

City of Bogart

Regular Session August 5, 2019 Minutes

Attending Officials: Terri Glenn, John Larkin, Brenda Acton, Janet Jones

Session was called to order at 7:00 PM.

Invocation was offered by Janet Jones.

Minutes: Janet made a motion to accept the minutes of the July 1, 2019 as written. Seconded by John.

Votes: Unanimous.

Committee Reports: John called Georgia Power and requested that a hold be placed on ordering the poles needed for the street scape project. Carter & Sloope is looking into how to proceed with building the brick wall and fence on Main St. Brenda presented a financial report from the Friends of the Library and a patron report from the Bogart Historical Museum. Terri announced two resumes were received for the full time maintenance position. Interviews will be conducted this week. Terri passed out a list of the maintenance shop inventory. The dates of qualifying were wrong in the newsletter so postcards will be sent out to citizens informing them of the correct dates and times.

Agenda Items:

- 1) Preliminary Plat Review for 211 Pine Valley Road- A public hearing was held at 6:30. John made a motion to approve the preliminary plat as presented. Seconded by Janet. Votes: Unanimous. Mr. Hargrove was told that the minutes from this meeting will be available after 12:00 Wednesday afternoon. The next step in the process is for him to take the minutes approving the preliminary plat and the signed preliminary plats to the Oconee County Planning Commission. He will need to take a copy of the proposed final plat with him to the Planning Commission for them to review. After the Planning Commission reviews the final plat they will send an email/letter to the City informing us that the final plat is ready for approval at the next Council meeting. Once the City receives the email/letter for the Planning Commission the approval of the final plat for 211 Pine Valley Rd will be placed on the agenda for approval at the next month's council meeting.
- 2) ACC Intergovernmental Agreement for SPLOST- John made a motion to adopt the Athens Clarke County Intergovernmental Agreement and Resolution as presented. Seconded by Brenda. Votes: Unanimous.
- 3) Baseline Surveying Engineers for Rhino Storage Conditional Use Permit- John made a motion to approve the modification for Rhino Mini Storage allowing for an increase in the total building floor area, contingent on the other conditions set forth by the Planning and Code Enforcement Department are met. Seconded by Janet. Votes: Unanimous.
- 4) 2019 Proposed Millage Rate (2018: 7.70 less roll back of 4.82 = net 2.87) - John made a motion for the 2019 Mill Rate to be 7.70 less roll back of 4.82 = net 2.87. Seconded by Janet. Votes: Unanimous.

- 5) Review of comments for Piper Glen Subdivision & Permitting- No action was taken.
- 6) Bogart Historical Agricultural Center- Discussion took place about the hours of operation the Museum will be open going forward. The Council made the volunteers aware that they would like to have the museum open one Saturday a month. They will discuss what weekend they will like to have the museum open each month and will let the Council know.

Meeting Adjourned at 8:10 PM.

Minutes taken and submitted by Terri Glenn.



**Planning and Code Enforcement Department
Oconee County, Georgia
STAFF REPORT**

REZONE CASE #: 7828

DATE: July 2, 2019

APPLICANT NAME: Baseline Surveying and Engineering, Inc.

PROPERTY OWNER: Rhino Mini Storage, LLC

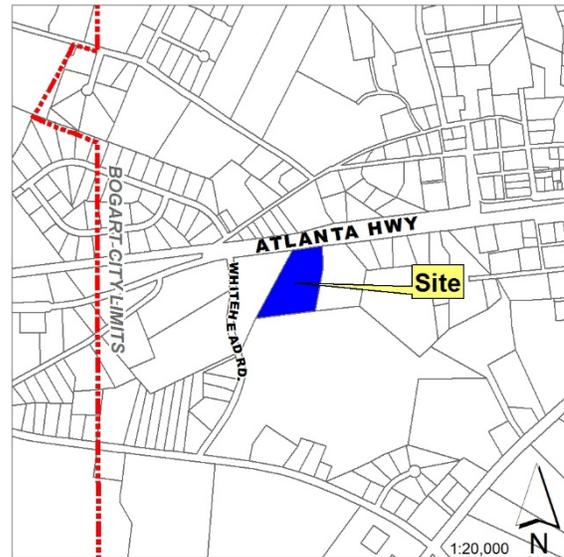
LOCATION: 1741 Atlanta Highway, southeast of Atlanta Highway and Whitehead Road

PARCEL SIZE: ± 5.42 Acres

EXISTING ZONING: GB (General Business)

EXISTING LAND USE: Mini-warehouse storage facility

ACTION REQUESTED: Rezone GB (General Business) to GB (General Business) with modifications to rezone approval no. 7279.



REQUEST SUMMARY: The applicant is petitioning for a modification to the conditions of rezone no. 7279 to allow for an increase in the total building floor area allowed for the development.

