

**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 NIW Holdings, LLC submitted on July 24, 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 Frank Pittman on July 24, 2020, requesting rezoning of a ±5.00-acre tract of land located at the intersection of GA Highway 53 and Garrett Road in the 244th G.M.D., Oconee County, Georgia, (tax parcel no. A-01-076B), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 September 21, 2020 and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on October 6, 2020.

ADOPTED AND APPROVED, this 6th day of October, 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



EXHIBIT "A" TO REZONE NO P20-0143

Page 1 of 5

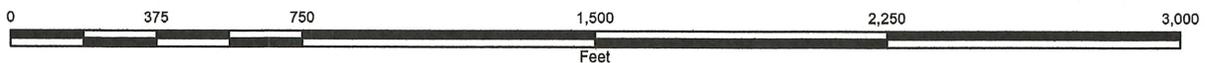
CONDITIONS

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. A one-foot no-access easement on proposed tract 1 along GA Highway 53 shall be recorded at the time of administrative subdivision.

TAX MAP



1:4,000



Feet



LEGAL DESCRIPTION

Beginning at the Power Pole at the Eastern intersection of Garrett Road and Hog Mountain Road (Hwy 53) being the POINT OF BEGINNING, thence along a line North 58 degree 03 minutes 37 seconds East, 306.19 feet to a point; thence along an arc North 50 degrees 34 minutes 51 seconds East, 229.15 feet with a radius of 1471.25 feet and an arc length of 229.39 feet to a point; thence along a line South 46 degrees 11 minutes 10 seconds East, 497.68 feet to a point; thence along a line South 57 degrees 29 minutes 21 seconds West, 414.80 feet to a point; thence along an arc North 59 degrees 46 minutes 13 seconds West, 516.41 feet with a radius of 2876 feet and an arc length of 517.11 feet to POINT OF BEGINNING.

Said tract being shown on a survey by Chandler Surveying & Engineering dated January 30, 2019.

NARRATIVE

GENERAL DATA

Property Address: 1030 Garrett Road

Owner: NIW Holdings LLC

Existing Zoning: AG

Proposed Zoning: AR

Adjacent Zonings: North: AG
South: AG
East: AR
West: AG

Existing Use: Single Family Residential

Proposed Use: Single Family Residential

Property Area: 5 acres

SITE NARRATIVE

The property is located at the intersection of Garrett Road and Hog Mountain Road at 1030 Garrett Road. The property is 5 acres and is currently zone AG and being used as a single-family residence with a mobile home on the property. The property owner is NIW Holdings LLC (Jody Watson). The owner is seeking to rezone the property from AG to AR to create a 2nd parcel so the property is more in keeping with the neighboring property (an AR subdivision adjacent to the property).

If rezoning is approved, the property would be subdivided into two (2) 2+ acre lots. The provided site plan shows two lots roughly 2.5 acres each in size but actual size will be dependent on soils and existing septic system location. Both lots, however, would be at least 2 acres in size.

SITE DESCRIPTION

The property is located at the intersection of Garrett Road and Hog Mountain Road. The Character Area for the property and its surrounding properties is identified as "Suburban Neighborhood" according to the Oconee Future Development Map.

The property is comprised of 5 acres, mostly wooded, with a mobile home onsite. The property is relatively flat with no environmentally sensitive areas.

PROPOSED USE

The proposed use of the property is a two-lot subdivision of the current property which would allow for two single family residences to be constructed on the property.

ACCESS

Both tracts will have adequate road frontage to allow for access to meet Oconee County specifications.

TRAFFIC IMPACT

Per the Institute of Transportation Engineers, Trip Generation, 9th Edition (ITE Manual), the proposed two single family lots will generate 19 trips per day.

WATER SUPPLY

Water will be provided by Oconee County Water Resources.

SEWAGE DISPOSAL

Sewage disposal will be per individual septic systems on each parcel.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor via roll carts.

UTILITIES

Electricity and Data will be provided by power/data providers in the area.

STORMWATER MANAGEMENT

There will be no need for Stormwater Management due to the size and scope of this project.

IMPACT TO SCHOOL SYSTEM

There will be very minimal impact to school system due to an increase of one single family parcel. The additional parcel could add 2-3 students to the school system.

PROJECT SCHEDULE

Once zoning is approved in approximately October 2020 then an administrative subdivision plat will be created and parcel will be subdivided which would allow for home construction to start as early as 2021.

BUFFERS

There are no proposed buffers on this property.

SIGNAGE

There is no proposed signage for this property.

COMMON AREAS/AMENITIES/REC AREAS

There are no common areas/amenities/recreation areas proposed for this project.

SIDEWALKS

There are no sidewalks or other public improvements proposed for this project.

RESIDENCE SIZE

The proposed subdivision would consist of two single family residences with 4-5 bedrooms and minimum 1,800 square feet in size.

