

**APPROVAL OF A SPECIAL EXCEPTION VARIANCE
FROM THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting approval of a Special Exception Variance based upon the allowances under the Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1303, to grant approval of a Special Exception Variance pursuant to an application requesting approval of a Special Exception Variance on property owned by Kimberly T. Arnold and Kelly T. Hughes submitted January 21, 2020.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting Special Exception Variance approval submitted by John B. Traylor on November 22, 2019, regarding a ±3.17-acre tract of land located north of Two Oaks Drive in the 1331st G.M.D., Oconee County, Georgia, (tax parcel no. C-02L-004), the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A Resolution granting Special Exception Variance approval for the property described above and also described in the attached Exhibit "A" is hereby granted to reduce the rear setback from 40 feet to 25 feet.

Said Special Exception Variance 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. Effective Date. This Resolution shall take effect this date.

Said Special Exception Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on March 3, 2020.

ADOPTED AND APPROVED, this 3rd day of March, 2020.

OCONEE COUNTY BOARD OF COMMISSIONERS

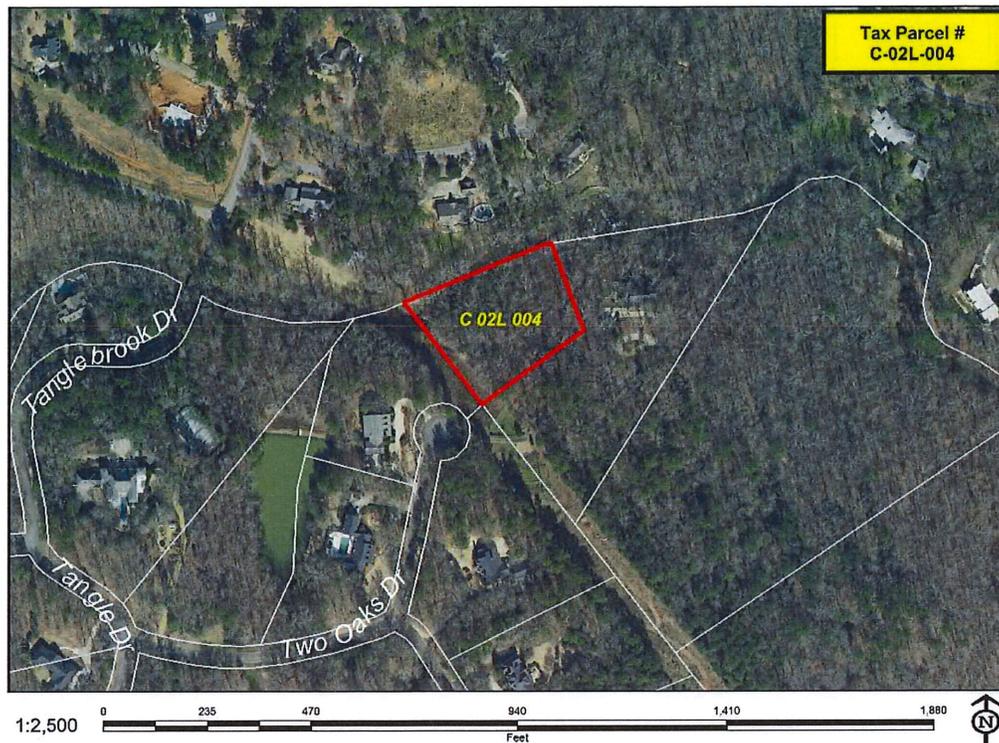
BY: [Signature]
John Daniell, Chairman
[Signature]
Mark Thomas, Member
[Signature]
Chuck Horton, Member
[Signature]
William E. Wilkes, Member
[Signature]
Mark Saxon, Member



ATTEST:

[Signature]
Kathy Hayes
Clerk, Board of Commissioners

TAX MAP



NARRATIVE

John B. Traylor
Property owner at
1140 Two Oaks Dr.

Dear Commissioners,

This special exception variance request is being brought before you to request your approval to allow for a back property line setback of my adjacent property owners to be reduced from 40 ft. to 25 ft. The property co-owners, Kimberly T. Arnold and Kelly Arnold Hughes, as well as myself, the adjacent property owner, are both requesting this setback change. Both of our adjoining lots are large lots of approx..3 acres or more. The setback reduction to 25 ft. would allow Kimberly and Kelly to have a better building site for viewing an attractive natural scene that my family has been able to enjoy.

We, the previously named property owners, are the only land owners that the setback change would affect, and we are both in cooperative agreement as to this request.

Please allow for your approval, and thank you for your discretion.

Sincerely yours,

John B. Traylor and family

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 3.50 ACRES, BEING LOCATED IN THE 1331 G.M.D. OF OCONEE COUNTY, GEORGIA AND BEING BOUNDED BY TAX PARCEL C 02L 005 ON THE WEST, TAX PARCEL C 02L 004 ON THE NORTH, McNUTTS CREEK ON THE NORTH, AND TAX PARCEL C 02 028B ON THE EAST.

BEGINNING AT AN IRON PIN AT THE END OF TWO OAKS DRIVE, THE COMMON CORNER BETWEEN TAX PARCEL C 02L 004A AND TAX PARCEL C 02L 004, THE TRUE POINT OF BEGINNING

THENCE N 71 28 15 E 319.08 FEET TO AN IRON PIN
THENCE N 00 27 05 W 335.50 FEET TO A POINT IN McNUTTS CREEK
THENCE ALONG THE CENTER OF McNUTTS CREEK
N 86 18 45 E 87.45 FEET
N 85 55 45 E 240.049 FEET TO A POINT
THENCE S 29 49 15 W 844.33 FEET TO A POINT
THENCE N 39 17 05 W 266.21 FEET TO A IRON PIN
THENCE S 86 51 20 W 33.67 FEET TO AN IRON PIN ON THE RIGHT OF WAY OF TWO OAKS DRIVE
THENCE N 14 24 00 E 34.08 FEET (34.56' ARC & 60' RADIUS) TO AN IRON PIN
THENCE N 20 39 20 W 38.19 FEET (38.86' ARC & 60' RADIUS) TO AN IRON PIN, THE TRUE POINT OF BEGINNING.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 0.23 ACRE, BEING LOCATED IN THE 1331 G.M.D. OF OCONEE COUNTY, GEORGIA AND BEING BOUNDED BY TAX PARCEL C 02L 004 ON THE WEST, McNUTTS CREEK ON THE NORTH AND TAX PARCEL C 02L 004A ON THE EAST AND SOUTH.

