

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

**TITLE**

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classification AG (Agricultural District) to AR (Agricultural Residential District) pursuant to an application for rezoning of property owned by James Walter Elder submitted on May 26, 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 Timothy Julian Carithers on May 26, 2020, requesting rezoning of a ±7.2-acre tract of land located northeast of Greensboro Highway in the 225<sup>th</sup> G.M.D., Oconee County, Georgia, (tax parcel no. C-07-007A), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

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

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

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

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

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

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

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on July 20, 2020 and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on August 4, 2020.

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

**OCONEE COUNTY BOARD OF COMMISSIONERS**



John Daniell  
John Daniell, Chairman

Mark Thomas  
Mark Thomas, Member

Chuck Horton  
Chuck Horton, Member

Vacant, Member

Mark Saxon  
Mark Saxon, Member

ATTEST:

Kathy Hayes  
Kathy Hayes  
Clerk, Board of Commissioners

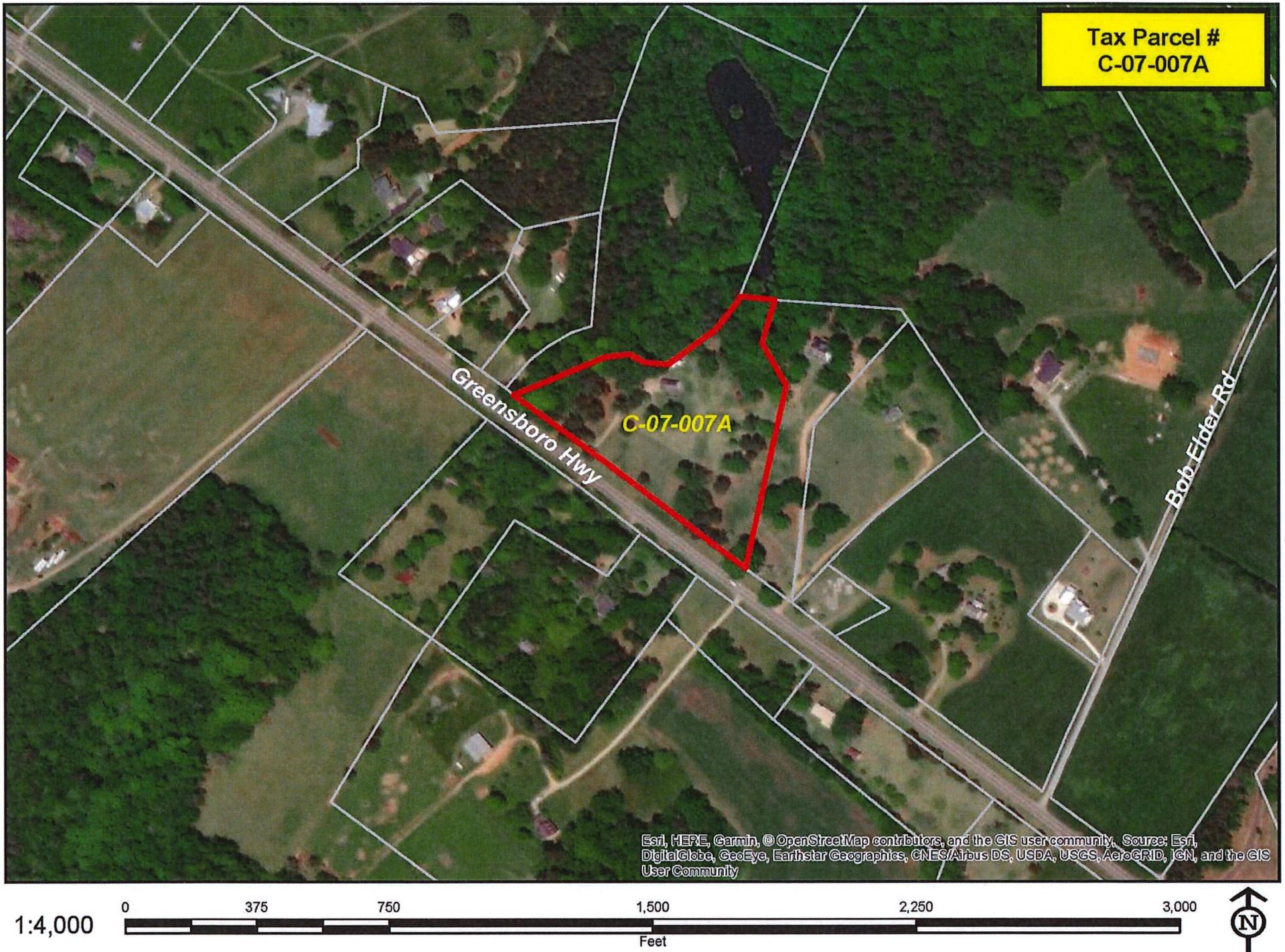
# EXHIBIT "A" TO REZONE NO P20-0108

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



## LEGAL DESCRIPTION

## Legal Tract 1

All that tract or parcel of land lying and being in GMD 225 of Oconee County, Georgia and being more particularly described as follows:

**COMMENCE** at the centerline intersection of Georgia Highway 15 and Bob Elder Road; thence North 53°58'46" West, a distance of 185.19 feet to a point, said point being 2.23 feet from a 1/2" rebar found and **THE POINT OF BEGINNING**; thence along the Northerly R/W of Georgia Highway 15 (100' Right of Way) North 53°16'57" West, a distance of 333.27 feet to an IPS (Iron Pin Set with cap); thence leaving said R/W North 03°18'07" East, a distance of 423.87 feet to a point in the center of branch; thence down said branch the following courses and distances North 41°08'02" East, a distance of 119.22 feet to a point; thence North 36°09'08" East, a distance of 163.50 feet to a point in pond; thence North 