

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

TITLE

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classification AG (Agricultural District) to AR-3 (Agricultural Residential Three Acre District) pursuant to an application for rezoning of property owned by Lee Warren Dorman and Courtney Tuten Dorman submitted on February 19, 2020.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for zoning change submitted by Lee Dorman and Courtney Tuten Dorman on February 19, 2020, requesting rezoning of a ±3.00-acre tract of land located east of Old Bishop Road in the 221st G.M.D., Oconee County, Georgia, (portion of tax parcel no. B-07-029), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

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

The zoning classification for the property described on the attached “Exhibit A” is hereby changed from classification AG (Agricultural District) to AR-3 (Agricultural Residential Three Acre District) for the purpose as set forth in “Exhibit A” attached hereto.

Said rezone is subject to the following conditions: as set forth in “Exhibit A” attached hereto.

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

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

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

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on June 15, 2020 and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on July 7, 2020.

ADOPTED AND APPROVED, this 7th day of July, 2020.



OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

Vacant, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes
Kathy Hayes
Clerk, Board of Commissioners

Kathy Hayes

From: Chuck Horton
Sent: Monday, July 6, 2020 11:54 AM
To: Kathy Hayes
Subject: Sighting of documents

To whom it might concern. Because of my recent surgery and the inability of going to the courthouse I give permission for the county clerk, Kathy Hayes to sign county documents for me.

Respectfully
Chuck Horton

Sent from my iPad

EXHIBIT "A" TO REZONE NO P20-0034

Page 1 of 5

CONDITIONS

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.

TAX MAP

Rezone # P20-0034 - Dorman



EXHIBIT "A" TO REZONE NO P20-0034

Page 2 of 5

LEGAL DESCRIPTION

All that tract of land, together with improvements thereon, situate, lying, and being in Oconee County, 221st Georgia Militia District and being more particularly described as follows:

COMMENCE at the centerline intersection of Macon Highway and Old Bishop Road

thence S 23°53'51" W a distance of 3265.26' to an iron pin on the Easterly

right of way of Old Bishop Road, said point being the point of beginning ;

thence S 79°37'30" E a distance of 370.46' to an iron pin;

thence S 11°14'06" W a distance of 349.70' to an iron pin;

thence N 76°33'08" W a distance of 399.97' to an iron pin on the easterly right of way of Old Bishop Road;

thence following said right of way N 16°19'10" E a distance of 330.00' to an iron pin;

which is the point of beginning,

said parcel having an area of 3.00 acres and being more particularly

described on a plat of survey done by Baseline Surveying and Engineering

dated February 11th, 2020.

EXHIBIT "A" TO REZONE NO P20-0034

Page 3 of 5

NARRATIVE

The total acreage is 3 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 residential. The proposed zoning for the new 3.00 Acre lot (Tract 1) is AR-3. This is the only portion of the ten-acre tract that is being proposed to be rezoned to AR-3. The remaining 7 acres will stay at AG.

We currently live on 10 acres and have a house at the road front of the property that we live in. We are dividing the land (Oconee County allows one dwelling per parcel of land) so that we may build a house on the middle to back part of the property. Current zoning will allow us to split the property into 5/5 acres but no less. We are petitioning for a rezone to AR-3 as it will allow us to split the land into a 3/7-acre configuration. The two main reasons for this split are as follows. 1) Having 7 acres as collateral/equity for building our new home (our forever home hopefully) will give us more towards that collateral/equity. A significant amount more. 2) The current configuration of the parcel is a slightly oddly shaped rectangle. Splitting the land into a 5/5 configuration is doable but it makes it even more oddly shaped and puts the property line split almost immediately through the front yard of where we would like our new home to be. Having it divided into a 3/7 acre split allows us to basically square off 3 acres up front where the current house sits. It leaves ample room for the new driveway and eliminates an even more oddly shaped parcel(s). We have no desire to sale these 3 acres, hopefully ever. It will be a rental property for us moving forward. We also have aging parents and it will give us a great home to provide them with should that need ever arrive. We are currently in year 5 of land conservation use. We have spoken with the tax assessor's office and they are fine with the 3/7 configuration and the 10 acres remaining under conservation use. We have no desire to pay the additional taxes for violating the conservation agreement we currently have. This also all fits in with the master use plan set forth by Oconee County for south Oconee. It will fit well with the Country Estates and Agricultural settings set by the master plan.

The proposed traffic impacts will be minimal. The estimated Average Daily Trips (ADT) would be 20 average vehicle trip ends per day.

There will be minimum impact on the school system.

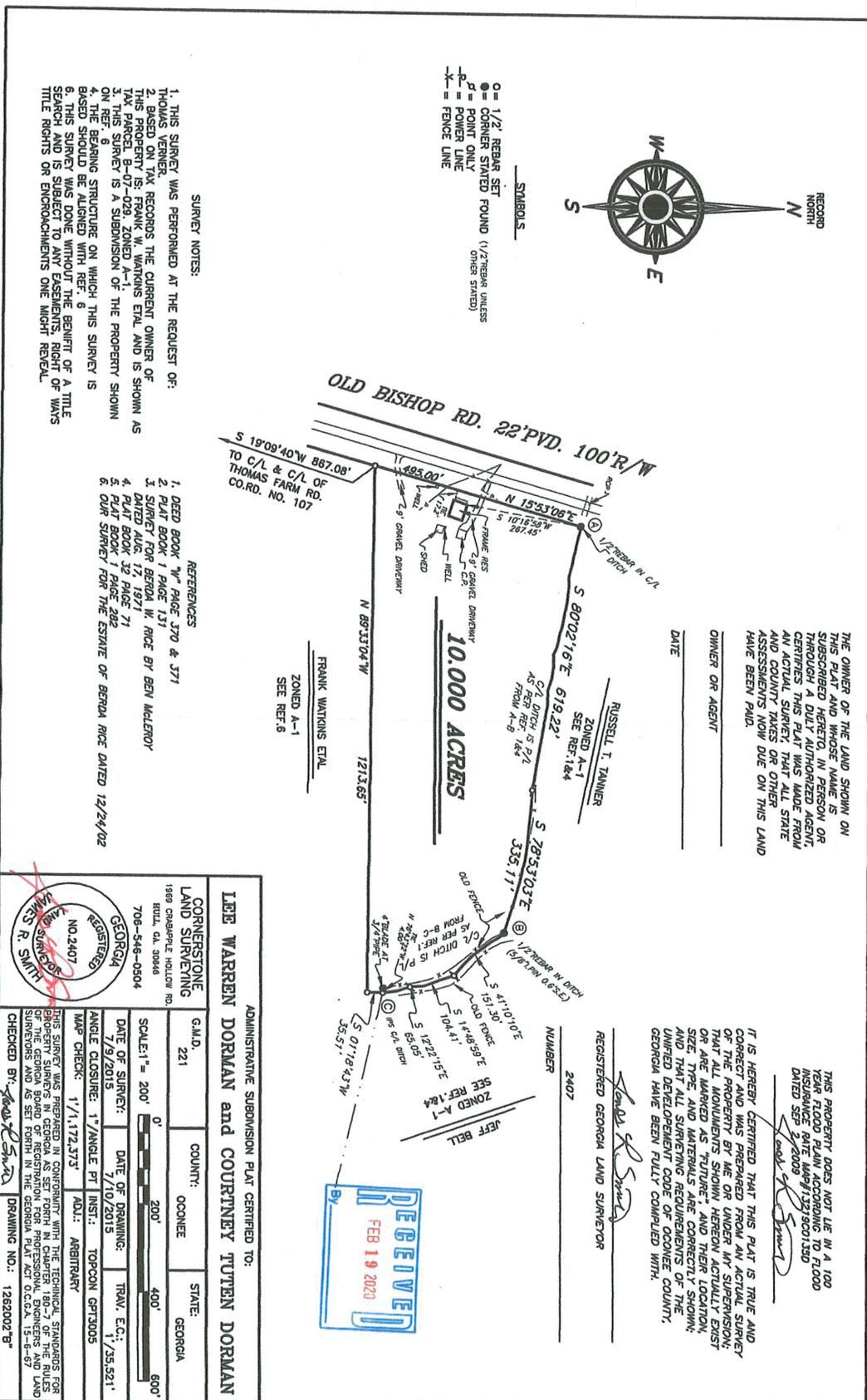
Public water is available. Other than water there are no public utilities existing or proposed for this area.