STAFF RECOMMENDATION: Staff recommends **conditional approval** of this rezone request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: July 15, 2019

CITY COUNCIL: August 5, 2019

ATTACHMENTS:

- Application
- Zoning Impact Analysis
- Narrative
- Representative Photos
- Aerial Imagery
- Zoning Map
- Future Development Map
- Concept Plan
- Plat of Survey
- Copy of Approved Building Construction Plans dated 04/01/2019

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The subject property was subdivided from a larger parent tract (B-01-073I) in 2004.
- The Bogart City Council approved rezone no. 7279 on 12/04/2017 which rezoned the subject tract from IND (Industrial) to GB (General Business)
- The preliminary civil site plan was first approved on 02/16/2018, and then again on 03/15/2019 for a revision to the development layout.
- The building construction plans for the development were first approved on 03/30/2018, and then again on 04/01/2019 for a revision to the development layout.

SITE VISIT DESCRIPTION

- The site is partially developed as a mini-warehouse storage facility. The site currently contains three mini-warehouse buildings totaling 30,000 square feet (including an 800 sq. ft. leasing office) and one building under construction that will total 10,800 square feet at completion.
- A billboard constructed in 2012 is present on the site.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single-family residential, railroad ROW	R-1 (Residential)
SOUTH	Undeveloped land in conservation use	R-1 (Residential)
EAST	Tree removal business	GB (General Business) & IND (Industrial)
WEST	Burial vault manufacturing facility	IND (Industrial)

PROPOSED PROJECT DESCRIPTION

The applicant is proposing an additional 29,250 square feet of building floor area over the 46,200 square feet approved under the previous rezone. As proposed, the building floor area proposed for the development would total 75,450 square feet. The applicant does not propose any additional parking or paved area; however the total impervious surface area on the lot will increase from 105,635.36 square feet to 134,885.36 square feet due to the proposed increase in the building floor area; the proposed increase presents a change from 44.7 % to 57.1 % total lot coverage by impervious surfaces. The applicant proposes to employ the same architectural style (consisting of steel buildings with gabled roofs) approved in the previous rezone approval.

TRAFFIC PROJECTIONS

- Weekday:
 - Previous rezone approval: 85 ADT; 12 AM peak-hour trips & 12 PM peak-hour trips
 - Current proposal: 125 ADT; 19 AM peak-hour trips & 21 PM peak-hour trips
- Saturday:
 - Previous rezone approval: 110 ADT; 18 peak-hour trips
 - Current proposal: 170 ADT; 30 peak-hour trips
- Sunday:
 - Previous rezone approval: 85 ADT; 13 peak-hour trips
 - Current proposal: 125 ADT; 22 peak-hour trips

PUBLIC FACILITIES

Water:

- The development is currently serviced by the Athens-Clarke County water system.
- Previous rezone approval: water usage was estimated at 120 GPD.
- No change to the water usage is anticipated under the current proposal.

Sewer:

- A private on-site septic system manages sewage disposal for the development.

Roads:

- A deceleration lane along the Atlanta Highway provides access onto a paved private drive that is shared with the adjoining parcel to the east of the subject property.
- Two entrances providing access onto the development exist along the same private drive.

ENVIRONMENTAL

- No 100 Year Flood Plain or Jurisdictional Wetland areas are located on the site.
- Curb and gutter will be utilized to direct the flow of stormwater runoff to a stormwater detention facility. The developer has indicated that appropriate measures will be taken to preserve current drainage patterns.
- The proposed placement of buildings 6 and 7 encroaches upon the drainage easement located toward the rear of the property. The developer has indicated that the drainage easement and existing stormwater management facility will be relocated to accommodate placement of the new buildings.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES**PUBLIC WORKS**

- Verify that the pond can accommodate the additional impervious area and provide adequate water quality and detention.
- The proposed building no. 6 is located within the 10-foot drainage easement.

STAFF ANALYSIS SUMMARY

The current proposal requests an increase in the total building floor area of 29,250 square feet for a total building floor area of 75,450 square feet. The increase in building area is proposed to consist solely of additional mini-warehouse storage units. The additional building area would increase the total lot coverage by impervious surfaces from approximately 44.7 percent to 57.1 percent. Staff believes that the site is sufficiently spacious to accommodate the additional square footage requested. However, staff cautions that the developer must reevaluate the design of the stormwater management facility and associated drainage easements to ensure accommodation of the additional run-off anticipated from the additional impervious area proposed.

NOTE – For reference purposes, the previous staff analysis for rezone no. 7279 is repeated below:

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE STANDARDS GOVERNING THE EXERCISE OF THE CITY'S ZONING POWER AS SET FORTH IN SECTION 14.03.001 OF THE CITY OF BOGART ZONING ORDINANCE.