79°40'05" East, a distance of 164.15 feet to a point in pond; thence South 07°00'10" West, a distance of 167.46 feet to a point in branch; thence South 28°00'10" West, a distance of 64.01 feet to a point in branch; thence leaving said branch South 30°25'18" East, a distance of 56.96 feet to an IPS; thence South 28°52'20" East, a distance of 84.64 feet to a 1/2" rebar found; thence South 12°04'24" West, a distance of 537.40 feet to a 1/2" rebar found, thence; thence South 12°04'24" West, a distance of 2.23 feet to the **POINT OF BEGINNING**.

Said tract contains 5.150 acres.

## Legal Tract 2

All that tract or parcel of land lying and being in GMD 225 of Oconee County, Georgia and being more particularly described as follows:

**COMMENCE** at the centerline intersection of Georgia Highway 15 and Bob Elder Road; thence North 53°58'46" West, a distance of 185.19 feet to a point, said point being 2.23 feet from a 1/2" rebar found; thence along the Northerly R/W of Georgia Highway 15 (100' Right of Way) North 53°16'57" West, a distance of 333.27 feet to an IPS (Iron Pin Set with cap) and the **POINT OF BEGINNING**; thence continuing along said R/W North 53°16'57" West, a distance of 472.41 feet to a point, said point being 0.58' from a 1/2" rebar found; thence leaving said R/W and along the center of gully the following courses and distances North 89°34'52" East, a distance of 12.76 feet to a point; thence South 83°14'43" East, a distance of 14.78 feet to a point; thence North 67°25'03" East, a distance of 17.85 feet to a point; thence North 50°21'08" East, a distance of 32.68 feet to a point; thence South 63°41'04" East, a distance of 11.77 feet to a point; thence North 49°46'51" East, a distance of 33.30 feet to a point; thence North 45°16'09" East, a distance of 21.67 feet to a point; thence North 44°33'57" East, a distance of 18.22 feet to a point being a spring head; thence along branch the following courses and distances North 43°43'33" East, a distance of 47.18 feet to a point; thence North 66°42'54" East, a distance of 34.21 feet to a point; thence South 89°22'45" East, a distance of 52.77 feet to a point; thence North 76°44'06" East, a distance of 36.68 feet to a point; thence South 80°34'42" East, a distance of 75.92 feet to a point; thence North 57°26'14" East, a distance of 50.37 feet to a point; thence leaving branch South 03°18'07" West, a distance of 428.56 feet to the **POINT OF BEGINNING**.

