

**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-1 (Agricultural Residential One-Acre District) to AR-1 (Agricultural Residential One-Acre District) with modifications to rezone no. 2039 pursuant to an application for rezoning of property owned by Scout Construction, LLC submitted on April 22, 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 Carter Engineering Consultants, Inc. on April 22, 2019, requesting rezoning of a ± 5.99 acre tract of land located along Morningside Drive and Hodges Mill Road in the 239th G.M.D., Oconee County, Georgia, (Tax parcel nos. B-03P-001, B-03P-002, B-03P-003, B-03P-004, B-03P-005, and B-03P-006), 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 AR-1 (Agricultural Residential One-Acre) to AR-1 (Agricultural Residential One-Acre) with modifications to rezone no. 2039 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.

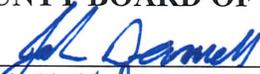
SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Ordinance shall take effect this date.

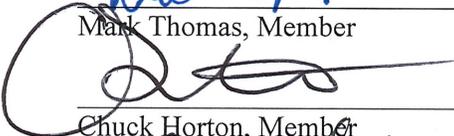
Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on June 17, 2019. The Oconee County Board of Commissioners held a Public Hearing at its regular meeting on July 2, 2019, and again considered the matter on August 6, 2019.

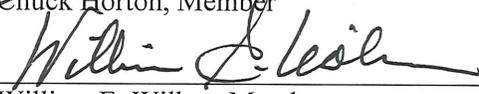
ADOPTED AND APPROVED, this 6th day of August, 2019.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: 
John Daniell, Chairman

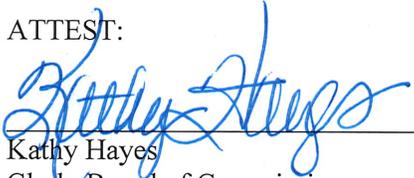

Mark Thomas, Member


Chuck Horton, Member


William E. Wilkes, Member


Mark Saxon, Member

ATTEST:


Kathy Hayes
Clerk, Board of Commissioners

CONDITIONS

- 1. Encroachment into the 40-foot undisturbed buffer is restricted to only Lot 1 for the purposes of an appropriately sized detention pond, if needed, and as approved by Public Works. Any required drainage easements will be outside of the 40-foot undisturbed buffer with the exception of Lot 1 as proposed by the applicant.**

- 2. Provide a revised plat for each lot showing any required drainage easement and/or detention pond on each lot prior to the release of a certificate of occupancy.**

TAX MAP



LEGAL DESCRIPTION

Commencing at the Oconee County Monument 06-B03-01 at N 1412089.762, E 2499340.870 of Hodges Mill Road;

Thence S 47°22'57" E, a distance of 124.15' to an iron rebar; said rebar being the POINT OF BEGINNING;

Thence N 17°33'27" W, a distance of 848.25' to a point;

Thence S 65°02'35" W, a distance of 280.03' to a point;

Thence N 54°43'45" W, a curve of 59.59' to a point;

Thence N 50°00'44" W, a curve of 22.65' to a point;

Thence N 20°40'49" W, a curve of 58.44' to a point;

Thence N 25°50'18" W, a distance of 169.27' to a point;

Thence S 17°25'26" W, a curve of 80.48' to a point;

Thence N 03°46'31" W, a curve of 50.18' to a point;

Thence S 01°27'33" W, a distance of 167.66' to a point;

Thence N 05°49'19" W, a curve of 95.04' to a point;

Thence N 20°29'54" W, a curve of 96.57' to a point;

Thence S 27°53'47" E, a distance of 62.23' to a point;

Thence S 62°06'13" W, a distance of 288.36' to a point; said point being the POINT OF BEGINNING.

EXHIBIT "A" TO REZONE No. 7798

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PLAT

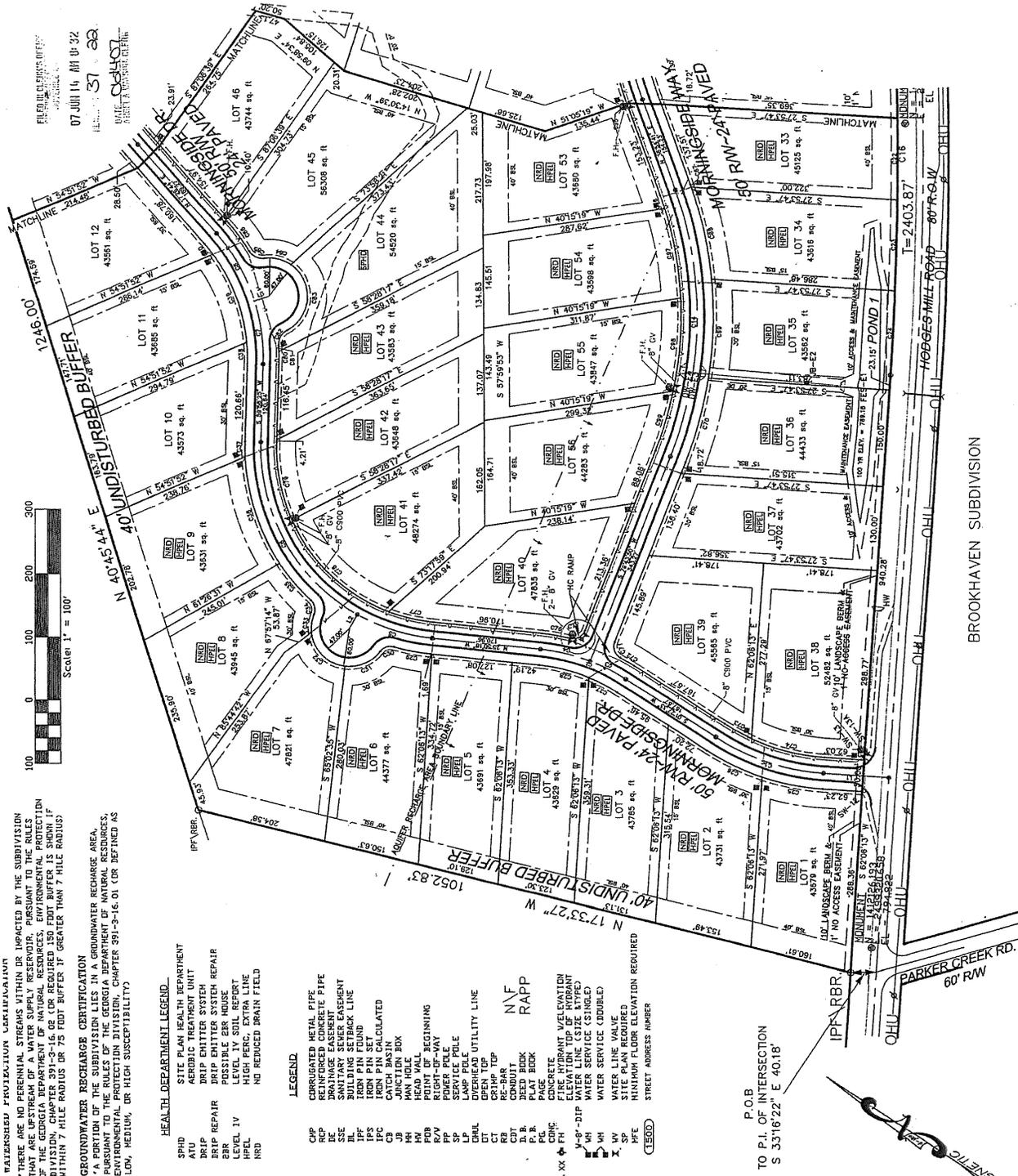
DILLS & JONES & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 P.O. BOX 1618
 LOGANVILLE, GEORGIA 30052-1618
 PHONE: (770) 468-9975 FAX: (770) 466-9188

DATE	04/06/07
APPROVED BY	GMB
DRAWN BY	ED
PLOTTED BY	ED
SHEETED BY	DJA
SCALE	AS SHOWN

FINAL PLAT
 MORNINGSIDE SUBDIVISION
 G.M.D. 239
 TAX PARCELS B-03K-001
 OCONEE COUNTY, GEORGIA



PAGE 3 OF 4
 JOB# 8844



WATERSHED PROTECTION LEGISLATION
 * THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION.
 * THERE IS NO POTENTIAL FOR A WATER SUPPLY RESERVOIR, PURSUANT TO THE RULES
 OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION
 DIVISION, CHAPTER 391-3-16.02 (OR REQUIRED 150 FOOT BUFFER IS SHOWN IF
 WITHIN 7 MILE RADIUS OR 75 FOOT BUFFER IF GREATER THAN 7 MILE RADIUS).