- A. How does the current request compare to the existing land use pattern? The current request is consistent with the existing industrial/commercial node present at the convergence of the Atlanta Highway and Whitehead Road. A burial vault manufacturing facility is located on the property adjoining the west side of the site. Properties located north of the subject site, across the Atlanta Highway, are comprised of residential uses. The property adjoining the site to the east contains a tree removal business. The property directly south contains a 45.81-acre tract of undeveloped land in conservation.*
- B. Does the request create the possibility of an isolated district unrelated to adjacent and nearby districts? No. The requested GB (General Business) district is compatible with properties zoned IND and GB to the east and west of the subject property. A small portion of the adjoining property immediately east was rezoned from IND to GB by the City Council in 2013 (rezone # 6291).*
- C. How does the request impact the population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, schools, utilities, and streets? The present request should have minimal impact on the population density pattern. Furthermore, the*

proposed development is not anticipated to generate any additional students in the area; possible increases in demand of other public facilities such as utilities and streets are anticipated to be minimal.

- D. How does the request affect the costs to the City and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets, law enforcement, fire protection and other public services? The present request should not have any negative impact on the costs of public services provided by the City.***
- E. Does the request have any impact on the environment, including but not limited to drainage, soil erosion and sedimentation, flooding, air quality and water quality? The present request should have minimal environmental impact. A stormwater detention facility is proposed to control stormwater runoff, and curb and gutter will be utilized to direct stormwater flows. The developer has further indicated that stormwater management shall be in accordance with county, state, and other applicable ordinances and regulations.***
- F. Does the proposed zoning amendment allow uses that are detrimental to the value of adjacent properties? No. The proposed zoning amendment should not be detrimental to the value of adjacent properties. A 20-foot landscape buffer along the Atlanta Highway and a 50-foot landscape buffer along the adjoining residential zoning to the immediate south are proposed to mitigate possible detrimental effects on adjacent incompatible uses.***
- G. Are there any substantial reasons why the property cannot be used and developed in accordance with the existing regulations? The existing zoning district (IND) does not allow mini-warehouse storage units as a permitted use.***
- H. Does the request influence the aesthetic effect of the existing and proposed use of the property as it relates to the surrounding area? The submitted representative sketch presents an architectural style that will be compatible with the existing aesthetic qualities of the surrounding commercial/industrial buildings.***
- I. Is the proposed zoning amendment consistent with the comprehensive land use plan? The City of Bogart Future Development Map designates this tract with a character area of “Workplace Center”. According to the Community Agenda of the 2030 Comprehensive Plan, this character area is “intended primarily for larger-scale heavy commercial, industrial, wholesale, and office uses that may be land intensive, generate high employee or truck traffic, or create noise, odor, or other impacts associated with manufacturing and production uses.” The proposed mini-warehouse storage facility is compatible with the underlying intent and development strategies of the “Workplace Center” character area.***
- J. What are the possible effects of the proposed zoning amendment on the character of the zoning district? The proposed use is compliant with the character of the GB zoning district. According to Chapter 7.05 of the City of Bogart Zoning Ordinance, the intent of the GB zoning district is to allow “commercial developments that are designed to serve the automotive traveling public.”***
- K. What is the relationship that the proposed zoning amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed zoning change will carry out the purposes of these zoning regulations? The present request complies with the stated purpose and intent in Article I of the Bogart Zoning Ordinance.***
- L. Does the application for the zoning map amendment include a specific site plan? The present request includes a detailed site plan that complies with the standards outlined in Chapter 14.02 of the Bogart Zoning Ordinance.***

M. Does the request have an impact on the integrity of any residential neighborhoods? The present request should have little to no impact on the surrounding residential uses. In accordance with the incompatible-use buffering requirements set forth in Section 6.11.007, a landscape buffer is proposed along the Atlanta Highway and the residential zoning district adjacent to the south.

N. Is the subject property located on a major thoroughfare and also adjoining an established residential neighborhood? The subject property fronts the southern right-of-way of the Atlanta Highway, and the majority of zoning along the present stretch of the same road trend toward industrial and business uses. A residential neighborhood exists north of the subject property, across the Atlanta Highway. However, the subject development will incorporate a 20-foot buffer along the same road which will shield the neighborhood from view of the development; it is not anticipated that the present request poses any harm to the surrounding residential uses.

O. Does the subject property have a reasonable economic use as currently zoned? Staff believes that the subject property as currently zoned could have a reasonable economic use.

P. Are there other conditions which exist that affect the use and development of the property in question and support either approval or denial of the zoning action? It does not appear that there are any conditions on the subject property that will affect the use of the property as proposed, nor are there any conditions evident on the site that support the approval or denial of the zoning action.

Q. OMITTED – Procedural Standard

R. OMITTED – Procedural Standard

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

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

1. The developer shall maintain the landscaped buffer as required in Section 6.11.014 of the City of Bogart Zoning Ordinance and shall not reduce the width of the buffer or place any stormwater management facilities within the buffer.
2. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, and representative photos submitted with the zoning application and attached hereto.
3. The total building floor area of the development shall not exceed 75,450 square feet.
4. The existing stormwater management facility and all associated drainage easements shall be engineered to accommodate any additional stormwater flows created by the addition of impervious surface area. Compliance with this condition shall be shown conclusively on a revised stormwater management plan submitted for review and approval by the Oconee County Development Review Committee and Bogart City Council prior to issuance of any additional building permits.

