



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

**REZONE CASE #:** P20-0175

**DATE:** September 29, 2020

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

**APPLICANT NAME:** Matthew Miller

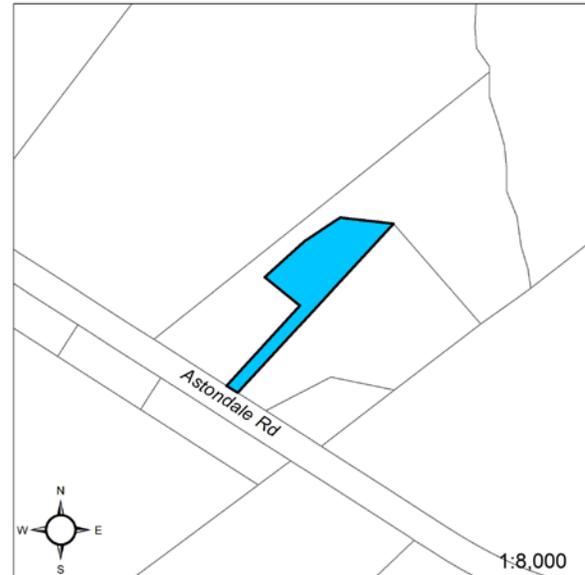
**PROPERTY OWNER:** Lane Miller

**LOCATION:** Astondale Road/portion of tax parcel B-07-024UA

**PARCEL SIZE:** ±2.25 acres

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

**EXISTING LAND USE:** Agricultural



**FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION:** Rural Places

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

**STAFF RECOMMENDATION:** Staff recommends denial of this request

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** October 19, 2020

**BOARD OF COMMISSIONERS:** November 3, 2020

**ATTACHMENTS:** Application  
Narrative  
Zoning Impact Analysis  
Representative Images  
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.

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

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

### **PROPOSED DEVELOPMENT**

- The applicant proposes to rezone a portion of the parcel ( $\pm 2.25$  acres) and construct a single-family residence on the newly created lot.

### **PUBLIC FACILITIES**

#### **Water:**

- The property is served by Oconee County Water Resources Department.
- The Water Resources Department has indicated in a letter dated 08/19/2020 that potable water is available at this location.

#### **Sewer:**

- The property is proposed to be served by a private on-site septic system.

#### **Roads:**

- One driveway is proposed driveway off Astondale road.

### **ENVIRONMENTAL**

- 100-year floodplain, state waters, and a conservation corridor exist along the rear property line of the parent parcel.
- No development is proposed for these environmental areas.

## **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

- No comments

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### **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 agricultural with AR or AG zoning. Nearby lots range in sizes from one-acre residential lots to large agricultural tracts of 30 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. The parent parcel does not contain an existing residence and does not require subdivision before a residence can be built.
- 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;**  
Environmentally sensitive areas at the rear of the parent parcel should not be impacted by the proposed lot or construction of the residence.
  - iii. Effect on the existing use, usability and/or value of adjoining property.**  
Adjacent properties are agricultural and/or residential and 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 currently used for agricultural purposes; 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 2.25-acre 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 general vicinity have remained agricultural and low density residential, 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 Rural Places Character Area (2040 Future Development Map). This character “balances natural environment and human uses with very low-density residential, farms, forests, outdoor recreation, and other open space activities” (2018 Comprehensive Plan p. 31). The recommended residential density for this character area is one dwelling unit per 3-5 acres with AR-3 or AG zoning (2018 Comprehensive Plan p. 32). Staff holds that the lot size and zoning district requested are not 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 are currently zoned to 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.
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: Matthew Miller  
 Address: 1261 Astondale Road  
(No P.O. Boxes)  
Bishop, GA 30621  
 Telephone: 706-255-6871  
 Email: mmiller@agleassociates.com

### Property Owner

Name: Lane Miller  
 Address: 1261 Astondale Road  
(No P.O. Boxes)  
Bishop, GA 30621  
 Telephone: 706-769-9029

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: 8/15/2020 Notarized: [Signature]

**DIAUNDRA WALTON**  
 NOTARY PUBLIC  
 Clarke County  
 State of Georgia  
 My Commission Expires June 2, 2024

### Property

Location: Astondale Rd  
(Physical Description)  
Bishop, GA 30621  
 Tax Parcel Number: Portion of B07024UA  
 Size (Acres): 2.25 Current Zoning: AG  
 Future Development Map—Character Area Designation: Rural Places

