

**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 Vishab Brambhatt submitted on November 18, 2019.

**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 Vishab Brambhatt on November 18, 2019, requesting rezoning of a ±8.78-acre tract of land located east of Dials Mill Road in the 240<sup>th</sup> G.M.D., Oconee County, Georgia, (tax parcel no. B-01-033A), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 January 21, 2020, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on February 4, 2020.

ADOPTED AND APPROVED, this 4<sup>th</sup> day of February, 2020.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY: \_\_\_\_\_

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

William E. Wilkes, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes  
Clerk, Board of Commissioners



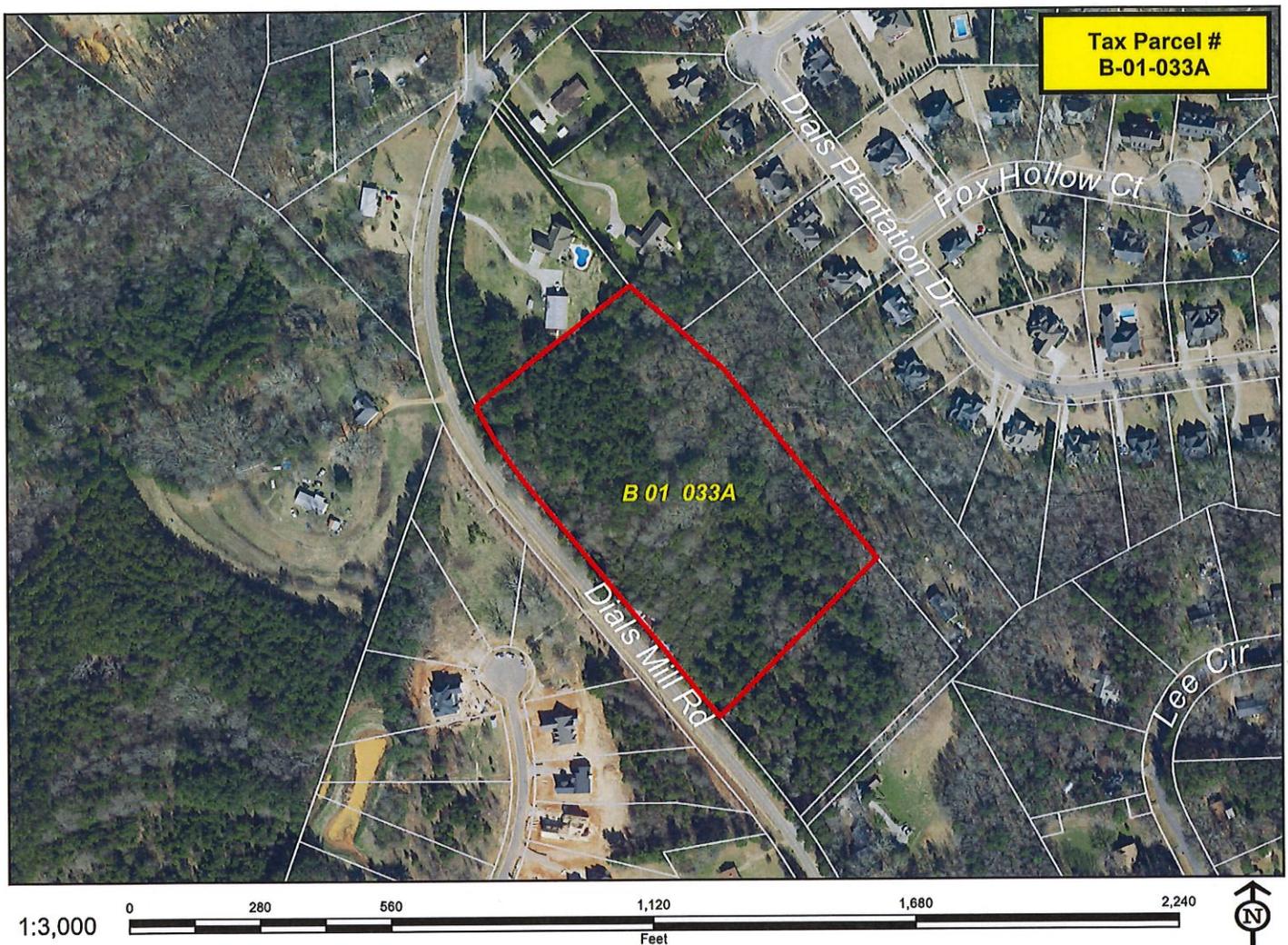
# EXHIBIT "A" TO REZONE NO P19-0085

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.
2. The owner, all at owner's expense, shall construct the improvements required by the County for public water and public waste water services for subject property and 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



## LEGAL DESCRIPTION

All that tract of land, together with improvements thereon, situate, lying and being in the 240<sup>th</sup> Georgia Militia District, in the state of Georgia, Oconee County, and being more particularly described as follows;

Commencing at centerline intersections of Dials Mill Extension, having a 40' right of way, and Dials Mill Road, having an 80' right of way,;

thence S 26°11'18" E a distance of 45.60' to a point on the easterly right of way of Dials Mill Road;

thence following said right of way S 29°23'54" W a distance of 35.99' to a point;

thence S 25°09'14" W a distance of 70.00' to a point;

thence S 19°18'42" W a distance of 56.50' to a point;

thence S 14°53'27" W a distance of 85.07' to a point;

thence S 08°22'53" W a distance of 71.94' to a point;

thence S 04°00'17" W a distance of 51.58' to a point;

thence S 02°09'17" E a distance of 67.44' to a point;

thence S 08°29'42" E a distance of 62.58' to a point;

thence S 13°42'20" E a distance of 53.05' to a point;

thence S 19°00'19" E a distance of 65.57' to a point;

thence S 24°13'05" E a distance of 32.13' to an iron pin on the easterly right of way of Dials Mill Road which is the point of beginning;