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

EXHIBIT "A" TO REZONE NO P20-0034

Page 4 of 5

PLAT



SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED AT THE REQUEST OF: THOMAS VERNER.
2. BASED ON TAX RECORDS THE CURRENT OWNER OF THE PARCEL IS: FRANK WATKINS ETAL AND IS SHOWN AS TAX PARCEL B-0-028 ZONED A-1.
3. THIS SURVEY IS A SUBDIVISION OF THE PROPERTY SHOWN ON REF. 6.
4. THE BEARING STRUCTURE ON WHICH THIS SURVEY IS BASED SHOULD BE ALIGNED WITH REF. 6.
5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAYS TITLE RIGHTS OR ENCUMBRANCES ONE MIGHT REVEAL.

REFERENCES

1. DEED BOOK "W" PAGE 370 & 371
2. PLAT BOOK 1 PAGE 137
3. SURVEY FOR BERNA W. RICE BY BEN MCLENDRY
4. PLAT BOOK 17 PAGE 71
5. PLAT BOOK 22 PAGE 282
6. OUR SURVEY FOR THE ESTATE OF BERNA RICE DATED 12/24/02

OLD BISHOP RD. 22' PVD. 100' R/W

10,000 ACRES

RUSSELL T. TANNER
ZONED A-1
SEE REF. 184

JEFF BELL
SEE REF. 184

FRANK WATKINS ETAL
ZONED A-1
SEE REF. 6

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THIS PLAT WAS MADE FROM A DULY CONDUCTED SURVEY, THAT ALL OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

OWNER OR AGENT _____

DATE _____

THIS PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP #13219011350 DATED SEP 2/2009

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS TYPICAL; AND THEIR LOCATION, SIZE, TYPE, AND MATERIALS ARE CORRECTLY SHOWN; AND THAT ALL SURVEYING REQUIREMENTS OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 HAVE BEEN FULLY COMPLIED WITH.

ADMINISTRATIVE SUBDIVISION PLAT CERTIFIED TO:

LEE WARREN DORMAN and COURTNEY TUTEN DORMAN

G.M.D. 221 COUNTY: COOKE STATE: GEORGIA

SCALE: 1" = 200'

DATE OF SURVEY: 7/9/2015 DATE OF DRAWING: 7/10/2015 TRAV. E.C.: 1/25,521'

ANGLE CLOSURE: 1" / ANGLE PT INST.: TOPCON GPT3005

MAP CHECK: 1/1,172.373' ADJ.: ARBITRARY

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

CHECKED BY: *[Signature]* DRAWING NO.: 1282002" B"





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

REZONE CASE #: P20-0034

DATE: June 3, 2020

STAFF REPORT BY: Grace Tuschak, Senior Planner

APPLICANT NAME: Lee Warren Dorman and
Courtney Tuten Dorman

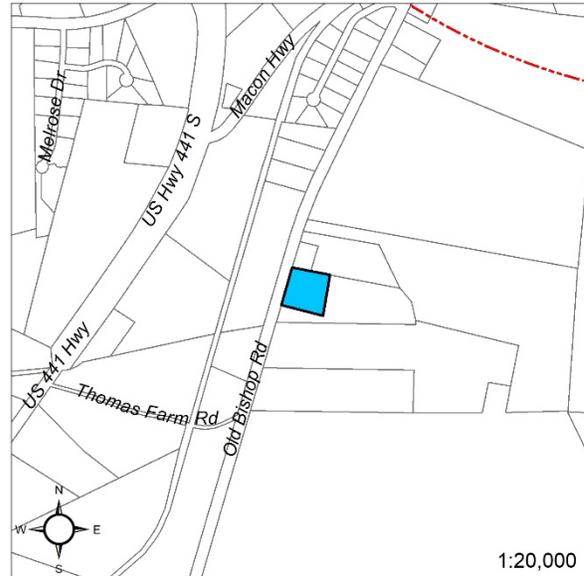
PROPERTY OWNER: Lee Warren Dorman and
Courtney Tuten Dorman

LOCATION: East of Old Bishop Road

PARCEL SIZE: ±3.00 acres

EXISTING ZONING: AG (Agricultural District)

EXISTING LAND USE: Single Family Residential



FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Country Estates

ACTION REQUESTED: Rezone a portion of the property from AG (Agricultural) to AR-3 (Agricultural Residential Three Acre) in order to allow an additional three-acre residential lot.

STAFF RECOMMENDATION: Staff recommends conditional approval of the present request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: June 15, 2020

BOARD OF COMMISSIONERS: July 7, 2020

ATTACHMENTS:

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

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- A single family residence was constructed on the property in 1910
- The property has been zoned AG since the original adoption of the zoning map in 1968

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single family residential	AG (Agricultural District)
SOUTH	Vacant/undeveloped	AG (Agricultural District)
EAST	Wooded/pasture	AG (Agricultural District)
WEST	Vacant/undeveloped	AG (Agricultural District)

PROPOSED DEVELOPMENT

- One additional single family residence is proposed on the remaining seven-acre portion of the parent parcel (to remain AG zoning)

PROPOSED TRAFFIC PROJECTIONS

- An additional 20 average daily trips are projected should the present request be approved

PUBLIC FACILITIES

Water:

- Oconee County water currently serves the property

Sewer:

- A private on-site septic system is proposed to serve the additional lot

Roads:

- Access is proposed via an existing gravel drive off of Old Bishop Road to the seven-acre parcel toward the rear of the property
- Access will remain via an existing gravel drive off of Old Bishop Road to the three-acre parcel toward the front of the property

ENVIRONMENTAL

- No state waters, jurisdictional wetlands, or flood plain are known to exist on the site

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- No comments

OCONEE COUNTY FIRE DEPARTMENT

- No comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- No comments

STAFF ANALYSIS

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

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

Nearby properties are primarily single family residential in use or undeveloped/pasture with AG zoning. Lot sizes of nearby property range from 1 acre to large agricultural tracts of 25 or more acres. Staff notes that AR (Agricultural Residential) and R-1 (Single Family Residential) zoning also exist in the vicinity of the subject property. Staff holds that the zoning proposal is suitable in view of the existing uses, development, and zoning of nearby property.

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

The property has a reasonable economic use for single family residential and agricultural purposes as currently zoned.

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

i. Population density and effect on community facilities such as streets, schools, water, and sewer;
The present request should have negligible impacts on population density and community facilities.

ii. Environmental impact;

No environmentally sensitive areas are known to exist on the site 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 proposed additional residential lot should not have a significant impact on the existing use, usability, and/or value of adjoining property.

D. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property. The subject property is not currently vacant; this standard is not applicable to the present request.

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

The AR-3 zoning district is intended to “encourage a compatible relationship between agricultural and residential subdivisions in the district” and “to allow low rural residential densities and compatible agricultural activities without encouraging commercial development or multi-family development” (Unified Development Code Sec. 205.02). Staff holds that the proposed additional residential lot is consistent with the stated purpose of the proposed zoning district.