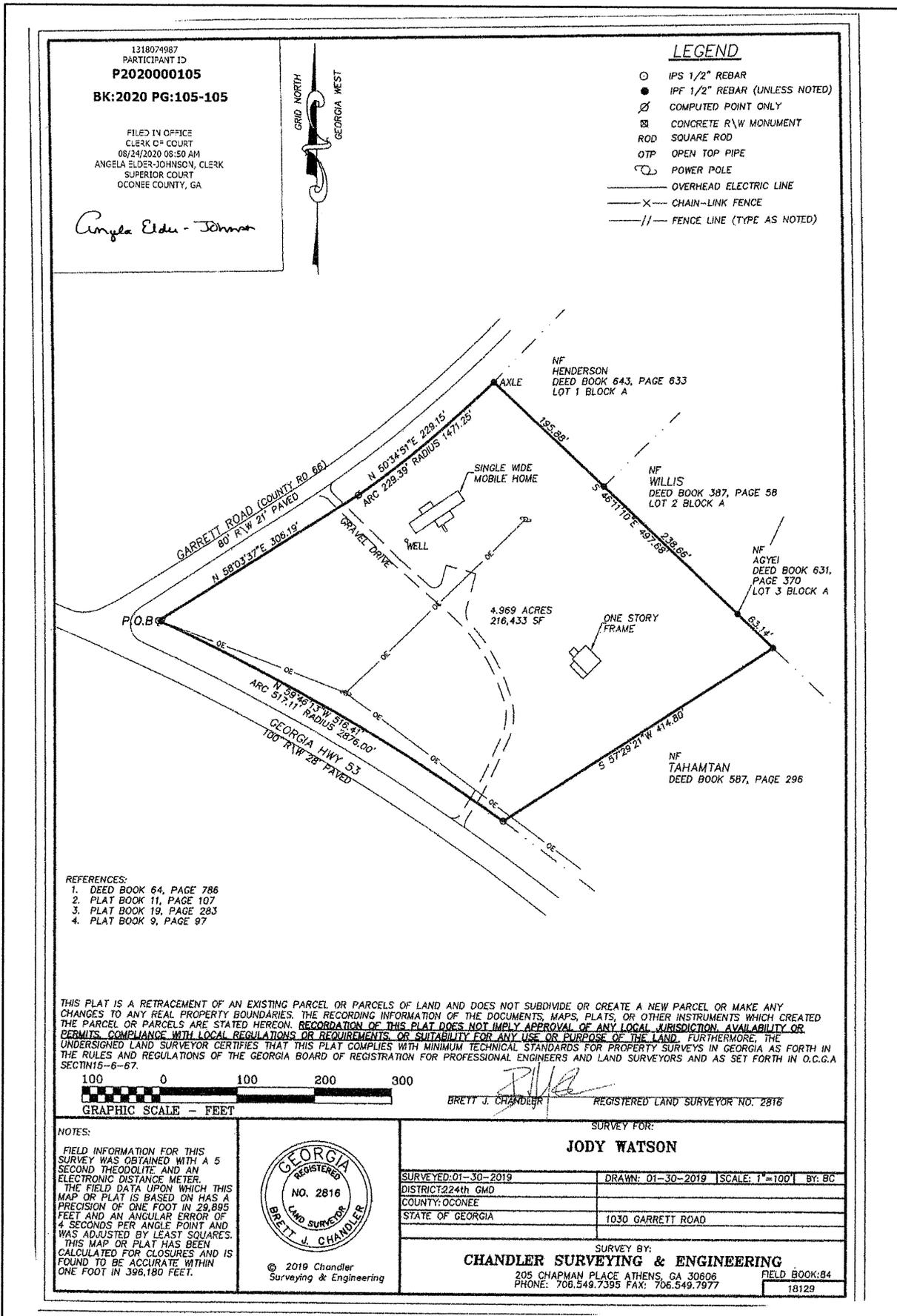
ESTIMATED VALUE OF PROJECT

Each residence is estimated to be valued at \$500,000+ for an estimated total value of \$1,000,000+

PLAT

EXHIBIT "A" TO REZONE NO P20-0143

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

REZONE CASE #: P20-0143

DATE: September 2, 2020

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

APPLICANT NAME: Frank Pittman

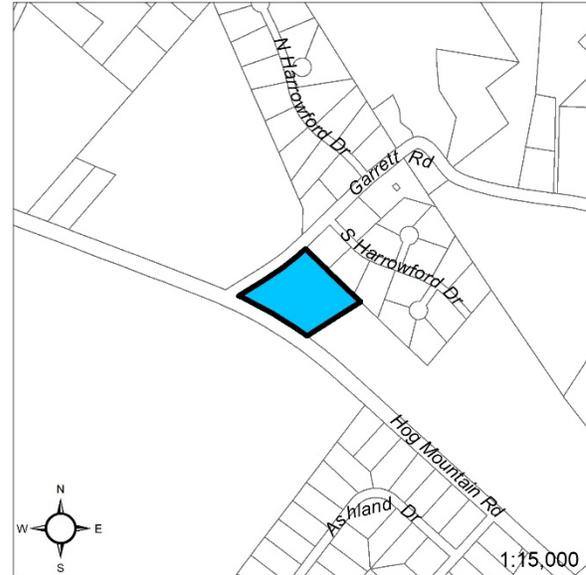
PROPERTY OWNER: NIW Holdings, LLC

LOCATION: Intersection of GA Highway 53 and Garrett Road/tax parcel A-01076B

PARCEL SIZE: ±5.00 acres

EXISTING ZONING: AG (Agricultural District)

EXISTING LAND USE: Residential



FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Suburban Neighborhood

ACTION REQUESTED: Rezone the property from AG (Agricultural District) to AR (Agricultural Residential District) to allow the property to be subdivided into two ±2.5 acre lots.