GROUNDWATER RECHARGE CERTIFICATION
 * A PORTION OF THE SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA,
 PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES,
 ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.01 (OR DEFINED AS
 LOW, MEDIUM, OR HIGH SUSCEPTIBILITY).

- HEALTH DEPARTMENT LEGEND**
- SPHD SITE PLAN HEALTH DEPARTMENT
 - ATU AEROBIC TREATMENT UNIT
 - BRP BRIP EXISTING SYSTEM REPAIR
 - RRB POSSIBLE BR HOUSE
 - LEVEL IV SOIL REPERT
 - HPH HIGH PERC. EXTRA LINE
 - NRD NO REDUCED DRAIN FIELD

- LEGEND**
- CHP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - SSE SANITARY SEWER CASHEMENT
 - BL BUILDING SETBACK LINE
 - IPF IRON PIPE FOUND
 - IPC IRON PIPE CALCULATED
 - CB CATCH BASIN
 - MB MAN-HOLE
 - HW HEAD WALL
 - POB POINT OF BEGINNING
 - PPY POWER POLE
 - SP SERVICE POLE
 - LP LAMP POLE
 - DEL OPEN TOP
 - CT CE-TRAP TOP
 - RD ROAD
 - J.B. JUNCTION BOX
 - P.B. PLAT BOOK
 - CONC CONCRETE
 - FN FIRE HYDRANT
 - M-SP -DIT ELEVATION (UP TO 100 FT)
 - WH WATER SERVICE (SINGLE)
 - WV WATER SERVICE (DOUBLE)
 - WLV WATER LINE VALVE
 - SP SITE PLAN REQUIRED
 - HFE MINIMUM FLOOR ELEVATION REQUIRED
 - (L500) STREET ADDRESS NUMBER

P.O.B
 TO P.I. OF INTERSECTION
 S 531622 E 40.18

BROOKHAVEN SUBDIVISION

NARRATIVE

GENERAL DATA

Existing Zoning	AR-1 (Agricultural Residential)
Proposed Zoning	AR-1 (Agricultural Residential)
Adjacent Zoning:	North: AR-1 (Agricultural Residential) South: AR-1 (Agricultural Residential) East: AR-1 (Agricultural Residential) West: R-1 (Single Family Residential)
Existing Use:	Single Family Residential
Proposed Use:	Single Family Residential
Parcel 1	B 03P 001 (0.96 Acres)
Parcel 2	B 03P 002 (1.00 Acres)
Parcel 3	B 03P 003 (1.01 Acres)
Parcel 4	B 03P 004 (1.00 Acres)
Parcel 5	B 03P 005 (1.00 Acres)
Parcel 6	B 03P 006 (1.02 Acres)
Total Project Area	5.99 Acres

SITE NARRATIVE

The existing Morningside Subdivision is located at the intersection of Hodges Mill Road and Morningside Drive in Oconee County, Georgia. The subdivision is currently zoned AR-1 (Agricultural Residential) and the subject change in conditions of approval for Case 2039 is applicable to six existing parcels. The parcels lie adjacent to Timarron subdivision, a single-family subdivision zoned R-1 (Single Family Residential). Scout Construction, LLC is seeking a change in conditions of approval for Case 2039 from the required 40' undisturbed buffer along the common property line.

Carter Engineering Consultants, Inc. has been engaged by the owner to act as their agent in the preparation and provision of any necessary documents associated with this request.

SITE DESCRIPTION

The site is located approximately 2,500 feet east of the Eastville four-way stop intersection. According to the Oconee County Future Development Map, the subject area and its adjacent parcels have been identified as future 'Suburban Neighborhood' Character Areas.

HISTORY

Our client purchased the remaining lots in Morningside Subdivision and is in the final stages of building homes on the remaining lots. The request is limited to six lots where building has not begun. The subdivision was originally platted on June 7, 2007 and was vacant for several years before our client purchased the lots and has built a majority of the existing homes.

BUILDINGS

A majority of the homes within the subdivision are complete and sold to Oconee County citizens; however, none of the six lots that are part of this request have been built upon.

SITE

The topography slopes to the south towards the right of way of Hodges Mill Road. There are no areas on or within the site that would cause environmental concern.

ZONING

The current zoning is AR-1 (Agricultural Residential)
 The proposed zoning is AR-1 (Agricultural Residential)

Adjacent Zoning: North: AR-1 (Agricultural Residential)
 South: AR-1 (Agricultural Residential)
 East: AR-1 (Agricultural Residential)
 West: R-1 (Single Family Residential)

CHANGE IN CONDITIONS OF APPROVAL FOR CASE 2039 REQUEST

A change in conditions of approval for Case 2039 is requested from the requirement of a 40' undisturbed buffer along the common property line with Timmaron Subdivision.

There is no requirement in the Unified Development Code for a buffer along the common property line with Timmaron Subdivision as the subject property is less intense than the adjacent property. The Final Plat for the Morningside Subdivision reflects a 40' undisturbed buffer around the entire subdivision. A majority of the surrounding property is zoned A-1 where a buffer is necessary; however, the six lots that are the subject of this request are adjacent to the existing Timarron Subdivision which is zoned R-1. The request is limited to the lots adjacent to property zoned R-1.

The existing buffer area includes a stormwater conveyance ditch which conveys runoff to the right of way of Hodges Mill Road. The ditch section exists to convey runoff from the general area to the right of way. If this request is approved, our client will clean and improve the ditch section to convey runoff from the six lots as well as portions of the adjacent subdivision. The improvement within the buffer area is necessary to properly convey stormwater runoff and to avoid a larger issue after the homes are constructed on the six lots.

SEC. 1207 Standards Governing Consideration of a Zoning Change: Sec. 1210.02 Any application that proposes a change in the conditions of approval or concept plan previously established by the Board of Commissioners through action on a zoning change shall be reviewed in light of the standards set forth for a rezoning or for a Special Use under Sec. 1207, as appropriate. Any such proposed change to a condition of approval is considered a zoning change and is therefore subject to all procedures and provisions of this Division regarding the approval of zoning changes.

- a. **Existing uses and zoning of nearby property:**
The subject parcels lie adjacent to Timarron Subdivision, a single-family subdivision zoned R-1.
- b. **The extent to which property values are diminished by the particular zoning restrictions of the current zoning:**
The property values will not be diminished by removing the 40' undisturbed buffer area.
- c. **The extent to which the destruction of property values of the individual property owner 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 effects on community facilities by removing the 40' undisturbed buffer area.
 2. **Environmental impact:**
There are no negative environmental impacts by removing the 40' undisturbed buffer area. There are no wetlands, floodplains, jurisdictional waters, or any other protected buffers and/or environmental restrictions or regulations on the subject site.
 3. **Effect on adjoining property values**
The adjoining property values will not be diminished by removing the 40' undisturbed buffer area.
- d. **The relative gain to the public, as compared to the hardship imposed upon the individual property owner:**
The 40' undisturbed buffer area provides no gain or benefit to the public. The improvement within the buffer area is necessary to properly convey stormwater runoff and to avoid a larger issue after the homes are constructed on the six lots.
- e. **The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property:**
The subdivision was originally platted on June 7, 2007 and was vacant for several years before our client purchased the lots and has built a majority of the existing homes. The request is limited to six lots where building has not begun. The subject parcels lie adjacent to Timarron Subdivision, a single-family subdivision.
- f. **Consistency of the proposed use with the stated purposes of the zoning district that is being requested:**
The proposed use (Single-Family Residential) is consistent with the zoning (Agricultural Residential). There is no requirement in the Unified Development Code for a buffer along the common property line with Timmaron Subdivision as the subject property is less intense than the adjacent property.
- g. **Conformity with or divergence from established land use patterns:**
The proposed use is in conformance with other properties in the area. The character of the area will remain the same, but with the added benefit of the buffer area improvement.
- h. **Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Community Agenda:**
The proposed use is entirely within conformity of the Future Development Map and the goals and objectives of the Oconee County Community Agenda.
- i. **The availability of adequate sites for the proposed use in districts that permit such use:**
The adjacent properties in the area are also zoned residential.
- j. **The suitability of the site for the proposed use relative to the requirements set forth in this Development Code such as off-street parking, setbacks, buffer zones, and open space:**
The subject parcels are suitable for the proposed use relative to the Oconee County Development Code.