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

Land use patterns in the immediate vicinity have remained primarily low density single family residential and agricultural, lending grounds for approval of the present request.

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 “Country Estates” which is described in the 2018 Comprehensive Plan as “a low-intensity residential community reminiscent of a rural environment. Areas within this Character Area are lands that are undeveloped but rarely or no longer in agricultural production or have been developed as ‘estate farms’ or large-lot subdivisions.” (p. 34). Primary land uses in the Country Estates Character Area include “homesteads on individual lots, mini-farm estates on lots of more than 3 acres, and large-lot conventional subdivisions.” (2018 Comprehensive Plan p. 34). Staff holds that the proposed additional residential lot is in conformity with 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 similarly-sized lots exist within the county that would permit construction of a single-family residence.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Staff recommends approval of this request subject to the following conditions to be fulfilled at the expense of the owner/developer:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.



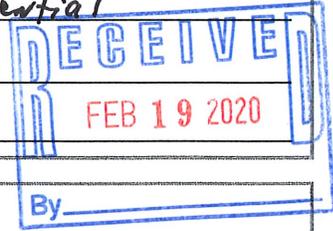
OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: A6 to AR3 ^(LD) Change in Conditions of Approval for Case #: _____
- Special Use Approval for: _____ in the _____ Zoning District

Applicant	Property Owner
Name: <u>Lee Dorman & Courtney Tuten</u>	Name: <u>Lee Warren & Courtney Tuten Dorman</u> ^{LD}
Address: <u>2026 old Bishop Rd</u> <small>(No P.O. Boxes)</small> <u>Bishop, GA 30621</u>	Address: <u>2026 old Bishop Rd</u> <small>(No P.O. Boxes)</small> <u>Bishop, GA 30621</u>
Telephone: <u>706-338-9700</u>	Telephone: <u>706-338-9700</u>
Email: <u>lwd317@gmail.com</u>	
Applicant is (check one): <input checked="" type="checkbox"/> the Property Owner <input type="checkbox"/> Not the Property Owner (attach Property Owner's Authorization)	
Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.	
Signature:	Date: <u>2-20-2020</u> Notarized:

Property	Use
Location: <u>2026 old Bishop Rd</u> <small>(Physical Description)</small> <u>Bishop, GA 30621</u>	Current Use: <u>Residential</u>
Tax Parcel Number: <u>B 07029</u> ^{LD}	Proposed Use: <u>Residential</u>
Size (Acres): <u>10</u> Current Zoning: <u>A6</u>	
Future Development Map—Character Area Designation: <u>Country Estates</u>	



Attachments (check all that apply)

<input checked="" type="checkbox"/> Property Owner's Authorization (if applicable)	<input checked="" type="checkbox"/> Narrative (Detailed Description of the Request)
<input checked="" type="checkbox"/> Application Fee	<input checked="" type="checkbox"/> Concept Plan
<input type="checkbox"/> Warranty Deed	<input checked="" type="checkbox"/> Attachments to the Concept Plan: <ul style="list-style-type: none"> <input type="checkbox"/> Water and/or Sewer Capacity Letter from OCUD <input checked="" type="checkbox"/> Representative Architecture/Photographs
<input checked="" type="checkbox"/> Typed Legal Description ^{LD}	<input checked="" type="checkbox"/> Proof all property taxes paid in full
<input checked="" type="checkbox"/> Plat of Survey	<input type="checkbox"/> Other Attachments: _____
<input checked="" type="checkbox"/> Disclosures (Interest & Campaign Contributions)	
<input checked="" type="checkbox"/> Zoning Impact Analysis	

For Oconee County Staff Use Only

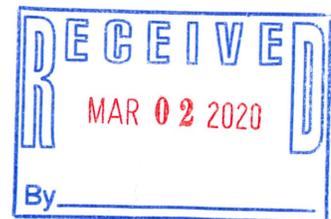
Application	Date Received: _____ Date Accepted: _____	APPLICATION NUMBER <u>P20-0034</u>
	DRI Transmitted to RDC <input type="checkbox"/> Date: _____ <input type="checkbox"/> N/A	Planning Commission Date: _____
	Date Submitted: _____ <input type="checkbox"/> Findings Complete	<input type="checkbox"/> Approval <input type="checkbox"/> With Conditions <input type="checkbox"/> Denial
	Posted: _____ Ad: _____ Ad: _____	Board of Commissioners Date: _____
Application Withdrawn <input type="checkbox"/> Date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> With Conditions <input type="checkbox"/> Denied	

Zoning Impact Analysis and Narrative for Rezone

For

Lee and Courtney Dorman

2026 Old Bishop Road
Watkinsville, Georgia
(Oconee County)





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 residential 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 are similar to those proposed for this parcel. 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 country estates. The primary use conforms to the surrounding area and is consistent with existing residential size, scale and overall density. These will be homesteads on individual lots of three acres or more

and compatible with agricultural activities. As for infrastructure, public water is available, and sewer is not available. The existing residential structure will continue to be serviced by an existing well. The new residential lot is to be serviced by well also. The existing structure is on a private septic system, and the new lot will require a private septic system. The proposed lots will be serviced by an existing paved public 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 3 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 residential. The proposed zoning for the new 3.00 Acre lot (Tract 1) is AR-3. This is the only portion of the ten-acre tract that is being proposed to be rezoned to AR-3. The remaining 7 acres will stay at AG.

We currently live on 10 acres and have a house at the road front of the property that we live in. We are dividing the land (Oconee County allows one dwelling per parcel of land) so that we may build a house on the middle to back part of the property. Current zoning will allow us to split the property into 5/5 acres but no less. We are petitioning for a rezone to AR-3 as it will allow us to split the land into a 3/7-acre configuration. The two main reasons for this split are as follows. 1) Having 7 acres as collateral/equity for building our new home (our forever home hopefully) will give us more towards that collateral/equity. A significant amount more. 2) The current configuration of the parcel is a slightly oddly shaped rectangle. Splitting the land into a 5/5 configuration is doable but it makes it even more oddly shaped and puts the property line split almost immediately through the front yard of where we would like our new home to be. Having it divided into a 3/7 acre split allows us to basically square off 3 acres up front where the current house sits. It leaves ample room for the new driveway and eliminates an even more oddly shaped parcel(s). We have no desire to sale these 3 acres, hopefully ever. It will be a rental property for us moving forward. We also have aging parents and it will give us a great home to provide them with should that need ever arrive. We are currently in year 5 of land conservation use. We have spoken with the tax assessor's office and they are fine with the 3/7 configuration and the 10 acres remaining under conservation use. We have no desire to pay the additional taxes for violating the conservation agreement we currently have. This also all fits in with the master use plan set forth by Oconee County for south Oconee. It will fit well with the Country Estates and Agricultural settings set by the master plan.



The proposed traffic impacts will be minimal. The estimated Average Daily Trips (ADT) would be 20 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.

All that tract of land, together with improvements thereon, situate, lying, and being in Oconee County, 221st Georgia Militia District and being more particularly described as follows:

COMMENCE at the centerline intersection of Macon Highway and Old Bishop Road

thence S 23°53'51" W a distance of 3265.26' to an iron pin on the Easterly

right of way of Old Bishop Road, said point being the point of beginning ;

thence S 79°37'30" E a distance of 370.46' to an iron pin;

thence S 11°14'06" W a distance of 349.70' to an iron pin;

thence N 76°33'08" W a distance of 399.97' to an iron pin on the easterly right of way of Old Bishop Road;

thence following said right of way N 16°19'10" E a distance of 330.00' to an iron pin;

which is the point of beginning,

said parcel having an area of 3.00 acres and being more particularly described on a plat of survey done by Baseline Surveying and Engineering dated February 11th, 2020.



