

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

TITLE

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classification AR-1 (Agricultural-Residential One Acre) & FP (Flood Prone) to AR-1 (Agricultural-Residential One Acre) & FP (Flood Prone) with modified conditions pursuant to an application for rezoning of property owned by Nimesh & Nital Patel submitted on April 24, 2017.

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 Smith Planning Group on April 24, requesting rezoning of a ±8.466 acre tract of land located at 1041 Riverhill Ct in the 238<sup>th</sup> G.M.D., Oconee County, Georgia, (TP# A-04B-084C), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

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

The zoning classification for the property described on the attached "Exhibit A" is hereby changed from AR-1 (Agricultural-Residential One Acre) & FP (Flood Prone) to AR-1 (Agricultural-Residential One Acre) & FP (Flood Prone) with modified conditions for the purpose of 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 same on June 19, 2017, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on July 11, 2017.

ADOPTED AND APPROVED, this 11<sup>th</sup> day of July, 2017.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: \_\_\_\_\_

John Daniell, Chairman

\_\_\_\_\_  
Mark Thomas, Member

\_\_\_\_\_  
Chuck Horton, Member

\_\_\_\_\_  
W. E. "Bubber" Wilkes, Member

\_\_\_\_\_  
Mark Saxon, Member

ATTEST:

\_\_\_\_\_  
Tracye Bailey, Deputy Clerk  
Board of Commissioners

**CONDITIONS**

This Zoning Amendment shall be subject to the following conditions which shall be fulfilled by the developer at his/her expense:

1. The lot shall be connected to the existing Oconee County water main in the Riverhill Ct right of way.
2. A revised final plat of the lot showing elimination of the 100' setback from the flood plain shall be recorded in accordance with the revised final plat procedures of the Unified Development Code Sec. 1229.05.
3. The lot shall be part of the Lane Creek Subdivision and the property owner shall be a member of the subdivision homeowners association.

**NARRATIVE**



May 10, 2017

**Narrative Statement**

Per Condition Number 6 of Zoning Amendment # 1286, "No structure or septic tank drain-field shall be located within 100 feet of any portion of the 100 year flood plain of the Apalachee River."

Due to site constraints included topography, the presence of a State Waters Buffer surrounding an existing lake, and the location of the 100-foot setback from any portion of the 100 Year Flood Plain of the Apalachee River, and the 30-foot front yard setback, the buildable area of the subject parcel is severely limited. (See attached plat prepared by Wood Land Surveyors, Inc., dated 3-12-17.)

A Change in Conditions of Approval for Case 1286 to modify condition number 6 and remove the 100-foot setback from the 100 Year Floodplain is being sought to provide sufficient area to construct a single-family residence and driveway.

Bob Smith  
SMITH PLANNING GROUP, LLC



# EXHIBIT "A" TO REZONE #7175

Page 2 of 5

## TAX MAP



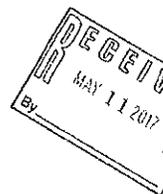
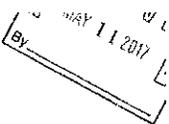
EXHIBIT "A" TO REZONE #7175

Page 3 of 5

LEGAL DESCRIPTION

LEGAL DESCRIPTION

Property of Nimesh Patel  
Lot 84, Block C  
Lane Creek Plantation Phase 3  
1041 Riverhill Ct  
Oconee County, Georgia



All that tracts or parcels of land containing 8.466 acres, more or less, lying in G.M. District 238, Oconee County, Georgia, and located at 1041 Riverhill Court, Lot 84, Block C Lane Creek Plantation Phase 3 and more particularly described as follows:

Beginning at an iron pin at the northeast property corner located 369.84' along right-of-way of Riverhill Court to right-of-way of Riverhill Drive which is the Point of Beginning,

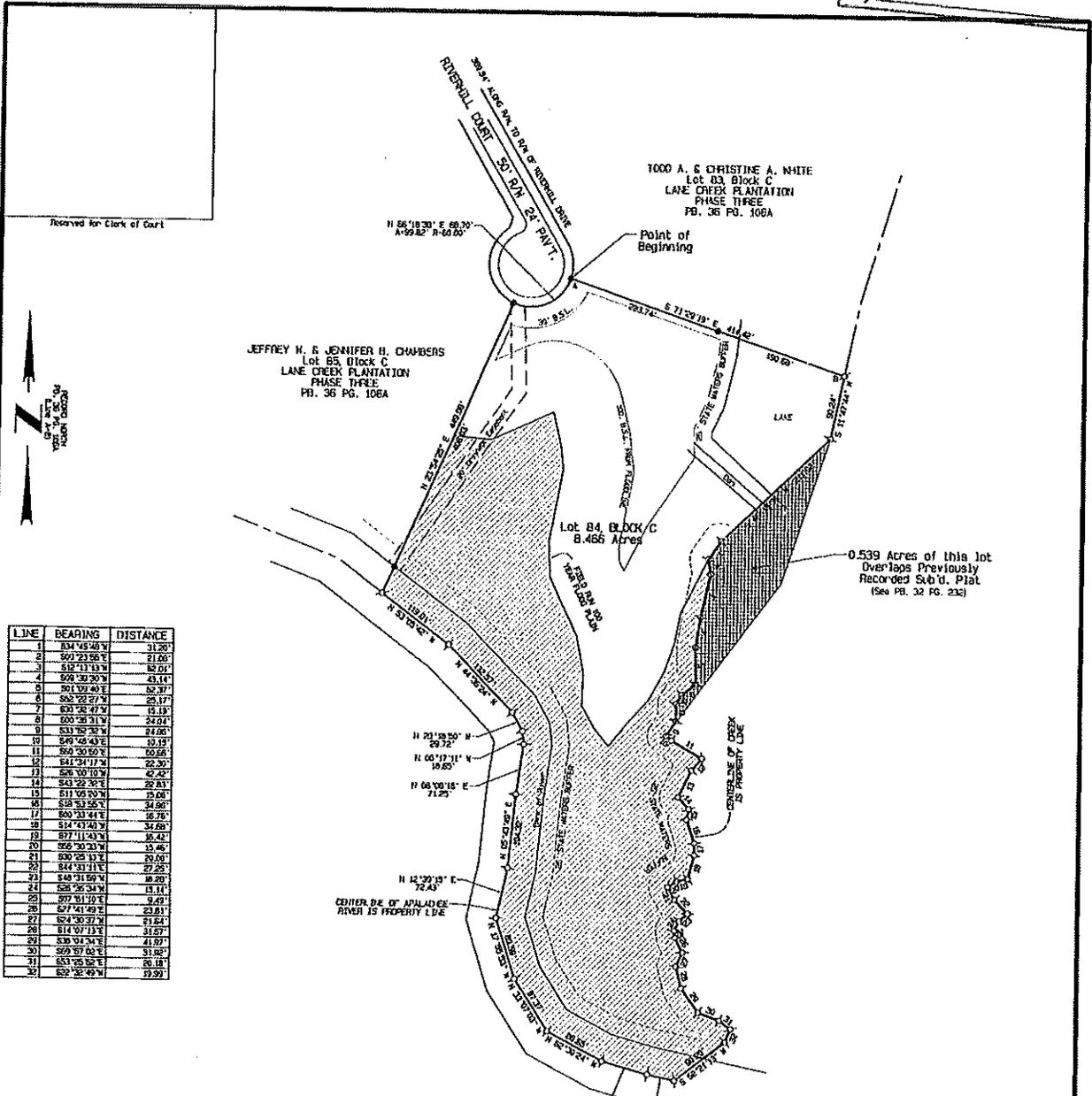
Thence continuing South 71 degrees 29 minutes 19 seconds East 414.42 feet to a point, thence continuing South 11 degrees 47 minutes 44 seconds West 90.24 feet to a point, thence South 46 degrees 18 minutes 39 seconds West 211.92 feet, thence continuing along the centerline of creek South 34 degrees 45 minutes 48 seconds West 31.20 feet, South 09 degrees 23 minutes 55 seconds East 21.08 feet, South 12 degrees 13 minutes 13 seconds West 62.01 feet, South 09 degrees 39 minutes 30 seconds West 43.14 feet, South 01 degrees 09 minutes 40 seconds East 52.37 feet, South 52 degrees 22 minutes 27 seconds West 25.17 feet, South 30 degrees 32 minutes 47 seconds West 15.19 feet, South 00 degrees 36 minutes 31 seconds West 24.04 feet, South 33 degrees 52 minutes 32 seconds West 24.96 feet, South 49 degrees 48 minutes 43 seconds East 10.15 feet, South 60 degrees 30 minutes 50 seconds East 50.66 feet, South 41 degrees 34 minutes 17 seconds West 22.30 feet, South 26 degrees 08 minutes 10 seconds West 42.42 feet, South 43 degrees 22 minutes 32 seconds East 22.83 feet, South 11 degrees 05 minutes 20 seconds West 15.06 feet, South 18 degrees 53 minutes 55 seconds East 34.96 feet, South 00 degrees 33 minutes 44 seconds East 16.76 feet, South 14 degrees 43 minutes 48 seconds West 34.68 feet, South 77 degrees 11 minutes 43 seconds West 16.42 feet, South 56 degrees 30 minutes 33 seconds West 15.46 feet, South 30 degrees 25 minutes 13 seconds East 20.00 feet, South 44 degrees 33 minutes 11 seconds East 27.25 feet, South 48 degrees 31 minutes 59 seconds West 16.28 feet, South 26 degrees 36 minutes 34 seconds West 15.14 feet, South 07 degrees 51 minutes 10 seconds East 9.49 feet, South 27 degrees 41 minutes 49 seconds East 23.81 feet, South 24 degrees 30 minutes 37 seconds West 21.64 feet, South 14 degrees 07 minutes 13 seconds East 31.57 feet, South 36 degrees 04 minutes 34 seconds East 41.97 feet, South 69 degrees 57 minutes 02 seconds East 31.92 feet, South 53 degrees 25 minutes 52 seconds East 20.18 feet, South 22 degrees 32 minutes 49 seconds West 19.99 feet,