### Use

Current Use: Agricultural  
 Proposed Use: Residential for new parcel  
Agricultural for remainder of existing parcel

### 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

September 12, 2020

Planning & Code Enforcement Department  
1291 Greensboro Highway  
Watkinsville, Georgia 30677

**RE: Oconee County Zoning Change Application Narrative Summary  
Portion of Parcel B07024UA  
Astondale Road  
Bishop, Georgia 30621**

Dear Planning & Code Enforcement Department:

The existing parcel (Parcel ID No.: B07024UA) consists of 12.75 acres of land, zoned AG, and owned by my father, Lane Miller. The property consists of a combination of agricultural pasture, used for hay production, and wooded areas. The existing parcel is in an agricultural conservancy. The intent of this application is to rezone approximately 2.25 acres of the existing parcel to AR and utilize this parcel as a single-family residence for myself, my wife and our two children. The remaining approximately 10.50 acres will remain in an agricultural conservancy, and the land use will not change. The intent is to minimally affect the existing agricultural land use. Current photographs of the existing property and a conceptual site plan are attached.

The proposed residential property would include a new driveway extending northward from Astondale Road and the construction of an approximately 2,564 square feet (heated) single-family residence. Utilities will consist of electrical service from Georgia Power, a new onsite septic system and domestic water from the existing municipal supply along Astondale Road. The house will be finished with a combination of brick veneer, cement board siding (*Hardie* siding or similar) and metal roofing. The estimated construction cost is \$300,000 to \$350,000, and the estimated market value of the property is more than \$400,000. Typical elevations, representative photographs and a floor plan of the proposed home are attached.

The intended land use change and rezoning is consistent with adjacent properties. The two properties immediately east consist of a 2,598 square feet single-family residence on 5.6 acres and a 1,906 square-foot single-family residence on 1.21 acres. The five properties immediately south consist of 1.00 to 1.49 acre parcels, zoned AR, with single-family residences ranging in size from 1,488 square feet to 2,354 square-feet. Representative photographs of surrounding properties are attached.

Rezoning the selected portion of the existing parcel will result in no net increase to local traffic, since our family currently resides on the adjoining property. The planned single-family residence would result in minimal impact to local traffic. The estimated number of Average Daily Trips would be four to six, with four trips occurring circa Peak Hours, which consist of my wife and myself leaving to work and returning from work separately.

Rezoning the selected portion of the existing parcel would result in a net benefit to the school system. The number of children in the school system (two) would not change as a result of the

rezoning, but the increase in property value would result in a net increase in revenue to the school system.

In summary, my intent is to construct a residential property that is consistent with, or an enhancement of, surrounding properties, while minimally affecting the current agricultural use of the majority of the existing parcel.

Sincerely,



Matthew Miller  
Applicant



Lane Miller  
Owner

August 20, 2020

Planning & Code Enforcement Department  
1291 Greensboro Highway  
Watkinsville, Georgia 30677

**RE: Zoning Impact Analysis  
Portion of Parcel B07024UA  
Astondale Road  
Bishop, Georgia 30621**

Dear Planning & Code Enforcement Department:

We have performed a Zoning Impact Analysis, and the findings and conclusions are as follows:

**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 two properties immediately east consist of a 2,598 square feet single-family residence on 5.6 acres and a 1,906 square-foot single-family residence on 1.21 acres. The five properties immediately south consist of 1.00 to 1.49 acre parcels, zoned AR, with single-family residences ranging in size from 1,488 square feet to 2,354 square-feet.

The intended land use change and rezoning is consistent with adjacent properties.

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

The property to be rezoned consists of a combination of wooded area and agricultural pasture. The majority of the parcel will remain in the existing agricultural conservancy, and maintain its current use.

**c) 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;**

There will be no negative effect on community facilities.

**2) Environmental impact;**

There will be no negative effect on the environment as a result of the rezoning. The intent is to minimally affecting the current agricultural use of the majority of the existing parcel.

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

There will be no effect on the use and usability of adjoining properties.

The estimated market value of the new property is more than \$400,000. The value of the adjacent properties will be maintained or enhanced by the rezoning and addition of the new residential home.

**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 existing property has been maintained in its current use since as early as 1993, when my father, Lane Miller, purchased the adjoining 35 acre parcel.

The properties immediately south, zoned AR, have been utilized as single-family residences since as early as 1987-1989, when the existing homes were constructed.