2019 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

DORMAN LEE WARREN &
 COURTNEY TUTEN DORMAN
 2026 OLD BISHOP ROAD
 BISHOP, GA 30677

RETURN THIS PORTION WITH PAYMENT

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



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: DORMAN LEE WARREN &
Map Code: B 07 029 Real
Description: 4/114 1/131 ; OLD BISHOP
Location: 2026 OLD BISHOP RD
Bill No: 2019-4672
District: 001

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-4672	11/20/2019	\$0.00	\$1158.95	\$0.00	Paid 11/15/2019

Map: B 07 029

Printed: 01/22/2020

Location: 2026 OLD BISHOP RD

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.

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
85,816.00	181,938.00	10.0000	\$267,754.00	11/20/2019			S1 SV	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$267,754.00	\$107,101.00	\$57,116.00	\$49,985.00	10.826000	\$541.14	\$0.00	\$541.14
INSURANCE PREMIUM ROLL BAC	\$267,754.00	\$107,101.00	\$57,116.00	\$49,985.00	-0.940000	\$0.00	-\$46.99	\$-46.99
SALES TAX ROLLBACK	\$267,754.00	\$107,101.00	\$57,116.00	\$49,985.00	-3.200000	\$0.00	-\$159.95	\$-159.95
SCHOOL M&O	\$267,754.00	\$107,101.00	\$57,116.00	\$49,985.00	16.500000	\$824.75	\$0.00	\$824.75
STATE TAX	\$267,754.00	\$107,101.00	\$57,116.00	\$49,985.00	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					23.186000	\$1,365.89	-\$206.94	\$1,158.95

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.

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 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.

Current Due	\$1,158.95
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$1,158.95
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/15/2019



OCONEE COUNTY PROPERTY OWNER AUTHORIZATION
FOR APPLICATIONS

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

2026 Old Bishop Rd Bishop GA 30621

Tax Parcel #: B 07 029

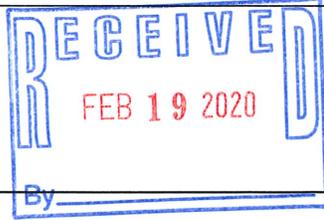
Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

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: Lee Warren Dorman
Address (No P.O. boxes): 2026 Old Bishop Rd Bishop
City, State, & Zip Code: Bishop, GA 30621
Telephone Number: 706-338-9700

SIGNATURE OF OWNER OR MANAGING MEMBER: [Signature]
NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT):
OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE:
DATE: 2-20-2020

NOTARIZATION:
SWORN TO AND SUBSCRIBED BEFORE THIS 20th DAY OF February, 2020
NOTARY SIGNATURE: Melinda A. Patterson
DATE: February 20, 2020





800-937-6002

MONTHLY BILLING STATEMENT

DO NOT MAIL PAYMENTS
TO THIS ADDRESS
PO Box 9061, Temecula, CA 92589

Statement Date 11/05/2019
Loan Due Date 12/01/2019



+ 0357399 000002014 CLSD 0939780 001
LEE W DORMAN
2026 OLD BISHOP RD
BISHOP GA 30621-1462



Payment processing cutoff time is 3:00pm CT Monday - Friday. Payments received after 3:00pm CT will be processed the next business day.

Account Number 0045015129
Payment Due Date 12/01/2019
Amount Due \$877.27

If payment is received after 12/16/2019, a \$36.76 late fee will be charged.

Visit us online at www.servicehomeloan.com or call customer service at 800-937-6002 Monday through Friday 8:00am - 5:00pm (CT).

Property Address:
2026 OLD BISHOP RD
BISHOP, GA 30621-1462

Past Payments Breakdown	Paid Last Month	Paid Year to Date
Principal	\$370.53	\$4,023.99
Interest	\$487.41	\$5,430.65
Escrow (For Taxes, Insurance)	\$142.06	\$1,545.36
Fees	\$0.00	\$0.00
Late Charges	\$0.00	\$0.00
Partial Payments (Unapplied)*	\$0.00	\$0.00
Total	\$1,000.00	\$11,000.00

*Partial Payments: Any partial payments that you make are not applied to your mortgage, but instead are held in a separate suspense account. If you pay the balance of a partial payment, the funds will then be applied to your mortgage.

Explanation of Amount Due	
Principal	\$249.08
Interest	\$486.13
Escrow (For Taxes, Insurance)	\$142.06
Optional Insurance	\$0.00
Regular Monthly Payment	\$877.27
Total Late Charges	\$0.00
Total Fees	\$0.00
Past Due Payments	\$0.00
Less Unapplied Balance	\$0.00
Total Amount Due	\$877.27



Account Information	
Outstanding Principal Balance*	\$141,420.90
Interest Rate	4.12500%
Prepayment Penalty	No
*The outstanding principal balance is not the total amount required to pay off your loan in its entirety.	

Transaction Activity (Since Last Statement)									
Due Date	Date Paid	Description	Total Amount	Escrow	Interest	Principal	Optional Insurance	Late Fees Paid	Unapplied Funds
10/01/2019	11/01/2019	Taxes	\$1,158.95	\$1,158.95					
11/01/2019	11/05/2019	Payment	\$877.27	\$142.06	\$487.41	\$247.80			
11/01/2019	11/05/2019	Principal Pymt	\$122.73			\$122.73			

Payments Made Simple: Save time by going online and signing up for one of Mortgage Services' Automatic Payment features today! www.ServiceHomeLoan.com

**DON'T KEEP COLONIAL TO YOURSELF...
SPREAD THE WORD!**

Receiving your recommendation is the greatest compliment we could receive. It helps drive our business and allows us to gain long-lasting relationships with our customers.
Have a friend or family member that is looking to secure home financing? We're here to help!

NMLS 401285 LENDER

Additional information is provided on the back of the statement.

DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT.



LEE W DORMAN

COLONIAL SAVINGS, F.A.
P.O. Box 650895
Dallas, TX 75265-0895

Account Number	Due Date	Regular Payment	Past Due Amount	Total Amount
0045015129	12/01/2019	\$877.27	\$0.00	\$877.27

If payment is received after 12/16/2019, a \$36.76 late fee will be charged. Payments sent regular U.S.P.S. should be mailed to P.O. Box 650895, Dallas, Tx 75265-0895. Pay online at www.servicehomeloan.com.

Total Payment	\$
Late Charges	\$
Additional Principal	\$
Additional Escrow	\$
Other Fees	\$
Total Amount Enclosed	\$

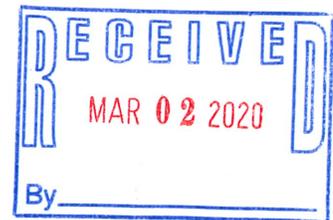
Check this box and indicate change of mailing address, email address or telephone number on the reverse side.

Zoning Impact Analysis and Narrative for Rezone

For

Lee and Courtney Dorman

2026 Old Bishop Road
Watkinsville, Georgia
(Oconee County)



and compatible with agricultural activities. As for infrastructure, public water is available, and sewer is not available. The existing residential structure will continue to be serviced by an existing well. The new residential lot is to be serviced by well also. The existing structure is on a private septic system, and the new lot will require a private septic system. The proposed lots will be serviced by an existing paved public 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 3 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 residential. The proposed zoning for the new 3.00 Acre lot (Tract 1) is AR-3. This is the only portion of the ten-acre tract that is being proposed to be rezoned to AR-3. The remaining 7 acres will stay at AG.