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

REZONE CASE #: 7798

DATE: June 4, 2019

STAFF REPORT BY: Grace B. Tuschak, Planner

APPLICANT NAME: Carter Engineering Consultants, Inc.

PROPERTY OWNER: Scout Construction, LLC

LOCATION: Along Morningside Drive and Hodges Mill Road,
1137, 1263, 1417, 1567, 1691, and 1805 Morningside Drive

PARCEL SIZE: ± 5.99 acres (various parcels)

EXISTING ZONING: AR (formerly AR-1)

EXISTING LAND USE: Vacant single-family residential lots

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Suburban Neighborhood

ACTION REQUESTED: Rezone from AR (formerly AR-1) to AR (formerly AR-1) with modifications to rezone no. 2039

REQUEST SUMMARY: The property owner is petitioning to remove the conditional zoning requirement for a 40-foot buffer along the rear property line of the subject lots

STAFF RECOMMENDATION: Staff recommends approval of the present request

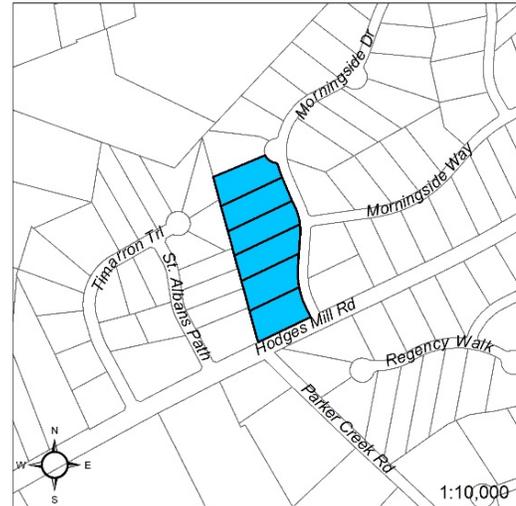
DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: June 17, 2019

BOARD OF COMMISSIONERS: July 2, 2019

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 subject property was rezoned on 03/03/2001 from A-1 (Agricultural) and AR-1 (Agricultural Residential One Acre) to AR-1 in order to allow for the construction of a single-family residential subdivision (Morningside).
- The Morningside Subdivision was final platted on 06/14/2007.

SITE VISIT DESCRIPTION

- The majority of the lots within Morningside subdivision have been sold and built upon.
- The property owner has obtained building permits for all six subject lots.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single Family Residential (Morningside Subdivision)	AR-1 (Agricultural Residential One Acre)
SOUTH	Single Family Residential, Hodges Mill Road ROW	AR-1 (Agricultural Residential One Acre)
EAST	Single Family Residential (Morningside Subdivision)	AR-1 (Agricultural Residential One Acre)
WEST	Single Family Residential (Timarron Subdivision)	R-1 (Single Family Residential)

PROPOSED MODIFICATION

- Condition no. 1 of rezone no. 2039 requires that a 40-foot wide undisturbed buffer be maintained along the entire perimeter of Morningside Subdivision.
- The owner is petitioning to remove this requirement for the rear lot lines of the six subject lots in order to allow for improved stormwater conveyance.
- The subject lots abut single-family residential use (Timarron Subdivision) and the UDC does not require a landscape buffer to be maintained between two single-family residential uses.
- The existing buffer contains a stormwater conveyance ditch which the property owner proposes to improve in order to more efficiently convey stormwater from the six subject lots and portions of the adjacent subdivision to the Hodges Mill Road right of way.

PROPOSED TRAFFIC PROJECTIONS

- No change in traffic generation is anticipated as a result of the present modification request.

PUBLIC FACILITIES

Water:

- No additional County water services are proposed as part of this modification request.

Sewer:

- County sewer treatment services are not proposed as part of this modification request.

Roads:

- No change in road access is proposed as part of this modification request.

ENVIRONMENTAL

- The subject lots lie within an aquifer recharge zone and are subject to requirements of UDC Sec. 913.d.
- No state waters or jurisdictional wetlands are located on the site.
- No 100-year flood plains are located 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. How does the current request compare to the existing uses and zoning of nearby properties?

Adjacent parcels are currently in use for single-family residential purposes. The UDC does not require a buffer between two lots of residential use. Staff holds that removing the 40-foot buffer would be compatible with the existing uses and zoning of nearby properties.

B. To what extent are property values diminished by the particular zoning restrictions of the current zoning category?

The subject lots are currently zoned AR-1 and are vacant. Staff holds that the required 40-foot buffer is unlikely to have a significant impact on subject property values.

C. To what extent does the destruction of the property values of the individual property owner promote the health, safety, 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 current modification request should not have any significant impact on the local school district and local population densities should not be adversely impacted.

ii. Environmental impact?

Staff does not anticipate any significant adverse environmental impacts as a result of removing the 40 foot buffer.

iii. Effect on adjoining property values?

The current modification request should not have any significant effect on adjoining property values.

D. What is the relative gain to the public in maintaining the current zoning category, as compared to the hardship imposed upon the current property owner?

Should the present request be denied, stormwater management of the subject residential lots could be more difficult and costly, as the land slopes toward the rear of the subject lots and a stormwater conveyance ditch already exists along the rear property line. Staff holds that there is no relative gain to the public in maintaining the 40-foot buffer.

E. What is the length of time that the property has been vacant as currently zoned, considered in the context of land development in the area of the vicinity of the property?

The subject lots have remained vacant since it the approval of rezone no. 2039 in 2001 to allow for construction of the Morningside subdivision. The majority of the subdivision has already been developed in compliance with rezone no. 2039.

F. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?

The proposed use was previously approved under rezone no. 2039 and would be unaffected by the proposed modification.

G. How does this request conform with or diverge from established land use patterns?

Staff believes that the current modification request conforms to established low-density residential land use patterns in the vicinity of the subject property.

H. How does this request conform with or diverge from the Future Land Use Map or the goals and objectives of the Comprehensive Plan?

Conformance with the Future Land Use Map and Comprehensive Plan would be unaffected by the removal of the 40-foot undisturbed buffer.

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

This question is not applicable to the current request.

J. Is the site suitable for the proposed use relative to the requirements set forth in the Unified Development Code (off-street parking, setbacks, buffer zones, open space, etc.)?

Removal of the 40-foot buffer would be in compliance with UDC Sec. 806 (Buffers; where required). Should the current request be approved, staff holds that the site would remain suitable for single-family residential development relative to the requirements set forth in the UDC.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Staff recommends approval of this rezone request to be granted as submitted.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: _____ to _____
- Change in Conditions of Approval for Case #: 2039
- 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

Property Owner

Name: Scout Construction, LLC

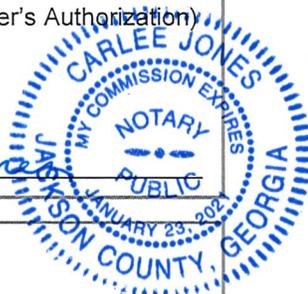
Address: 3371 Barnett Shoals Road
(No P.O. Boxes)
Watkinsville, GA 30677

Telephone: 706-215-2177

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: [Signature] Date: 5/20/19 Notarized: Carlee Jones



Property

Location: 1137, 1263, 1417, 1567, 1691, and 1805
(Physical Description)
Morningside Drive, Bogart, GA 30622

Tax Parcel Number: B 03P 001, B 03P 002, B 03P 003, B 03P 004, B 03P 005, B 03P 006

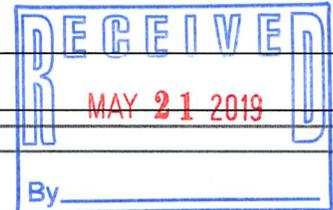
Size (Acres): 5.99 Current Zoning: AR-1

Future Development Map—Character Area Designation: Suburban Neighborhood

Use

Current Use: Single family residential

Proposed Use: Single family 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