BEGINNING AT AN IRON PIN AT THE END OF TWO OAKS DRIVE, THE COMMON CORNER BETWEEN TAX PARCEL C 02L 004 AND TAX PARCEL C 02L 004A, THE POINT OF COMMENCEMENT.

THENCE N 71 28 15 E 287.52 FEET ALONG THE COMMON PROPERTY LINE OF TAX PARCELS C 02L 004 AND C 02L 004A TO AN IRON PIN, THE TRUE POINT OF BEGINNING.

THENCE N 00 27 05 W 343.60 FEET TO A POINT IN THE CENTERLINE OF McNUTTS CREEK

THENCE N 86 18 45 E 30.05 FEET ALONG THE CENTERLINE OF McNUTTS CREEK TO A POINT
THENCE S 00 27 05 E 335.50 FEET TO AN IRON PIN
THENCE S 71 28 15 W 31.56 FEET TO AN IRON PIN, THE TRUE POINT OF BEGINNING.

TRACT 3

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 2.92 ACRES OF LAND BEING LOCATED IN THE 1331 G.M.D. OF OCONEE COUNTY, GEORGIA AND BEING BOUNDED BY TAX PARCEL C 02L 003 ON THE WEST, McNUTTS CREEK ON THE NORTH, TRACT 2 OF THE DESCRIPTION ON THE EAST, AND TAX PARCEL C 02L 004A ON THE SOUTH.

BEGINNING AT AN IRON PIN AT THE END OF TWO OAKS DRIVE, THE COMMON CORNER OF TAX PARCEL C 02L 004 AND C 02L 004A, THE TRUE POINT OF BEGINNING.

THENCE N 58 09 15 W 38.96 FEET (39.67' ARC & 60' RADIUS) TO AN IRON PIN
THENCE N 39 07 10 W 279.94 FEET TO A POINT IN McNUTTS CREEK
THENCE ALONG THE CENTER OF McNUTTS CREEK
S 89 30 30 E 49.87 FEET
N 66 40 45 E 163.80 FEET
N 47 09 15 E 97.86 FEET
N 63 40 55 E 137.13 FEET
N 86 18 45 E 84.85 FEET TO A POINT
THENCE S 00 27 05 E 343.60 FEET TO AN IRON PIN
THENCE S 71 28 15 W 287.52 FEET TO AN IRON PIN, THE TRUE POINT OF BEGINNING.

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P20-0015

PLAT

Nov. 21, 2019 2:49PM Oconee County Clerks Office

No. 8025 P. 2

- IPI - IRON PIN (LUMP)
- IPI - IRON PIN (S)
- ⊗ - TRANSFER POINT
- CM - CORNER (11 MILLIMETER)

It is hereby certified that this Plat is true and was prepared from an actual survey of the property by me or under my supervision, that all monuments shown hereon actually exist or are marked as "future," and that location, size, type, and material are correctly shown, and that all engineering requirements of Land Subdivision Regulations of Oconee County, Georgia, have been fully complied with.

By My. J. Evans
Registered Civil Land Surveyor No. 2541

Owner's Certification:

Site of Georgia, County of Oconee
The owner of the land shown on this Plat and whose name is subscribed hereon, in person or through a duly authorized agent, certifies that this Plat was made from an actual survey, that all debts and taxes or other assessments now due on this land have been paid.

CERTIFICATE OF OWNERSHIP AND INDICATION

I (we) hereby certify that I (we) submit this plan of subdivision, together with the subdivision building setback lines, and dedications in streets, alleys, walkways, and other spaces to public use as noted.

Date: _____ 19 ____

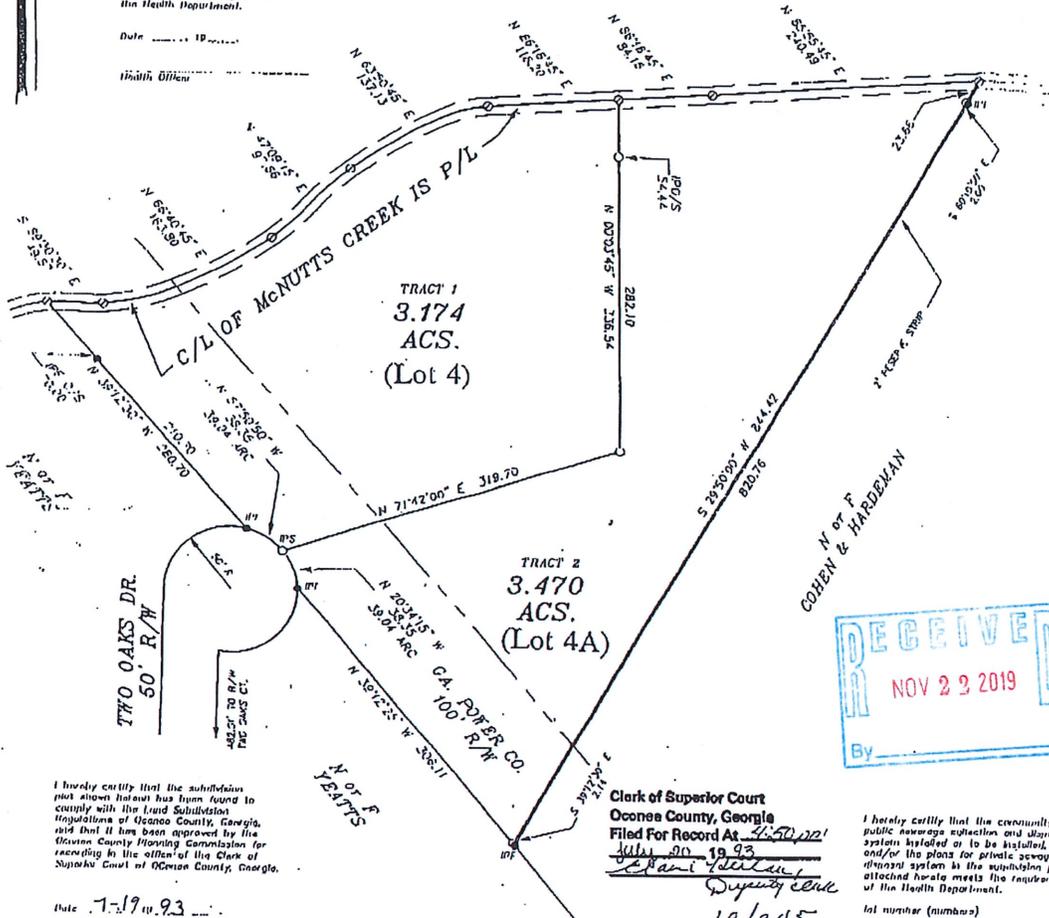
Owner: _____

Agent: _____ Owner: _____
Date: _____ Date: _____

I hereby certify that the community or public water supply and distribution system installed or to be installed, and/or the plans for private water supplies in the subdivision plat attached hereto meet the requirements of the Health Department.