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

We are requesting a rezoning of a portion of the existing parcel to AR. The proposed new parcel will be approximately 2.25 acres in size, contain a single-family residential home and remain in a low-density, rural area. The new parcel will meet the purpose, requirements and standards of zoning district AR.

**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.**

There are no conditions or land use patterns affecting the use and development of the property.

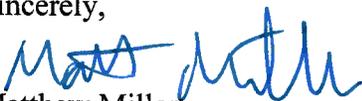
**g) Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.**

Our understanding is that the Comprehensive Plan intends to maintain this area of the county as primarily rural. In keeping with this plan, we intend to minimally impact the current use of the property as agricultural pasture and wooded area. The agricultural conservancy on the remaining approximately 10.50 acres will be maintained. The portion of the existing parcel that will be rezoned will be utilized in a manner that is consistent with surrounding properties.

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

There are available, adequate sites for the proposed use within the county. That said, the intent of our family's relocation to this proposed parcel is to remain proximate to my father. My wife and I are both employed, and my father assists with our two young children. Additionally, my father is aging and lives alone, and we can assist in the oversight and maintenance of his property. Constructing a residence on site allows us to maximize the health and well-being of our family and properties, without negatively affecting surrounding properties.

Sincerely,

  
Matthew Miller  
Applicant

  
Lane Miller  
Owner



Upper Photo: Conceptual site photo  
Lower Photo: Example finished front elevation

Preparation Date:  
August 15, 2020

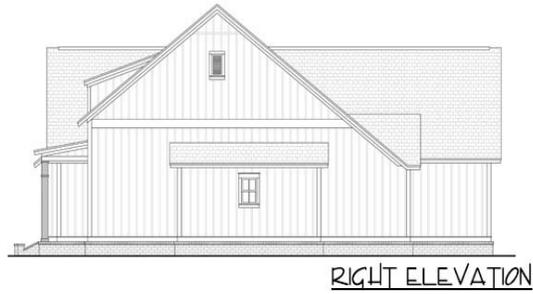
Prepared By:  
Matthew Miller

Concept  
Pictures

Rezoning Application

Parcel No.  
B07024UA

Figure  
1



Upper Photo: Example side elevation  
Lower Photo: Example rear elevation

Preparation Date:  
August 15, 2020

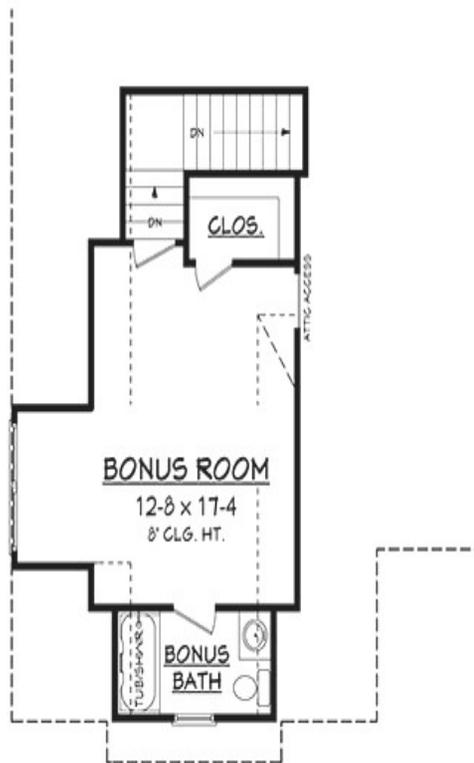
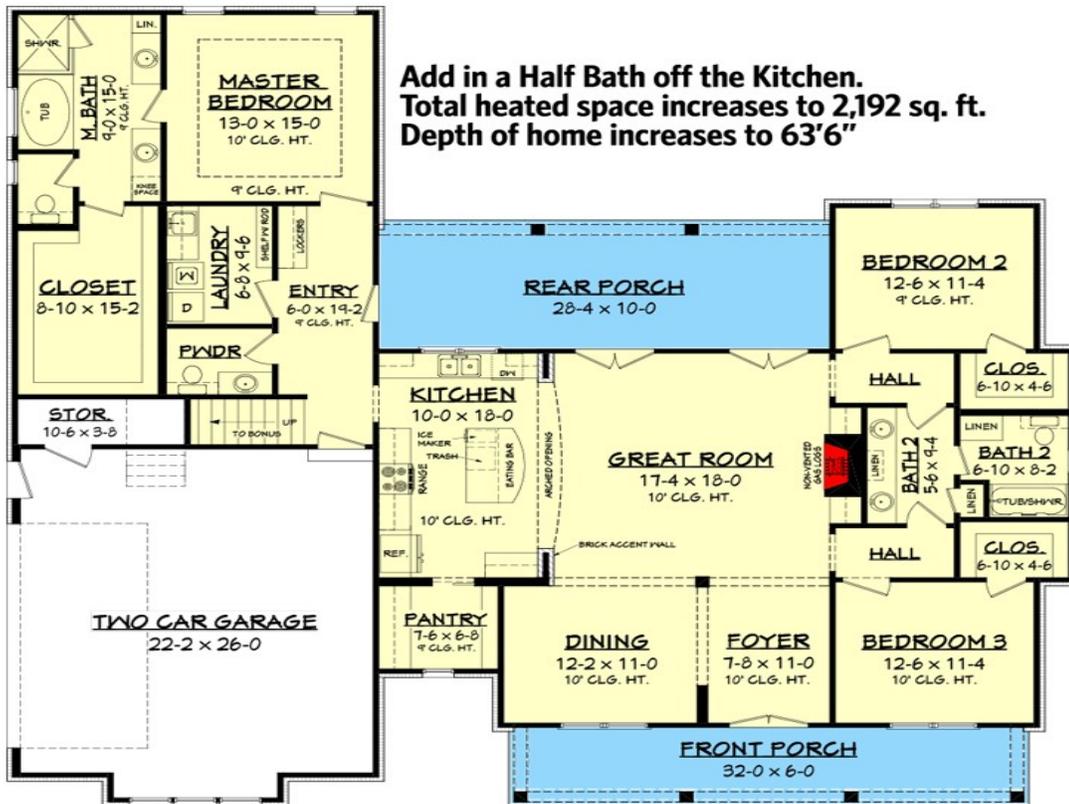
Prepared By:  
Matthew Miller