STAFF RECOMMENDATION: Staff recommends conditional approval of the request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: September 21, 2020

BOARD OF COMMISSIONERS: October 6, 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 1985

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single-family residential	AR (Agricultural Residential District)
SOUTH	Undeveloped/wooded	AG (Agricultural District)
EAST	Undeveloped/wooded Single-family residential (Harrowford Estates Subdivision)	AG (Agricultural District) AR (Agricultural Residential District)
WEST	Vacant	AG (Agricultural District)

PROPOSED DEVELOPMENT

- The applicant proposes to subdivide the parcel into to ± 2.5 lots in order to construct two new single family homes.

PROPOSED TRAFFIC PROJECTIONS

- An additional 19 average daily trips are projected should the present request be approved (9th Edition ITE Trip Generation Manual)

PUBLIC FACILITIES

Water:

- The property is served by the Oconee County Water Resources Department

Sewer:

- The proposed parcels would each use a private on-site septic system

Roads:

- The existing gravel driveway off of Garrett Road and Georgia Highway 53 is to be removed. New driveways would be permitted at the time of construction of new single-family homes.

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

- Recommended condition: The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.

OCONEE COUNTY BOARD OF EDUCATION

- This will impact the North Attendance Zone, specifically High Shoals and Dove Creek elementary schools. Malcom Bridge Middle School, which is already over capacity by 17 students, and NOHS will also be impacted.

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 or undeveloped/pasture with AR or AG zoning. Lot sizes of nearby property range from one-acre residential lots to large agricultural tracts of 20 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 residential lots are consistent with the stated purpose of the proposed zoning district.

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

Land use patterns in the general vicinity are gradually transitioning from agricultural to low density residential uses, lending supporting grounds for approval of the zoning proposal.

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

The subject property lies within the Suburban Neighborhood Character Area (2040 Future Development Map). This character is intended primarily for residential uses and supports a density of one dwelling unit per

two acres with AR zoning (p. 36-38). Staff holds that the present request is in conformity with the Future Development Map and the goals and objectives of the Oconee County Comprehensive Plan.

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

It is likely that other similarly-sized lots exist within the county that would permit construction of single-family residences.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends 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.
2. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

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

Special Use Approval for: _____ in the _____ Zoning District

Applicant

Name: Frank Pittman

Address: Pittman Engineering PC

(No P.O. Boxes)
1020 Barber Creek Dr., Ste 113

Watkinsville GA 30677

Telephone: 706-340-5599

Email: fpittman@pittmanengineer.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: [Signature]

Date: 7/22/2024

Notarized: _____



Property

Location: 1030 Garrett Road

(Physical Description)

Tax Parcel Number: A 01 076B

Size (Acres): 5 Current Zoning: AG

Future Development Map—Character Area Designation: Suburban Neighborhood

Use

Current Use: single family lot

Proposed Use: 2 single family lots

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: _____

APPLICATION NUMBER _____

Action Planning Commission Date: _____

Approval With Conditions Denial

Board of Commissioners Date: _____

Approved With Conditions Denied

GENERAL DATA

Property Address: 1030 Garrett Road

Owner: NIW Holdings LLC

Existing Zoning: AG

Proposed Zoning: AR

Adjacent Zonings: North: AG

 South: AG

 East: AR

 West: AG

Existing Use: Single Family Residential

Proposed Use: Single Family Residential

Property Area: 5 acres

SITE NARRATIVE

The property is located at the intersection of Garrett Road and Hog Mountain Road at 1030 Garrett Road. The property is 5 acres and is currently zone AG and being used as a single-family residence with a mobile home on the property. The property owner is NIW Holdings LLC (Jody Watson). The owner is seeking to rezone the property from AG to AR to create a 2nd parcel so the property is more in keeping with the neighboring property (an AR subdivision adjacent to the property).

If rezoning is approved, the property would be subdivided into two (2) 2+ acre lots. The provided site plan shows two lots roughly 2.5 acres each in size but actual size will be dependent on soils and existing septic system location. Both lots, however, would be at least 2 acres in size.

SITE DESCRIPTION

The property is located at the intersection of Garrett Road and Hog Mountain Road. The Character Area for the property and its surrounding properties is identified as ‘Suburban Neighborhood’ according to the Oconee Future Development Map.

The property is comprised of 5 acres, mostly wooded, with a mobile home onsite. The property is relatively flat with no environmentally sensitive areas.

ADJACENT USES

Adjacent uses include an AR-1 subdivision to the East and undeveloped wooded AG land to the North, South, and West. There is also an AR-1 subdivision to the South just across the roadway.

PROPOSED USE

The proposed use of the property is a two-lot subdivision of the current property which would allow for two single family residences to be constructed on the property.

ACCESS

Both tracts will have adequate road frontage to allow for access to meet Oconee County specifications.

TRAFFIC IMPACT

Per the Institute of Transportation Engineers, Trip Generation, 9th Edition (ITE Manual), the proposed two single family lots will generate 19 trips per day.