Date: _____ 19 ____

Health Officer: _____



I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Subdivision Regulations of Oconee County, Georgia, and that it has been approved by the Oconee County Planning Commission for recording in the office of the Clerk of Superior Court of Oconee County, Georgia.

Date: 7-19-93

Secretary, Oconee County Planning Commission

Chairman, Oconee County Planning Commission

Clerk of Superior Court
Oconee County, Georgia
Filed For Record At 4:50 PM
July 20 19 93
John Traylor
Deputy Clerk
19/245

I hereby certify that the community or public sewage collection and disposal system installed or to be installed, and/or the plans for private sewage disposal system in the subdivision plat attached hereto meet the requirements of the Health Department.

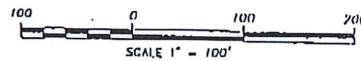
lot number (numbers)

I (we) have approved for private sewage disposal systems.

Date: _____ 19 ____

Health Officer: _____

This plat divides Lot 4, Tanglebrook East into (two lots (4 and 4A). See plat of lot 4, plat book #15, page 143.



SURVEY FOR:

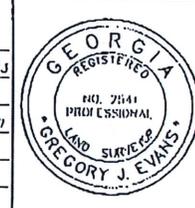
JOHN TRAYLOR & KELLY HUGHES

DATE: 1-31	COUNTY: OCONEE	TAXES: 1	STATE: GEORGIA	DATE: 05-07-03
INTERVAL: TOPCON 0152	INST. EQUIP.: TOPCON 0152	CLOSURE: 1' / 33,500'	ADJ. CLOSURE: 2' ANGLE	ADJUSTMENT:

SURVEYED BY:

PAUL & EVANS
THOMAS R. GREGORY J.
P. O. BOX 282
LEXINGTON, GA. 30848
700-743-5075 700-743-5200

ADJ. CLOSURE: 1' / 33,500'
DRAWN BY: EVANS
DRAWING NO: 1-4-11
FIELD BOOK: 22



CONCEPT PLAN

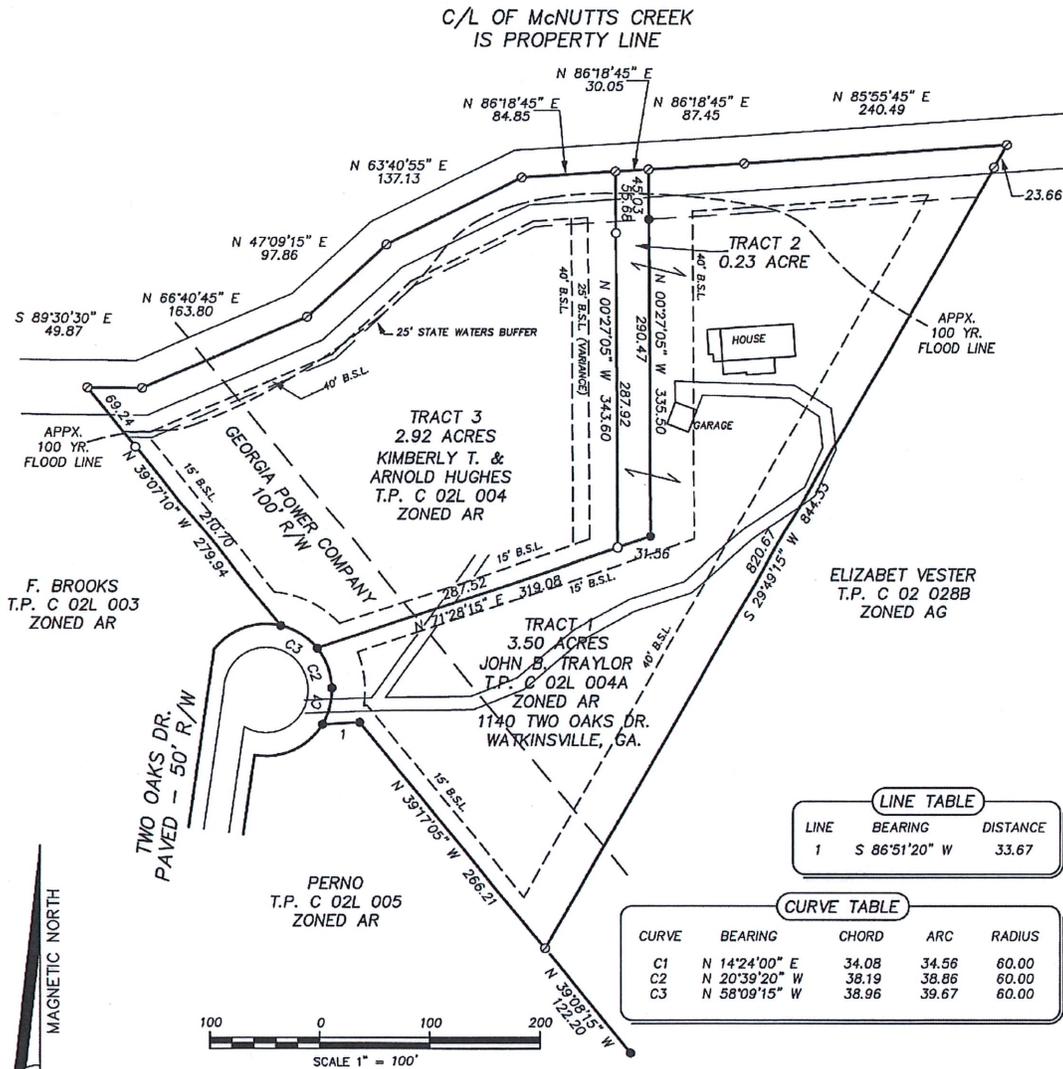
©2006 THOMAS R. PAUL LAND SURVEYING

JOHN B. TRAYLOR
4824 HIGHWAY 362W
WILLIAMSON, GA. 30292-3551
PHONE: 706-248-4710

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- - TRAVERSE POINT
- CM - CONCRETE MONUMENT

NOTE: THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA (EXCEPT AS NOTED ON PLAT) AS INDICATED BY FIRM OFFICIAL FLOOD HAZARD MAPS.