APPLICATION NUMBER

Planning Commission Date: _____

Approval With Conditions Denial

Board of Commissioners Date: _____

Approved With Conditions Denied

Morningside Subdivision

For Scout Construction, LLC
Oconee County, Georgia

Project Narrative

April 19, 2019

GENERAL DATA

Existing Zoning	AR-1 (Agricultural Residential)
Proposed Zoning	AR-1 (Agricultural Residential)
Adjacent Zoning:	North: AR-1 (Agricultural Residential) South: AR-1 (Agricultural Residential) East: AR-1 (Agricultural Residential) West: R-1 (Single Family Residential)
Existing Use:	Single Family Residential
Proposed Use:	Single Family Residential
Parcel 1	B 03P 001 (0.96 Acres)
Parcel 2	B 03P 002 (1.00 Acres)
Parcel 3	B 03P 003 (1.01 Acres)
Parcel 4	B 03P 004 (1.00 Acres)
Parcel 5	B 03P 005 (1.00 Acres)
Parcel 6	B 03P 006 (1.02 Acres)

Total Project Area 5.99 Acres

SITE NARRATIVE

The existing Morningside Subdivision is located at the intersection of Hodges Mill Road and Morningside Drive in Oconee County, Georgia. The subdivision is currently zoned AR-1 (Agricultural Residential) and the subject change in conditions of approval for Case 2039 is applicable to six existing parcels. The parcels lie adjacent to Timarron subdivision, a single-family subdivision zoned R-1 (Single Family Residential). Scout Construction, LLC is seeking a change in conditions of approval for Case 2039 from the required 40' undisturbed buffer along the common property line.

Carter Engineering Consultants, Inc. has been engaged by the owner to act as their agent in the preparation and provision of any necessary documents associated with this request.

SITE DESCRIPTION

The site is located approximately 2,500 feet east of the Eastville four-way stop intersection. According to the Oconee County Future Development Map, the subject area and its adjacent parcels have been identified as future 'Suburban Neighborhood' Character Areas.

HISTORY

Our client purchased the remaining lots in Morningside Subdivision and is in the final stages of building homes on the remaining lots. The request is limited to six lots where building has not begun. The subdivision was originally platted on June 7, 2007 and was vacant for several years before our client purchased the lots and has built a majority of the existing homes.

BUILDINGS

A majority of the homes within the subdivision are complete and sold to Oconee County citizens; however, none of the six lots that are part of this request have been built upon.

SITE

The topography slopes to the south towards the right of way of Hodges Mill Road. There are no areas on or within the site that would cause environmental concern.



ZONING

The current zoning is AR-1 (Agricultural Residential)
The proposed zoning is AR-1 (Agricultural Residential)

Adjacent Zoning: North: AR-1 (Agricultural Residential)
 South: AR-1 (Agricultural Residential)
 East: AR-1 (Agricultural Residential)
 West: R-1 (Single Family Residential)

CHANGE IN CONDITIONS OF APPROVAL FOR CASE 2039 REQUEST

A change in conditions of approval for Case 2039 is requested from the requirement of a 40' undisturbed buffer along the common property line with Timmaron Subdivision.

There is no requirement in the Unified Development Code for a buffer along the common property line with Timmaron Subdivision as the subject property is less intense than the adjacent property. The Final Plat for the Morningside Subdivision reflects a 40' undisturbed buffer around the entire subdivision. A majority of the surrounding property is zoned A-1 where a buffer is necessary; however, the six lots that are the subject of this request are adjacent to the existing Timarron Subdivision which is zoned R-1. The request is limited to the lots adjacent to property zoned R-1.

The existing buffer area includes a stormwater conveyance ditch which conveys runoff to the right of way of Hodges Mill Road. The ditch section exists to convey runoff from the general area to the right of way. If this request is approved, our client will clean and improve the ditch section to convey runoff from the six lots as well as portions of the adjacent subdivision. The improvement within the buffer area is necessary to properly convey stormwater runoff and to avoid a larger issue after the homes are constructed on the six lots.

SEC. 1207 Standards Governing Consideration of a Zoning Change: Sec. 1210.02 Any application that proposes a change in the conditions of approval or concept plan previously established by the Board of Commissioners through action on a zoning change shall be reviewed in light of the standards set forth for a rezoning or for a Special Use under Sec. 1207, as appropriate. Any such proposed change to a condition of approval is considered a zoning change and is therefore subject to all procedures and provisions of this Division regarding the approval of zoning changes.

- a. **Existing uses and zoning of nearby property:**
The subject parcels lie adjacent to Timarron Subdivision, a single-family subdivision zoned R-1.
- b. **The extent to which property values are diminished by the particular zoning restrictions of the current zoning:**
The property values will not be diminished by removing the 40' undisturbed buffer area.
- c. **The extent to which the destruction of property values of the individual property owner 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 effects on community facilities by removing the 40' undisturbed buffer area.
 2. **Environmental impact:**
There are no negative environmental impacts by removing the 40' undisturbed buffer area. There are no wetlands, floodplains, jurisdictional waters, or any other protected buffers and/or environmental restrictions or regulations on the subject site.
 3. **Effect on adjoining property values**
The adjoining property values will not be diminished by removing the 40' undisturbed buffer area.
- d. **The relative gain to the public, as compared to the hardship imposed upon the individual property owner:**

The 40' undisturbed buffer area provides no gain or benefit to the public. The improvement within the buffer area is necessary to properly convey stormwater runoff and to avoid a larger issue after the homes are constructed on the six lots.

- e. **The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property:**

The subdivision was originally platted on June 7, 2007 and was vacant for several years before our client purchased the lots and has built a majority of the existing homes. The request is limited to six lots where building has not begun. The subject parcels lie adjacent to Timarron Subdivision, a single-family subdivision.

- f. **Consistency of the proposed use with the stated purposes of the zoning district that is being requested:**

The proposed use (Single-Family Residential) is consistent with the zoning (Agricultural Residential). There is no requirement in the Unified Development Code for a buffer along the common property line with Timarron Subdivision as the subject property is less intense than the adjacent property.

- g. **Conformity with or divergence from established land use patterns:**

The proposed use is in conformance with other properties in the area. The character of the area will remain the same, but with the added benefit of the buffer area improvement.

- h. **Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Community Agenda:**

The proposed use is entirely within conformity of the Future Development Map and the goals and objectives of the Oconee County Community Agenda.

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

The adjacent properties in the area are also zoned residential.

- j. **The suitability of the site for the proposed use relative to the requirements set forth in this Development Code such as off-street parking, setbacks, buffer zones, and open space:**

The subject parcels are suitable for the proposed use relative to the Oconee County Development Code.

Morningside Subdivision

For Scout Construction, LLC
Oconee County, Georgia

ZONING IMPACT ANALYSIS

May 09, 2019

Change to Rezone Condition

Remove 40' Undisturbed Buffer Condition

A. Consider the proposed use and existing uses and zoning of nearby property.

The proposed use and zoning are appropriate given the site's location along a residential corridor. The subdivision is currently zoned AR-1 and our client is simply seeking a change in conditions of approval set in the previously approved case #2039. No changes in use or zoning for the project area are requested at this time. The existing use and zoning of nearby properties include the following:

North Zoned A-1 (Agricultural)
East Zoned A-1 (Agricultural)
South Zoned AR-1 (Agricultural Residential) Brookhaven Subdivision
West Zoned R-1 (Residential) Timarron Subdivision

B. Consider the extent to which property values are diminished by the particular zoning restrictions of the current zoning.

With the current zoning of AR-1 (Agricultural Residential) and the current residential use of the existing properties that lie directly adjacent to the lots in question, no diminishing of property value is expected with this rezoning condition change. Property values will not be diminished due to the removal of the 40' undisturbed buffer.

C. Consider the extent to which the destruction of property values of the individual property owner 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 this zoning condition change. The removal of the 40' undisturbed buffer will not adversely impact community facilities. The intent of the removal of the buffer is to provide quality drainage throughout the property, thus supplementing community facilities.

2. Environmental Impact:

There will be no negative environmental impact due to the zoning condition change. There are no wetlands, floodplains, jurisdictional waters, or any other protected buffers and/or environmental restrictions or regulations on the subject site that may be threatened by the removal of the 40' undisturbed buffer.