Thence along the centerline of the Apalachee River, South 52 degrees 21 minutes 13 seconds West 90.20 feet, North 78 degrees 06 minutes 40 seconds West 39.91 feet, North 74 degrees 51 minutes 23 seconds West 67.99 feet, North 62 degrees 30 minutes 24 seconds West 88.65 feet, North 33 degrees 07 minutes 03 seconds West 87.37 feet, North 17 degrees 55 minutes 53 seconds West 89.59 feet, North 12 degrees 39 minutes 15 seconds East 72.43 feet, North 05 degrees 43 minutes 49 seconds East 104.32 feet, North 08 degrees 08 minutes 16 seconds East 71.25 feet, North 06 degrees 17 minutes 11 seconds West 18.65 feet, North 29 degrees 18 minutes 50 seconds West 29.72 feet, North 44 degrees 36 minutes 24 seconds West 132.57 feet, North 53 degrees 05 minutes 42 seconds West 119.01 feet, Thence North 23 degrees 54 minutes 25 seconds East 449.08 feet to an iron pin, Thence along a curve of the right-of-way of Riverhill Court, said curve having radius 60.00 feet, bearing North 66 degrees 18 minutes 38 seconds East, arc distance 99.82 feet, which is the Point of Beginning, containing 8.466 acres more or less.

PLAT

EXHIBIT "A" TO REZONE #7175

2016-09-28



LINE	BEARING	DISTANCE
1	S34°05'06"W	11.20'
2	S69°23'56"E	21.00'
3	S12°13'13"W	82.01'
4	S68°30'30"W	43.14'
5	S91°09'49"E	52.37'
6	S82°22'27"W	25.17'
7	S33°35'47"W	15.13'
8	S00°28'31"W	24.84'
9	S33°26'39"E	14.50'
10	S49°45'43"E	10.19'
11	S60°30'50"E	05.68'
12	S44°34'17"W	22.30'
13	S26°10'03"W	42.42'
14	S43°22'32"E	22.83'
15	S11°05'00"W	15.68'
16	S28°53'55"E	24.56'
17	S00°31'41"E	16.75'
18	S14°43'40"W	34.69'
19	S77°11'43"W	15.42'
20	S65°30'30"W	15.46'
21	S00°25'13"E	20.01'
22	S44°31'11"E	27.25'
23	S49°31'59"W	16.20'
24	S28°26'34"W	13.14'
25	S77°31'10"E	8.97'
26	S74°41'49"E	23.81'
27	S74°30'37"W	21.84'
28	S14°07'13"E	31.27'
29	S36°04'34"E	41.97'
30	S69°07'03"E	31.82'
31	S53°25'52"E	20.18'
32	S29°32'49"W	22.22'

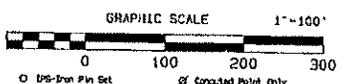
NOTE:  
A PORTION OF THIS PROPERTY OVERLAPS A PREVIOUSLY RECORDED PLAT, RECORDED IN PLAT BOOK 32 PAGE 232

REFERENCE:  
PLAT BOOK 36 PAGE 106A

STREET ADDRESS:  
1041 RIVERHILL COURT

LOT 84, BLOCK C  
LANE CREEK PLANTATION - PHASE THREE

FIELD WORK COMPLETED 04-10-2017



This plot represents a resurvey of Tax Map A 048, Parcel 064C.  
PER FIRM COMPARITY PANEL MEMBER 13219C 01/10/2. A PORTION OF THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN.

The following governmental bodies have affirmed that approval is not required:

Name	Date
None	Date

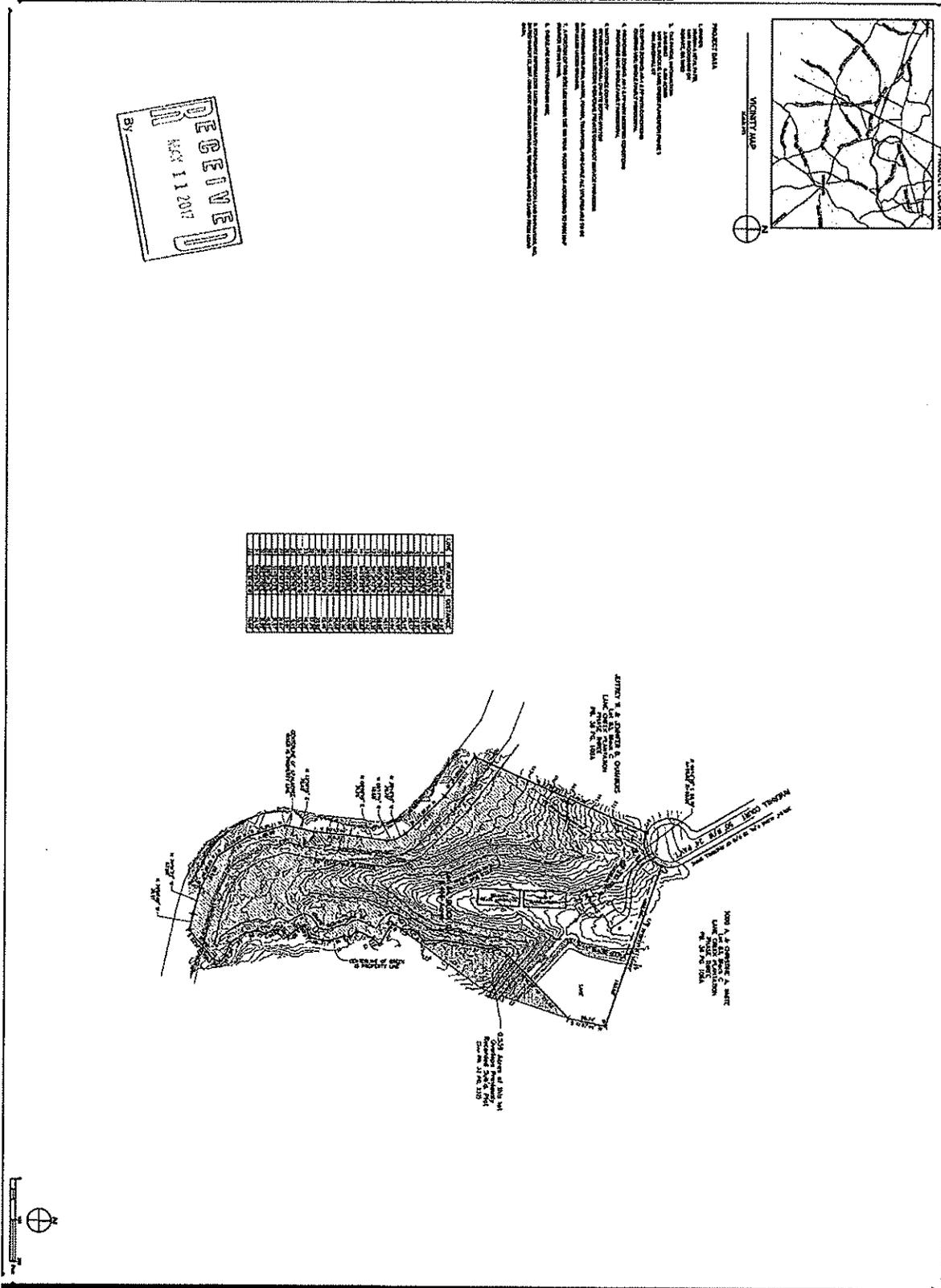
SURVEY PLAT BY <b>NIMESH PATEL</b>					
DPC: 230 COUNTY: COCKER STATE: GEORGIA DATE: 05-12-2017 PERMITS: LEICA PLAT DATE: 1/29/18 FIELD DATE: 1/29/18 RGS CLASS: 2" per Angle	WOODS LAND SURVEYORS, INC. 120 SWITHORN ROAD WINTERVILLE, GEORGIA 30603 (706) 742-0596 CD# 540				

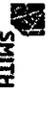
Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser as to intended use of any parcel.

The Registered Land Surveyor further certifies that this map, plat, or plan complies with the minimum standards and specifications of the State Board of Registration for Professional Engineers and Land Surveyors and the Georgia Superior Court Clerks Cooperative Authority.

Georgia Registered Land Surveyor No. 2049 Date

DEVELOPMENT PLAN




**SMITH PLANNING GROUP**  
 1041 RIVERHILL CT  
 OCONEE COUNTY, GEORGIA

CONCEPT PLAN  
 SITE



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

**REZONE CASE #:** 7175

**DATE:** June 12, 2017

**STAFF REPORT BY:** Mackenzie Battista & Sandy C. Weinel,  
Assistant Director

**APPLICANT NAME:** Smith Planning Group

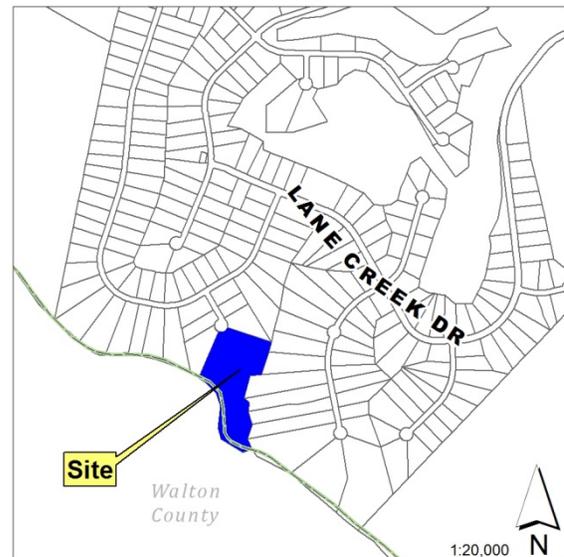
**PROPERTY OWNER:** Nimesh & Nital Patel

**LOCATION:** 1041 Riverhill Ct

**PARCEL SIZE:** +/- 8.466

**EXISTING ZONING:** AR-1

**EXISTING LAND USE:** Single Family Residential



**ACTION REQUESTED:** A change in conditions of approval for Case #1286 to modify condition number 6 and remove the 100-foot setback from the 100 Year floodplain elevation.

**REQUEST SUMMARY:** The removal of the 100-foot setback is being sought to provide sufficient area to construct a single-family residence, detached garage and driveway.

**STAFF RECOMMENDATION:** Staff recommends approval of this rezone request subject to conditions.

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** June 19<sup>th</sup>, 2017

**BOARD OF COMMISSIONERS:** July 11<sup>th</sup>, 2017

- ATTACHMENTS:**
- Application
  - Narrative
  - Site Review
  - Aerial Photo
  - Tax Map
  - Plat
  - Concept Plan

**BACKGROUND INFORMATION & FINDINGS OF FACT**

**HISTORY**

- The subject property was final platted as Lot 84C of Lane Creek Subdivision, Phase 3. It has never been developed. Zoning Amendment #1286, condition #6, required a 100’ setback from the base flood elevation for structures and septic tank drain-fields.

**SITE VISIT DESCRIPTION**

- Partially wooded tract with moderately sloping terrain

**SURROUNDING LAND USE AND ZONING**

	EXISTING LAND USES	EXISTING ZONING
<b>NORTH</b>	Single Family Subdivision (Lane Creek)	AR-1 (Agricultural-Residential One Acre)
<b>SOUTH</b>	Apalachee River; Walton County	
<b>EAST</b>	Single Family Subdivision (Lane Creek)	AR-1 (Agricultural-Residential One Acre)
<b>WEST</b>	Apalachee River; Walton County	

**PROPOSED PROJECT DESCRIPTION**

- Single family home

**TRAFFIC PROJECTIONS**

- Not applicable to this request

**PUBLIC FACILITIES**

- Driveway will connect to county road and home will connect to county water.

**ENVIRONMENTAL**

- The site contains a 100 year floodplain along the Apalachee River and a state waters buffer along an existing lake.