Concept  
Pictures

Rezoning Application

Parcel No.  
B07024UA

Figure  
2



Upper Photo: Main Level floor plan

Lower Photo: Bonus Room floor plan

Preparation Date:  
August 15, 2020

Prepared By:  
Matthew Miller.

Concept  
Pictures

Rezoning Application

Parcel No.  
B07024UA

Figure  
3

# Rezone # P20-0175 - Lane Miller

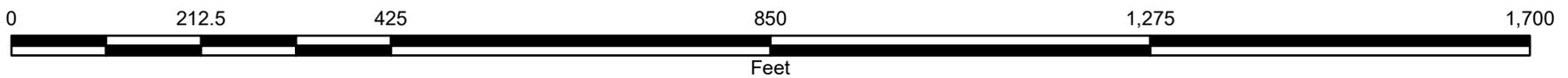
**Tax Parcel #  
Portion of  
B-07-024UA**

**Portion of  
B-07-024UA**

*Astondale Rd*

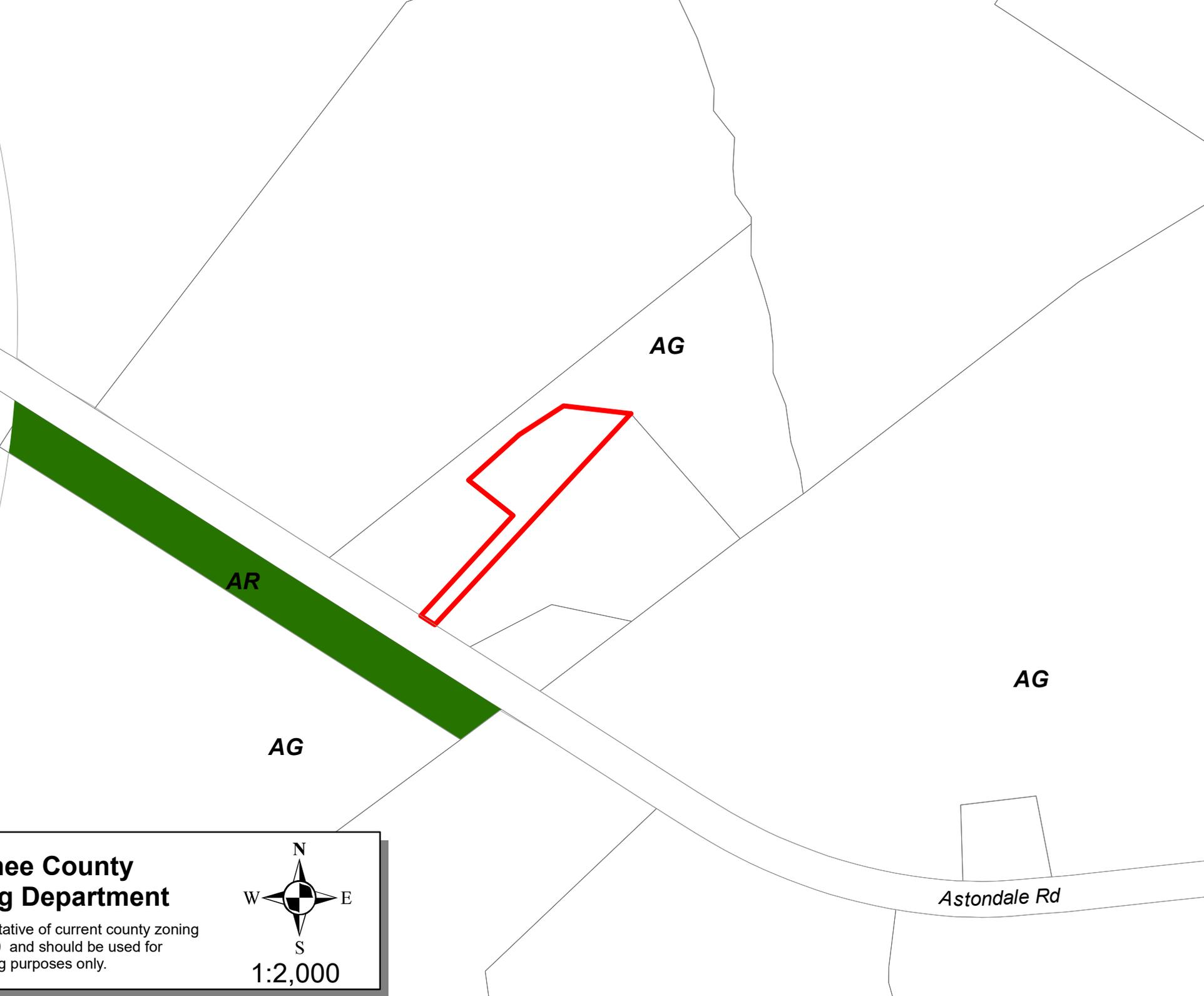
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:2,285