FIRM MAP
13219C0070D
DATED 09/02/2009



I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



SURVEY FOR: SPECIAL EXCEPTION VARIANCE CONCEPT PLAN
JOHN B. TRAYLOR

COMD: 1331	COUNTY: OCONEE	STATE: GEORGIA	DATE: 01-15-20
THEODOLITE: TOPGUN	DIST. EQUIP.: TOPGUN	CLOSURE: 1"/30,000'	ANGLE CLOSURE: 2" ANGLE

ADJUSTMENT: NONE

ALL CLOSURE: 1"/30,000'

DRAWN BY: T. PAUL

DRAWING NO.: 19138

FIELD BOOK: TDS DM





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

VARIANCE CASE #: P20-0015

DATE: February 14, 2020

STAFF REPORT BY: Grace B. Tuschak, Senior Planner

APPLICANT NAME: John B. Traylor

PROPERTY OWNER: Kimberly T. Arnold & Kelly T. Hughes

LOCATION: North of Two Oaks Drive

PARCEL SIZE: ±3.17 acres

EXISTING ZONING: AR (Agricultural Residential District)

EXISTING LAND USE: Single-family residential

TYPE OF VARIANCE REQUESTED: Special Exception

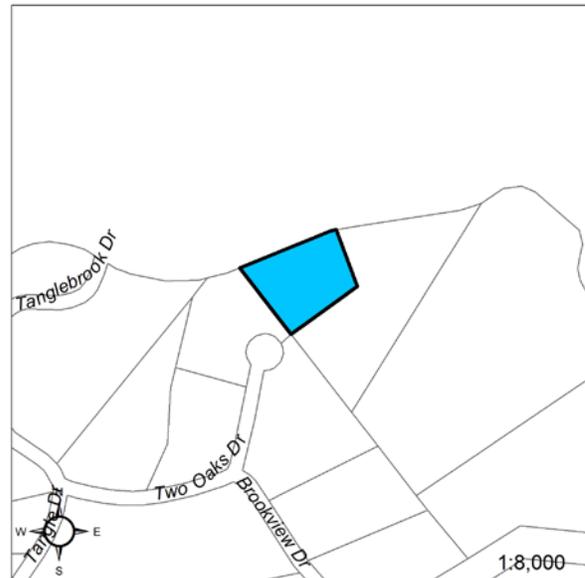
REQUEST SUMMARY: The applicant is requesting a variance from UDC Section 409.01 and UDC Table 4.1 to reduce the rear setback from 40 feet to 25 feet

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: March 3, 2020

ATTACHMENTS:

- Application
- Narrative
- Plat
- Aerial Imagery
- Zoning Map
- Future Development Map
- Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property was rezoned from A-1 (Agricultural) to A-2 (Agricultural Residential District – now called AR) in 1987 to allow for the development of Tanglebrook Subdivision

VARIANCE DESCRIPTION

- The applicant is requesting a reduction in the rear setback from 40 feet to 25 feet as shown on the associated concept plan to allow for the construction of a residence

PUBLIC FACILITIES

- County services should not be significantly affected by the present request

ENVIRONMENTAL

- 100-year flood plain and state waters are known to exist on the subject property; no development is proposed within these areas and the present request should not affect these existing environmentally sensitive areas

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR SPECIAL EXCEPTION VARIANCE APPROVAL” AS SET FORTH IN SECTION 1303.03 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE.

Special exception variances may be granted upon findings that if granted, the relief will not cause an occurrence of any of the following:

a. Cause a substantial detriment to the public good:

No significant negative impact to the tax base or to nearby public infrastructure, schools, or environmentally sensitive areas should result from approval of the present request. Staff holds that approval of the present request should not cause any substantial detriment to the public good.

b. Be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:

The surrounding area is primarily low-density residential and wooded/undeveloped. A reduction in the rear setback to 25 feet should not be injurious to the use and enjoyment of the environment or other property in the immediate vicinity.

c. Diminish and impair property values within the surrounding neighborhood:

Staff holds that it is unlikely that the requested setback reduction would significantly impair property values in the surrounding area.

d. Impair the purpose and intent of this Development Code:

The intent of UDC Section 410 is to ensure adequate separation of buildings from adjoining properties in order to promote public safety, maintain privacy, and encourage orderly and aesthetically pleasing development. Staff holds that the proposed 25-foot setback should still provide adequate building separation and that the present request should not impair the purpose and intent of the UDC.

STAFF SUMMARY & CONDITIONAL RECOMMENDATIONS

Based upon the standards and limitations for special exception variance approval, this request **meets all necessary conditions to grant a special exception variance** and staff recommends the special exception variance be approved **as submitted.**



OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

- Hardship Variance
 Appeal of Administrative Decision
 Flood Damage Prevention Variance
 Special Exception for: Set back reduction

Applicant

Name: John B. Traylor
 Address: 1140 Two Oaks Dr
(No P.O. Boxes)
Athens, GA 30606

Property Owner

Name: Kimberly T. Arnold / Kelly T. Hughes
 Address: 1150 Two Oaks Dr
(No P.O. Boxes)
Athens, GA 30606

Telephone: 706 543 9097

Telephone: 706 540 5807

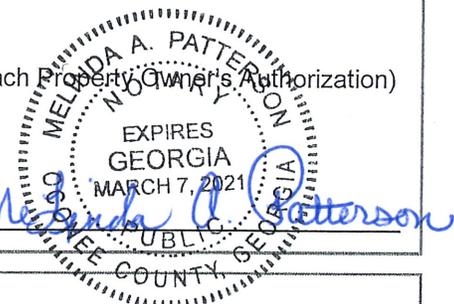
Email: joystickaviation@yahoo.com

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

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

Signature: John B. Traylor

Date: 11-22-2019 Notarized: Melinda A. Patterson



Property

Location: 1150 Two Oaks Dr
Athens, GA 30606

Tax Parcel Number: C2L4

Size (Acres): 3.17 Current Zoning: AR

Future Development Map—Character Area Designation: Regional center

Use

Current Use: Vacant

Proposed Use: Residential

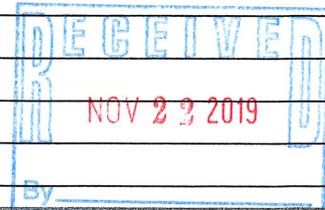
Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed(s), Legal Description, & Plat of Survey
- Disclosures
- Maps or Drawings Illustrating Variance Request
- Narrative Statement Explaining Variance Request
- Concept Plan

Appeal or Variance Requested

Provide the code section and briefly explain the requested variance

Reduction in set back from 40 Ft. to 25 Ft.