**COMMENTS FROM OTHER DEPARTMENTS & AGENCIES**

- NONE

**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*.

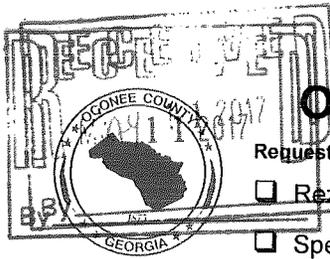
- How does the current request compare to the existing uses and zoning of nearby properties?** The request does not change the use or zoning which is applicable to all lots in the subdivision.
- To what extent are property values diminished by the particular zoning restrictions of the current zoning category?** A condition of Zoning Amendment #1286 requires a much greater setback (100’) than what the current Unified Development Code requires for new construction where base flood data are provided (1’ above 100-yr flood plain). The greater setback means a smaller building envelope.
- To what extent does the destruction of the property values of the individual property owner promote the health, safety, or general welfare of the public with consideration to:**
  - Population density and effect on community facilities such as streets, schools, water and sewer?** There is no benefit to the public with respect to these factors if the request is not approved.
  - Environmental impact?** There is no apparent benefit to the public in maintaining a 100-foot setback from the 100-year floodplain elevation.
  - Effect on adjoining property values?** The proposed single family home will have similar or greater value than adjoining properties.

- D. What is the relative gain to the public in maintaining the current zoning category, as compared to the hardship imposed upon the current property owner?** This standard does not apply; the zoning category will not change.
  - E. What is the length of time that the property has been vacant as currently zoned, considered in the context of land development in the area of the vicinity of the property?** The subdivision was rezoned in 1999 and the lot was final platted in 2005. Many lots in Lane Creek have been developed and continue to be developed. There are many lots under construction now.
  - F. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?** Yes.
  - G. How does this request conform with or diverge from established land use patterns?** This standard is not applicable as the land use is not changing.
  - H. How does this request conform with or diverge from the Future Land Use Map or the goals and objectives of the Comprehensive Plan?** The 2030 Future Development Map designates this tract with a character area of "Country Estates." This request complies with the development strategies, goals and objectives for the designated character area.
  - I. What is the availability of adequate sites for the proposed use in districts that permit such use?** There are many lots available in the same subdivision and in others that are zoned for a single family home.
  - J. Is the site suitable for the proposed use relative to the requirements set forth in the Unified Development Code (off-street parking, setbacks, buffer zones, open space, etc.)?** The site is suitable for the proposed development to meet the requirements of the Oconee County Unified Development Code.
- 

### **STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS**

**Staff recommends approval of this rezone request subject to the following conditions to be fulfilled by the developer of the lot at his/her expense:**

1. The lot shall be connected to the existing Oconee County water main in the Riverhill Ct right of way.
2. A revised final plat of the lot showing elimination of the 100' setback from the flood plain shall be recorded in accordance with the revised final plat procedures of the Unified Development Code Sec. 1229.05.
3. The lot shall be part of the Lane Creek Subdivision and the property owner shall be a member of the subdivision homeowners association.



# OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

Rezoning from: \_\_\_\_\_ to \_\_\_\_\_

Change in Conditions of Approval for Case #: 1286

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

## Applicant

Name: Smith Planning Group

Address: 1022 Twelve Oaks Place  
Suite 201 (No P.O. Boxes)

Watkinsville, GA 30677

Telephone: 706-769-9515

## Property Owner

Name: Nimesh & Nital Patel

Address: 1201 Brookshire Drive  
Bogart, GA 30622 (No P.O. Boxes)

Telephone: 470-774-9092

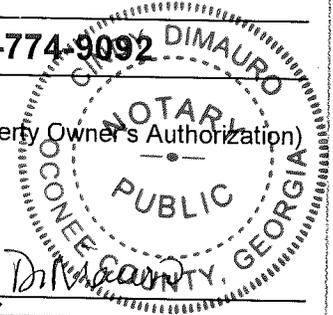
Applicant is (check one):  the Property Owner  Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: [Handwritten Signature]

Date: 5-11-17

Notarized: [Handwritten Signature]  
5-11-17



## Property

Location: Lot 84, Block C Lane Creek Plantation Phase 3  
1041 Riverhill Ct. (Physical Description)

Tax Parcel Number: A 04B 084C

Size (Acres): 8.466 Current Zoning: AR-1 & FP

Future Development Map—Character Area Designation: Country Estates

## Use

Current Use: Single Family Residential

Proposed Use: Single Family Residential

## Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed
- Typed Legal Description
- Plat of Survey
- Disclosures (Interest & Campaign Contributions)
- Zoning Impact Analysis

- Narrative (Detailed Description of the Request)
- Concept Plan
- Attachments to the Concept Plan:
  - Water and/or Sewer Capacity Letter from OCUD
  - Representative Architecture/Photographs
- Proof all property taxes paid in full
- Other Attachments: \_\_\_\_\_

For Oconee County Staff Use Only

Application Date Received: \_\_\_\_\_ Date Accepted: \_\_\_\_\_  
 DRI Transmitted to RDC  Date: \_\_\_\_\_  N/A  
 Date Submitted: \_\_\_\_\_  Findings Complete  
 Posted: \_\_\_\_\_ Ad: \_\_\_\_\_ Ad: \_\_\_\_\_  
 Application Withdrawn  Date: \_\_\_\_\_

APPLICATION NUMBER                       
 Action Planning Commission Date: \_\_\_\_\_  
 Approval  With Conditions  Denial  
 Board of Commissioners Date: \_\_\_\_\_  
 Approved  With Conditions  Denied



May 10, 2017

## **Narrative Statement**

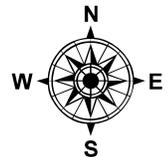
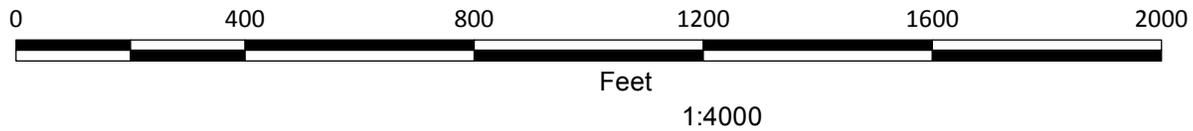
Per Condition Number 6 of Zoning Amendment # 1286, "No structure or septic tank drain-field shall be located within 100 feet of any portion of the 100 year flood plain of the Apalachee River."

Due to site constraints included topography, the presence of a State Waters Buffer surrounding an existing lake, and the location of the 100-foot setback from any portion of the 100 Year Flood Plain of the Apalachee River, and the 30-foot front yard setback, the buildable area of the subject parcel is severely limited. (See attached plat prepared by Wood Land Surveyors, Inc., dated 3-12-17.)

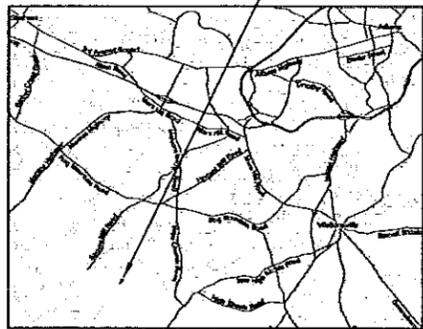
A Change in Conditions of Approval for Case 1286 to modify condition number 6 and remove the 100-foot setback from the 100 Year Floodplain is being sought to provide sufficient area to construct a single-family residence and driveway.