**Zoning**

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



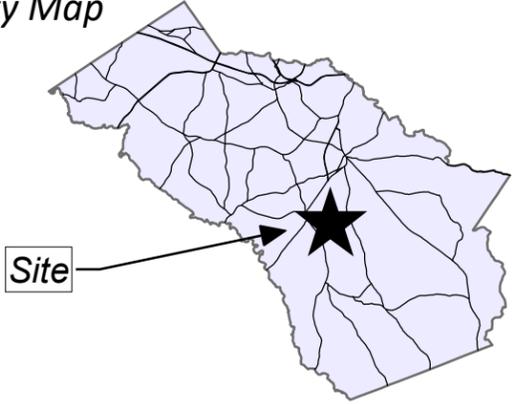
**Oconee County  
Planning Department**

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



1:2,000

*Vicinity Map*

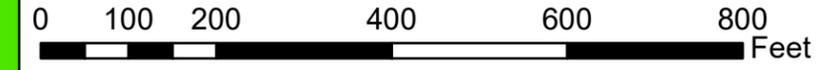


Site

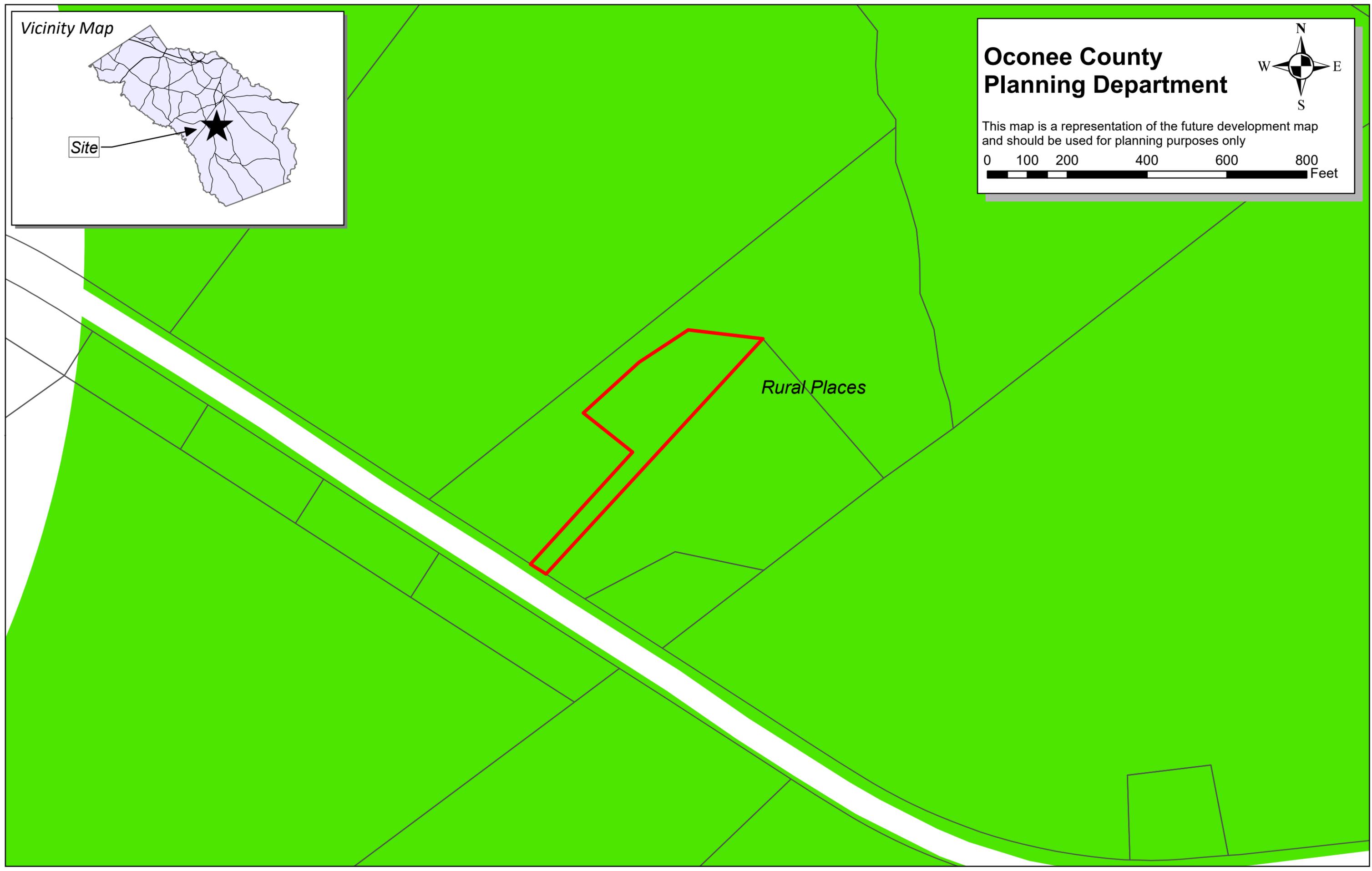
# Oconee County Planning Department



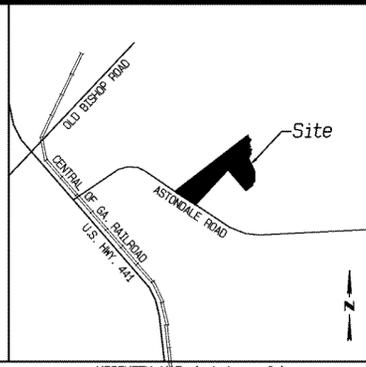
This map is a representation of the future development map and should be used for planning purposes only



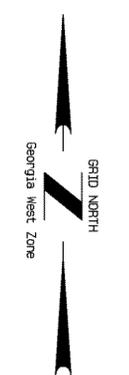
*Rural Places*



6925354841  
PARTICIPANT ID  
**P202000103**  
**BK:2020 PG:103-103**  
FILED IN OFFICE  
CLERK OF COURT  
08/19/2020 11:58 AM  
ANGELA ELDER-JOHNSON, CLERK  
SUPERIOR COURT  
OCONEE COUNTY, GA  
*Angela Elder-Johnson*