thence leaving said right of way N 52°37'22" E a distance of 203.73' to an iron pin;

thence N 52°37'22" E a distance of 210.34' to an iron pin;

thence S 48°14'17" E a distance of 268.53' to an iron pin;

thence S 38°43'14" E a distance of 516.74' to an iron pin;

thence S 45°00'58" W a distance of 476.71' to an iron pin on the westerly right of way of Dials Mill Road;

thence following said right of way N 39°02'56" W a distance of 77.43' to a point;

thence N 39°36'34" W a distance of 214.74' to a point;

thence N 39°59'08" W a distance of 226.45' to a point;

thence N 39°20'19" W a distance of 87.83' to a point;

thence N 38°30'04" W a distance of 70.88' to a point;

thence N 34°03'29" W a distance of 56.30' to a point;

thence N 30°18'28" W a distance of 73.57' to a point;

thence N 24°13'05" W a distance of 38.40' to an iron pin;

which is the point of beginning,

said tract of landing having an area of 8.78 acres more or less and being more particularly described on a plat of survey by Garmon Land Surveying dated July 30<sup>th</sup> 2015

NARRATIVE

The total acreage is 8.78 acres for the rezone. The adjacent land use is residential AG zoned parcels. The existing zoning on the subject property is AG as well. The current use for the property is agricultural. The proposed zoning is AR (Agricultural Residential).

The proposed traffic impacts will be minimal. The estimated Average Daily Trips (ADT) would be 30 average vehicle trip ends per day.

There will be minimum impact on the school system.

Public water is available. Other than water there are no public utilities existing or proposed for this area.

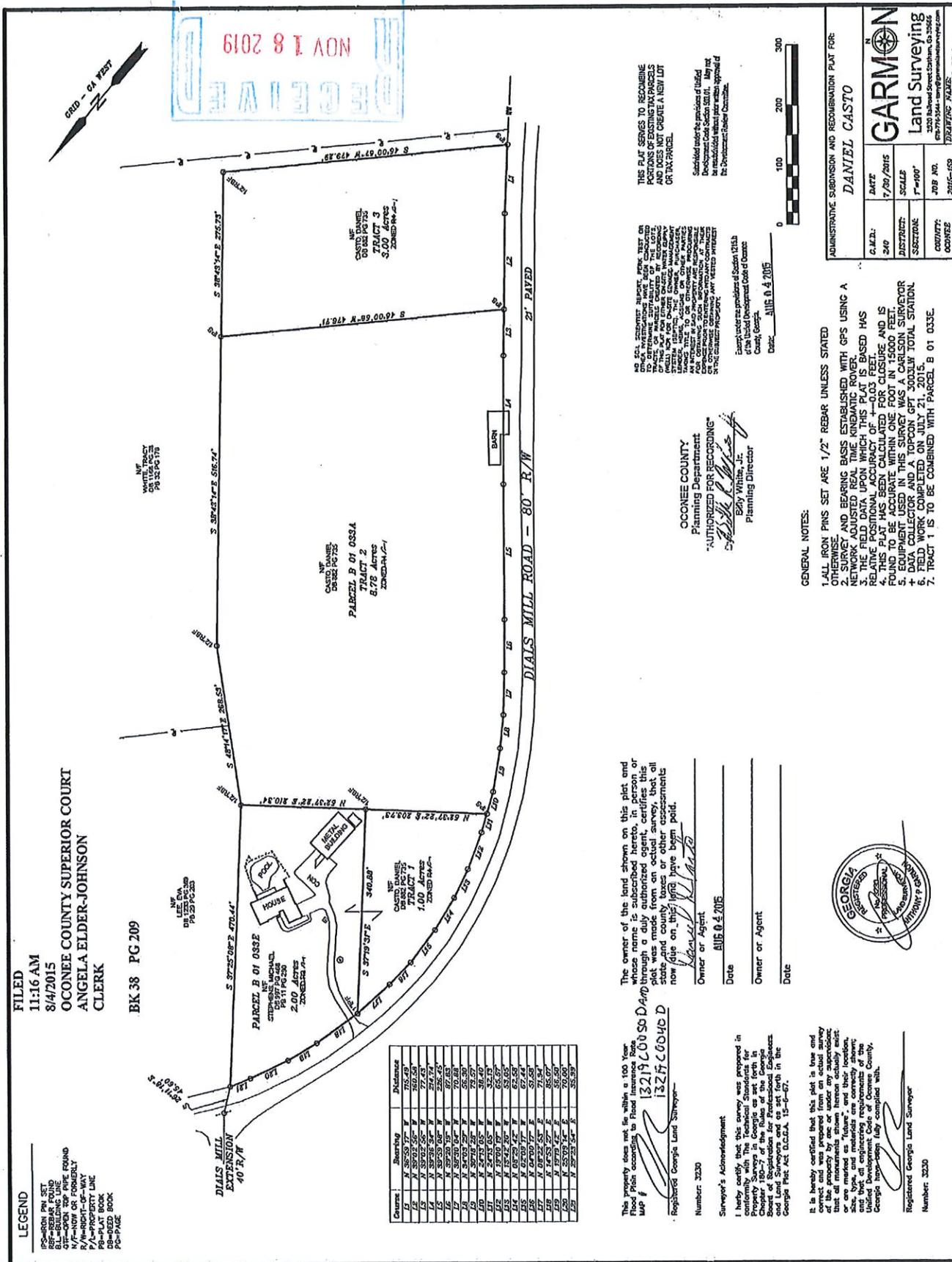
The method of sewage disposal will be private septic systems on each individual lot.

Private utilities, such as garbage, cable, phone, electricity, and gas, may be used as desired and/or as available by private companies/contractors.

The storm water will continue to flow in current drainage patterns.

The proposed subdivision consists of not more than three lots with each being a minimum of 2.78 acres with one dwelling unit per parcel.