Said tract contains 2.056 acres.

**NARRATIVE**

The subject parcel, C 07 007A, of 6.89 acres is owned by my grandfather, James Walter Elder. Within .3 miles of the parcel in reference, there are six parcels under 2 acres and three more under 3 acres. All surrounding parcels within the same .3 miles are zoned AG except for one which is zoned AR.

The subject parcel is currently zoned AG and used for single family residence usage. The proposed request is to rezone this parcel from AG to AR. The proposed rezoning will allow James Walter Elder to gift a deed of 2.056 acres of his parcel to his grandchildren, Penny and myself. We are asking for a rezoning within the Agricultural Preservation Character Area for what would be a new 2.056-acre parcel to build another single-family residence.

The proposed new parcel would be from the far left of the current parcel over to wherever 2.056 acres would be. This new single-family residence would be utilizing the current driveway on parcel C 07 007A, therefore no new driveway would be needed. The division of James Walter Elder's current parcel would also maintain the appropriate setbacks from his current and the future residence on the new parcel. The proposed new parcel will be utilizing a new on-site well and septic system.

We currently live within .1 miles of the proposed new parcel. Therefore, the proposed rezoning will not immediately affect the traffic pattern. Even though this is family property and we intend it to always be such, in the long term, this rezoning for an additional single-family residence could increase traffic to around 20 trips. Additionally, while our kids are currently in the same school system as this proposed rezoning parcel, in the long term, the school impact would be minimal based on the size residence that could be built on this property.







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

**REZONE CASE #:** P20-0108

**DATE:** July 7, 2020

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

**APPLICANT NAME:** Timothy Julian Carithers Jr.

**PROPERTY OWNER:** James Walter Elder

**LOCATION:** Tax parcel C-07-007A, northeast of Greensboro Hwy

**PARCEL SIZE:** ±7.2 acres

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

**EXISTING LAND USE:** Single Family Residential

**FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION:** Agricultural Preservation

**ACTION REQUESTED:** Rezone the entirety of the property from AG (Agricultural) to AR (Agricultural Residential) to allow for one additional residential lot.

**STAFF RECOMMENDATION:**

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** July 20, 2020

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

**ATTACHMENTS:**

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



## **BACKGROUND INFORMATION & FINDINGS OF FACT**

### **HISTORY**

- The property has been zoned AG since the original adoption of the zoning map in 1968
- A single family residence was constructed on the property in 1977

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

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

### **PROPOSED DEVELOPMENT**

- One additional single family residence is proposed to be constructed on tract 2

### **PROPOSED TRAFFIC PROJECTIONS**

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

### **PUBLIC FACILITIES**

#### **Water:**

- A private well is proposed to serve the new residential lot

#### **Sewer:**

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

#### **Roads:**

- Access to tract #2 is proposed off of Greensboro Hwy (utilizing the current driveway)
- Access to the existing house on tract 1 is proposed via a 40' private access easement as shown on the associated concept plan

### **ENVIRONMENTAL**

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

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

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

- No Comments

### **OCONEE COUNTY FIRE DEPARTMENT**

- No comments

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

- No comments

## **STAFF ANALYSIS**

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

- A. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.**  
Nearby properties are primarily single family residential in use or undeveloped/pasture with AG zoning. Lot sizes of nearby property range from medium size residential lots (1-5 acres) to large agricultural tracts of 25 or more acres. 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 site.
  - 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 zoning district is intended to “to allow medium 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.**  
No other existing or changing conditions or land use patterns exist which give supporting grounds for either approval or disapproval of the zoning proposal.
- G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.**  
The Future Development Map designates the subject property a Character Area of Agricultural Preservation. The 2018 Comprehensive Plan describes this character area as “composed chiefly of open land and active agricultural production of food crops, fiber crops, animal feed, poultry, livestock and commercial timber production” (p. 29). In terms of residential use, the Comprehensive Plan indicates primary land uses of “homesteads on large individual lots” and “large-lot (5 acres and larger) subdivisions” for this Character Area (p. 29). Development strategies for this Character Area include limiting subdivisions to a density of 5 acres or more per dwelling (p. 30). Portions of the development guidelines allowing densities of one dwelling unit per acre are no longer relevant in light of recent amendments to the UDC which eliminated the 1-acre lot split from the AG zoning district. Staff holds that the present request is not in conformity with the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.
- H. The availability of adequate sites for the proposed use in districts that permit such use.**  
It is likely that other similarly-sized lots exist within the county that would permit construction of a single-family residence.