RESERVED FOR CLERK OF COURT



G. LANE MILLER  
PB. 19 PG. 179  
DB. 216 PG. 238

12.751  
Acres

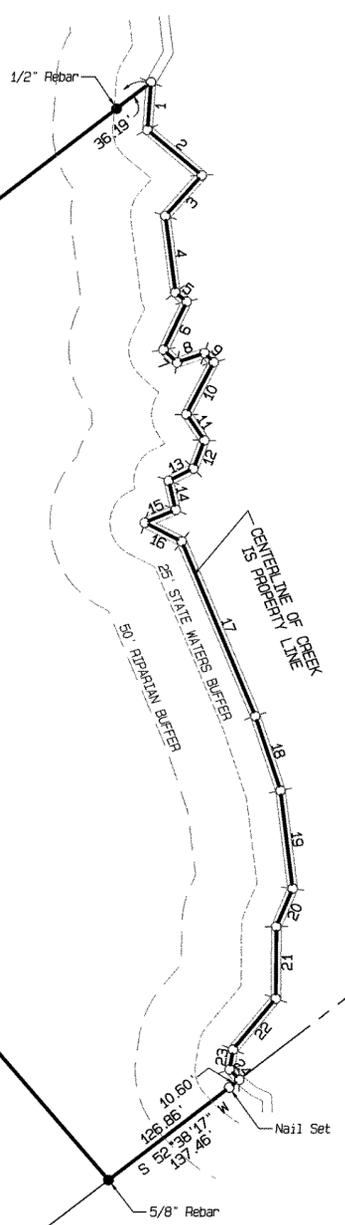
ROBERT C. & JESSICA GAMBRELL  
PB. 38 PG. 161  
DB. 1298 PG. 142

RANDY O. PHILLIPS  
PB. 24 PG. 229  
DB. 384 PG. 75

S 88°55'14" W 3025.16' TO CENTERLINE  
INTERSECTION WITH CENTRAL OF GEORGIA RAILROAD

Point of Beginning

ASTONDALE ROAD  
100' R/W  
20' PAV'T.



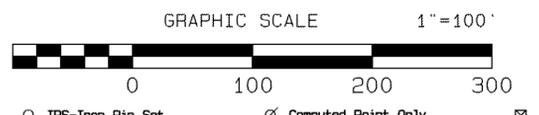
CENTERLINE OF CREEK TRAVERSE

LINE	BEARING	DISTANCE
1	S04°18'51"W	39.68'
2	S50°08'30"E	59.05'
3	S42°02'18"W	45.42'
4	S07°28'10"E	64.33'
5	S50°57'16"E	12.12'
6	S25°42'57"W	44.35'
7	S46°56'43"E	15.49'
8	N71°22'54"E	24.17'
9	S45°20'43"E	10.82'
10	S27°53'43"W	48.88'
11	S34°38'08"E	26.47'
12	S21°23'02"W	25.22'
13	S63°57'11"W	22.99'
14	S13°28'14"E	24.92'
15	S67°22'26"W	27.99'
16	S63°20'00"E	34.60'
17	S22°55'07"E	157.81'
18	S18°43'27"E	65.42'
19	S07°04'28"E	82.26'
20	S23°12'24"W	34.39'
21	S00°30'27"W	59.84'
22	S40°01'55"W	55.42'
23	S09°15'22"W	16.88'
24	S43°04'01"E	11.63'

NOTES:  
THIS PROPERTY IS ZONED AG  
THIS PLAT REPRESENTS TAX MAP B07, PARCEL 024UA.

REFERENCES:  
PLAT BOOK 34 PAGE 272  
DEED BOOK 216 PAGE 238  
PLAT BOOK 19 PAGE 179

PLAT ABBREVIATIONS  
PB. - Plat Book  
DB. - Deed Book  
PG. - Page  
R/W - Right of Way



**PLAT CLOSURE STATEMENT**  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 173,644 FEET

**FIELD CLOSURE STATEMENT**  
THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,400 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL GPT 3002.

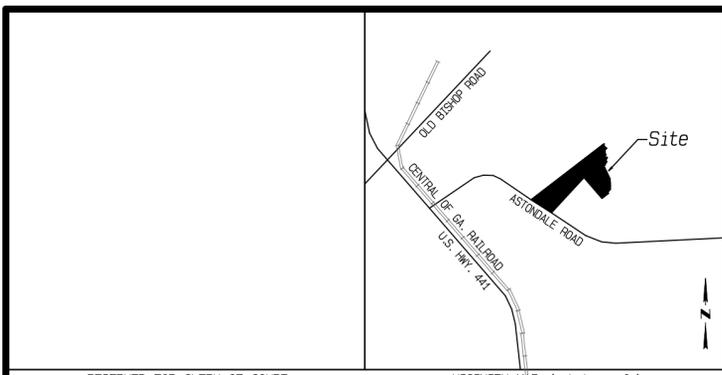
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF 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 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.