3. Effect on adjoining property values.

The adjoining property values will not be diminished by the removal of the 40' undisturbed buffer.

D. Consider the relative gain to the public, as compared to the hardship imposed upon the individual property owner.

There will be no gain to the public for the 40' undisturbed buffer to remain on subject property. There is no benefit for the property to retain the 40' undisturbed buffer as the Unified Development Code doesn't require the buffer to be present. The improvement within the buffer is necessary to properly convey stormwater runoff and to avoid a larger issue after the homes are constructed on the six lots.

E. Consider the length of time the property has been vacant as currently zoned, considered in the context of land development in the area in the vicinity of the property.

The subdivision was originally platted on June 7, 2007 and was vacant for several years before our client purchased the lots and began building many of the existing homes. Our request is limited to six lots where building has yet to begin. The subject parcels lie adjacent to the Timarron single-family subdivision. The area is within a residential corridor along Hodges Mill Road.



- F. Consider the consistency of the proposed use with the stated purpose of the zoning district that is being requested.**
The proposed use (Single-Family Residential) is consistent with the zoning (Agricultural Residential). There is no requirement in the Unified Development Code for a buffer along the common property line with Timmaron Subdivision as the subject property is less intense than the adjacent property.
- G. Consider the conformity with or divergence from established land use patterns.**
The proposed use is in conformance with other properties in the area. The development patterns of the area reflect the residential use and intent of the project proposal. The character of the area will remain the same, but with the added benefit of the buffer area improvement.
- H. Consider the conformity with or divergence from the future development map or the goals and objectives of the Oconee County Comprehensive Plan.**
The proposed use is entirely within conformity of the Future Development Map and the goals and objectives of the Oconee County Community Agenda. The 2040 Character Area Map shows the subject property within the Suburban Neighborhood Character Area. The Suburban Neighborhood Character Area embraces the area along Hodges Mill and is characterized by conventional neighborhoods much like the Morningside Subdivision. The primary land uses for this Character Area is single-family residential subdivisions. With consideration to the Future Development Map and of the subject property resting within the Suburban Neighborhood Character Area, the proposed use and the allowance of the removal of the 40' undisturbed buffer is entirely within conformity of the Future Development Map and the goals and objectives of the Oconee County Comprehensive Plan.
- I. Consider the availability of adequate sites for the proposed use in districts that permit such use.**
There are no known properties of this size and character available in the immediate area that would permit such a use because the use is exclusively unique to the subject property as the request is for a change in conditions to a previously approved rezone.
- J. Consider the suitability of the site for the proposed use relative to the requirements set forth in this development code such as off-street parking, setbacks, buffer zones, and open space.**
The subject parcels are suitable for the proposed use relative to the Oconee County Development Code.



OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

1137, 1263, 1417, 1567, 1691, and 1805 Morningside Drive

Bogart, GA 30622

Tax Parcel #: B 03P 001, B 03P 002, B 03P 003, B 03P 004, B 03P 005, and B 03P 006

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: Carter Engineering Consultants, Inc.

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

City, State, & Zip Code: Watkinsville, GA 30677

Telephone Number: 770-725-1200

SIGNATURE OF OWNER: _____

NAME OF OWNER (PLEASE PRINT): Jud Shiver of Scout Construction, LLC

(IDENTIFY OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE): Managing Member

DATE: April 18 2019

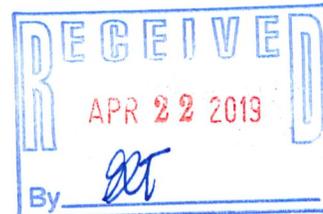
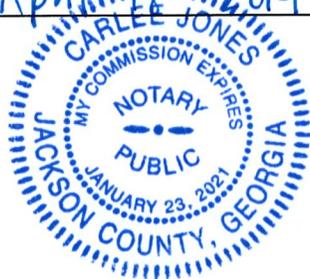
NOTARIZATION:

SWORN TO & SUBSCRIBED BEFORE ME THIS 18th DAY OF April, 2019

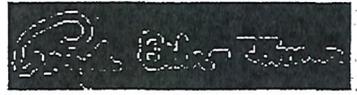
NOTARY SIGNATURE: Carlee Jones

DATE: April 18 2019

SEAL:



DOC# 006944
FILED IN OFFICE
10/18/2013 12:44 PM
BK-1220 PG-708-708
ANGELA ELDER-JOHNSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY



REAL ESTATE TRANSFER TAX
PAID: \$126.00

PT-61 108-2013-1500
Angela Elder-Johnson

Quarterman & Hodson, P.C.
1671 Meriweather Drive
Suite 103
Bogart, GA 30622
RECORD AND RETURN TO:
Neil S. Morrisroe, Esq.
McLain & Merritt, P.C.
3445 Peachtree Road, N.E., Suite 500
Atlanta, GA 30326
13B1382/MF

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE made this 15th day of October, 2013, by and between RES-GA HDI, LLC, a Georgia limited liability company, as party of the first part, hereinafter referred to as "Grantor," and SCOUT CONSTRUCTION, LLC, as party of the second part, hereinafter referred to as "Grantee";

WITNESSETH:

That Grantor for and in consideration of the sum of TEN DOLLARS, in hand paid, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed, and by these presents does hereby grant, bargain, and convey unto Grantee, their heirs, successors and assigns, the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE 239TH DISTRICT, G.M. OCONEE COUNTY, GEORGIA, BEING LOTS 1, 2, 3, 37, 38, AND 39, OF MORNINGSIDE SUBDIVISION, AS SHOWN ON THAT CERTAIN PLAT OF SURVEY, DATED MAY 6, 2007 BY DILL JONES & ASSOCIATES, INC., CERTIFIED BY GERALD T. BATCHELOR, GA RLS NO, 2238 AND RECORDED IN PLAT BOOK 37, PAGE 20-23, OCONEE COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

TOGETHER WITH all rights, members, structures, easements, alleys, ways, appurtenances, improvements, chattels, timber, shrubbery, trees, plants, fixtures, privileges, tenements or hereditaments.

This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said bargain premises.

TO HAVE AND TO HOLD the Property, 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 Grantee, their heirs, successors and assigns forever, in Fee Simple.

AND THE GRANTOR will warrant and forever defend the right and title to the above-described property unto the Grantee, their heirs, successors and assigns, against the claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year first above written.

GRANTOR:

Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public

My Commission expires:



RES-GA HDI, LLC, a Georgia limited liability company

By: Multibank 2009-1 RES-ADC Venture, a Delaware limited liability company, its Sole Member

By: RL RES 2009-1 Investments, LLC, a Delaware limited liability company, its Manager

By: Rialto Capital Advisors, LLC, a Delaware limited liability company, its Attorney-in-Fact

By: 
Stephen Tyde, Authorized Signatory

By: 
Mark King, Authorized Signatory



DOC# 007185
FILED IN OFFICE
11/04/2013 01:07 PM
~~BK-1222 PG-327-327~~
ANGELA ELDER-JOHNSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY

Quarterman & Hodson, P.C.
1671 Merweather Drive
Suite 103
Bogart, GA 30622

Angela Elder-Johnson

REAL ESTATE TRANSFER TAX
PAID: \$126.00

PT-61 108-2013-1587

RECORD AND RETURN TO:
Neil S. Mornsroe, Esq.
McLain & Merritt, P.C.
3445 Peachtree Road, N.E., Suite 500
Atlanta, GA 30326
13B1475/MF

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE made this 31 day of October, 2013, by and between RES-GA HDI, LLC, a Georgia limited liability company, as party of the first part, hereinafter referred to as "Grantor," and SCOUT CONSTRUCTION, LLC, as party of the second part, hereinafter referred to as "Grantee";

WITNESSETH:

That Grantor for and in consideration of the sum of TEN DOLLARS, in hand paid, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed, and by these presents does hereby grant, bargain, and convey unto Grantee, their heirs, successors and assigns, the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE 239TH DISTRICT, G.M. OCONEE COUNTY, GEORGIA, BEING LOTS 4, 5, 6, 7, 8, AND 15 OF MORNINGSIDE SUBDIVISION, AS SHOWN ON THAT CERTAIN PLAT OF SURVEY, DATED MAY 6, 2007 BY DILL JONES & ASSOCIATES, INC., CERTIFIED BY GERALD T. BATCHELOR, GA RLS NO. 2238 AND RECORDED IN PLAT BOOK 37, PAGE 20-23, OCONEE COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

TOGETHER WITH all rights, members, structures, easements, alleys, ways, appurtenances, improvements, chattels, timber, shrubbery, trees, plants, fixtures, privileges, tenements or hereditaments.