PLAT







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

**REZONE CASE #:** P19-0085

**DATE:** January 7, 2020

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

**APPLICANT NAME:** Vishab Brambhatt

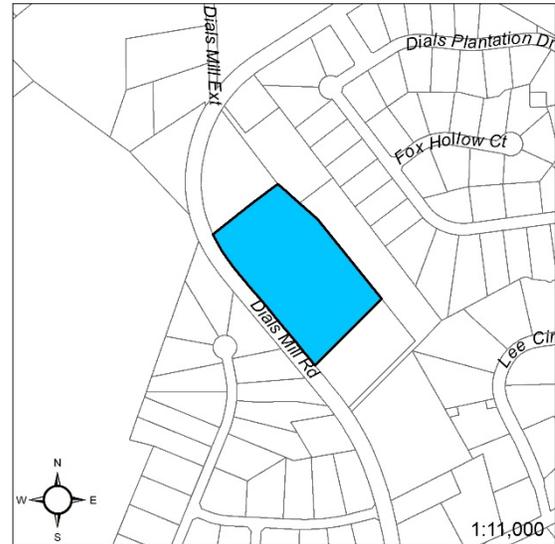
**PROPERTY OWNER:** Vishab Brambhatt

**LOCATION:** 2063 Dials Mill Road

**PARCEL SIZE:** ± 8.78 acres

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

**EXISTING LAND USE:** Vacant/undeveloped



**FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION:** Suburban Neighborhood

**ACTION REQUESTED:** Rezone to AR (Agricultural Residential District)

**REQUEST SUMMARY:** The petitioner is requesting to rezone the property from AG to AR in order to allow a minor subdivision of the property into three residential lots

**STAFF RECOMMENDATION:** Staff recommends conditional approval of the present request

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** January 21, 2020

**BOARD OF COMMISSIONERS:** February 4, 2020

**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 has been zoned AG (Agricultural) since the original adoption of the zoning map in 1969 and has remained undeveloped

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

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Single Family Residential	AG (Agricultural) R-1 (Single Family Residential)
<b>SOUTH</b>	Single Family Residential	AG (Agricultural) AR (Agricultural Residential)
<b>EAST</b>	Single-family Residential	AG (Agricultural)
<b>WEST</b>	Single Family Residential	AR (Agricultural Residential) AG (Agricultural)

### **PROPOSED DEVELOPMENT**

- The applicant proposes to administratively subdivide the property into 3 residential lots between 2.78 acres and 3 acres each

### **PROPOSED TRAFFIC PROJECTIONS**

- At full buildout, the development is projected to generate an additional 30 ADT on Dials Mill Road

### **PUBLIC FACILITIES**

#### **Water:**

- Oconee County water service is proposed to serve the new lots
- The Water Resources Department has indicated in a letter dated 12/11/2019 that potable water is available for the proposed lots

#### **Sewer:**

- Private on-site septic systems are proposed to serve the new parcels

#### **Roads:**

- New driveways would be constructed off of Dials Mill Road; no road improvements are proposed

### **ENVIRONMENTAL**

- No jurisdictional wetlands, state waters, or 100-year flood plain areas are known to exist on the subject property

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

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

- No Comment

### **OCONEE COUNTY FIRE DEPARTMENT**

- No comment

### **OCONEE COUNTY WATER RESOURCES DEPARTMENT**

- Suggested condition: "The owner, all at owner's expense, shall construct the improvements required by the County for public water and public waste water services for subject property and 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."

## **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.**

Surrounding properties are primarily single family residential and agricultural in use and zoning. If approved, the present request would create three single-family residential tracts of a similar or larger size to residential lots along Dials Mill road and in nearby Wildflower Meadows subdivision and Dials Mill Plantation subdivision. The proposed AR zoning district is compatible with surrounding AG, AR, and R-1 zoning. Staff holds that the 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.

**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 not significantly impact population density, schools, or local traffic. Minimal public water services and no public wastewater services would be required for the proposed minor subdivision. Staff holds that the present request should not negatively impact the general public.

**ii. Environmental impact;**

No environmentally sensitive areas are known to exist on the subject property and no significant negative environmental impacts are anticipated as a result of the present request.

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

The present request is compatible with surrounding uses and should not negatively impact adjoining residential or agricultural 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 property has remained vacant and undeveloped, while nearby properties were developed into residential subdivisions in the early 2000s.

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

The purpose of the AR zoning district is to “encourage a compatible relationship between agricultural and residential subdivisions” and to “allow medium rural residential densities and compatible agricultural activities without encouraging commercial development or multi-family development” (UDC Sec. 205.03.a). Staff holds that the proposed single-family residential use is consistent with the stated purpose of the requested 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.**

Surrounding properties have either remained agricultural or have transitioned to medium or low-density residential use since the early 2000s. Staff holds that existing land use patterns give supporting grounds for approval of the present zoning proposal.

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

The Future Development Map designates the subject property a character area of “Suburban Neighborhood.” The suburban neighborhood character area is primarily made up of residential neighborhoods, with the intent to “provide for future development projects that are suitable with existing residential development in size, scale and overall density” (2018 Comprehensive Plan p. 36). Staff holds that the present request conforms to the Future Development Map and the goals and objectives of the Comprehensive Plan.

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

It is likely that other AR zoned parcels are available within the county that would permit construction single family homes.

**STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS**

Staff recommends approval of this request, to 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, all at owner's expense, shall construct the improvements required by the County for public water and public waste water services for subject property and 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: A-G to AR
- Change in Conditions of Approval for Case #: \_\_\_\_\_
- Special Use Approval for: \_\_\_\_\_ in the \_\_\_\_\_ Zoning District

### Applicant

Name: Vishab Brambhatt

Address: 490 Barnett Shoals Rd  
(No P.O. Boxes)  
APT 433 Athens, GA 30605

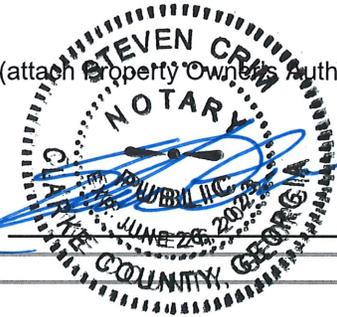
Telephone: 770-334-5512

Email: vishab@prestolc.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: Vishab V. Date: 11-18-19 Notarized: \_\_\_\_\_



### Property

Location: 2063 Dials Mill Road  
(Physical Description)  
Statham, GA 30666

Tax Parcel Number: B 01 033A

Size (Acres): 8.78 Current Zoning: A-G

Future Development Map—Character Area Designation: Suburban Neighborhood

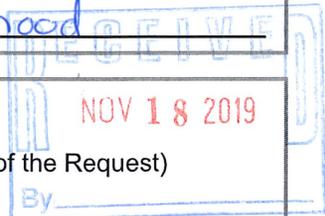
### Use

Current Use: Vacant

Proposed Use: Residential

### 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

**Application**

Date Received: \_\_\_\_\_ Date Accepted: \_\_\_\_\_

DRI Transmitted to RDC  Date: \_\_\_\_\_  N/A

Date Submitted: \_\_\_\_\_  Findings Complete

Posted: \_\_\_\_\_ Ad: \_\_\_\_\_ Ad: \_\_\_\_\_

Application Withdrawn  Date: \_\_\_\_\_

**Action**

**PLANNING COMMISSION** Date: \_\_\_\_\_

Approval  With Conditions  Denial

**BOARD OF COMMISSIONERS** Date: \_\_\_\_\_

Approved  With Conditions  Denied



Zoning Impact Analysis and Narrative for Rezone

For

**Vishab Brambhatt**

2063 Dials Mill Road  
Statham, Georgia  
(Oconee County)

Submitted by:

**BASELINE SURVEYING AND  
ENGINEERING, INC.**

1800 Hog Mountain Road  
Building 900, Unit 103  
P. O. Box 269  
Watkinsville, Georgia 30677  
Phone/Fax: 706-769-6610



Original 11/14/2019  
Revised 12/09/2019

## IMPACT ANALYSIS

**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 proposed zoning of subject property is different from adjoining properties. However, it will reflect properties in the same region that have similar uses. For example, allow for a residence on a parcel of land that differs in zoning but has the same use.

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

The property does have reasonable economic use. However, the current zoning is somewhat restrictive considering the uses and lot sizes of the adjoining properties and properties nearby.

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

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

Population density and effects on community facilities such as streets, schools, water will be minimal. The sewer will not change. The parcels will be served with private septic systems. These impacts are so small that the effects are negligible.

**2. Environmental impact;**

As for environmental impacts, there are no environmental areas existing on this site and will not have a negative impact on the environment.

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

The existing use will still be capable on the proposed rezoned lots. Also, there shall be no effect on adjoining usability and/or property values due to a minimal change in zoning. The size of the new lots with a similar use will maintain the usability and value on adjoining property.



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

The property has been in agricultural use for many years. Once rezoned, it will continue to operate in similar ways to the adjoining properties, such as use and size.

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

The proposed use, of residential, is allowed in AR zoning.

**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.**

The existing conditions have isolated this parcel. There are neighborhood subdivisions to the north (Dials Mill Plantation), south (Wildflower Meadows), and east (Eaglewood). The request will help the property conform to the established land uses patterns in the surrounding area.

**g. Conformity with or diverge from the Future Land Use Map or the goals and objectives of the Comprehensive Plan.**

The parcel has a Future Land Use of suburban neighborhood. The primary use conforms to the surrounding area and is consistent with existing residential size, scale and overall density. As for infrastructure, public water is available, and sewer is not available. Each lot will require a private septic system. The proposed lots

will be serviced by an existing paved public road. This request will foster tradition single family residential lots conforming to adjoining single family parcels and the single family residential subdivision across the road.

**I. What is the availability of adequate sites for the proposed use in districts that permit such use?**

The availability of adequate sites for the proposed use in districts that permit such use is sparse. There is a need and desire for residential tracts in Oconee County that conform to neighboring properties.

**NARRATIVE**

The total acreage is 8.78 acres for the rezone. The adjacent land use is residential AG zoned parcels. The existing zoning on the subject property is AG as well. The current use for the property is agricultural. The proposed zoning is AR (Agricultural Residential).

The proposed traffic impacts will be minimal. The estimated Average Daily Trips (ADT) would be 30 average vehicle trip ends per day.

There will be minimum impact on the school system.

Public water is available. Other than water there are no public utilities existing or proposed for this area.

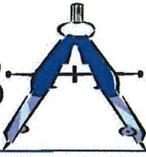
The method of sewage disposal will be private septic systems on each individual lot.

Private utilities, such as garbage, cable, phone, electricity, and gas, may be used as desired and/or as available by private companies/contractors.

The storm water will continue to flow in current drainage patterns.

The proposed subdivision consists of not more than three lots with each being a minimum of 2.78 acres with one dwelling unit per parcel.





**B**ASELINE  
SURVEYING & ENGINEERING

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November 14<sup>th</sup>, 2019

MEMORANDUM

TO: Oconee County Planning Department

FROM: Jason Lawson

RE: Procedural Review

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The purpose of this rezone is to change the zoning from AG to AR on an existing parcel of 8.78 acres in order to subdivide property into two tracts containing 3.00 acres and one tract containing 2.78 acres.

Please accept this as a notification that neither Baseline Surveying & Engineering, Inc. nor Vishab Brambhatt or anyone affiliates with these parties have contributed to anyone politically involved with this project.

Also, this project does not meet the threshold to qualify for Development of Regional Impact review.

There are no permits or actions on the subject property at this time.