For Oconee County Staff Use Only

Application
 Date Received: _____ Date Accepted: _____
 DRI Transmitted to RDC Date: _____ N/A
 Review Submitted: _____ Location Map: _____
 Posted: _____ Ad: _____ Ad: _____
 Application Withdrawn Date: _____

Action
 APPLICATION NUMBER
 Administrative Appeal: Date: _____
 Approved With Conditions Denied N/A
 Board of Commissioners Date: _____
 Approved With Conditions Denied N/A

John B. Traylor

Property owner at

1140 Two Oaks Dr.

Dear Commissioners,

This special exception variance request is being brought before you to request your approval to allow for a back property line setback of my adjacent property owners to be reduced from 40 ft. to 25 ft. The property co-owners, Kimberly T. Arnold and Kelly Arnold Hughes, as well as myself, the adjacent property owner, are both requesting this setback change. Both of our adjoining lots are large lots of approx..3 acres or more. The setback reduction to 25 ft. would allow Kimberly and Kelly to have a better building site for viewing an attractive natural scene that my family has been able to enjoy.

We, the previously named property owners, are the only land owners that the setback change would affect, and we are both in cooperative agreement as to this request.

Please allow for your approval, and thank you for your discretion.

Sincerely yours,

John B. Traylor and family

**LEGAL DESCRIPTION
JOHN B. TRAYLOR
SPECIAL EXCEPTION VARIANCE CONCEPT PLAN**

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 3.50 ACRES, BEING LOCATED IN THE 1331 G.M.D. OF OCONEE COUNTY, GEORGIA AND BEING BOUNDED BY TAX PARCEL C 02L 005 ON THE WEST, TAX PARCEL C 02L 004 ON THE NORTH, McNUTTS CREEK ON THE NORTH, AND TAX PARCEL C 02 028B ON THE EAST.

BEGINNING AT AN IRON PIN AT THE END OF TWO OAKS DRIVE, THE COMMON CORNER BETWEEN TAX PARCEL C 02L 004A AND TAX PARCEL C 02L 004, THE TRUE POINT OF BEGINNING

THENCE N 71 28 15 E 319.08 FEET TO AN IRON PIN
THENCE N 00 27 05 W 335.50 FEET TO A POINT IN McNUTTS CREEK
THENCE ALONG THE CENTER OF McNUTTS CREEK
N 86 18 45 E 87.45 FEET
N 85 55 45 E 240.049 FEET TO A POINT
THENCE S 29 49 15 W 844.33 FEET TO A POINT
THENCE N 39 17 05 W 266.21 FEET TO A IRON PIN
THENCE S 86 51 20 W 33.67 FEET TO AN IRON PIN ON THE RIGHT OF WAY OF TWO OAKS DRIVE
THENCE N 14 24 00 E 34.08 FEET (34.56 ' ARC & 60' RADIUS) TO AN IRON PIN
THENCE N 20 39 20 W 38.19 FEET (38.86' ARC & 60' RADIUS) TO AN IRON PIN,
THE TRUE POINT OF BEGINNING.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 0.23 ACRE, BEING LOCATED IN THE 1331 G.M.D. OF OCONEE COUNTY, GEORGIA AND BEING BOUNDED BY TAX PARCEL C 02L 004 ON THE WEST, McNUTTS CREEK ON THE NORTH AND TAX PARCEL C 02L 004A ON THE EAST AND SOUTH.

BEGINNING AT AN IRON PIN AT THE END OF TWO OAKS DRIVE, THE COMMON CORNER BETWEEN TAX PARCEL C 02L 004 AND TAX PARCEL C 02L 004A, THE POINT OF COMMENCEMENT.

THENCE N 71 28 15 E 287.52 FEET ALONG THE COMMOM PROPERTY LINE OF TAX PARCELS C 02L 004 AND C 02L 004A TO AN IRON PIN, THE TRUE POINT OF BEGINNING.

THENCE N 00 27 05 W 343.60 FEET TO A POINT IN THE CENTERLINE OF McNUTTS CREEK



THENCE N 86 18 45 E 30.05 FEET ALONG THE CENTERLINE OF McNUTTS CREEK TO A POINT

THENCE S 00 27 05 E 335.50 FEET TO AN IRON PIN

THENCE S 71 28 15 W 31.56 FEET TO AN IRON PIN, THE TRUE POINT OF BEGINNING.

TRACT 3

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 2.92 ACRES OF LAND BEING LOCATED IN THE 1331 G.M.D. OF OCONEE COUNTY, GEORGIA AAND BEING BOUNDED BY TAX PARCEL C 02L 003 ON THE WEST, McNUTTS CREEK ON THE NORTH, TRACT 2 OF THE DESCRIPTION ON THE EAST, AND TAX PARCEL C 02L 004A ON THE SOUTH.

BEGINNING AT AN IRON PIN AT THE END OF TWO OAKS DRIVE, THE COMMON CORNER OF TAX PARCEL C 02L 004 AND C 02L 004A, THE TRUE POINT OF BEGINNING.

THENCE N 58 09 15 W 38.96 FEET (39.67' ARC & 60' RADIUS) TO AN IRON PIN

THENCE N 39 07 10 W 279.94 FEET TO A POINT IN McNUTTS CREEK

THENCE ALONG THE CENTER OF McNUTTS CREEK

S 89 30 30 E 49.87 FEET

N 66 40 45 E 163.80 FEET

N 47 09 15 E 97.86 FEET

N 63 40 55 E 137.13 FEET

N 86 18 45 E 84.85 FEET TO A POINT

THENCE S 00 27 05 E 343.60 FEET TO AN IRON PIN

THENCE S 71 28 15 W 287.52 FEET TO AN IRON PIN, THE TRUE POINT OF BEGINNING.



