:  
FRONT - 30'  
SIDE - 25'  
REAR - 25'

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**PROPOSED ZONING - AR3**

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**NOTE:**  
ZONING INFORMATION SHOWN HEREON  
TAKEN FROM ZONING MAPS AND  
MUNICODE.COM ONLINE LIBRARY.  
NO ZONING REPORT PROVIDED FOR  
THIS SURVEY