WATER SUPPLY

Water will be provided by Oconee County Water Resources. 520 gpd of water will be needed to serve the 2 lots.

SEWAGE DISPOSAL

Sewage disposal will be per individual septic systems on each parcel.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor via roll carts.

UTILITIES

Electricity and Data will be provided by power/data providers in the area.

STORMWATER MANAGEMENT

There will be no need for Stormwater Management due to the size and scope of this project.

IMPACT TO SCHOOL SYSTEM

There will be very minimal impact to school system due to an increase of one single family parcel. The additional parcel could add 2-3 students to the school system.

PROJECT SCHEDULE

Once zoning is approved in approximately October 2020 then an administrative subdivision plat will be created and parcel will be subdivided which would allow for home construction to start as early as 2021.

BUFFERS

There are no proposed buffers on this property.

SIGNAGE

There is no proposed signage for this property.

COMMON AREAS/AMENITIES/REC AREAS

There are no common areas/amenities/recreation areas proposed for this project.

SIDEWALKS

There are no sidewalks or other public improvements proposed for this project.

RESIDENCE SIZE

The proposed subdivision would consist of two single family residences with 4-5 bedrooms and minimum 1,800 square feet in size.

MATERIALS

Homes are proposed to be stick built with a modern farmhouse style consisting of wood and fiber cement exterior materials with asphalt shingle or metal roofing per the attached representative architecture.

ESTIMATED VALUE OF PROJECT

Each residence is estimated to be valued at \$500,000+ for an estimated total value of \$1,000,000+

REPRESENTATIVE ARCHITECTURE



ZONING IMPACT ANALYSIS

Rezone Consideration Standards

1030 Garrett Road

A. Consider 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 use and zoning is suitable given the site's location next to an existing AR zoned subdivision. There are multiple single-family subdivisions in the vicinity of this property with similar quality of homes.

B. Consider whether the property to be rezoned has a reasonable economic use as currently zoned:

Under the existing AG zoning classification, the property has a negligible value for agricultural uses due to its size, shape, and location.

C. Consider the extent to which the zoning proposal 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:

Due to the minimal number of lots proposed in this subdivision, there is minimal effect on the nearby streets. Estimated traffic count is 19 average trips per day (an increase of 9.5 over the existing 1 lot). There is a watermain in front of the property to serve water and the water usage of 2 lots is low. The property will be on septic and not public sewer. The estimated 4-6 school children (increase of 2-3 over existing 1 lot) will have a very negligible effect on the schools.

(2) Environmental impact:

Due to the project only increasing the number of lots by 1 (from 1 to 2 lots), there is no environmental impact created by the project.

(3) Effect on the existing use, usability and/or value of adjoining property:

No negative effects are anticipated on adjoining property values. Based on the quality of the representative homes being proposed, property values should increase in the area.

D. Consider the length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property:

The property has not been vacant as zoned. The current zoning of the parcel is AG which is not a feasible use of the property due to its size.

E. Consider the consistency of the proposed use with the stated purpose of the zoning district that is being requested:

The purpose of the requested AR zoning district is to create 2-acre minimum lots which is consistent with the proposed use.

F. Consider 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 development patterns in the area are the creation of single-family subdivisions similar to the requested use. Farming in the area has decreased and large tracts of property are too valuable in the area to justify single homes on these tracts.

G. Consider the conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan:

The Character Areas Map illustrates the property as Suburban Neighborhood. This area is characterized primarily by single-family residential subdivision and homes. This is in keeping with the proposed use.

H. Consider the availability of adequate sites for the proposed use in districts that permit such use:

There are not current sites available in the area for a 2 lot split subdivision of this size and quality.