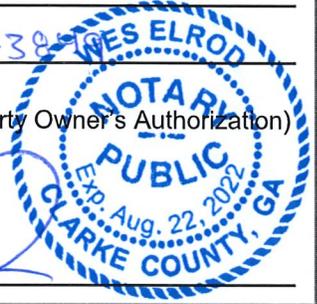
CITY OF BOGART REZONE & CONDITIONAL USE PERMIT APPLICATION

Requested Action:

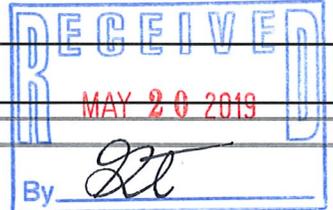
Rezoning from: G-B to G-B Conditional Use Permit: for: _____
modification

to Rezone Case # 7279

<p>Applicant</p> <p>Name: <u>Baseline Surveying & Engineering, Inc.</u></p> <p>Address: <u>1800 Hog Mountain Road</u> <small>(No P.O. Boxes)</small> <u>Building 900</u> <u>Watkinsville, GA 30677</u></p> <p>Telephone: <u>706-769-6610</u></p> <p>Applicant is (check one): <input type="checkbox"/> the Property Owner <input checked="" type="checkbox"/> Not the Property Owner (attach Property Owner's Authorization)</p> <p>Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.</p> <p>Signature: <u><i>Jessy [Signature]</i></u> Date: <u>05-20-19</u> Notarized: <u><i>[Signature]</i></u></p>	<p>Property Owner</p> <p>Name: <u>Rhino Mini Storage, LLC</u></p> <p>Address: <u>1741 Atlanta Highway</u> <small>(No P.O. Boxes)</small> <u>Bogart, GA 30622</u></p> <p>Telephone: <u>706-621-3810</u></p>
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<p>Property</p> <p>Location: <u>1741 Atlanta Highway</u> <small>(Physical Description)</small> <u>Bogart, GA 30622</u></p> <p>Tax Parcel Number: <u>B 01 0731A</u></p> <p>Size (Acres): <u>5.42</u> Current Zoning: <u>GB</u></p> <p>Future Development Map—Character Area Designation: <u>Workplace Center</u></p>	<p>Use</p> <p>Current Use: <u>Mini-Warehouse Storage</u></p> <p>Proposed Use: <u>Mini-Warehouse Storage</u></p>
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Attachments (check all that apply)

<input checked="" type="checkbox"/> Property Owner's Authorization (if applicable) <input type="checkbox"/> Application Fee <input checked="" type="checkbox"/> Warranty Deed <input checked="" type="checkbox"/> Typed Legal Description <input checked="" type="checkbox"/> Plat of Survey <input checked="" type="checkbox"/> Disclosures (Interest & Campaign Contributions) <input checked="" type="checkbox"/> Zoning Impact Analysis	<input checked="" type="checkbox"/> Narrative (Detailed Description of the Request) <input checked="" type="checkbox"/> Concept Plan <input checked="" type="checkbox"/> Attachments to the Concept Plan: <input checked="" type="checkbox"/> Pre-approved Sanitary Sewer Extension Submittal <i>N/A</i> <input type="checkbox"/> Representative Architecture/Photographs <input checked="" type="checkbox"/> Proof all property taxes paid in full <input type="checkbox"/> Other Attachments: _____
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For Oconee County Staff Use Only

<p>Application</p> <p>Date Received: _____ Date Accepted: _____</p> <p>DRI Transmitted to RDC <input type="checkbox"/> Date: _____ <input type="checkbox"/> N/A</p> <p>Date Submitted: _____ <input type="checkbox"/> Findings Complete</p> <p>Posted: _____ Ad: _____ Ad: _____</p> <p>Application Withdrawn <input type="checkbox"/> Date: _____</p>	<p style="text-align: center;">APPLICATION NUMBER </p> <p>Planning Commission Date: _____</p> <p><input type="checkbox"/> Approval <input type="checkbox"/> With Conditions <input type="checkbox"/> Denial</p> <p>Mayor & Council Date: _____</p> <p><input type="checkbox"/> Approved <input type="checkbox"/> With Conditions <input type="checkbox"/> Denied</p>
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OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

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

1741 Atlanta Highway

Bogart, GA 30622

Tax Parcel #: B 01 0731A

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

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of applicant or agent: Baseline Surveying & Engineering, Inc.