This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said bargain premises.

TO HAVE AND TO HOLD the Property, 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 Grantee, their heirs, successors and assigns forever, in Fee Simple.

AND THE GRANTOR will warrant and forever defend the right and title to the above-described property unto the Grantee, their heirs, successors and assigns, against the claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year first above written.

GRANTOR:

Signed, sealed and delivered in the presence of:

RES-GA HDI, LLC, a Georgia limited liability company

Dana Kurwad
Unofficial Witness

By: Multibank 2009-1 RES-ADC Venture, a Delaware limited liability company, its Sole Member

Leslie D. King
Notary Public

By: RL RES 2009-1 Investments, LLC, a Delaware limited liability company, its Manager

My Commission expires:

By: Rialto Capital Advisors, LLC, a Delaware limited liability company, its Attorney-in-Fact



Stephen Tyde
By: Stephen Tyde, Authorized Signatory

Mark King
By: Mark King, Authorized Signatory



131071

LEGAL DESCRIPTION

Commencing at the Oconee County Monument 06-B03-01 at N 1412089.762, E 2499340.870 of Hodges Mill Road;

Thence S 47°22'57" E, a distance of 124.15' to an iron rebar; said rebar being the POINT OF BEGINNING;

Thence N 17°33'27" W, a distance of 848.25' to a point;

Thence S 65°02'35" W, a distance of 280.03' to a point;

Thence N 54°43'45" W, a curve of 59.59' to a point;

Thence N 50°00'44" W, a curve of 22.65' to a point;

Thence N 20°40'49" W, a curve of 58.44' to a point;

Thence N 25°50'18" W, a distance of 169.27' to a point;

Thence S 17°25'26" W, a curve of 80.48' to a point;

Thence N 03°46'31" W, a curve of 50.18' to a point;

Thence S 01°27'33" W, a distance of 167.66' to a point;

Thence N 05°49'19" W, a curve of 95.04' to a point;

Thence N 20°29'54" W, a curve of 96.57' to a point;

Thence S 27°53'47" E, a distance of 62.23' to a point;

Thence S 62°06'13" W, a distance of 288.36' to a point; said point being the POINT OF BEGINNING.



OCONEE COUNTY, GEORGIA

Disclosure of Campaign Contributions & Gifts

The undersigned below, making application for a zoning action, has complied with Oconee County Unified Development Code Section 1206.03.b, disclosure of campaign contributions and has submitted or attached the required information on this form.

Have you as applicant or agent for applicant within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to an elected official of Oconee County?

[] YES NO

If YES, the name of the official with position, dollar amount of contribution and date of contribution shall be attached to this document.

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.



Signature of Applicant

Carter Engineering Consultants, Inc.
Jeff Carter, President

Typed Name & Title



Signature of Property Owner

Scout Construction, LLC
Jud Shiver, Managing Member

Typed Name & Title

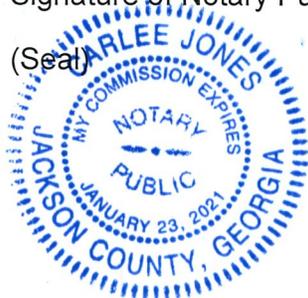


Signature of Notary Public

April 18, 2019

Date

(Seal)



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 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 interest.



Signature of Applicant

4/19/19

Date



Signature of Property Owner

April 18 2019

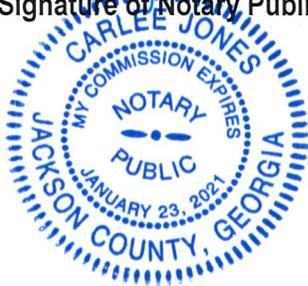
Date



Signature of Notary Public

April 18, 2019

Date



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

SCOUT CONSTRUCTION, LLC
 P.O. BOX 288
 WATKINSVILLE, GA 30677

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*
2018-14536	11/15/2018	\$0.00	\$458.34	\$0.00	Paid 11/16/2018

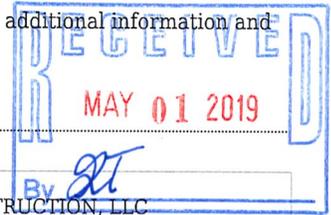
Map: B 03P 001
 Location: 1137 MORNINGSIDE DR

Printed: 04/23/2019

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 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: SCOUT CONSTRUCTION, LLC
Map Code: B 03P 001 Real
Description: 1220/708 1093/116 37/20-23
Location: 1137 MORNINGSIDE DR
Bill No.: 2018-14536
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	44,000.00	0.9600	\$44,000.00	11/15/2018				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	10.776	\$189.66	\$0.00	\$189.66
INSURANCE PREMIUM ROLL BAC	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	-0.960	\$0.00	-\$16.90	\$-16.90
SALES TAX ROLLBACK	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	-3.130	\$0.00	-\$55.09	\$-55.09
SCHOOL M&O	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	17.000	\$299.20	\$0.00	\$299.20
STATE TAX	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	0.000	\$0.00	\$0.00	\$0.00
STREET LIGHT	\$44,000.00	\$0.00	\$0.00	\$0.00	0.000	\$41.47	\$0.00	\$41.47
TOTALS					23.686	\$530.33	-\$71.99	\$458.34

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. 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. Mortgage companies usually remit payment the first week of November.

Certain persons are eligible for homestead exemptions from ad valorem taxation. CERTAIN ELDERLY PERSONS MAY BE ELIGIBLE FOR ADDITIONAL EXEMPTIONS. The full law relating to each exemption must be referred to in order to determine eligibility (see oconeecountypay.com). Applications for homestead exemptions and property returns must be received by April 1. It is not necessary to refile for exemptions each year, unless there is a change in the property deed. For questions regarding property values, contact the Property Appraiser's office at 706-769-3921.

Current Due	\$458.34
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$458.34
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/16/2018

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

SCOUT CONSTRUCTION, LLC
 P.O. BOX 288
 WATKINSVILLE, GA 30677

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*
2018-14537	11/15/2018	\$0.00	\$458.34	\$0.00	Paid 11/16/2018

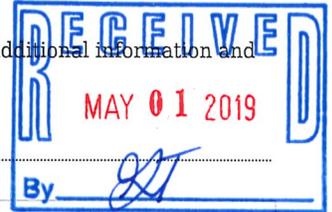
Map: B 03P 002
 Location: 1263 MORNINGSIDE DR

Printed: 04/23/2019

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 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: SCOUT CONSTRUCTION, LLC
Map Code: B 03P 002 Real
Description: 1220/708 1093/116 37/20-23
Location: 1263 MORNINGSIDE DR
Bill No.: 2018-14537
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	44,000.00	1.0000	\$44,000.00	11/15/2018				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	10.776	\$189.66	\$0.00	\$189.66
INSURANCE PREMIUM ROLL BAC	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	-0.960	\$0.00	-\$16.90	\$-16.90
SALES TAX ROLLBACK	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	-3.130	\$0.00	-\$55.09	\$-55.09
SCHOOL M&O	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	17.000	\$299.20	\$0.00	\$299.20
STATE TAX	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	0.000	\$0.00	\$0.00	\$0.00
STREET LIGHT	\$44,000.00	\$0.00	\$0.00	\$0.00	0.000	\$41.47	\$0.00	\$41.47
TOTALS					23.686	\$530.33	-\$71.99	\$458.34

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Current Due	\$458.34
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$458.34
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/16/2018

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

SCOUT CONSTRUCTION, LLC
 P.O. BOX 288
 WATKINSVILLE, GA 30677

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*
2018-14538	11/15/2018	\$0.00	\$458.34	\$0.00	Paid 11/16/2018

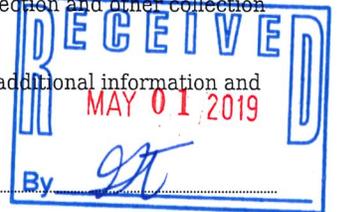
Map: B 03P 003
 Location: 1417 MORNINGSIDE DR