Rezone # P20-0143 - NIW Holdings LLC

Tax Parcel #
A-01-076B

A 01 076B

Hog Mountain Rd

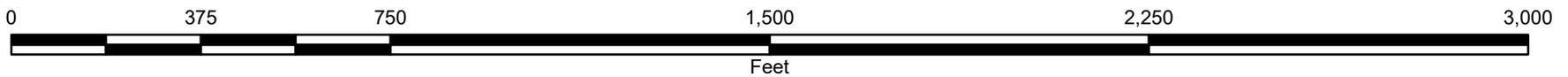
N Harrowford Dr

Garrett Rd

S Harrowford Dr

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

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Zoning

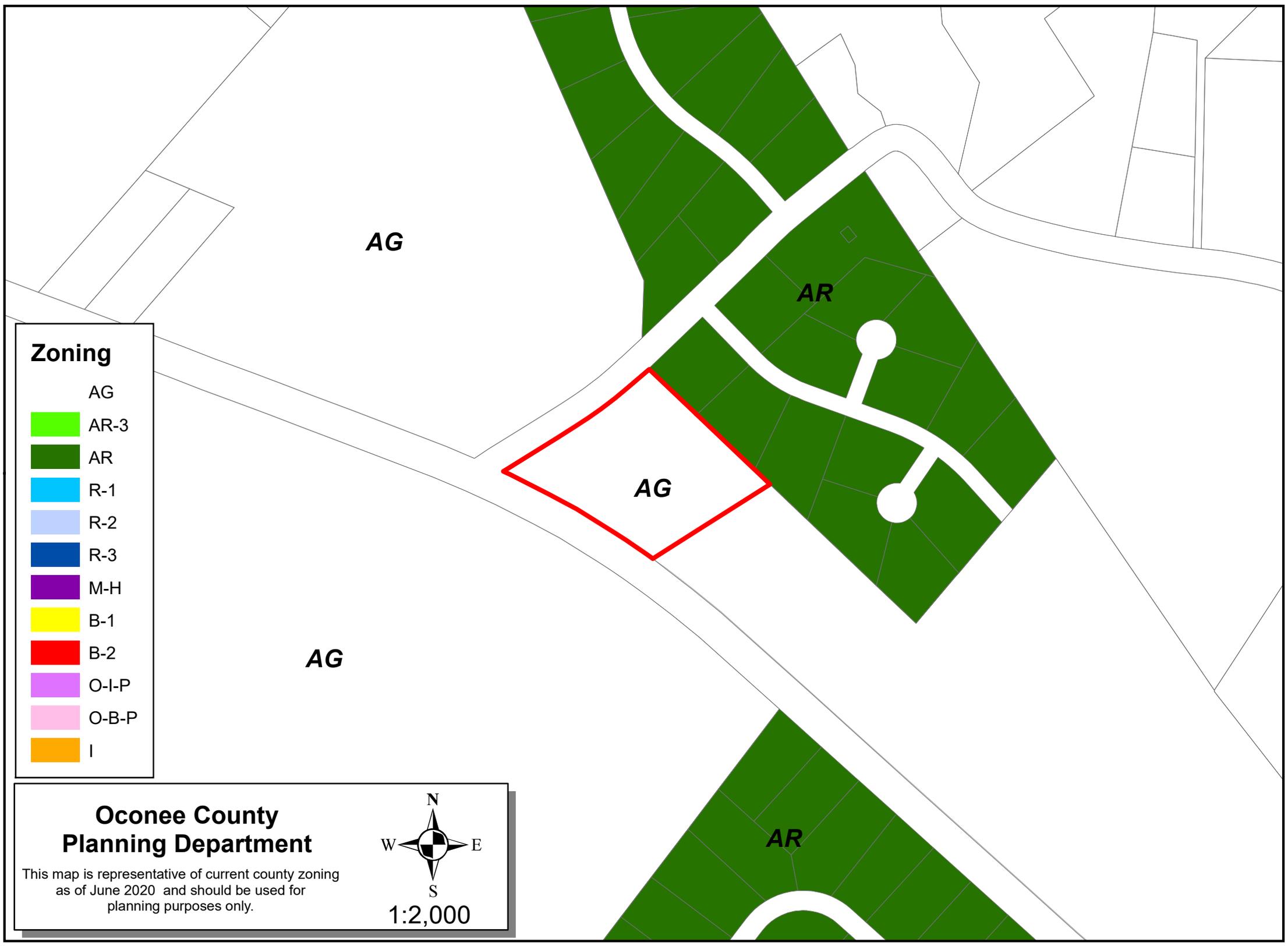
- AG
-  AR-3
-  AR
-  R-1
-  R-2
-  R-3
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-  B-1
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**Oconee County
Planning Department**

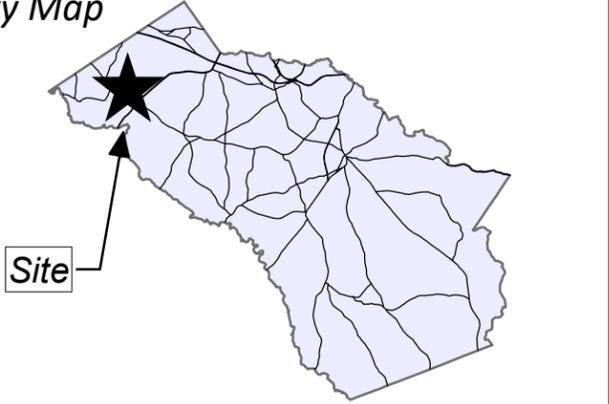
This map is representative of current county zoning as of June 2020 and should be used for planning purposes only.



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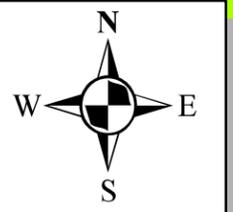