## **STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS**

**The proposed zoning and lot size do not meet the goals and objectives of the Oconee County Comprehensive Plan and staff recommends denial of this request. Should the request be approved, staff recommends it be subject to the following conditions to be fulfilled at the expense of the owner/developer:**

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



# OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

Rezoning from: AG to AR     Change in Conditions of Approval for Case #: \_\_\_\_\_

Special Use Approval for: \_\_\_\_\_ in the \_\_\_\_\_ Zoning District

### Applicant

Name: Timothy Julian Carithers Jr

Address: 4121 Greensboro Hwy  
(No P.O. Boxes)  
Watkinsville, GA 30677

Telephone: 706.818.0813

Email: tcarithersjr@gmail.com

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: Timothy Carithers Jr

Date: 5/24/20

Notarized: [Signature]

KRIS H CHRISTOPHER  
Notary Public - State of Georgia  
Oconee County  
My Commission Expires Jun 25, 2021

### Property

Location: 4081 Greensboro Hwy  
(Physical Description)  
Watkinsville, GA 30677

Tax Parcel Number: C 07 007A

Size (Acres): 7.2068 TJC    Current Zoning: AG

Future Development Map—Character Area Designation: RURAL PLACES TJC

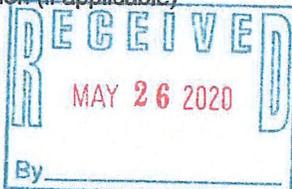
### Use

Current Use: Single Family Residential Usage

Proposed Use: Single Family Residential Usage

### 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

## NARRATIVE

The subject parcel, C 07 007A, of 6.89 acres is owned by my grandfather, James Walter Elder. Within .3 miles of the parcel in reference, there are six parcels under 2 acres and three more under 3 acres. All surrounding parcels within the same .3 miles are zoned AG except for one which is zoned AR.

The subject parcel is currently zoned AG and used for single family residence usage. The proposed request is to rezone this parcel from AG to AR. The proposed rezone will allow James Walter Elder to gift a deed of 2.056 acres of his parcel to his grandchildren, Penny and myself. We are asking for a rezone within the Agricultural Preservation Character Area for what would be a new 2.056-acre parcel to build another single-family residence.

The proposed new parcel would be from the far left of the current parcel over to wherever 2.056 acres would be. This new single-family residence would be utilizing the current driveway on parcel C 07 007A, therefore no new driveway would be needed. The division of James Walter Elder's current parcel would also maintain the appropriate setbacks from his current and the future residence on the new parcel. The proposed new parcel will be utilizing a new on-site well and septic system.

We currently live within .1 miles of the proposed new parcel. Therefore, the proposed rezone will not immediately affect the traffic pattern. Even though this is family property and we intend it to always be such, in the long term, this rezone for an additional single-family residence could increase traffic to around 20 trips. Additionally, while our kids are currently in the same school system as this proposed rezone parcel, in the long term, the school impact would be minimal based on the size residence that could be built on this property.

### **Zoning/Special Use Impact Analysis**

(a) This zoning proposal will change a single parcel zoned AG into two AR parcels. However, while we are desiring to build an additional structure on the new parcel, to maintain the overall land use and development, we intend to leave the thick wooded area in the back, the gully both down the left side of the parcel and in the rear, only clear the underbrush to the left side of the parcel, and also plant new smaller trees throughout the open area of the parcel. This proposed rezone and new parcel would mirror similar usage from adjacent parcels .2 to .3 miles both to the left and right.

(b) Currently the property is not generating any economic use outside of property taxes. James Walter Elder pays property taxes on this parcel now. With the rezone, Mr. Elder will continue to pay property taxes on his parcel and the new parcel owners will be paying property taxes on their area.