Bob Smith  
SMITH PLANNING GROUP, LLC

# 2016 Aerial Photograph



PROJECT LOCATION



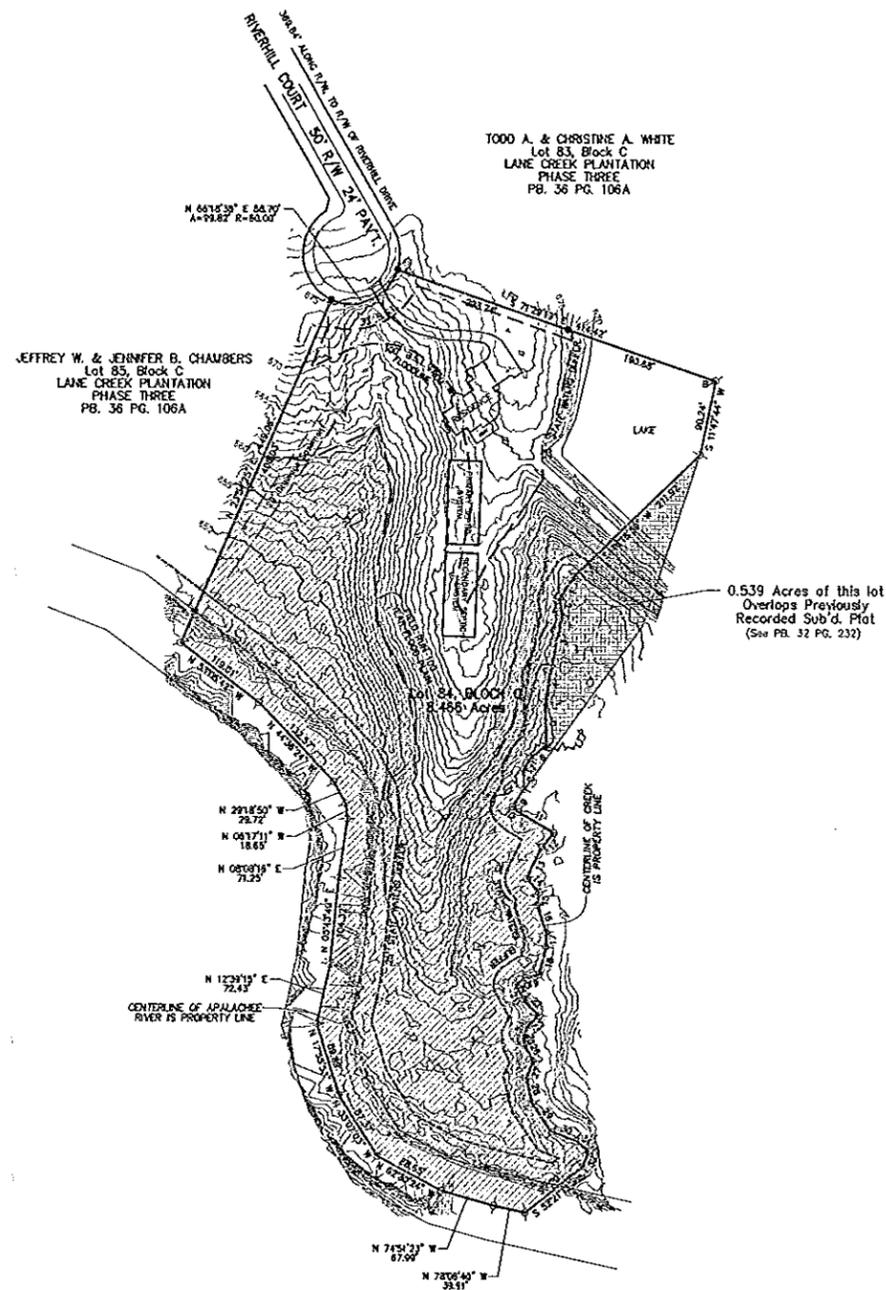
VICINITY MAP  
SCALE: NTS



PROJECT DATA

1. OWNER:  
ANESH & NITAL PATEL  
1571 BROOKSHIRE DR  
ROGART, GA 30622
  2. TAX PARCEL INFORMATION:  
A 040 0540 3.468 ACRES  
LOT 64, BLOCK G, LANE CREEK PLANTATION PHASE 3  
1041 RIVERHILL CT
  3. EXISTING ZONING: AR-1 & FP WITH CONDITIONS  
EXISTING USE: SINGLE FAMILY RESIDENTIAL
  4. PROPOSED ZONING: AR-1 & FP WITH MODIFIED CONDITIONS  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
  5. WATER SUPPLY: OCONEE COUNTY  
SEWERAGE DISPOSAL: ON-SITE SEPTIC SYSTEM  
GARBAGE COLLECTION: INDIVIDUAL PRIVATE CONTRACT SERVICE PROVIDERS
  6. PROPOSED UTILITIES: WATER, POWER, TELEPHONE, AND CABLE ALL UTILITIES ARE TO BE INSTALLED UNDER GROUND.
  7. A PORTION OF THIS SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FIRM MAP NUMBER 132190 01100.
  8. THERE ARE STATE WATERS ON SITE.
- B. BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY WOODS LAND SURVEYORS, INC., DATED JANUARY 12, 2017. ONE-FOOT CONTOUR INTERVAL TOPOGRAPHIC INFO TAKEN FROM LIDAR DATA.

LINE	BEARING	DISTANCE
1	S36°45'48" W	31.20'
2	S09°23'55" E	21.68'
3	S12°31'13" W	62.01'
4	S09°23'50" W	43.14'
5	S01°09'40" E	22.17'
6	S52°22'27" W	28.17'
7	S30°32'47" W	15.19'
8	S00°06'31" W	24.01'
9	S33°52'43" W	24.96'
10	S49°49'43" E	10.13'
11	S60°50'50" E	50.69'
12	S41°34'17" W	22.37'
13	S08°09'10" W	42.42'
14	S43°22'33" E	22.83'
15	S11°05'20" W	15.00'
16	S18°53'55" E	34.90'
17	S03°15'44" E	18.75'
18	S14°43'40" W	14.63'
19	S77°11'43" W	14.42'
20	S66°20'33" W	18.48'
21	S30°25'13" E	20.00'
22	S44°53'11" E	27.25'
23	S48°31'53" W	18.28'
24	S36°36'34" W	15.12'
25	S07°34'00" E	4.41'
26	S07°41'49" E	23.81'
27	S07°05'57" E	21.64'
28	S14°07'13" E	31.57'
29	S38°04'34" E	41.97'
30	S09°27'02" E	34.97'
31	S53°25'25" E	20.18'
32	S22°32'48" W	19.99'



RECEIVED  
MAY 11 2017  
By \_\_\_\_\_

**SMITH PLANNING GROUP**  
LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
1622 TWILYVE OAKS PLACE, STE 201  
WATERLOO, GA 30677  
(706) 744-7943  
(706) 744-7993 FAX  
www.smithplanning.com

1041 RIVERHILL CT  
OCONEE COUNTY, GEORGIA

SEALS:



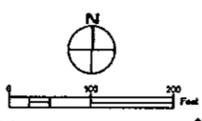
SHEET TITLE:

CONCEPT PLAN

SHEET ISSUE: 5/16/17 PROJECT NO. 17-2268  
NO. DATE DESCRIPTION

SHEET NO.

SITE





# GEORGIA FLOOD M.A.P. FLOOD RISK SNAPSHOT

Mapping Assessment & Planning

DEPARTMENT OF NATURAL RESOURCES  
ENVIRONMENTAL PROTECTION DIVISION



## Legend with Flood Zone Designations

- Flood Control Structures
- Floodway Decrease
- ▨ 1% Flood - Floodway (High Risk)
- Base Flood Elevations
- Floodway Increase
- ▨ 1% Flood - Zone AE (High Risk)
- Cross Sections
- ▨ 100-Year Flood Zone Decrease
- ▨ 1% Flood - Zone A, AH, AO, or D (HighRisk)
- - - Coastal Transects
- ▨ 100-Year Flood Zone Increase
- ▨ 0.2% Flood - Shaded Zone X (Moderate Risk)
- ▨ Area Not Included
- ▨ Zone Change
- ▨ 1% Flood - Zone VE (HighRisk)
- ▨ Letters of Map Revision
- ▨ Coastal Barrier Resource Area

**1041 Riverhill Ct**  
**Bishop, GA 30621**

### Who needs flood insurance?

Federal flood insurance is required by most lenders for buildings mapped in the high-risk Special Flood Hazard Areas (SFHA) shown on flood hazard maps. Flood insurance is available to homeowners, renters, condo owners/renters, and commercial owners/renters within NFIP participating communities. Costs vary depending on how much insurance is purchased, what it covers, and the property's flood risk.