Address (No P.O. boxes): 1800 Hog Mountain Road, Building 900

City, State, & Zip Code: Watkinsville, GA 30677

Telephone Number: 706-769-6610

SIGNATURE OF OWNER OR MANAGING MEMBER:

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): Tyler McClure

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: Partner

DATE: 05-20-19

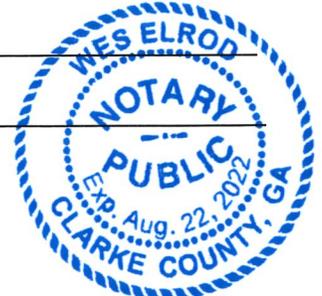
NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS 20th DAY OF May, 20 19

NOTARY SIGNATURE:

DATE: 05/20/19

SEAL:





SURVEYING & ENGINEERING

Zoning Impact Analysis and Narrative
for Modification to Rezone

For

Rhino Mini Storage, LLC

1741 Atlanta Highway
Bogart, Georgia
(Oconee County)

Submitted by:

**BASELINE SURVEYING AND
ENGINEERING, INC.**

1800 Hog Mountain Road
Building 900, Unit 103
P. O. Box 269
Watkinsville, Georgia 30677
Phone/Fax: 706-769-6610



IMPACT ANALYSIS

A. How does the current request compare to the existing uses and zoning of nearby properties?

The zoning will remain the same. The request is for a modification to the rezone for additional square footage of building. It will continue to reflect a similar use to the properties in the same region. For example, it will still have a commercial-industrial feel but less intensive. The side adjoins properties that are both zoned Industrial District. The property to the rear is zoned Single-family Residential.

B. To what extent are property values diminished by the particular zoning restrictions of the current zoning category?

The property values are not diminished by the particular zoning restrictions of the current zoning. The rezone specifically stated the square footage per the site plan at the time of the rezone. Since opening the business, there has been a need for more available storage. We are simply requesting a modification to increase the square footage allowed.

C. 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:

1. Population density and effect on community facilities such as streets, schools, water and sewer?

Population density and effects on community facilities such as streets, schools, water and sewer will not change. The parcel uses water provided by Athens-Clarke County Public Utilities and private septic system for sewage.

2. Environmental impact?

As for environmental impacts, there are no state waters existing on this site. However, stormwater runoff will not change since the parcel currently has detention provided. However, some modification may be required to mitigate post developed flows back to existing condition flows.

3. Effect on adjoining property values?

There shall be no effect on adjoining property values due to a minimal change.

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?

There no proposed changes in zoning. The property owner cannot offer the public more storage area without a modification to the current rezone.

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 in the vicinity of the property?

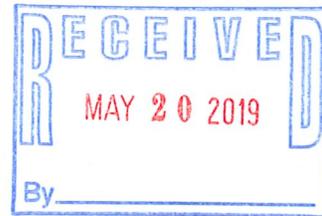
The property is not vacant and has not been so since the construction started in 2018.

F. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?

The existing/proposed use is allowed in GB (General Business) as shown in Article VIII: Uses and Area, Yard, Height Requirements, Chapter 8.01: Permitted and Conditional Uses.

G. How does this request conform with or diverge from established land use patterns?

The request will conform to the established land uses patterns in the surrounding area. The proposed use is consistent with the current land use patterns on the adjoining parcels.



H. How does this request conform with or diverge from the Future Land Use Map or the goals and objectives of the Comprehensive Plan?

This request conforms with the goals and objectives by staying consistent with the uses in the character area of Workplace Center.

I. What is the availability of adequate sites for the proposed use in districts that permit such use?

The availability of adequate sites for the proposed use in districts that permit such use are not available in this area. There is a need and desire for more mini-warehouse storage, but there is not much supply.

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 relative to the requirements set forth in the City of Bogart Zoning Ordinance.

NARRATIVE

The total area is 5.42 acres currently zoned General Business. The side adjoins properties that are both zoned Industrial District. The property to the rear is zoned Single-family Residential. The current use for the property is mini storage warehouses. The proposed zoning will remain unchanged.

Per the City of Bogart Zoning Ordinance, when the subject use property is medium in intensity and adjacent to high intensity property, there is no buffer required. Therefore, no buffer is shown on the concept plan with regard to the side properties. However, the rear property is considered Residential I and requires a 50' buffer as shown on the concept plan.

The anticipated average daily trips (ADT) and peak hour trips listed below were determined using the 9th Edition of the Trip Generation Manual by the Institute of Transportation Engineers (see attachment). Assuming 75,450 square feet, the A.M. peak hour average vehicle trip ends would be 19. The P.M. peak hour would be approximately 21 as well. The average vehicle trip ends for a Saturday and Sunday would be 170 and 125, respectively. The peak hour average vehicle trip ends for a Saturday and Sunday would be 30 and 22, respectively. The average vehicle trip ends on a weekday would be approximately 125.

The entrances into the site are off the "Private Road" which has a deceleration and acceleration lane accesses to Atlanta Highway. There are two points of access for the development, one in the front and one in the cul-de-sac.

Athens-Clarke County Public Utilities supplies water to this site.

Sewage is managed by a private onsite septic system.

Private utilities, such as garbage, cable, phone, electricity, and gas, may be/are used as desired and/or as available by private companies/contractors.