(c-1) This potential rezone will not affect the population density in any way as the potential new owners already live .01 miles from this location. This new parcel will also be utilizing on-site septic and well usage.

(c-2) While this rezone will add one additional single-family residence, the overall environmental impact will be minimal. It is our belief that this new additional single-family residence will only add to the overall value of adjoining properties.

(c-3) The current parcel is currently utilized as single-family residence usage. With the potential rezone we will only be adding one additional single-family residence to family property. Currently this proposed new parcel is an empty land area as part of the parcel of land owned by James Walter Elder. As it relates to value of adjoining properties, it is our belief that a new, single-family residence would only add values to the surrounding properties.

(d) Currently, the proposed new parcel has been vacant part of the whole parcel owned by James Walter Elder.

(e) The current parcel is zoned AG and under the Agricultural Preservation Character Area. There is one other AR parcel within .3 miles. There are also several parcels between 1.3 and 2.97 acres within the same .3 miles.

(f) Except for removing large pines in the open area of this proposed new parcel and the underbrush to the left of the lot, the lot will maintain the thick forest area that is currently in place. The current parcel is not and will not be used for the production food crops, fiber crops, animal feed, poultry, livestock, commercial timber production, or a farm. Additionally, the current parcel nor the proposed new parcel is not and will not be used for row crops, hay fields, pasture, forestry management, or commercial wholesale nurseries.

(g) The current rezone request is a divergence from the Future Development Map and the Oconee County Comprehensive Plan. This parcel is currently not used and will not be used for any purpose within the Agricultural Preservation Character Area. However, this new parcel, again, will only add one additional single-family residence on family land and maintain the current thick forest area on the sides of the parcel.

(h) Given the 2.056 acres, there is adequate acreage for an additional single-family residence.

# Rezone # P20-0108 - Elder

Tax Parcel #  
C-07-007A

Greensboro Hwy

C-07-007A

Bob Elder Rd

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

1:4,000



Feet



**Zoning**

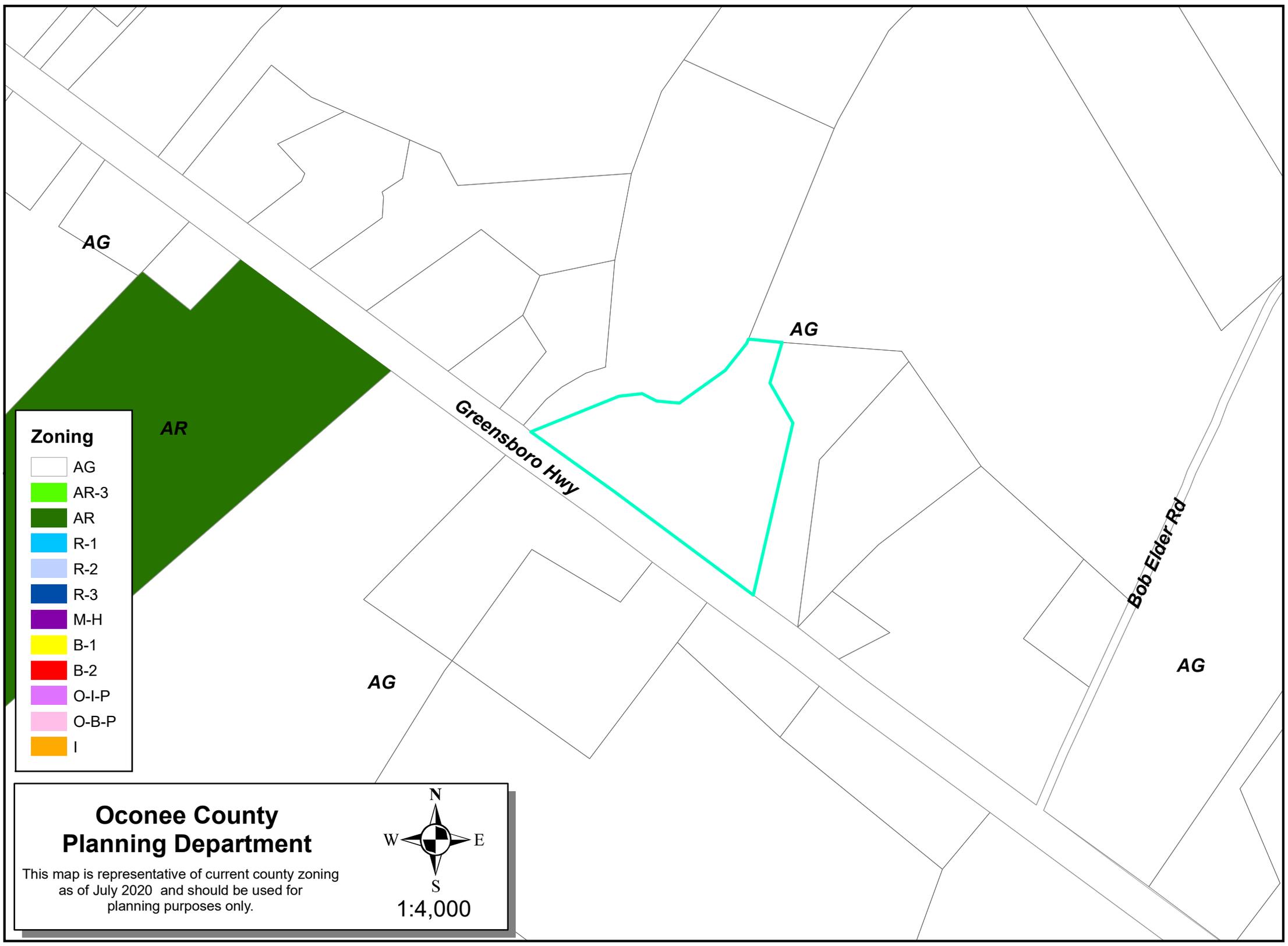
-  AG
-  AR-3
-  AR
-  R-1
-  R-2
-  R-3
-  M-H
-  B-1
-  B-2
-  O-I-P
-  O-B-P
-  I