2019 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

ARNOLD KIMBERLY T &
 HUGHES, KELLY T
 AS CO-TRUSTEES
 P.O. BOX 689
 ATHENS, GA 30603

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*
2019-574	11/20/2019	\$0.00	\$1411.34	\$0.00	Paid 11/21/2019

Map: C 02L 004

Printed: 01/23/2020

Location: 1150 TWO OAKS DR

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

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



Tax Payer: ARNOLD KIMBERLY T &
Map Code: C 02L 004 Real
Description: 1446/362&364 740/254-256 19/245 ;
 TANGLEBR
Location: 1150 TWO OAKS DR
Bill No: 2019-574
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	145,820.00	3.1700	\$145,820.00	11/20/2019				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$145,820.00	\$58,328.00	\$0.00	\$58,328.00	10.826000	\$631.46	\$0.00	\$631.46
INSURANCE PREMIUM ROLL BAC	\$145,820.00	\$58,328.00	\$0.00	\$58,328.00	-0.940000	\$0.00	-\$54.83	-\$54.83
SALES TAX ROLLBACK	\$145,820.00	\$58,328.00	\$0.00	\$58,328.00	-3.200000	\$0.00	-\$186.65	-\$186.65
SCHOOL M&O	\$145,820.00	\$58,328.00	\$0.00	\$58,328.00	16.500000	\$962.41	\$0.00	\$962.41
STATE TAX	\$145,820.00	\$58,328.00	\$0.00	\$58,328.00	0.000000	\$0.00	\$0.00	\$0.00
STREET LIGHT	\$145,820.00	\$0.00	\$0.00	\$0.00	0.000000	\$58.95	\$0.00	\$58.95
TOTALS					23.186000	\$1,652.82	-\$241.48	\$1,411.34

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.

Owner occupied residences may qualify for certain homestead exemptions. PERSONS OVER AGE 65 MAY BE ELIGIBLE FOR ADDITIONAL EXEMPTIONS (age 62 eligibility-net income less than \$10,000). The full law relating to each exemption must be referred in order to determine eligibility (details available at oconeecountypay.com or 706-769-3917). Applications for homestead exemptions must be received by April 1, 2020. It is not necessary to refile for exemptions each year, unless there is a change in the property deed.

Current Due	\$1,411.34
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$1,411.34
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/21/2019



OCONEE COUNTY PROPERTY OWNER AUTHORIZATION

FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):
1150 Two Oaks Drive
Athens, GA 30606

Tax Parcel #: C02L004

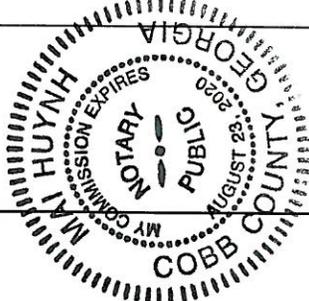
Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

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: John Traylon ^(KA) 4824 Hwy 362 West
 Address (No P.O. boxes): Two Oaks Dr. A Williamson, GA
 City, State, & Zip Code: 30292
 Telephone Number: (706) 543-9097

SIGNATURE OF OWNER OR MANAGING MEMBER: Kelly T. Hughes
 NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): Kelly T. Hughes
 OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: _____
 DATE: 1/29/2020

NOTARIZATION:
 SWORN TO AND SUBSCRIBED BEFORE THIS 29th DAY OF January, 20 20
 NOTARY SIGNATURE: [Signature]
 DATE: 01/29/2020
 SEAL:



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

Date

Signature of Applicant

Date

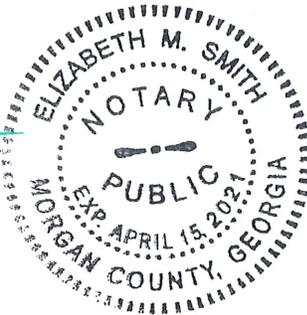
John B. Zm

1-15-2020

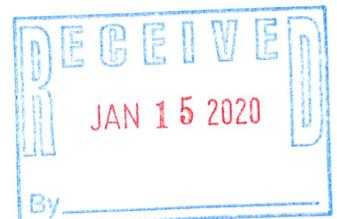
Signature of Notary Public

Date

Elizabeth M. Smith



1-15-2020



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

Kimberly T. Arnold, Htee

Date

1/16/2020

Signature of Applicant

John B. Z...

Date

1/16/2020

Signature of Notary Public

Jodi Watson

Date

1-16-2020



PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING

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 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 36-67 A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made (or N/A if not applicable):

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 (or N/A if not applicable):

Amount: N/A

Date of contribution: _____

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 (or N/A if not applicable).

Signature of owner: _____

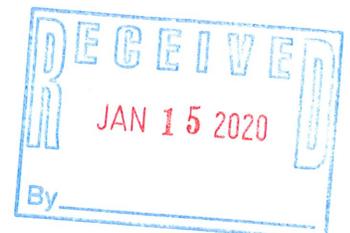
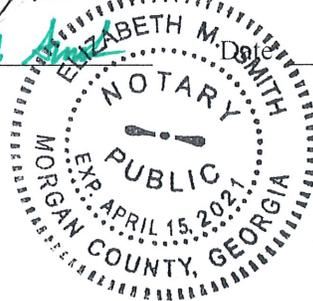
Date: _____

Signature of applicant: John B. Zm

Date: 1-15-2020

Signature of Notary Public: Elizabeth M. Smith

Date: 1-15-2020





OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

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

1150 Two Oaks Drive
Athens, GA 30606

Tax Parcel #: Property ID # C 02L 004

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: John Traylor

Address (No P.O. boxes): 4824 HWY 362 W

City, State, & Zip Code: Williamson, GA 30292

Telephone Number: 706-543-9097

SIGNATURE OF OWNER OR MANAGING MEMBER: Kimberly T. Arnold

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): Kimberly T. Arnold

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: Trustee

DATE: 1/16/2020

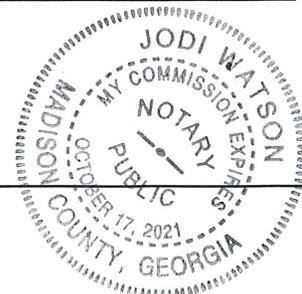
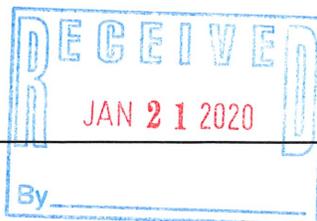
NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS 16 DAY OF JAN, 20 20

NOTARY SIGNATURE: Jodi Watson

DATE: 1-16-2020

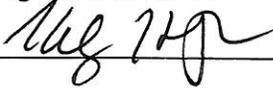
SEAL:



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



Date

1/29/2020

Signature of Applicant

Date

Signature of Notary Public



Date

01/29/2020

PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING

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 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 36-67 A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made (or N/A if not applicable):

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 (or N/A if not applicable):

Amount: _____

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 (or N/A if not applicable).