Vicinity Map

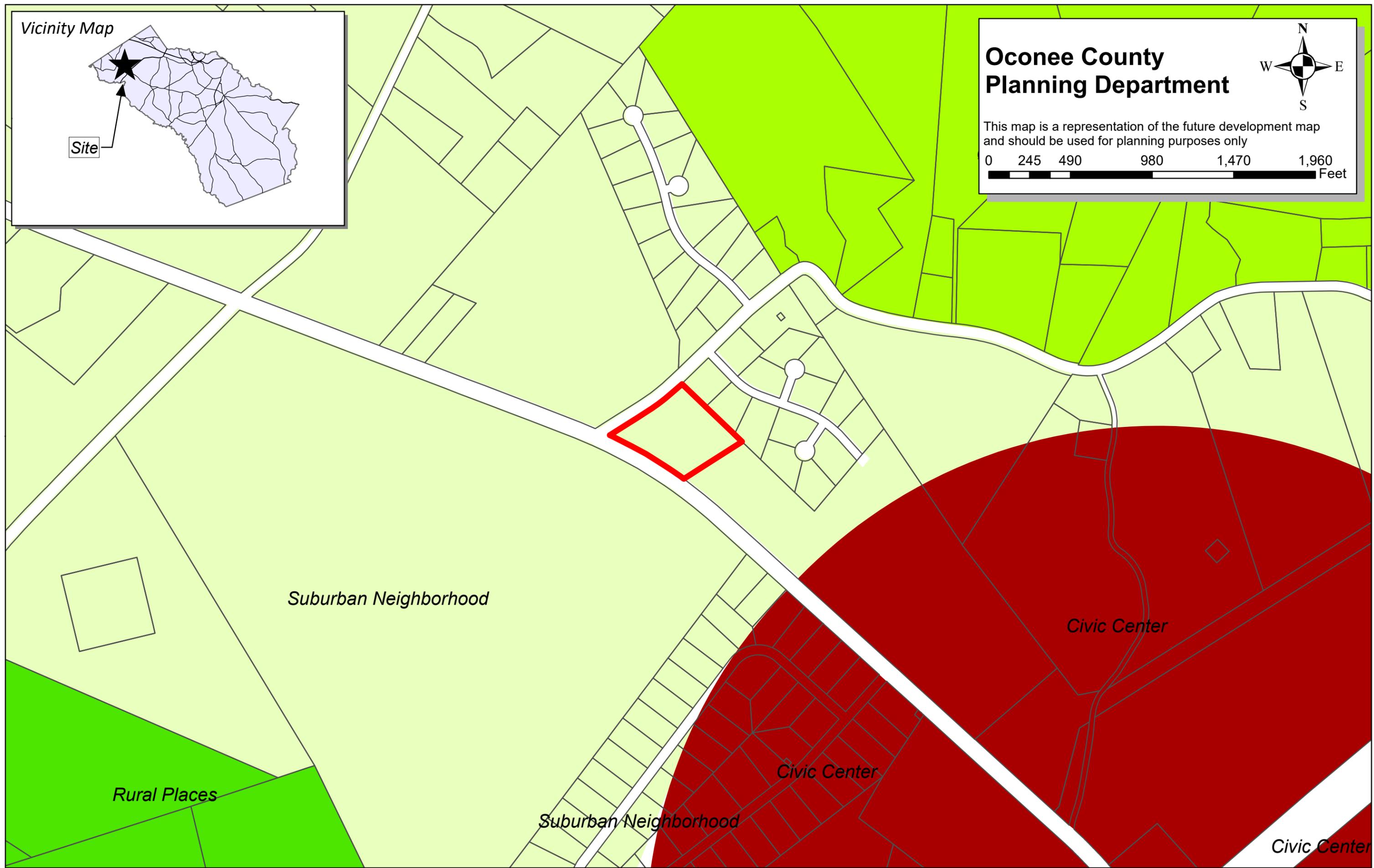


Site

Oconee County Planning Department



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



Suburban Neighborhood

Civic Center

Rural Places

Suburban Neighborhood

Civic Center

Civic Center

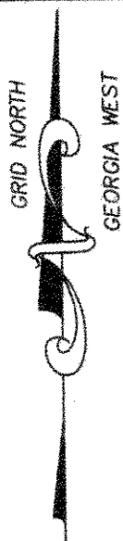
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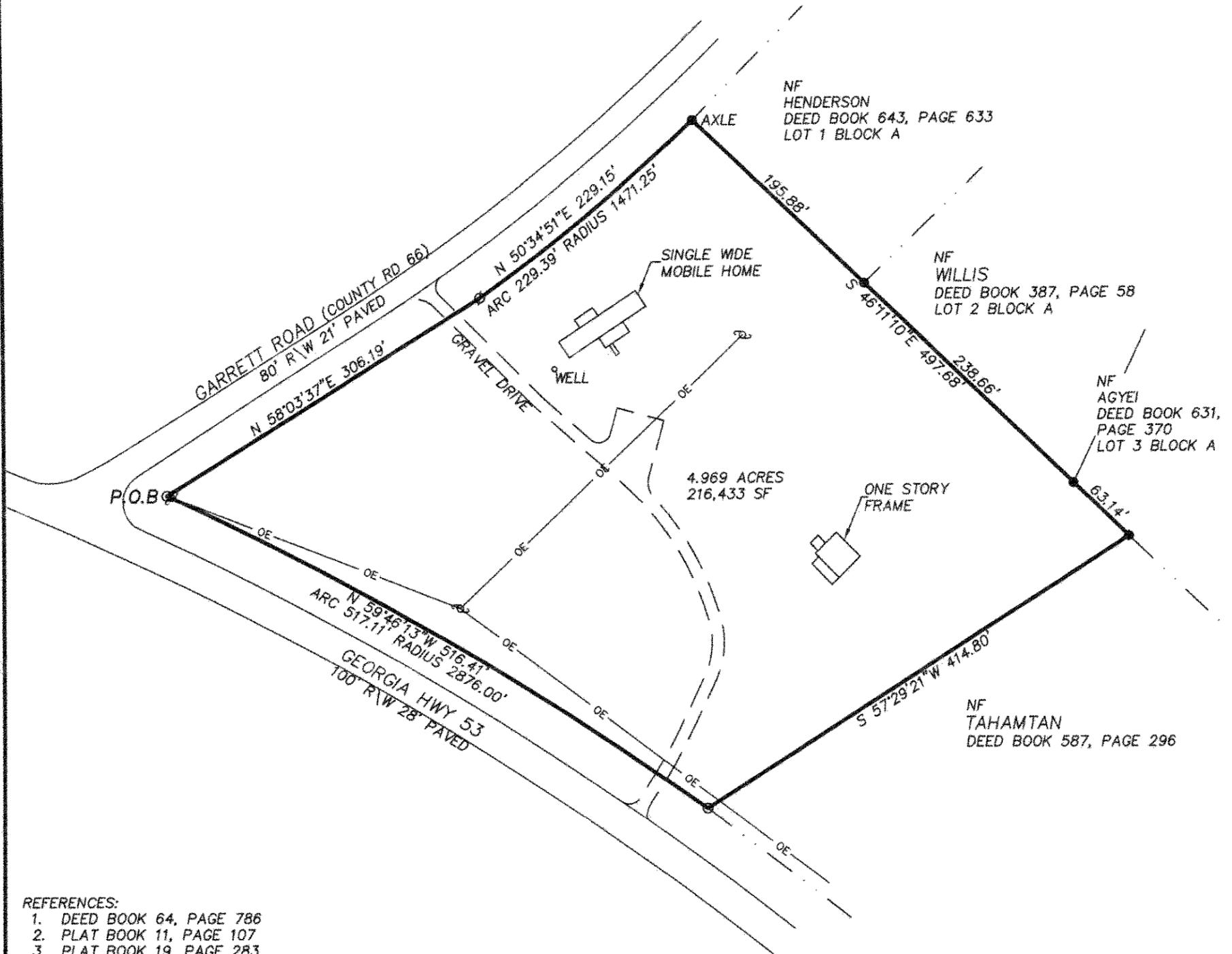
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CLERK OF COURT
08/24/2020 08:50 AM
ANGELA ELDER-JOHNSON, CLERK
SUPERIOR COURT
OCONEE COUNTY, GA

Angela Elder-Johnson



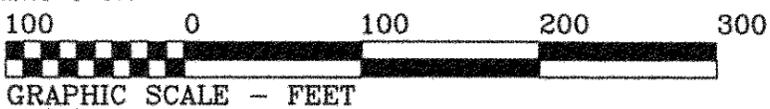
LEGEND

- IPS 1/2" REBAR
- IPF 1/2" REBAR (UNLESS NOTED)
- ⊗ COMPUTED POINT ONLY
- ⊠ CONCRETE R\W MONUMENT
- ROD SQUARE ROD
- OTP OPEN TOP PIPE
- ⊙ POWER POLE
- OVERHEAD ELECTRIC LINE
- X— CHAIN-LINK FENCE