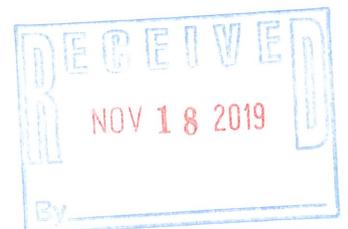
All county/state taxes and other assessments are paid in full on subject property through 2019.

If you have any questions, please contact us.

Regards,



Jason Lawson, PE  
Baseline Surveying & Engineering, Inc.





# Oconee County Utility Department

## Board of Commissioners

John Daniell, Chairman  
Mark Thomas, Post 1  
Chuck Horton, Post 2  
W. E. "Bubber" Wilkes, Post 3  
Mark Saxon, Post 4

December 11, 2019

Mr. Gary Ray  
Baseline Surveying and Engineering  
1800 Hog Mountain Road  
Watkinsville, GA 30677

Re 2063 Dials Mill Road Statham, GA 30666

Dear Mr. Harris,

Based on your email request we received on December 9, 2019 for potable water, we offer this Letter of Availability as follows.

### Capacity

Oconee County Water service currently exists for the location and project referenced above.

### Availability

The availability of water **does not guarantee connection**. Also, water system connections may be determined based on prevailing drought levels as declared by the Oconee County Board of Commissioners and may delay the issuance of permits. Availability is also subject to obtaining a satisfactory technical review of the applicable water and/or sewer extension application package from the Director at the construction plan review stage.

This Water Availability Letter expires 1 year from the date of issuance.

### Costs and Fees

All costs associated with this project for connecting to the existing water distribution system is the responsibility of the developer including offsite pipelines, or system modifications required to provide pressure or flow meeting minimum standards.

Please call if you have any questions on this matter.

Sincerely,

Tim Durham  
Director



DOCH 004709  
FILED IN OFFICE  
8/21/2015 12:07 PM  
BK:1297 PG:597-597  
ANGELA ELDER-JOHNSON  
CLERK OF SUPERIOR  
COURT  
OCONEE COUNTY

*Angela Elder-Johnson*

REAL ESTATE TRANSFER TAX  
PAID: \$114.20

PT-61 108-2015-001195

Return Recorded Document to:  
Lewis & Murphy, LLP  
149 W. Athens Street  
Winder, GA 30680

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF BARROW

File #: R15-3838

This Indenture made this 13th day of August, 2015 between Daniel D. Casto and Pamela A. Casto, of the County of Madison, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Vishab Brambhatt, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in the 240 District, G.M., State of Georgia, County of Oconee, designated on survey of said property as Tract 2, encompassing 8.78 acres, more or less, and being more particularly described and delineated according to said plat and survey prepared by Anthony P. Garmon, Georgia Registered Surveyor Number 3230, dated 07/30/2015, entitled, "ADMINISTRATIVE SUBDIVISION AND RECOMBINATION PLAT FOR: DANIEL CASTO", said plat being of record in the Office of the Clerk of Superior Court of Oconee County, Georgia, in Plat Book 38, page 209; which said plat and the recording thereof are by reference hereto incorporated herein for a more complete and detailed description.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

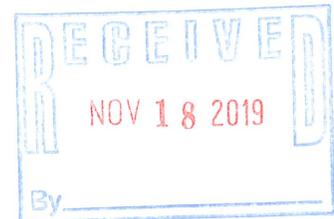
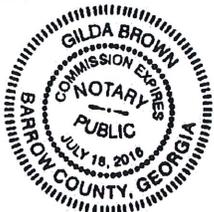
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

*Daniel D. Casto* (Seal)  
Daniel D. Casto

Witness *Teresa DiPonzio*  
*Gilda Brown*  
Notary Public

*Pamela A. Casto* (Seal)  
Pamela A. Casto





All that tract of land, together with improvements thereon, situate, lying and being in the 240<sup>th</sup> Georgia Militia District, in the state of Georgia, Oconee County, and being more particularly described as follows;

Commencing at centerline intersections of Dials Mill Extension, having a 40' right of way, and Dials Mill Road, having an 80' right of way,;

thence S 26°11'18" E a distance of 45.60' to a point on the easterly right of way of Dials Mill Road;

thence following said right of way S 29°23'54" W a distance of 35.99' to a point;

thence S 25°09'14" W a distance of 70.00' to a point;

thence S 19°18'42" W a distance of 56.50' to a point;

thence S 14°53'27" W a distance of 85.07' to a point;

thence S 08°22'53" W a distance of 71.94' to a point;

thence S 04°00'17" W a distance of 51.58' to a point;

thence S 02°09'17" E a distance of 67.44' to a point;

thence S 08°29'42" E a distance of 62.58' to a point;

thence S 13°42'20" E a distance of 53.05' to a point;

thence S 19°00'19" E a distance of 65.57' to a point;

thence S 24°13'05" E a distance of 32.13' to an iron pin on the easterly right of way of Dials Mill Road which is the point of beginning;

thence leaving said right of way N 52°37'22" E a distance of 203.73' to an iron pin;

thence N 52°37'22" E a distance of 210.34' to an iron pin;

thence S 48°14'17" E a distance of 268.53' to an iron pin;

thence S 38°43'14" E a distance of 516.74' to an iron pin;

thence S 45°00'58" W a distance of 476.71' to an iron pin on the westerly right of way of Dials Mill Road;

thence following said right of way N 39°02'56" W a distance of 77.43' to a point;

thence N 39°36'34" W a distance of 214.74' to a point;

thence N 39°59'08" W a distance of 226.45' to a point;

thence N 39°20'19" W a distance of 87.83' to a point;

thence N 38°30'04" W a distance of 70.88' to a point;

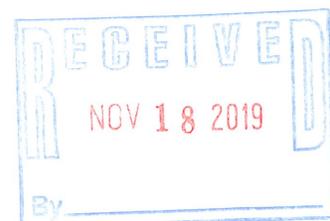
thence N 34°03'29" W a distance of 56.30' to a point;

thence N 30°18'28" W a distance of 73.57' to a point;

thence N 24°13'05" W a distance of 38.40' to an iron pin;

which is the point of beginning,

said tract of landing having an area of 8.78 acres more or less and being more particularly described on a plat of survey by Garmon Land Surveying dated July 30<sup>th</sup> 2015



PROPERTY OWNER'S  
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS  
APPLICATION FOR REZONING

Pursuant to section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67 A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made (or N/A if not applicable):

N/A

B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution (or N/A if not applicable):

Amount: N/A

Date of contribution: \_\_\_\_\_

C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning (or N/A if not applicable).