N/A

Signature of owner: Heley T. Hjr

Date: 1/29/2020

Signature of applicant: _____

Date: _____

Signature of Notary Public: C. Math

Date: 01/29/2020

- IPI - IRON PIN FOUND
- IFS - IRON PIPE SET
- ⊗ - TRAVEL POINT
- CM - CORNER MONUMENT

"It is hereby certified that this Plat is true and was prepared from an actual survey of the property by me or under my supervision, that all monuments shown hereon actually exist or are marked as "future," and their location, size, type, and material are correctly shown; and that all engineering requirements of Land Subdivision Regulations of Oconee County, Georgia, have been fully complied with.

By *My. J. Evans*
 Registered Professional Land Surveyor No. 2541

Owner's Certification:

Sale Of Georgia, County Of Oconee

The owner of the land shown on this Plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, that all state encumbrances or other assessments now due on this land have been paid"

CERTIFICATE OF OWNERSHIP AND INDICATION

I (we) hereby certify that I (we) adopt this plan of subdivision, establish the minimum building setback lines, and dedicate all streets, alleys, walkways, and other spaces to public use as stated.

Date _____, 19__

Owner _____

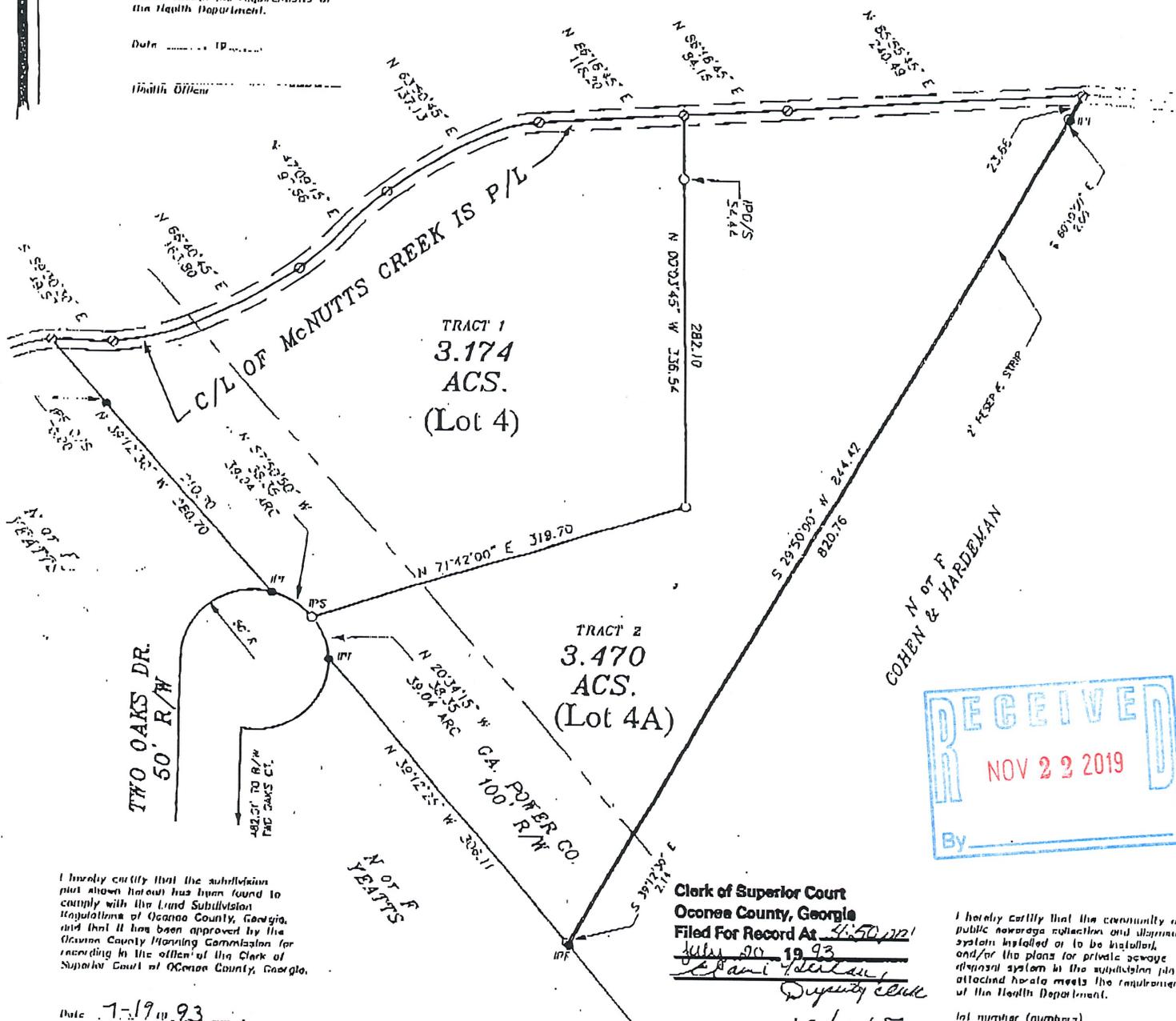
Agent _____, Owner _____

Date _____ Date _____

I hereby certify that the community or public water supply and distribution system installed or to be installed, and/or the plans for private water supplies in the subdivision plat attached hereto meet the requirements of the Health Department.

Date _____, 19__

Health Officer _____



Clerk of Superior Court
 Oconee County, Georgia
 Filed For Record At 4:50 PM
July 20, 19 93
Paul J. Evans
 Deputy Clerk
 19/245

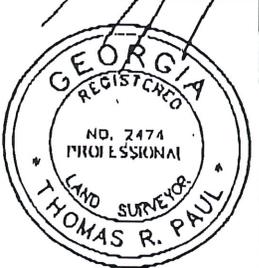
I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Subdivision Regulations of Oconee County, Georgia, and that it has been approved by the Oconee County Planning Commission for recording in the office of the Clerk of Superior Court of Oconee County, Georgia.

Date 7-19-93

Secretary, Oconee County Planning Commission
W. J. [Signature]
 Chairman, Oconee County Planning Commission

This plat divides Lot 4, Tanglebrook East into two lots (4 and 4A). See plat of lot 4, plat book #15, page 143.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED BY OR UNDER THE SUPERVISION OF THE SURVEYOR OR LAND SURVEYOR.