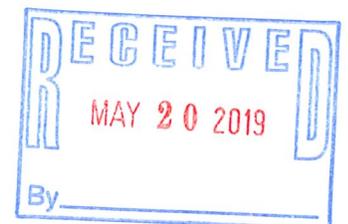


There are currently three existing buildings (30,000 square feet) and one under construction (10,800 square feet). There are three buildings proposed (34,650 square feet). The architectural style of the buildings will be steel construction with metal exterior and doors. The colors will be consistent with the current development. All buildings will have gable roofs.

The average cost of construction the buildings is \$24.00 per square foot. The average area for the building is 10,780 square feet. The estimated value of the project at completion is \$1,960,000.

The area around the building will be paved to the limits of curb and gutter to direct the flow of stormwater runoff to the stormwater management facility. The stormwater will continue to flow in the current drainage patterns. However, stormwater management shall be in accordance with county, state, and other appropriate ordinances and regulations in effect at time of construction plan approval. The paved area inside of the fence will allow circulation for automobiles and pedestrians. Currently, there are no sidewalks proposed in or along this proposed development. There are no other parcels in the area will sidewalks to connect up to this development.

There will be no impact on the school systems.



DOC# 001333
FILED IN OFFICE
3/20/2019 12:27 PM
BK:1469 PG:358-358
ANGELA ELDER-JOHNSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY

Record and Return to:
Lueder, Larkin & Hunter, LLC
1045 S. Milledge Avenue
Suite 100
Athens, GA 30605
File No. GA-AN-19-0066-REF

Please Cross-Reference:
Deed Book 1469, Page 358; Oconee Co. GA

REAL ESTATE TRANSFER TAX
PAID= \$0.00

QUIT CLAIM DEED PT-61 108-2019-000324

STATE OF GEORGIA
COUNTY OF ATHENS-CLARKE

THIS INDENTURE, made this the 19th day of March, 2019, between

**RHINO MINI STORAGE, LLC, as successor in interest to BROOME STREET, LLC,
by virtue of corporate name change***

as party or parties of the first part, hereinafter called Grantor, and

RHINO MINI STORAGE, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN AND 00/100's DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey, release and forever QUITCLAIM unto the said Grantee, the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND, together with all improvements thereon, situate, lying and being in the 240th District, G.M., Oconee County, Georgia, containing 5.424 acres, more or less, and being more particularly shown as Tract "B" on a survey entitled "Survey for Michael A. Thornton Tommy Saxon, Jr.," dated November 11, 2003, by Tim Wilkes, Georgia Registered Land Surveyor, and recorded in Plat Book 35, page 68, in the Office of the Clerk of Superior Court of Oconee County, Georgia, reference to which is hereby made for a more particular description of the property herein conveyed.

Said property being known as 1741 Atlanta Highway, according to the present system for numbering addresses in Oconee County, Georgia. Said property is also currently assigned Map/Parcel # B01 0731A by the Oconee County Georgia Tax Assessor.

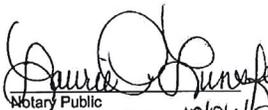
TO HAVE AND TO HOLD the said described property to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:


Unofficial Witness

GRANTOR:
RHINO MINI STORAGE, LLC, as successor in interest to BROOME STREET, LLC, by virtue of corporate name change * as recorded at Deed Book 1461, pg. 580; Oconee County Georgia Deed Records
By:


Notary Public
My Commission Expires: 10/06/19
[Notary Seal]


HARRISON TYLER MCCLURE, Member
Authorized Signatory


RECEIVED
MAY 20 2019
By 

DOCH 004923
FILED IN OFFICE
8/15/2017 08:07 AM
BK:1398 PG:660-661
ANGELA ELDER-JOHNSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY



REAL ESTATE TRANSFER TAX
PAID: \$285.00

PT-61 108-2017-001403

After recording, return to:
Donald W. Hansford, PC
P O Box 1376
Watkinsville, GA 30677

STATE OF GEORGIA,
COUNTY OF OCONEE.

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 14th day of August, 2017, by and between

MICHAEL A. THORNTON

of the County of Athens-Clarke, State of Georgia (hereinafter referred to as "Grantor"), and

BROOME STREET, LLC, a Georgia limited liability company

of the County of Oconee, State of Georgia (hereinafter referred to as "Grantee")

("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described as follows:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the 240th District, G. M., Oconee County, Georgia, containing 5.424 acres, more or less, and being more particularly shown as Tract "B" on a survey entitled "Survey for



Michael A. Thornton Tommy Saxon, Jr.,³ dated November 11, 2003, by Tim Wilkes, Registered Land Surveyor, and recorded in Plat Book 35, page 68, in the Office of the Clerk of the Superior Court of Oconee County, Georgia, reference to which is hereby made for a more particular description of the property herein conveyed.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging in or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor but none other.

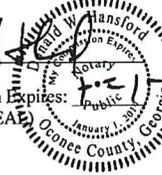
IN WITNESS WHEREOF, Grantor executes this instrument under hand and seal, individually or by duly authorized officers, the day and year first above-written.