N/A

Signature of owner: V. G. ...

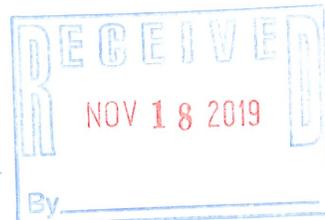
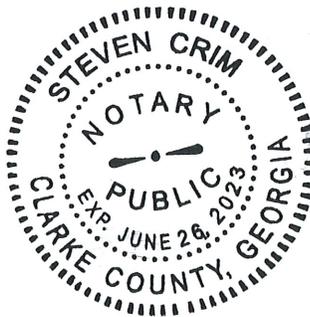
Date: 11-18-19

Signature of applicant: V. G. ...

Date: 11-18-19

Signature of Notary Public: [Signature]

Date: 11/18/19



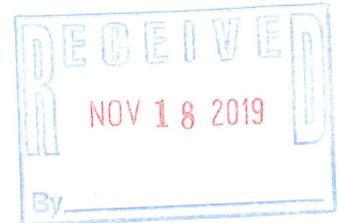
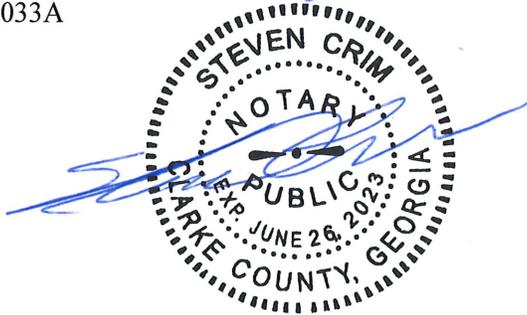
DISCLOSURE OF INTEREST  
APPLICATION FOR REZONING  
OCONEE COUNTY, GEORGIA

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of Commissioners, has a property a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

SIGNATURE OF OWNER: W. Quast . DATE: 11-18-19

SIGNATURE FOR BASELINE: Jessie Laws 11-15-19

Tax Parcel Number: B 01 033A





OCONEE COUNTY PROPERTY OWNER AUTHORIZATION
FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):
2063 Diels Mill Road
Statham, GA 30666
Tax Parcel #: B 01 033 A
Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.
I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of applicant or agent: Vishab Brambhatt
Address (No P.O. boxes): 490 Barnett Shoals Road APT 433
City, State, & Zip Code: Athens, GA 30605
Telephone Number: 770-334-5512

SIGNATURE OF OWNER OR MANAGING MEMBER: [Signature]
NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): VISHAB BRAMBHATT
OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE:
DATE: 11-18-19

NOTARIZATION:
SWORN TO AND SUBSCRIBED BEFORE THIS 18 DAY OF November, 2019
NOTARY SIGNATURE: [Signature]
DATE: 11/18/19
SEAL: STEVEN CRIM, NOTARY PUBLIC, CLARKE COUNTY, GEORGIA, EXP. JUNE 26, 2023
RECEIVED NOV 18 2019

# 2018 Property Tax Statement

JENNIFER T. RIDDLE  
 Oconee County Tax Commissioner  
 PO BOX 106  
 WATKINSVILLE, GA 30677  
 oconeecountypay.com

**MAKE CHECK/MONEY ORDER PAYABLE TO:**  
 Oconee County Tax Commissioner

BRAMBHATT VISHAB  
 150 WESTPARK DRIVE  
 APT 311  
 ATHENS, GA 30606

**RETURN THIS PORTION WITH PAYMENT**

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-2138	11/15/2018	\$0.00	\$1626.26	\$0.00	Paid 01/30/2019

Map: B 01 033 A  
 Location: 2063 DIALS MILL RD

Printed: 11/13/2019

Please note that taxes outstanding as of 11/15 (or applicable due date) will be subject to additional interest and penalties set forth by Georgia law.

If property tax remains unpaid, the Office of the Tax Commissioner has the right and responsibility to levy on the property for nonpayment (additional fees apply). This is considered a last resort tax collection and other collection methods are always preferred.

Please visit our website [oconeecountypay.com](http://oconeecountypay.com) for additional information and to make online payments.

JENNIFER T. RIDDLE  
 Oconee County Tax Commissioner  
 PO BOX 106  
 WATKINSVILLE, GA 30677  
 oconeecountypay.com

Phone: (706) 769-3917 Fax: (706) 769-3964



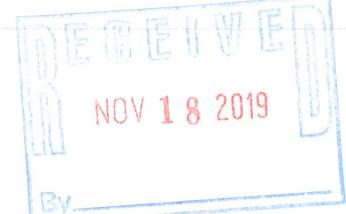
**Tax Payer:** BRAMBHATT VISHAB  
**Map Code:** B 01 033 A Real  
**Description:** 1297/597 & 38/209  
**Location:** 2063 DIALS MILL RD  
**Bill No:** 2018-2138  
**District:** 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	168,351.00	8.7800	\$168,351.00	11/15/2018				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$168,351.00	\$67,340.00	\$0.00	\$67,340.00	10.776000	\$725.66	\$0.00	\$725.66
INSURANCE PREMIUM ROLL BAC	\$168,351.00	\$67,340.00	\$0.00	\$67,340.00	-0.960000	\$0.00	-\$64.65	-\$64.65
SALES TAX ROLLBACK	\$168,351.00	\$67,340.00	\$0.00	\$67,340.00	-3.130000	\$0.00	-\$210.77	-\$210.77
SCHOOL M&O	\$168,351.00	\$67,340.00	\$0.00	\$67,340.00	17.000000	\$1,144.78	\$0.00	\$1,144.78
STATE TAX	\$168,351.00	\$67,340.00	\$0.00	\$67,340.00	0.000000	\$0.00	\$0.00	\$0.00
<b>TOTALS</b>					<b>23.686000</b>	<b>\$1,870.44</b>	<b>-\$275.42</b>	<b>\$1,595.02</b>