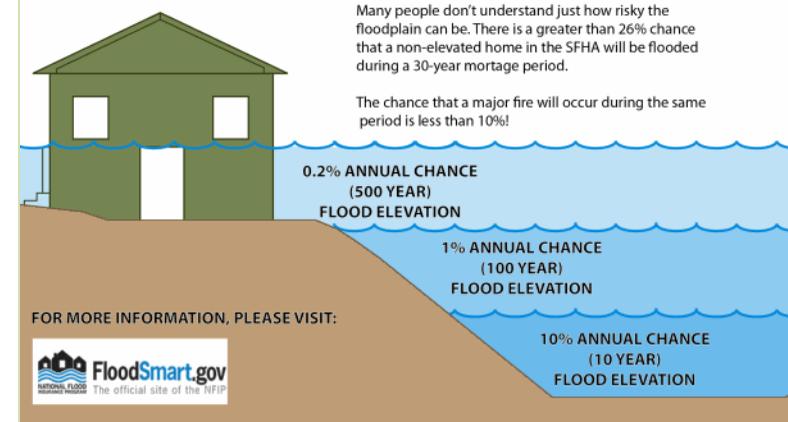
### What is the Special Flood Hazard Area (SFHA)?

The SFHA is that portion of the floodplain subject to inundation by the 1% Annual chance flood and/or flood-related erosion hazards. These areas are shown on the FIRMs as Zones A, AE, AH, AO, AR AND A99

### Not in a mapped floodplain?

Unfortunately, it's often after a flood that many people discover that their home or business does not cover flood damage. Approximately 25% of all flood damage occurs in low risk zones, commonly described as being 'outside the mapped flood zone'.

### Nature Doesn't Read Flood Maps



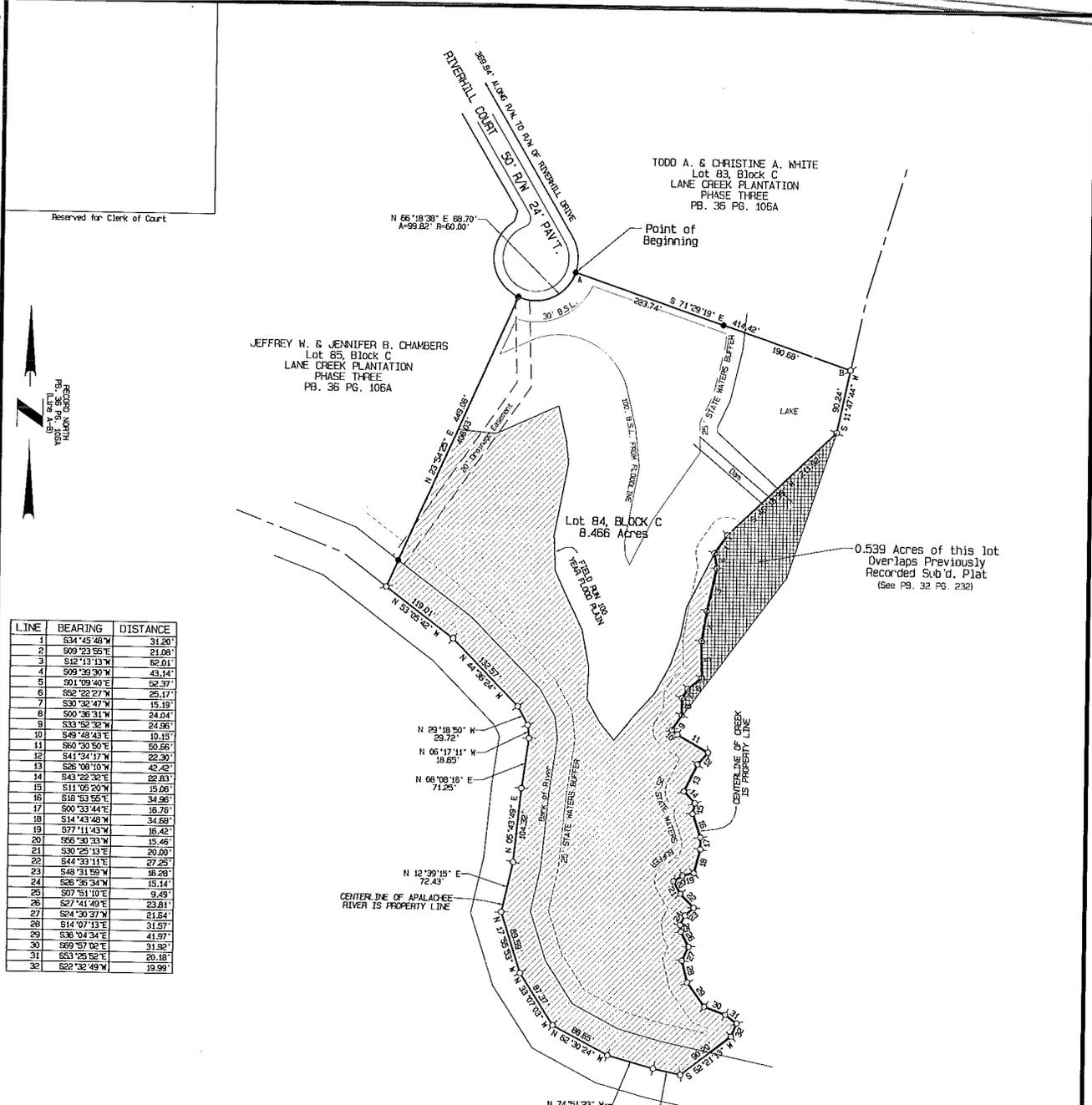
### Flood Risk Status

Panel ID:	13219C0110D,13297C0160D
Current Flood Zone:	X
Preliminary Flood Zone:	N/A
Flood Zone Change Type:	N/A
*Probability of Flooding over 30-Year Period:	N/A

*Disclaimer: This data is not to be used to determine any base flood elevations or flood zone designations for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance and regulation purposes, please refer to the published effective FIRM (Flood Rate Insurance Map) for your area of concern. Values displayed for Current Flood Zone, Preliminary Flood Zone, Flood Zone Change Type, and Probability of Flooding over a 30-year period based on center of dot location, not extent of structure(s). Address search function provided by Bing Maps.*