GRANTOR:

Signed, sealed and delivered in the presence of:


Unofficial Witness

 (Seal)
MICHAEL A. THORNTON


Notary Public
My Commission Expires: 1-21-19
(NOTARIAL SEAL)


RECEIVED
MAY 20 2019
By _____

DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of the Commissions, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

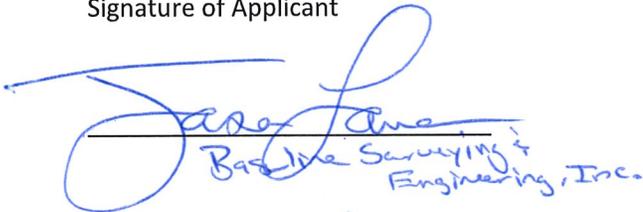
Signature of owner


Rhina Mini Storage, LLC

Date

05-28-19

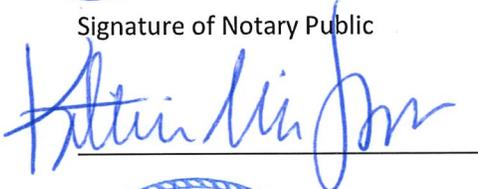
Signature of Applicant


Baseline Surveying & Engineering, Inc.

Date

05-28-19

Signature of Notary Public



Date

05/28/2019



PROPERTY OWNER'S

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA

Pursuant to Section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has been made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made:

_____ N/A _____

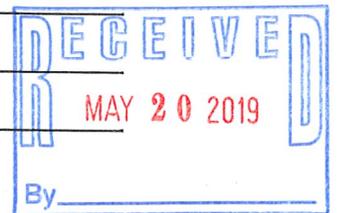
B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:

Amount: \$ _____ - 0 - _____

Date of Contribution: _____ N/A _____

C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning.

_____ N/A _____



SIGNATURE OF OWNER: _____ DATE: 05-20-19

SIGNATURE OF AGENT: _____ DATE: 05-20-19

2018 Property Tax Statement

JENNIFER T. RIDDLE
 Oconee County Tax Commissioner
 PO BOX 106
 WATKINSVILLE, GA 30677
 oconeecountypay.com

MAKE CHECK/MONEY ORDER PAYABLE TO:
 Oconee County Tax Commissioner

BROOME STREET, LLC
 1251 OVERLOOK RIDGE ROAD
 BISHOP, GA 30621

RETURN THIS PORTION WITH PAYMENT

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

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-2397	11/15/2018	\$0.00	\$3098.64	\$0.00	Paid 12/17/2018

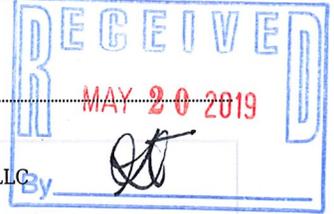
Map: B 01 073 IA
 Location: 1741 ATLANTA HWY

Printed: 05/19/2019

Please note that taxes outstanding as of 11/15 (or applicable due date) will be subject to additional interest and penalties set forth by Georgia law.

If property tax remains unpaid, the Office of the Tax Commissioner has the right and responsibility to levy on the property for nonpayment (additional fees apply). This is considered a last resort tax collection and other collection methods are always preferred.

Please visit our website oconeecountypay.com for additional information and to make online payments.



JENNIFER T. RIDDLE
 Oconee County Tax Commissioner
 PO BOX 106
 WATKINSVILLE, GA 30677
 oconeecountypay.com



Tax Payer: BROOME STREET, LLC
 Map Code: B 01 073 IA Real
 Description: 1398/660 833/664 35/68
 Location: 1741 ATLANTA HWY
 Bill No: 2018-2397
 District: 003

Phone: (706) 769-3917 Fax: (706) 769-3964

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
90,000.00	189,700.00	5.4200	\$279,700.00	11/15/2018				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
BOGART CITY TAX	\$279,700.00	\$111,880.00	\$0.00	\$111,880.00	7.700	\$861.48	\$0.00	\$861.48
COUNTY M&O	\$279,700.00	\$111,880.00	\$0.00	\$111,880.00	10.776	\$1,205.62	\$0.00	\$1,205.62
SALES TAX RB BOGART	\$279,700.00	\$111,880.00	\$0.00	\$111,880.00	-4.822	\$0.00	-\$539.49	\$-539.49
SALES TAX ROLLBACK	\$279,700.00	\$111,880.00	\$0.00	\$111,880.00	-3.130	\$0.00	-\$350.18	\$-350.18
SCHOOL M&O	\$279,700.00	\$111,880.00	\$0.00	\$111,880.00	17.000	\$1,901.96	\$0.00	\$1,901.96
STATE TAX	\$279,700.00	\$111,880.00	\$0.00	\$111,880.00	0.000	\$0.00	\$0.00	\$0.00
TOTALS					27.524	\$3,969.06	-\$889.67	\$3,079.39

We accept partial payments. Outstanding balances as of the due date will accrue interest monthly and additional penalties. Payments can be made in person, by mail or online at oconeecountypay.com. We accept cash, check (e-check online-\$1.50), money order, and debit/credit cards. There is a service fee to pay with a card in the office or online. Please remit top portion to your mortgage company if applicable. Status of payment received may be verified online at oconeecountypay.com. Mortgage companies usually remit payment the first week of November.