We accept partial payments. Outstanding balances as of the due date will accrue interest monthly and additional penalties. Payments can be made in person, by mail or online at [oconeecountypay.com](http://oconeecountypay.com). We accept cash, check (e-check online-\$1.50), money order, and debit/credit cards. There is a service fee to pay with a card in the office or online. Please remit top portion to your mortgage company if applicable. Status of payment received may be verified online at [oconeecountypay.com](http://oconeecountypay.com). Mortgage companies usually remit payment the first week of November.

Owner occupied residences may qualify for certain homestead exemptions. PERSONS OVER AGE 65 MAY BE ELIGIBLE FOR ADDITIONAL EXEMPTIONS (age 62 eligibility-net income less than \$10,000). The full law relating to each exemption must be referred in order to determine eligibility (details available at [oconeecountypay.com](http://oconeecountypay.com) or 706-769-3917). Applications for homestead exemptions must be received by April 1, 2020. It is not necessary to refile for exemptions each year, unless there is a change in the property deed.

<b>Current Due</b>	\$1,595.02
<b>Discount</b>	\$0.00
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$31.24
<b>Other Fees</b>	\$0.00
<b>Previous Payments</b>	\$1,626.26
<b>Back Taxes</b>	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
<b>Paid Date</b>	01/30/2019

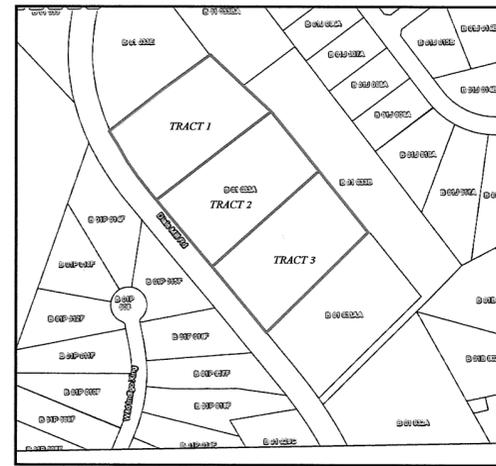




P.O. BOX 269  
WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610



**VICINITY MAP**  
APPROXIMATE SCALE  
1" = 400'

**PLAN FOR:**  
VISHAB BRAMBHATT

240th GEORGIA  
MILITIA DISTRICT  
OCONEE COUNTY  
PHYSICAL ADDRESS:  
2063 DIALS MILL ROAD  
STATHAM, GA 30666

**PROJECT DATA**

- PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING  
MATTHEW D. ULMER, GA. RLS#3069  
P.O. BOX 269 WATKINSVILLE, GA 30677  
MATT@BASELINEGA.COM 706-769-6610
- TOTAL PROJECT ACREAGE: 8.78 ACRES
  - TAX PARCEL #: B 01 033A
  - NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
  - THIS IS NOT A BOUNDARY SURVEY
  - ZONED AG (EXISTING) TO BE REZONED TO AR (PROPOSED)
  - REFERENCES  
DB 1297 PAGE 597  
PB 38 PAGE 209
  - BUILDING SETBACKS  
FRONT-30'  
SIDE-15'  
REAR-40'
  - THE EXISTING TOPOGRAPHICAL INFORMATION TAKEN FROM NOAA LIDAR.
  - THE PROPOSED METHOD OF SUPPLY FOR WATER WILL BE OCONEE COUNTY PUBLIC UTILITIES WATER.
  - THE PROPOSED METHOD OF SUPPLY OF SEWAGE DISPOSAL WILL BE PRIVATE SEPTIC SYSTEMS ON EACH INDIVIDUAL LOT.

REVISIONS	DATE
REVISIONS PER OCONEE COUNTY COMMENTS	12-09-19
RECEIVED	
DEC 19 2019	

THIS PLAN IS THE PROPERTY OF BASELINE SURVEYING & ENGINEERING, INC. AND CANNOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF BASELINE SURVEYING & ENGINEERING, INC.

NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD PLAIN.  
FLOOD INSURANCE RATE MAP #  
13219C0050D 09/02/2009  
13219C0040D 09/02/2009