**Oconee County  
Planning Department**

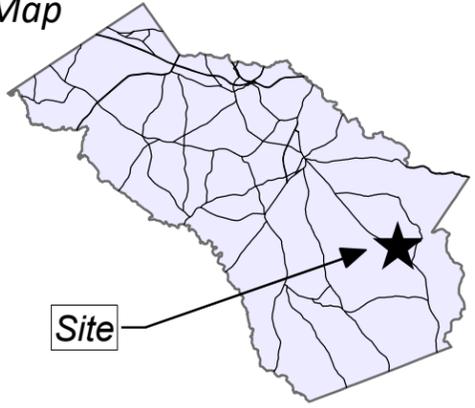
This map is representative of current county zoning as of July 2020 and should be used for planning purposes only.



1:4,000



*Vicinity Map*

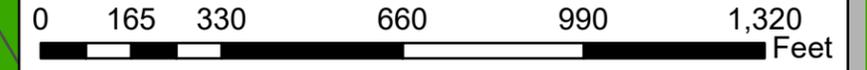


Site

# Oconee County Planning Department



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



**Agricultural Preservation**

**Greensboro Hwy**

**Bob Elder Rd**



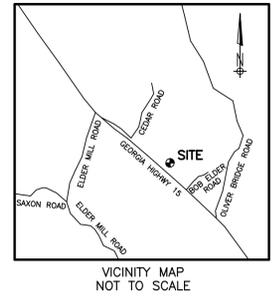


**DITCH & BRANCH CALLS**

LINE	BEARING	DISTANCE
1	N89°34'52"E	12.76'
2	S83°14'43"E	14.78'
3	N67°25'03"E	17.85'
4	N50°21'08"E	32.68'
5	S63°41'04"E	11.77'
6	N49°48'51"E	33.30'
7	N45°16'09"E	21.67'
8	N44°33'57"E	18.22'
9	N43°43'33"E	47.18'
10	N66°42'54"E	34.21'
11	S89°22'45"E	52.77'
12	N76°44'06"E	36.68'
13	S80°34'42"E	75.92'
14	N57°26'14"E	50.37'
15	N41°08'02"E	119.22'
16	N36°09'08"E	163.50'
17	N79°40'05"E	164.15'
18	S07°00'10"W	167.46'
19	S28°00'10"W	64.01'
20	S30°25'18"E	56.96'