Certain persons are eligible for homestead exemptions from ad valorem taxation. CERTAIN ELDERLY PERSONS MAY BE ELIGIBLE FOR ADDITIONAL EXEMPTIONS. The full law relating to each exemption must be referred to in order to determine eligibility (see oconeecountypay.com). Applications for homestead exemptions and property returns must be received by April 1. It is not necessary to refile for exemptions each year, unless there is a change in the property deed. For questions regarding property values, contact the Property Appraiser's office at 706-769-3921.

Current Due	\$3,079.39
Discount	\$0.00
Penalty	\$0.00
Interest	\$19.25
Other Fees	\$0.00
Previous Payments	\$3,098.64
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	12/17/2018



SURVEYING & ENGINEERING

May 20, 2019

MEMORANDUM

TO: City of Bogart

FROM: Jason Lawson

RE: Procedural Review

The purpose of this rezone is to modify the rezone case number 7279 condition of not to exceed 46,200 square feet of building floor area to 75,450 square feet.

Please accept this as a notification that neither Baseline Surveying & Engineering, Inc. nor Rhino Mini Storage, LLC or anyone affiliated with these parties have contributed to anyone politically involved with this project.

Also, this project does not meet the threshold to qualify for Development of Regional Impact review.

There are is a site development permit associated with the subject property at this time.

All county/state taxes and other assessments are paid in full on subject property through 2018.

If you have any questions, please contact us.

Regards,

Jason Lawson, PE
Baseline Surveying & Engineering, Inc.



Tax Parcel# B01 073IA

All that tract of land, together with improvements thereon, situate, lying and being in the 240th Land District, in Oconee County, Georgia and being more particularly described as follows:

Beginning at a iron pin on the southerly right of way of Atlanta Highway having a variable (60' & 100') right of way and having geodetic coordinates (Northing 1436541.39, Easting 2486039.21) in the North American Datum of 1983, Georgia State Plane Coordinate System, Western Zone.

thence along said right of way N 85°20'00" E a distance of 217.92' to a calculated point;

thence S 04°47'06" E a distance of 166.76' to a calculated point;

thence along a curve to the right with a radius of 300.00' having an arc length of 82.99 with a chord distance of 82.73' and direction of S 03°08'23" W to a calculated point;

thence S 11°03'49" W a distance of 359.55' to an iron pin;

thence S 85°20'00" W a distance of 538.41' to an iron pin;

thence N 31°07'31" E a distance of 708.59' to an iron pin;

thence N 31°07'31" E a distance of 24.70' to an iron pin;

which is the point of beginning,

having an area of 5.424 acres+/-

Said parcel, containing 5.42 acres+/-, more or less, being described as Tract "B", and being subject to all matters of record which are more particularly described on a Plat by Tim Wilkes R.L.S. 2616 LLC recorded at Oconee County Clerk of Courts in Plat Book 35 page 68 for Michael A. Thorton & Tommy Saxson, Jr. dated November 11, 2003



Tax Parcel# B01 073IA

All that tract of land, together with improvements thereon, situate, lying and being in the 240th Land District, in Oconee County, Georgia and being more particularly described as follows:

Beginning at a iron pin on the southerly right of way of Atlanta Highway having a variable (60' & 100') right of way and having geodetic coordinates (Northing 1436541.39, Easting 2486039.21) in the North American Datum of 1983, Georgia State Plane Coordinate System, Western Zone.

thence along said right of way N 82°57'26" E a distance of 217.92' to a calculated point;

thence S 07°08'06" E a distance of 179.38' to a calculated point;

thence along a curve to the right with a radius of 337.95' having an arc length of 75.35 with a chord distance of 75.19' and direction of S 02°22'02" W to a calculated point;

thence S 08°43'52" W a distance of 354.58' to an iron pin;

thence S 82°57'28" W a distance of 538.37' to an iron pin;

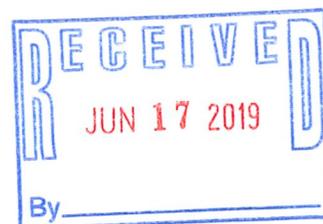
thence N 28°44'57" E a distance of 708.59' to an iron pin;

thence N 28°44'57" E a distance of 24.68' to an iron pin;

which is the point of beginning,

having an area of 5.42 acres+/-

Said parcel, containing 5.42 acres+/-, more or less, on a "Rezone Modification Site Plan" for Rhino Mini Storage, LLC dated 05/20/19





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JUN 17 2019
By

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ACCEL
ADVERTISE HERE! 770-268-0650
ACCEL



 **RHINO**
MINI STORAGE
706-206-4772



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