SURVEY FOR: JOHN TRAYLOR & KELLY HUGHES			
PAR: 1331	COUNTY: OCONEE	STATE: GEORGIA	DATE: 07-07-93
THEODOLITE: TOPCON G152	INST. EQUIP.: TOPCON G152	CLOSURE: 1\"/>	



SURVEYED BY:
PAUL & EVANS
 THOMAS R. GREGORY J.
 P.O. BOX 282
 LEXINGTON, GA. 30648
 706-743-5075 706-743-5200

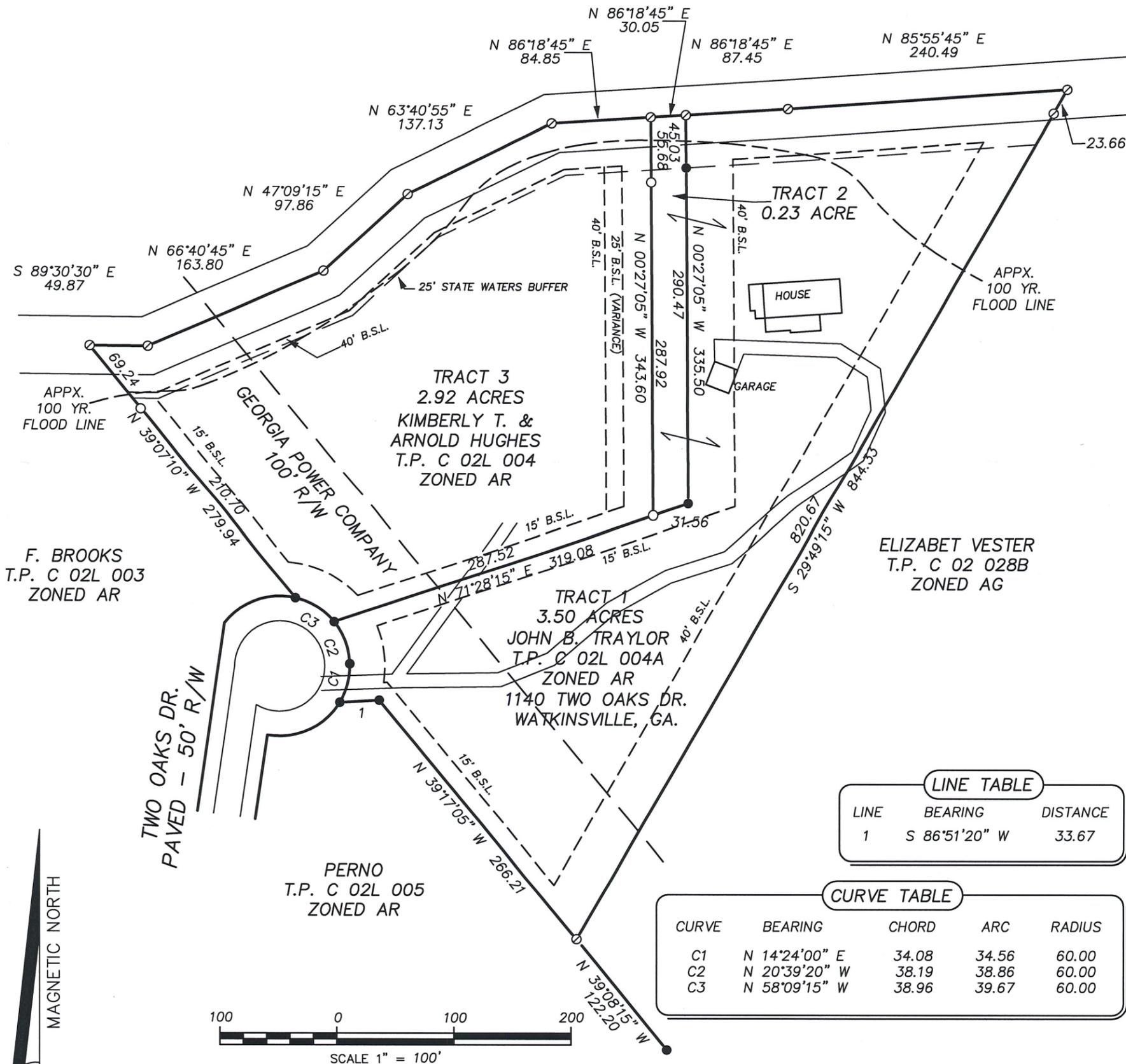
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- ⊙ - TRAVERSE POINT
- CM - CONCRETE MONUMENT

JOHN B. TRAYLOR
 4824 HIGHWAY 362W
 WILLIAMSON, GA. 30292-3551
 PHONE: 706-248-4710

NOTE: THIS PROPERTY IS NOT
 LOCATED IN A FEDERAL FLOOD
 AREA (EXCEPT AS NOTED ON
 PLAT) AS INDICATED BY FIRM
 OFFICIAL FLOOD HAZARD MAPS.

FIRM MAP
 13219C0070D
 DATED 09/02/2009

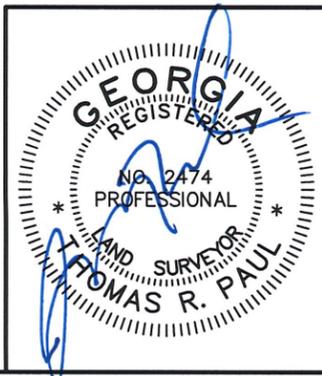
C/L OF McNUTTS CREEK
 IS PROPERTY LINE



LINE TABLE		
LINE	BEARING	DISTANCE
1	S 86°51'20" W	33.67

CURVE TABLE				
CURVE	BEARING	CHORD	ARC	RADIUS
C1	N 14°24'00" E	34.08	34.56	60.00
C2	N 20°39'20" W	38.19	38.86	60.00
C3	N 58°09'15" W	38.96	39.67	60.00

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



SURVEY FOR: SPECIAL EXCEPTION VARIANCE CONCEPT PLAN
JOHN B. TRAYLOR

GMD: 1331	COUNTY: OCONEE	STATE: GEORGIA	DATE: 01-15-20
THEODOLITE: TOPGUN	DIST. EQUIP.: TOPGUN	CLOSURE: 1"/30,000'	ANGLE CLOSURE: 2"/ANGLE
ADJ. CLOSURE: 1"/30,000'			ADJUSTMENT: NONE
DRAWN BY: T. PAUL			DRAWING NO.: 19138
FIELD BOOK: TDS DM			

SURVEYED BY:
THOMAS R. PAUL
 LAND SURVEYING
 P.O. BOX 196
 LEXINGTON, GA. 30648
 706-433-1037