**TOTAL AREA = 7.206 ACRES**

N/F  
**JASPER C. COPELAND &  
 ERIN W. COPELAND**  
 DB 1447, PG 339  
 PB 9, PG 118  
 TP# C 07 008  
 ZONED AC



N/F  
**SKY'S ATHENS RENTALS, LLC**  
 DB 1447, PG 339  
 PB 7, PG 41  
 PB 7, PG 45  
 TP# C 07 008A  
 ZONED AC

N/F  
**SKY'S ATHENS RENTALS, LLC**  
 DB 1447, PG 339  
 PB 7, PG 41  
 PB 7, PG 45  
 TP# C 07 008A  
 ZONED AC

**TRACT 1**  
 5.150 ACRES  
 TP# C 07 007A  
 PROPOSED ZONING AR

**TRACT 2**  
 2.056 ACRES  
 PROPOSED ZONING AR

N/F  
**TIMOTHY J. CARITHERS &  
 VICKIE R. CARITHERS**  
 DB 177, PG 177  
 PB 21, PG 85  
 TP# C 07 007B  
 ZONED AC

N/F  
**THOMAS M. BRANCH**  
 TP# C 07 003  
 ZONED AC

N/F  
**THOMAS M. BRANCH**  
 TP# C 07 005  
 ZONED AC

N/F  
**CHERYL SALTER**  
 TP# C 07 0046  
 ZONED AC

N/F  
**DIANNE M. BRANCH**  
 TP# C 07 004  
 ZONED AC

**PROPERTY OWNER**  
 JAMES WALTER ELDER  
 4081 GREENSBORO HIGHWAY  
 WATKINSVILLE, GA. 30677

**LEGEND**

- CL - CENTERLINE
- DB - DEED BOOK
- EA - EDGE OF ASPHALT
- GMD - GEORGIA MILITIA DISTRICT
- GW - GUY WIRE
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2"RB W/ YELLOW PLASTIC CAP STAMPED)
- \*KYLE WOOD RLS 2332
- N/F - NOW OR FORMERLY
- PB - PLAT BOOK
- PG - PAGE
- PL - PROPERTY LINE
- P- - POWER LINE
- PP - POWER POLE
- PT- - POWER & TELEPHONE LINE
- PTP - POWER & TELEPHONE POLE
- RB - REINFORCING BAR
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT OF WAY
- RWM - RIGHT OF WAY MONUMENT
- SFP - STEEL FENCE POST FOUND
- SWCB - SINGLE WING CATCH BASIN
- T- - TELEPHONE LINE
- TBX - TELEPHONE PEDESTAL
- TP - TELEPHONE POLE

**REZONING NOTES**

1. CURRENT ZONING IS AG - PROPOSED ZONING IS AR.
2. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.
3. WATER SUPPLY IS PRIVATE WELLS.
4. THE PROPERTY IS SERVED BY PRIVATE SEPTIC.
5. TOPO DATUM FROM OCONEE COUNTY GIS DEPARTMENT

REVISIONS

#	DATE

SURVEYED BY  
**J. KYLE WOOD**

2496 OLD WINDER JEFFERSON HIGHWAY  
 JEFFERSON, GEORGIA 300549  
 Phone: 706-215-4076 - Email: ris2952@gmail.com  
 JOB # 20003.RZ

PLAT DATE: 06/19/2020

THIS SURVEY IS VALID ONLY IF IT BEARS THE SURVEYOR'S ORIGINAL SIGNATURE ACROSS THE REGISTRATION SEAL. MY REGISTRATION EXPIRES ON DECEMBER 31, 2026.

GRAPHIC SCALE  
 1" = 50'



REZONE CONCEPT PLAN OF TAX PARCEL C 07 007A FOR  
**TIMOTHY JULIAN  
 CARITHERS JR.**  
 LOCATED IN  
 GMD 225  
 OCONEE COUNTY, GEORGIA

**NOT FOR RECORDING**