- //— FENCE LINE (TYPE AS NOTED)



- REFERENCES:
1. DEED BOOK 64, PAGE 786
 2. PLAT BOOK 11, PAGE 107
 3. PLAT BOOK 19, PAGE 283
 4. PLAT BOOK 9, PAGE 97

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OR PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS 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.



Brett J. Chandler
 BRETT J. CHANDLER REGISTERED LAND SURVEYOR NO. 2816

NOTES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED ON HAS A PRECISION OF ONE FOOT IN 29,895 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 396,180 FEET.



© 2019 Chandler Surveying & Engineering

SURVEY FOR:

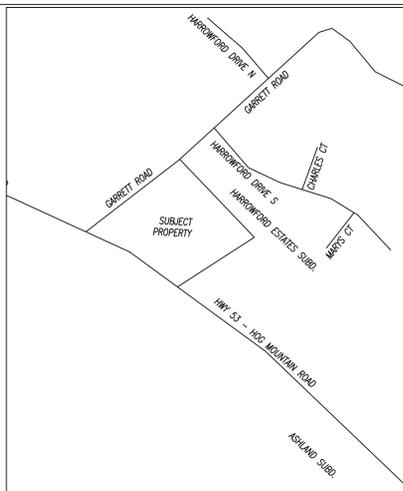
JODY WATSON

SURVEYED: 01-30-2019	DRAWN: 01-30-2019	SCALE: 1"=100'	BY: BC
DISTRICT: 224th GMD			
COUNTY: OCONEE			
STATE OF GEORGIA		1030 GARRETT ROAD	