RAY N. WOODS GEORGIA REGISTERED LAND SURVEYOR #2049		RETRACEMENT BOUNDARY PLAT FOR <b>LANE MILLER</b>		
GMD: 222	COUNTY: OCONEE	STATE: GEORGIA	DATE: 08-19-2020	
DRAWN BY: MIKE W.	BASELINE SURVEYING & ENGINEERING, INC. P.O. BOX 269 WATKINSVILLE, GEORGIA 30677 www.baselinega.com (706)-769-6610 COA #1108		INSTRUMENT: LEICA	
DWG NAME: BBarrett	PLAT CLOSURE: 1/173,644	FIELD CLOSURE: 1/466,131	ANGLE CLOSURE: 2" per Angle	
FIELD BOOK: D-140				

*Ray N. Woods*  
GEORGIA REGISTERED LAND SURVEYOR NUMBER 2049 DATE 08-19-2020



RESERVED FOR CLERK OF COURT

VICINITY MAP (not to scale)

G. LANE MILLER  
PB. 19 PG. 179  
DB. 216 PG. 238  
Zoned AG

Tract 1  
10.500  
Acres

Tract 2  
2.252  
Acres

ROBERT C. & JESSICA GAMBRELL  
PB. 38 PG. 161  
DB. 1298 PG. 142  
Zoned AG

RANDY O. PHILLIPS  
PB. 24 PG. 229  
DB. 384 PG. 75  
Zoned AG



Point of Beginning

CENTERLINE OF CREEK TRAVERSE

LINE	BEARING	DISTANCE
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20	S23°12'24"W	34.39'
21	S00°30'27"W	59.84'
22	S40°01'55"W	55.42'
23	S09°15'22"W	16.88'
24	S43°04'01"E	11.63'

OWNER INFORMATION:  
LANE MILLER  
1261 ASTONDALE ROAD  
BISHOP, GA 30621  
(706)-769-9029

NOTES:  
THIS PROPERTY IS CURRENTLY ZONED AG.  
THE PROPOSED ZONING FOR TRACT 2 IS AR.  
TRACTS 1 & 2 REPRESENT TAX MAP B07, PARCEL 024UA.  
1 FOOT CONTOURS PROVIDED BY N.O.A. LIDAR, OCOONEE DATED 2013  
OCOONEE COUNTY WATER RESOURCES WILL PROVIDE WATER FROM AN EXISTING WATER LINE  
ALONG ASTONDALE ROAD. (The South or Opposite Side Of The Road)  
SEWER WILL BE FROM AN ONSITE SEPTIC SYSTEM.

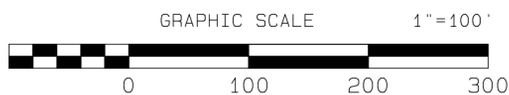
REFERENCES:  
PLAT BOOK 2020 PAGE 103  
PLAT BOOK 34 PAGE 272  
DEED BOOK 216 PAGE 238  
PLAT BOOK 19 PAGE 179

STREET ADDRESS:  
ASTONDALE ROAD

REVISED DATE: SEPT. 15, 2020 TO ADDRESS COUNTY COMMENTS

PLAT ABBREVIATIONS

PB. - Plat Book  
DB. - Deed Book  
PG. - Page  
R/W - Right of Way



PLAT CLOSURE STATEMENT  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 173,234 FEET

FIELD CLOSURE STATEMENT  
THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,400 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL GPT 3002.

The minimum lot area required for the applicable zoning district is outside the 100 year floodplain as specified in Section 404.02.

13219C 0145D  
Flood Insurance Rate Map Number  
2049  
Georgia Registered Land Surveyor Number

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 complies 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.

GEORGIA REGISTERED LAND SURVEYOR NUMBER 2049 DATE

RAY N. WOODS GEORGIA REGISTERED LAND SURVEYOR #2049		REZONE CONCEPT PLAN FOR <b>LANE MILLER</b>			
THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS OVER THE STAMP		GMD: 222	COUNTY: OCOONEE	STATE: GEORGIA	DATE: 08-20-2020
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.		DRAWN BY: MIKE W.	BASELINE SURVEYING & ENGINEERING, INC. P.O. BOX 269 WATKINSVILLE, GEORGIA 30677 www.baselinega.com (706)-769-6610 COA #1108		INSTRUMENT: LEICA
		DWG NAME: Lane Miller			PLAT CLOSURE: 1/173,234
		FIELD BOOK: D-146			FIELD CLOSURE: 1/466,131
					ANGLE CLOSURE: 2" per Angle