**RECEIVED**  
MAY 11 2017  
By \_\_\_\_\_

2016-98



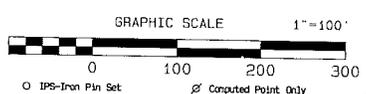
LINE	BEARING	DISTANCE
1	S34°45'48"W	31.20'
2	S09°23'55"E	21.08'
3	S12°13'13"W	62.01'
4	S09°39'30"W	43.14'
5	S01°09'40"E	52.37'
6	S82°22'27"W	25.17'
7	S30°32'47"W	15.13'
8	S00°36'31"W	24.04'
9	S33°52'32"W	24.96'
10	S49°48'43"E	10.15'
11	S40°30'50"E	50.56'
12	S41°34'17"W	22.30'
13	S26°08'10"W	42.42'
14	S43°22'32"E	22.83'
15	S11°05'20"W	15.06'
16	S18°13'55"E	34.90'
17	S00°33'44"E	16.76'
18	S14°43'48"W	34.68'
19	S77°11'43"W	16.42'
20	S65°30'33"W	15.46'
21	S30°25'13"E	20.00'
22	S44°33'11"E	27.25'
23	S48°31'59"W	18.28'
24	S26°36'34"W	15.14'
25	S07°51'07"E	9.49'
26	S27°41'49"E	23.81'
27	S24°30'37"W	21.64'
28	S14°07'13"E	31.57'
29	S36°04'34"E	41.97'
30	S59°57'02"E	31.82'
31	S53°25'52"E	20.18'
32	S22°32'49"W	19.99'

NOTE:  
A PORTION OF THIS PROPERTY OVERLAPS A PREVIOUSLY RECORDED PLAT, RECORDED IN PLAT BOOK 32 PAGE 232

REFERENCE:  
PLAT BOOK 36 PAGE 106A

STREET ADDRESS:  
1041 RIVERHILL COURT

LOT 84, BLOCK C  
LANE CREEK PLANTATION - PHASE THREE  
FIELD WORK COMPLETED 04-10-2017



- IPF-Iron Pin Found
- IPS-Iron Pin Set
- ⊙ Computed Point Only
- ⊠ Concrete Monument

This plat represents a resurvey of Tax Map A 04B, Parcel 064C.  
PER FIRM COMMUNITY PANEL NUMBER 13219C 01100, A PORTION OF THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN.

The following governmental bodies have affirmed that approval is not required:

Name	Date

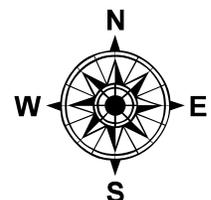
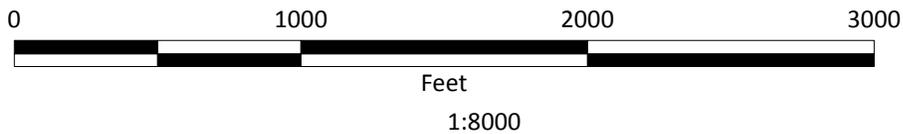
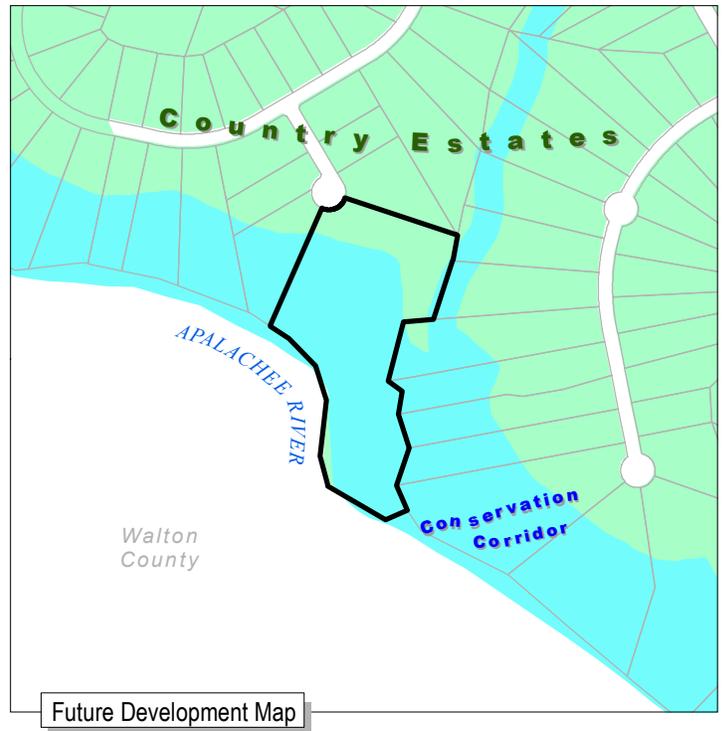
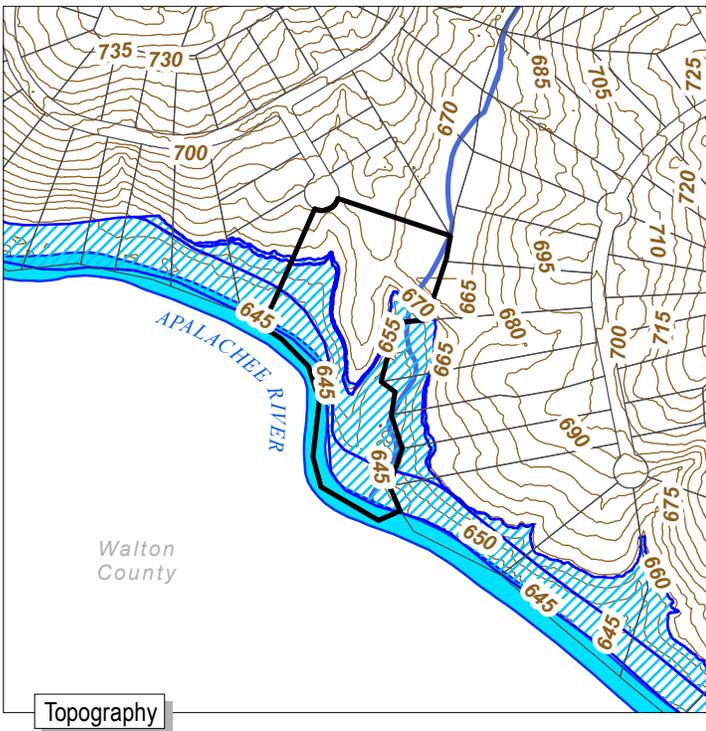
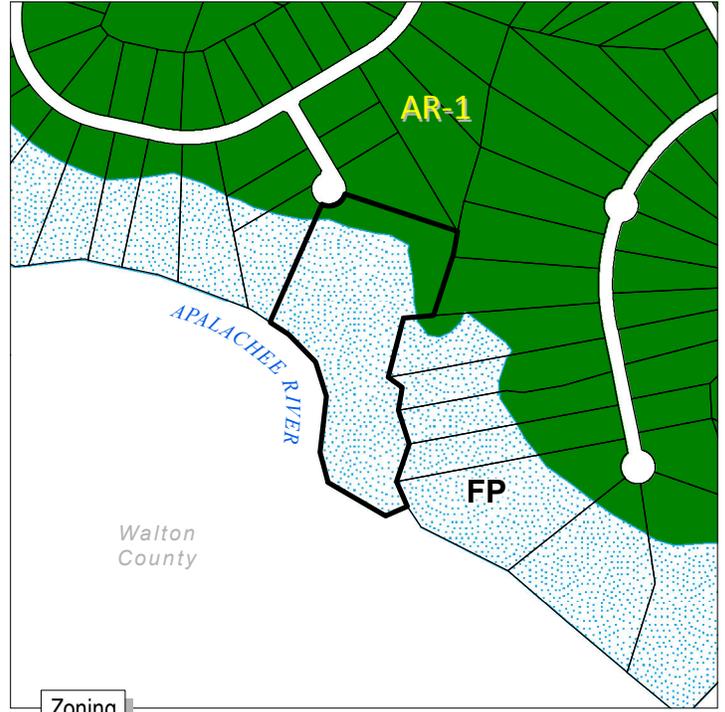
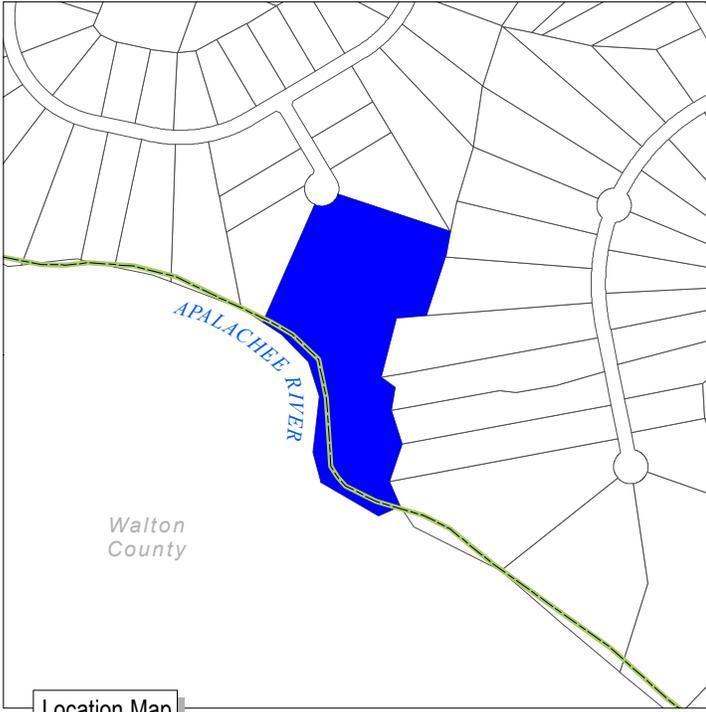
Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser as to intended use of any parcel.