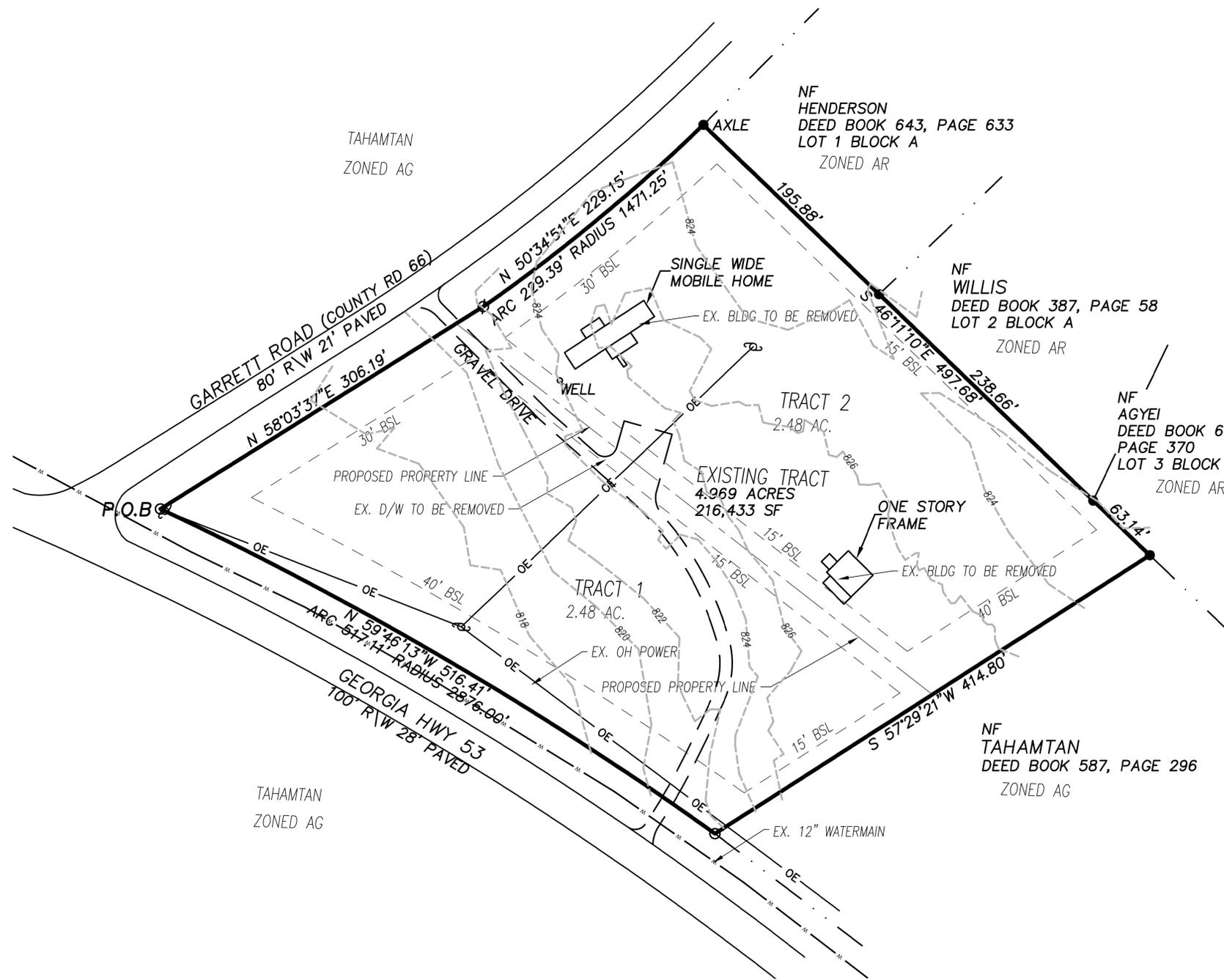
SURVEY BY:
CHANDLER SURVEYING & ENGINEERING

205 CHAPMAN PLACE ATHENS, GA 30606
 PHONE: 706.549.7395 FAX: 706.549.7977

FIELD BOOK: 84
 18129



VICINITY MAP
SCALE: 1"=200'



PROJECT DATA

OWNER:
 NIW HOLDINGS LLC
 150 MAKEY BLVD
 ATHENS GA 30601

TAX PARCEL: A01 0768
 ADDRESS: 1030 GARRETT ROAD

ZONING: AG
 SITE ACREAGE: 4.97 ACRES
 PROPOSED ZONING: AR
 INTENDED USE: 2 SINGLE FAMILY HOMES

BOUNDARY SURVEY PROVIDED BY BRET CHANDLER, TOPOGRAPHIC SURVEY BY OCONEE COUNTY GIS
 WATER TO BE PROVIDED BY OCONEE COUNTY WATER RESOURCES
 SEWER TO BE BY INDIVIDUAL SEPTIC SYSTEMS
 THERE IS NO FLOODPLAIN ON THIS PROPERTY PER FEMA FLOOD MAPS.
 THERE ARE STATE WATERS ONSITE.
 THERE ARE NO WETLANDS DELINEATED ON SITE.

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

ADJACENT DRIVEWAY NOTE:
 No adjacent properties have driveways having a relationship with the subject property. Driveways from developed lots to the east or on a different road.

REVISIONS	DESCRIPTION

PITTMAN ENGINEERING PC
 PO BOX 1023
 WATKINSVILLE GA 30677
 WWW.PITTMANENGINEER.COM

ISSUE PURPOSE
 REZONE
 CONCEPT PLAN

1030 GARRETT ROAD SUBDIVISION
 NIW HOLDINGS, LLC
 OCONEE COUNTY, GEORGIA

SCALE 1" = 50'

PROJECT NUMBER
 2020-036

DATE
 07/21/2020

REZONE
 CONCEPT
 PLAN

CP01