We currently live on 10 acres and have a house at the road front of the property that we live in. We are dividing the land (Oconee County allows one dwelling per parcel of land) so that we may build a house on the middle to back part of the property. Current zoning will allow us to split the property into 5/5 acres but no less. We are petitioning for a rezone to AR-3 as it will allow us to split the land into a 3/7-acre configuration. The two main reasons for this split are as follows. 1) Having 7 acres as collateral/equity for building our new home (our forever home hopefully) will give us more towards that collateral/equity. A significant amount more. 2) The current configuration of the parcel is a slightly oddly shaped rectangle. Splitting the land into a 5/5 configuration is doable but it makes it even more oddly shaped and puts the property line split almost immediately through the front yard of where we would like our new home to be. Having it divided into a 3/7 acre split allows us to basically square off 3 acres up front where the current house sits. It leaves ample room for the new driveway and eliminates an even more oddly shaped parcel(s). We have no desire to sale these 3 acres, hopefully ever. It will be a rental property for us moving forward. We also have aging parents and it will give us a great home to provide them with should that need ever arrive. We are currently in year 5 of land conservation use. We have spoken with the tax assessor's office and they are fine with the 3/7 configuration and the 10 acres remaining under conservation use. We have no desire to pay the additional taxes for violating the conservation agreement we currently have. This also all fits in with the master use plan set forth by Oconee County for south Oconee. It will fit well with the Country Estates and Agricultural settings set by the master plan.



The proposed traffic impacts will be minimal. The estimated Average Daily Trips (ADT) would be 20 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 two, three and seven acres, with one primary dwelling unit per parcel.



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 the Commissions, 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 an interest.

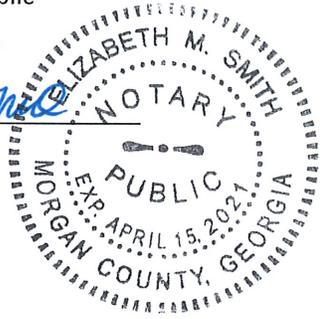
Signature of owner
Courtney Tuttle Duma

Date
3-02-20

Signature of Applicant
Courtney Tuttle Duma

Date
3-02-20

Signature of Notary Public
Elizabeth M. Smith



Date
3-02-20



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: N/A

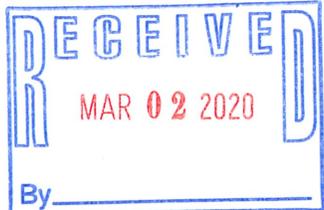
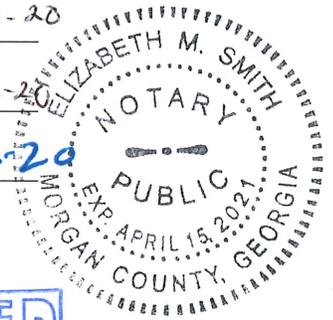
C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning (or N/A if not applicable).

N/A

Signature of owner: Courtney Tate Jones Date: 3-02-20

Signature of applicant: Courtney Tate Jones Date: 3-02-20

Signature of Notary Public: Elizabeth M. Smith Date: 3-2-20



THIS BLOCK RESERVED FOR RECORDING INFORMATION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIALS ARE CORRECTLY SHOWN.

Matthew D. Ulmer
 MATTHEW D. ULMER
 REGISTERED LAND SURVEYOR #3069

DATE _____

MATTHEW D. ULMER
 GEORGIA REGISTERED
 LAND SURVEYOR #3069

P.O. BOX 269
 WATKINSVILLE, GA 30677
 706-614-1952

THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLUE INK OVER THE STAMP.

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

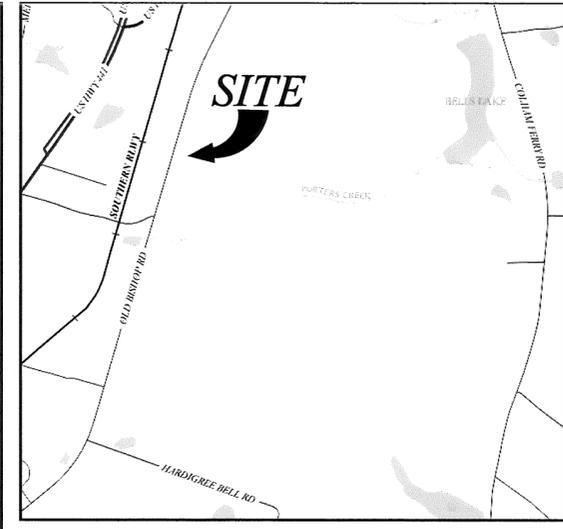
FIELD SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 51,400 FEET, AND AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL GPT 3002.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 5, 2020.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 145,000 FEET.



VICINITY MAP
 NOT TO SCALE

BASELINE
 SURVEYING &
 ENGINEERING, INC.

P.O. BOX 269
 WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610

PLAT FOR:

LEE DORMAN

221ST GEORGIA
 MILITIA DISTRICT

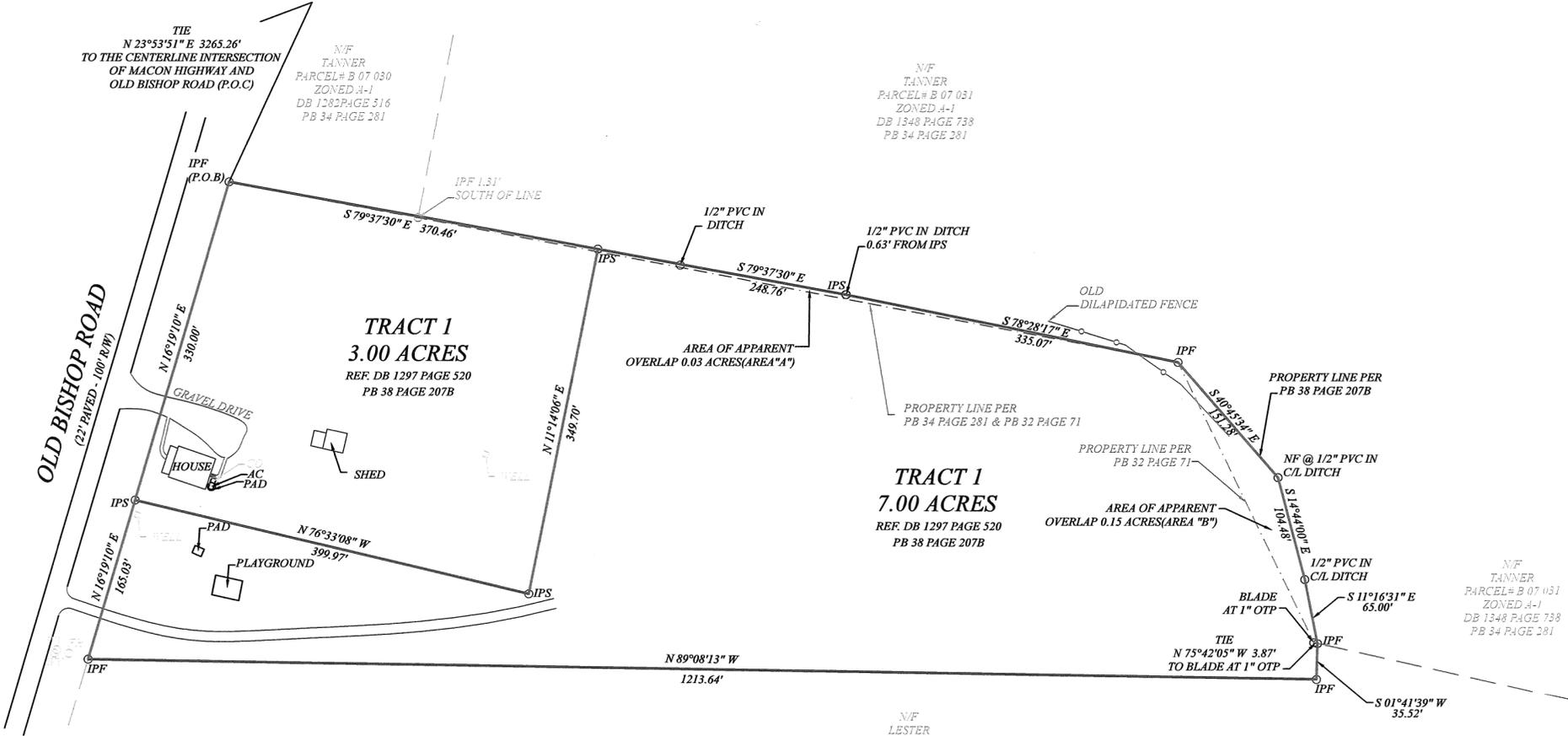
OCONEE COUNTY GEORGIA

PHYSICAL ADDRESS:
 2026 OLD BISHOP ROAD
 BISHOP, GA 30621

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: 10.00 ACRES (INCLUDES AREAS "A," "B")
- TAX PARCEL #: B 07 029
- NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
- ZONED AR
- THIS PLAT HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IN THE GEORGIA PLAT ACT O.C.G.A. SECTIONS 15-6-67, AUTHORITY O.C.G.A. SECTIONS 15-6-67, 43-15-4, 43-15-6, 43-19, 43-15-22.
- THE PROPOSED METHOD OF SUPPLY FOR WATER WILL BE PRIVATE WELL
- THE PROPOSED METHOD OF SUPPLY OF SEWAGE DISPOSAL WILL BE PRIVATE SEPTIC SYSTEMS ON EACH INDIVIDUAL LOT.



1. TOTAL PROJECT ACREAGE: 10.00 ACRES (INCLUDES AREAS "A," "B")

2. TAX PARCEL #: B 07 029

3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.

4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.

5. ZONED AR

6. THIS PLAT HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IN THE GEORGIA PLAT ACT O.C.G.A. SECTIONS 15-6-67, AUTHORITY O.C.G.A. SECTIONS 15-6-67, 43-15-4, 43-15-6, 43-19, 43-15-22.

7. THE PROPOSED METHOD OF SUPPLY FOR WATER WILL BE PRIVATE WELL

8. THE PROPOSED METHOD OF SUPPLY OF SEWAGE DISPOSAL WILL BE PRIVATE SEPTIC SYSTEMS ON EACH INDIVIDUAL LOT.

REVISIONS	DATE
RECEIVED	FEB 19 2020

DATE
 02/11/20

PROJECT
 20-1686S

ADMINISTRATIVE
 SUBDIVISION
 PLAT

SHEET
 1 OF 1

NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD PLAIN.

FLOOD INSURANCE RATE MAP #
 13219C0135D 09/02/2009

SURVEYOR CERTIFICATIONS

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Matthew D. Ulmer
 MATTHEW D. ULMER, GA. RLS#3069

THE OWNER OF THE LAND ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

OWNER OR AGENT _____

OWNER OR AGENT _____

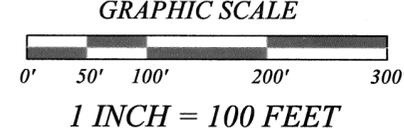
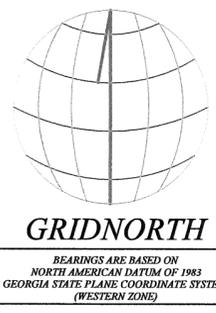
DATE _____

PLAT ABBREVIATIONS

IPF -	IRON PIN FOUND
IPS -	IRON PIN SET
GM -	GAS METER
CR -	CABLE RISER
R/W -	RIGHT OF WAY
C/L -	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

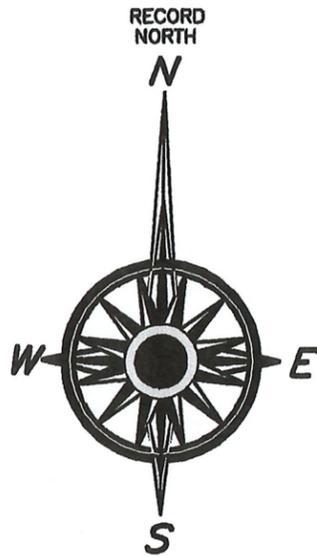
SYMBOL LEGEND

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



REGISTERED
 No. 3069
 PROFESSIONAL
 LAND SURVEYOR
 MATTHEW D. ULMER

LSF#001108
 EXPIRES 12-31-2020



SYMBOLS

- = 1/2' REBAR SET
- = CORNER STATED FOUND (1/2"REBAR UNLESS OTHER STATED)
- ⊙ = POINT ONLY
- P- = POWER LINE
- X- = FENCE LINE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

OWNER OR AGENT _____

DATE _____

THIS PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP#13219C0135D DATED SEP 2, 2009

James R. Smith

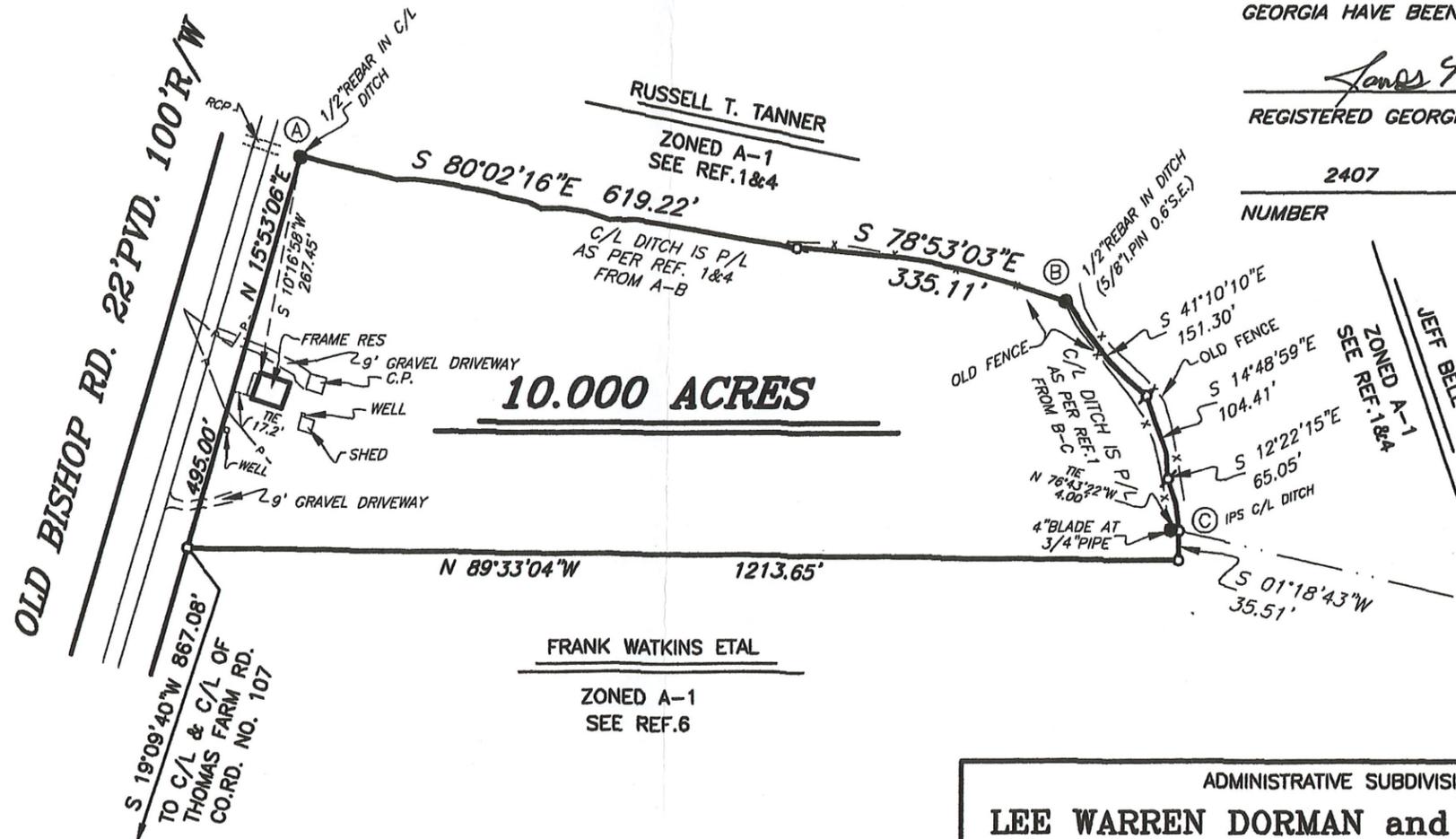
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIALS ARE CORRECTLY SHOWN; AND THAT ALL SURVEYING REQUIREMENTS OF THE UNIFIED DEVELOPEMENT CODE OF OCONEE COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