Printed: 04/23/2019

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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: SCOUT CONSTRUCTION, LLC
Map Code: B 03P 003 Real
Description: 1220/708 1093/116 37/20-23
Location: 1417 MORNINGSIDE DR
Bill No: 2018-14538
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	44,000.00	1.0100	\$44,000.00	11/15/2018				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	10.776	\$189.66	\$0.00	\$189.66
INSURANCE PREMIUM ROLL BAC	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	-0.960	\$0.00	-\$16.90	\$-16.90
SALES TAX ROLLBACK	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	-3.130	\$0.00	-\$55.09	\$-55.09
SCHOOL M&O	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	17.000	\$299.20	\$0.00	\$299.20
STATE TAX	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	0.000	\$0.00	\$0.00	\$0.00
STREET LIGHT	\$44,000.00	\$0.00	\$0.00	\$0.00	0.000	\$41.47	\$0.00	\$41.47
TOTALS					23.686	\$530.33	-\$71.99	\$458.34

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Current Due	\$458.34
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$458.34
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/16/2018

2018 Property Tax Statement

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

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-14539	11/15/2018	\$0.00	\$458.34	\$0.00	Paid 11/16/2018

Map: B 03P 004
 Location: 1567 MORNINGSIDE DR

Printed: 04/23/2019

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

SCOUT CONSTRUCTION, LLC
 P.O. BOX 288
 WATKINSVILLE, GA 30677

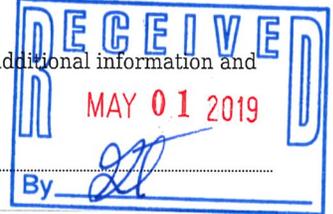
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RETURN THIS PORTION WITH PAYMENT

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



Tax Payer: SCOUT CONSTRUCTION, LLC
Map Code: B 03P 004 Real
Description: 1222/327 1093/116 37/20-23
Location: 1567 MORNINGSIDE DR
Bill No: 2018-14539
District: 001

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	44,000.00	1.0000	\$44,000.00	11/15/2018				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	10.776	\$189.66	\$0.00	\$189.66
INSURANCE PREMIUM ROLL BAC	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	-0.960	\$0.00	-\$16.90	\$-16.90
SALES TAX ROLLBACK	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	-3.130	\$0.00	-\$55.09	\$-55.09
SCHOOL M&O	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	17.000	\$299.20	\$0.00	\$299.20
STATE TAX	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	0.000	\$0.00	\$0.00	\$0.00
STREET LIGHT	\$44,000.00	\$0.00	\$0.00	\$0.00	0.000	\$41.47	\$0.00	\$41.47
TOTALS					23.686	\$530.33	-\$71.99	\$458.34

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Current Due	\$458.34
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$458.34
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/16/2018

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

SCOUT CONSTRUCTION, LLC
 P.O. BOX 288
 WATKINSVILLE, GA 30677

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*
2018-14540	11/15/2018	\$0.00	\$458.34	\$0.00	Paid 11/16/2018

Map: B 03P 005

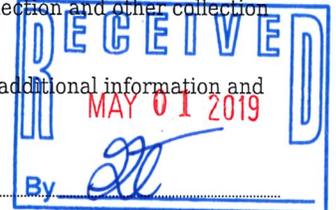
Printed: 04/23/2019

Location: 1691 MORNINGSIDE DR

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



Tax Payer: SCOUT CONSTRUCTION, LLC
Map Code: B 03P 005 Real
Description: 1222/327 1093/116 37/20-23
Location: 1691 MORNINGSIDE DR
Bill No.: 2018-14540
District: 001

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	44,000.00	1.0000	\$44,000.00	11/15/2018				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	10.776	\$189.66	\$0.00	\$189.66
INSURANCE PREMIUM ROLL BAC	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	-0.960	\$0.00	-\$16.90	\$-16.90
SALES TAX ROLLBACK	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	-3.130	\$0.00	-\$55.09	\$-55.09
SCHOOL M&O	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	17.000	\$299.20	\$0.00	\$299.20
STATE TAX	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	0.000	\$0.00	\$0.00	\$0.00
STREET LIGHT	\$44,000.00	\$0.00	\$0.00	\$0.00	0.000	\$41.47	\$0.00	\$41.47
TOTALS					23.686	\$530.33	-\$71.99	\$458.34

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Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$458.34
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/16/2018

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

SCOUT CONSTRUCTION, LLC
 P.O. BOX 288
 WATKINSVILLE, GA 30677

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*
2018-14541	11/15/2018	\$0.00	\$458.34	\$0.00	Paid 11/16/2018

Map: B 03P 006
 Location: 1805 MORNINGSIDE DR

Printed: 04/23/2019

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

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



Tax Payer: SCOUT CONSTRUCTION, LLC
Map Code: B 03P 006 Real
Description: 1222/327 1093/116 37/20-23
Location: 1805 MORNINGSIDE DR
Bill No.: 2018-14541
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	44,000.00	1.0200	\$44,000.00	11/15/2018				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	10.776	\$189.66	\$0.00	\$189.66
INSURANCE PREMIUM ROLL BAC	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	-0.960	\$0.00	-\$16.90	\$-16.90
SALES TAX ROLLBACK	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	-3.130	\$0.00	-\$55.09	\$-55.09
SCHOOL M&O	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	17.000	\$299.20	\$0.00	\$299.20
STATE TAX	\$44,000.00	\$17,600.00	\$0.00	\$17,600.00	0.000	\$0.00	\$0.00	\$0.00
STREET LIGHT	\$44,000.00	\$0.00	\$0.00	\$0.00	0.000	\$41.47	\$0.00	\$41.47
TOTALS					23.686	\$530.33	-\$71.99	\$458.34

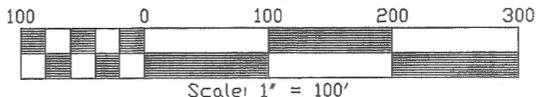
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Other Fees	\$0.00
Previous Payments	\$458.34
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/16/2018

WATERSHED PROTECTION CERTIFICATION
 *THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.02 (OR REQUIRED 150 FOOT BUFFER IS SHOWN IF WITHIN 7 MILE RADIUS OR 75 FOOT BUFFER IF GREATER THAN 7 MILE RADIUS)

GROUNDWATER RECHARGE CERTIFICATION
 *A PORTION OF THE SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.01 (OR DEFINED AS LOW, MEDIUM, OR HIGH SUSCEPTIBILITY)



FILED IN CLERK'S OFFICE
 07 JUN 14 AM 8:32
 37 22
 DATE 06/10/07
 ABEL A. WATSON, CLERK

HEALTH DEPARTMENT LEGEND

- | | |
|-------------|-----------------------------|
| SPHD | SITE PLAN HEALTH DEPARTMENT |
| ATU | AEROBIC TREATMENT UNIT |
| DRIP | DRIP EMITTER SYSTEM |
| DRIP REPAIR | DRIP EMITTER SYSTEM REPAIR |
| 2BR | POSSIBLE 2BR HOUSE |
| LEVEL IV | LEVEL IV SOIL REPORT |
| HPEL | HIGH PERC, EXTRA LINE |
| NRD | NO REDUCED DRAIN FIELD |

LEGEND

- | | |
|----------|----------------------------------|
| CMP | CORRUGATED METAL PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| DE | DRAINAGE EASEMENT |
| SSE | SANITARY SEWER EASEMENT |
| BL | BUILDING SETBACK LINE |
| IPF | IRON PIN FOUND |
| IPS | IRON PIN SET |
| IPC | IRON PIN CALCULATED |
| CB | CATCH BASIN |
| JB | JUNCTION BOX |
| MH | MAN HOLE |
| HW | HEAD WALL |
| PDB | POINT OF BEGINNING |
| R/W | RIGHT-OF-WAY |
| PP | POWER POLE |
| SP | SERVICE POLE |
| LP | LAMP POLE |
| OHUL | OVERHEAD UTILITY LINE |
| OT | OPEN TOP |
| CT | CRIMP TOP |
| RB | RE-BAR |
| CDT | CONDUIT |
| D.B. | DEED BOOK |
| P.B. | PLAT BOOK |
| PG. | PAGE |
| CONC. | CONCRETE |
| FH | FIRE HYDRANT W/ELEVATION |
| XXX.XX | ELEVATION TOP OF HYDRANT |
| W-8"-DIP | WATER LINE (SIZE & TYPE) |
| WM | WATER SERVICE (SINGLE) |
| WM | WATER SERVICE (DOUBLE) |
| WV | WATER LINE VALVE |
| SP | SITE PLAN REQUIRED |
| MFE | MINIMUM FLOOR ELEVATION REQUIRED |
| 1500 | STREET ADDRESS NUMBER |