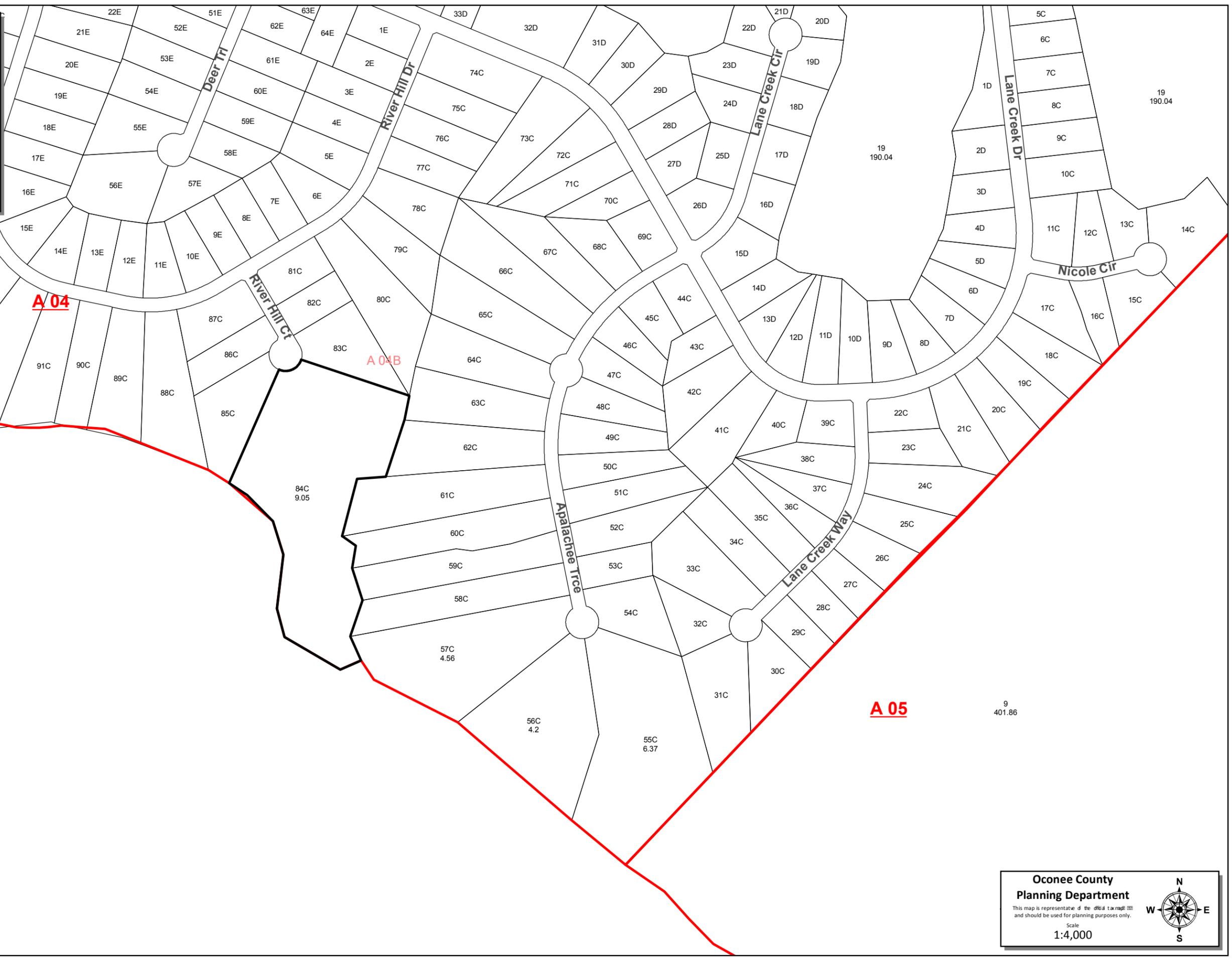
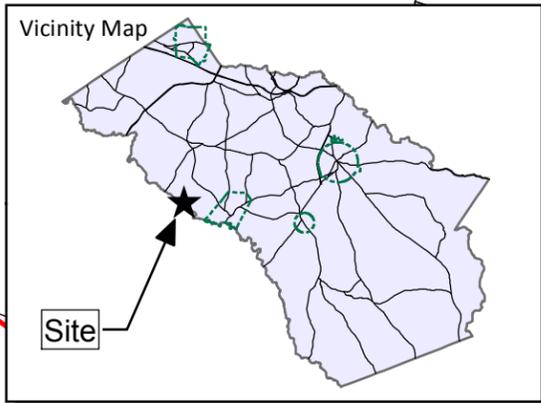
The Registered Land Surveyor further certifies that this map, plat, or plan complies with the minimum standards and specifications of the State Board of Registration for Professional Engineers and Land Surveyors and the Georgia Superior Court Clerks Cooperative Authority.

Georgia Registered Land Surveyor No. 2049 \_\_\_\_\_ Date \_\_\_\_\_

<b>BOUNDARY PLAT FOR</b>					
<b>NIMESH PATEL</b>					
DATE: 2/28	COUNTY: COCONO	STATE: GEORGIA	DATE: 03-12-2017	INSTRUMENT: LEICA	
DRAWN BY: MIKE W.	<b>WOODS LAND SURVEYORS, INC.</b> 125 SMITHONIA ROAD WINTERVILLE, GEORGIA 30683 (706)-742-0596 CDA# 540			PLAT CLOSURE: 1/381011	
DWG NAME: Patel				FIELD CLOSURE: 1/106.963	
FIELD BOOK: D-141				ANGLE CLOSURE: 2" per Angle	

# Patel Site Review





**A 04**

**A 04B**

**A 05**

**Oconee County  
Planning Department**  
This map is representative of the digital tax map and should be used for planning purposes only.  
Scale  
**1:4,000**