James R. Smith

REGISTERED GEORGIA LAND SURVEYOR

2407

NUMBER



SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED AT THE REQUEST OF: THOMAS VERNER.
2. BASED ON TAX RECORDS THE CURRENT OWNER OF THIS PROPERTY IS: FRANK W. WATKINS ETAL AND IS SHOWN AS TAX PARCEL B-07-029. ZONED A-1.
3. THIS SURVEY IS A SUBDIVISION OF THE PROPERTY SHOWN ON REF. 6
4. THE BEARING STRUCTURE ON WHICH THIS SURVEY IS BASED SHOULD BE ALIGNED WITH REF. 6
6. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAYS TITLE RIGHTS OR ENCROACHMENTS ONE MIGHT REVEAL.

REFERENCES

1. DEED BOOK "W" PAGE 370 & 371
2. PLAT BOOK 1 PAGE 131
3. SURVEY FOR BERDA W. RICE BY BEN McLERROY DATED AUG. 17, 1971
4. PLAT BOOK 32 PAGE 71
5. PLAT BOOK 1 PAGE 282
6. OUR SURVEY FOR THE ESTATE OF BERDA RICE DATED 12/24/02

ADMINISTRATIVE SUBDIVISION PLAT CERTIFIED TO:

LEE WARREN DORMAN and COURTNEY TUTEN DORMAN

CORNERSTONE LAND SURVEYING
1969 CRABAPPLE HOLLOW RD.
HULL, GA. 30846
706-546-0504



G.M.D. 221	COUNTY: OCONEE	STATE: GEORGIA
SCALE: 1" = 200'		
DATE OF SURVEY: 7/9/2015	DATE OF DRAWING: 7/10/2015	TRAV. E.C.: 1'/35,521'
ANGLE CLOSURE: 1"/ANGLE PT	INST.: TOPCON GPT3005	
MAP CHECK: 1'/1,172,373'	ADJ.: ARBITRARY	
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67		
CHECKED BY: <i>James R. Smith</i>	DRAWING NO.: 1262002"B"	

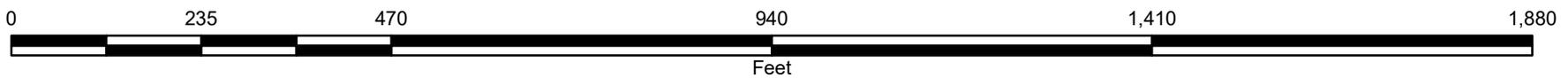
Rezone # P20-0034 - Dorman

**Tax Parcel #
Portion of B-07-029**

Portion of B-07-029

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

1:2,500



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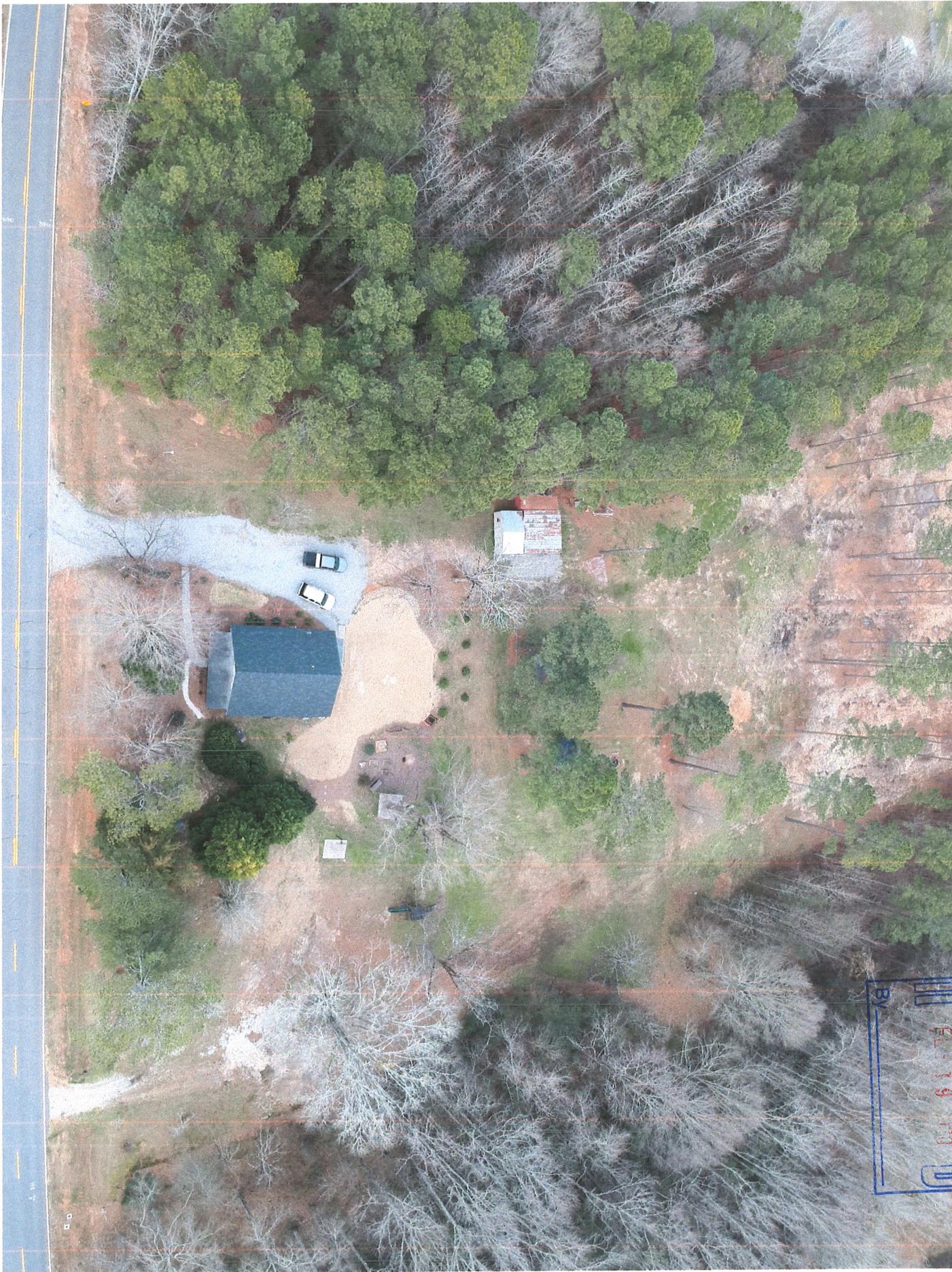