N/F
 RAPP

P.O.B
 TO P.I. OF INTERSECTION
 S 33'16"22" E 40.18'



BROOKHAVEN SUBDIVISION

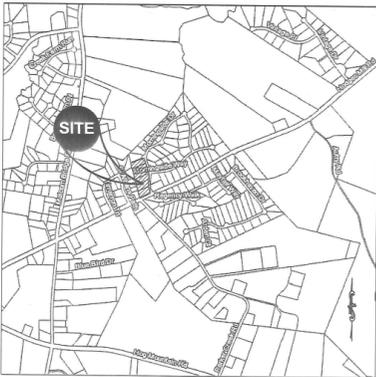
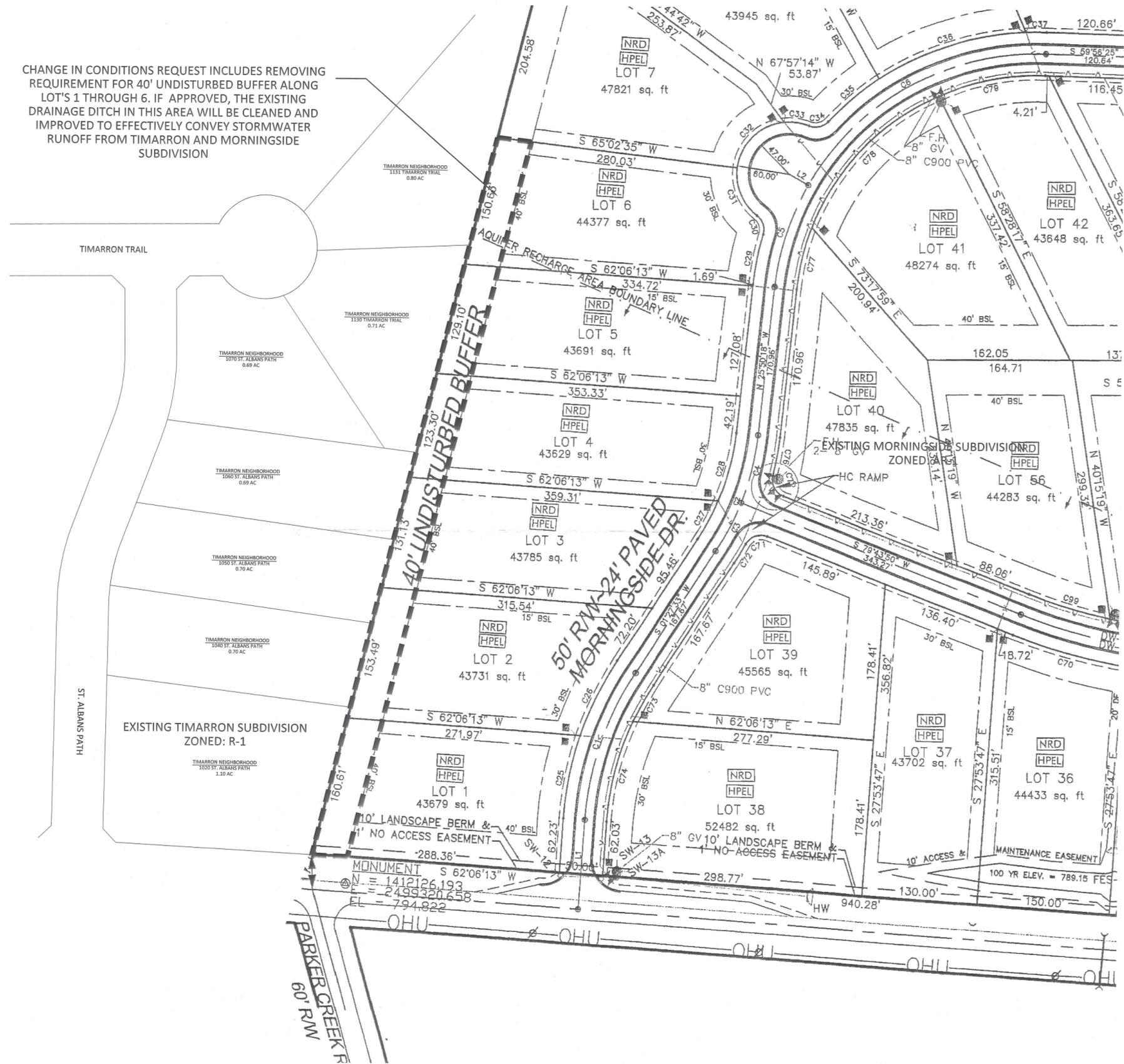
SURVEYED BY: DJA
 PLOTTED BY: JED
 DRAWN BY: JED
 APPROVED BY: GTB
 DATE: 06/09/07
 SCALE: 10'

FINAL PLAT
MORNINGSIDE SUBDIVISION
 G.M.D. 239
 TAX PARCELS B-03K-001
 OCONEE COUNTY, GEORGIA



DILLS ~ JONES & ASSOCIATES, INC
 CIVIL ENGINEERS ~ LAND SURVEYOR
 P.O. BOX 1618
 LOGANVILLE, GEORGIA 30052-1618
 PHONE: (770) 466-9975 FAX: (770) 466-9188

CHANGE IN CONDITIONS REQUEST INCLUDES REMOVING REQUIREMENT FOR 40' UNDISTURBED BUFFER ALONG LOT'S 1 THROUGH 6. IF APPROVED, THE EXISTING DRAINAGE DITCH IN THIS AREA WILL BE CLEANED AND IMPROVED TO EFFECTIVELY CONVEY STORMWATER RUNOFF FROM TIMARRON AND MORNINGSIDE SUBDIVISION



LOCATION MAP
SCALE: N.T.S.

PROJECT NOTES:
 OWNER / DEVELOPER:
 Scout Construction, LLC
 3371 Barnett Shoals Road
 Watkinsville, Georgia 30677
 Jud Shiver
 Tel. (706) 215-2177

APPLICANT:
 Carter Engineering Consultants, Inc.
 3651 Mars Hill Road, Suite 2000
 Watkinsville, GA 30677
 Contact: Jeff Carter, P.E.
 Tel. (770) 725-1200
 jeff@carterengineering.net

Location: 1137, 1263, 1417, 1567, 1691 and 1805 Morningside Drive, Bogart, Ga 30622

Parcel No.: B 03P 001, B 03P 002, B 03P 003, B 03P 004, B 03P 005, B03P 006

Current Zoning: AR-1

Project Area: 5.99 acres

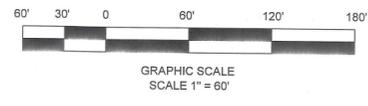
Stormwater Management shall be in accordance with county, state, and other appropriate ordinances, and regulations in effect at time of construction plan approval.

REVISION BLOCK	DATE	DESCRIPTION
#		
A	5/20/19	ADDRESS COUNTY COMMENTS



Carter Engineering Consultants, Inc.
 3651 Mars Hill Road, Suite 2000
 Watkinsville, GA 30677
 P: 770.725.1200
 F: 770.725.1204
 www.carterengineering.net

REZONE MODIFICATION CONCEPT PLAN
 for
MORNINGSIDE SUBDIVISION
 HODGES MILL DRIVE, OCONEE COUNTY, GA
 TAX ID # E-03-042



811 Know what's below
 Call before you dig
 dial 811

PROJECT NAME:
MORNINGSIDE SUBDIVISION

SHEET TITLE:
 REZONE MODIFICATION CONCEPT PLAN

SHEET NUMBER:
1

PROJECT NUMBER:
19001JSD

DATE:
04/19/19