DATE  
11/13/2019

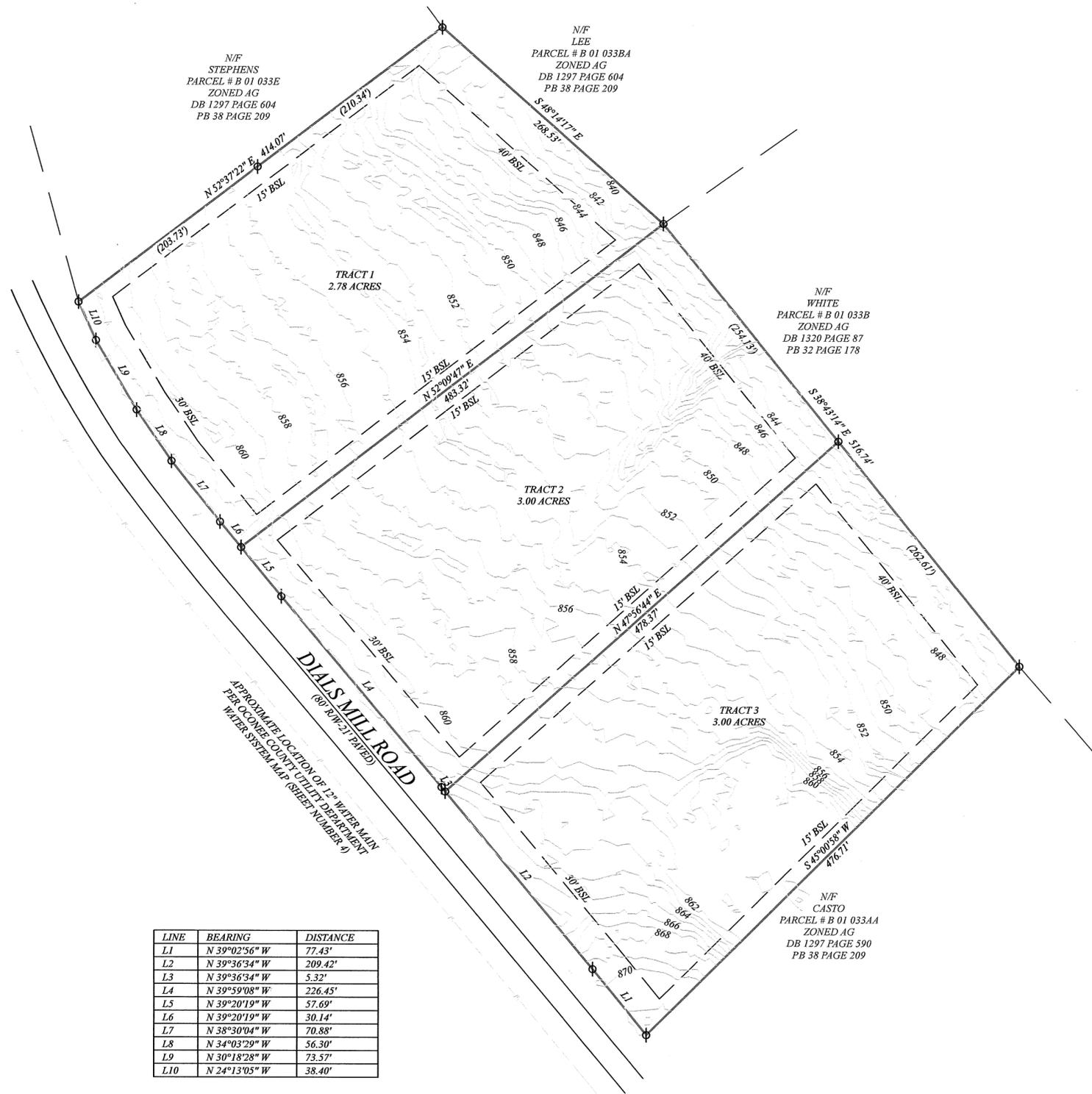
PROJECT  
19-1619S

REZONE  
CONCEPT  
PLAN

SHEET  
1 OF 1



EXPIRES 12-31-2020



N/F STEPHENS  
PARCEL # B 01 033E  
ZONED AG  
DB 1297 PAGE 604  
PB 38 PAGE 209

N/F LEE  
PARCEL # B 01 033BA  
ZONED AG  
DB 1297 PAGE 604  
PB 38 PAGE 209

N/F WHITE  
PARCEL # B 01 033B  
ZONED AG  
DB 1320 PAGE 87  
PB 32 PAGE 178

N/F CASTO  
PARCEL # B 01 033AA  
ZONED AG  
DB 1297 PAGE 590  
PB 38 PAGE 209

LINE	BEARING	DISTANCE
L1	N 39°02'56" W	77.43'
L2	N 39°36'34" W	209.42'
L3	N 39°36'34" W	5.32'
L4	N 39°59'08" W	226.45'
L5	N 39°20'19" W	57.69'
L6	N 39°20'19" W	30.14'
L7	N 38°30'04" W	70.88'
L8	N 34°03'29" W	56.30'
L9	N 30°18'28" W	73.57'
L10	N 24°13'05" W	38.40'

**PLAN ABBREVIATIONS**

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- GM - GAS METER
- CR - CABLE RISER
- R/W - RIGHT OF WAY
- CL - CENTERLINE
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- SSMH - SANITARY SEWER MANHOLE
- WV - WATER VALVE
- WM - WATER METER
- FH - FIRE HYDRANT
- PP - POWER POLE
- N/F - NOW OR FORMERLY
- DB - DEED BOOK
- PG - PAGE
- OHE - OVERHEAD ELECTRIC
- PB - PLAT BOOK
- LL - LAND LOT
- GCB - GATE CONTROL BOX
- TR - TELEPHONE RISER
- DWCB - DOUBLE WING CATCH BASIN
- HW - HEAD WALL
- FES - FLARED END SECTION
- JB - JUNCTION BOX
- DI - DROP INLET
- TRAN - TRANSFORMER
- OTP - OPEN TOP PIPE
- EMH - ELECTRIC MANHOLE
- GEN - GENERATOR
- OCS - OUTLET CONTROL STRUCTURE
- P/L - PROPERTY LINE
- SS - SANITARY SEWER
- BSL - BUILDING SETBACK LINE
- FIRM - FEDERAL INSURANCE RATE MAP
- CO - CLEAN OUT

**SYMBOL LEGEND**

⊙	CALCULATED POINT
○	IRON MARKER FOUND
○	1/2" IRON PIN SET
⊗	CONCRETE MONUMENT
—	FENCE



**GRID NORTH**  
BEARINGS ARE BASED ON  
NORTH AMERICAN DATUM OF 1983  
GEORGIA STATE PLANE COORDINATE SYSTEM  
(WESTERN ZONE)