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By _____





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BY
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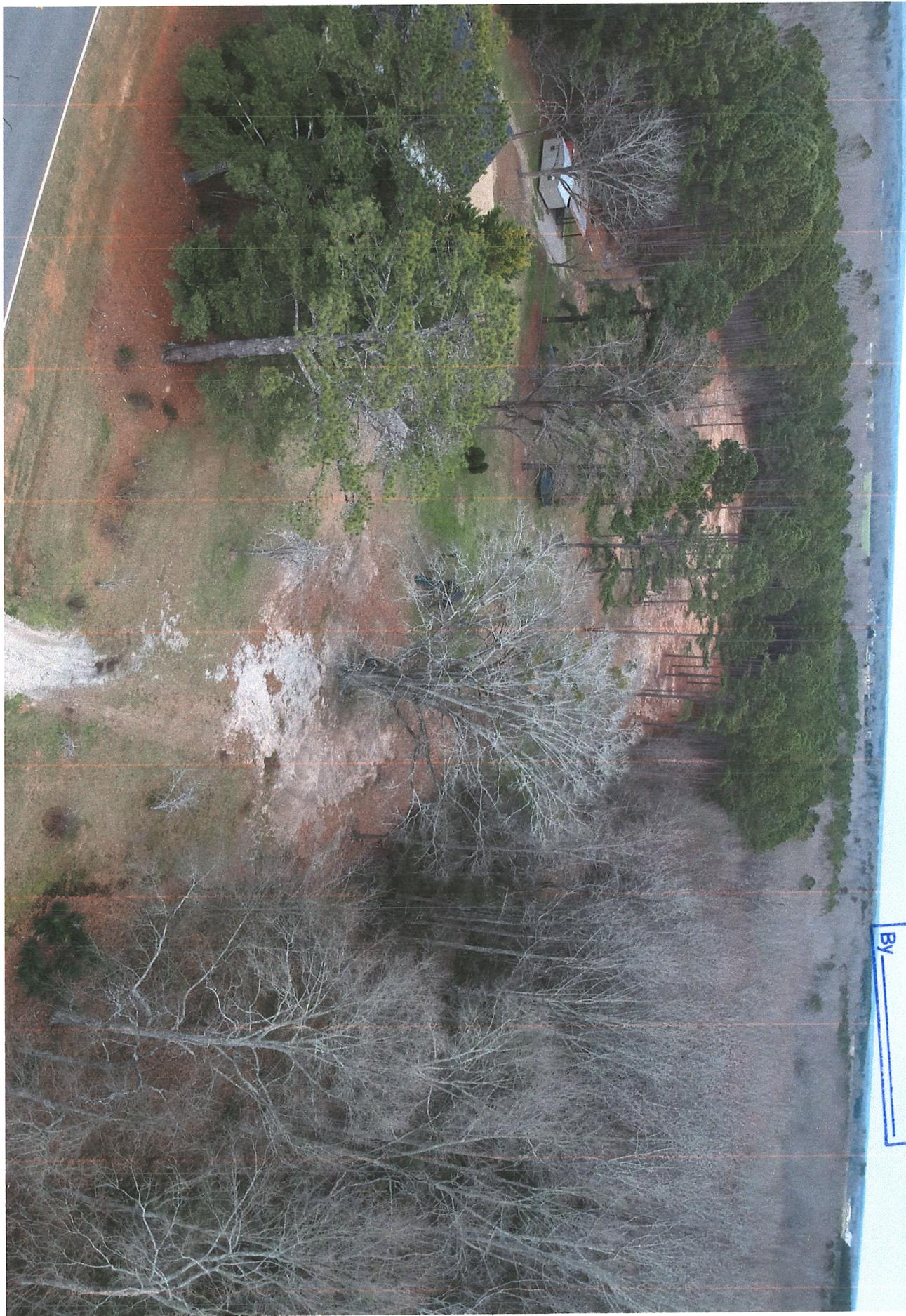


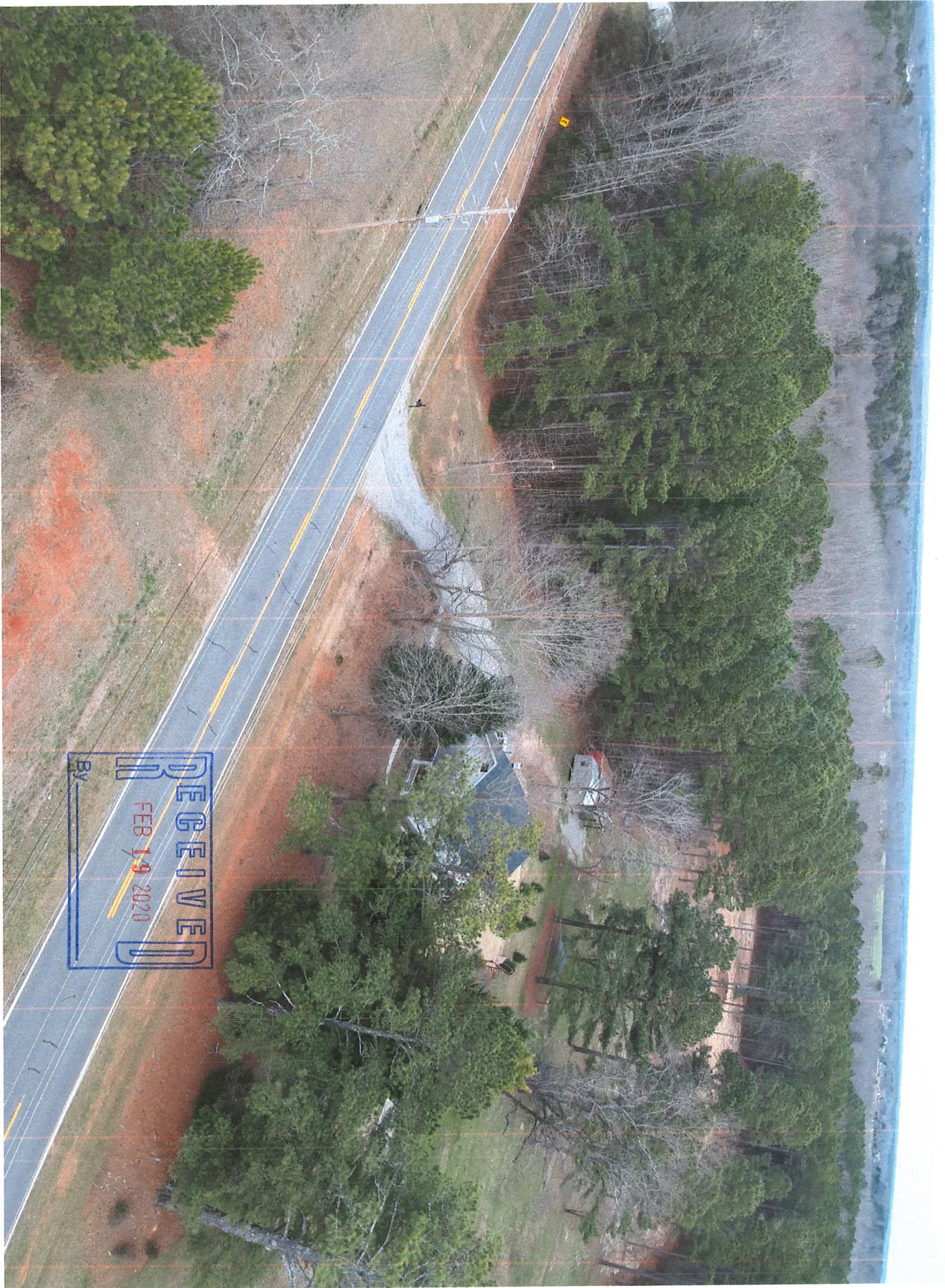
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