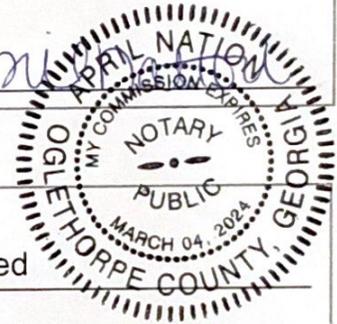


CITY OF NORTH HIGH SHOALS REZONE & CONDITIONAL USE PERMIT APPLICATION

Requested Action: A-2 ^(FP)

Rezoning from: A-2 to R-2 ^(FP) Conditional Use Permit: for: _____

<p>Applicant</p> <p>Name: <u>Frank Pittman</u></p> <p>Address: <u>Pittman Engineering</u> <small>(No P.O. Boxes)</small> <u>1020 Barber Creek Drive, Suite 113</u> <u>Watkinsville Ga 30677</u></p> <p>Telephone: <u>706-340-5599</u></p>	<p>Property Owner</p> <p>Name: <u>Mark Streiter</u></p> <p>Address: <u>1141 Westminster Terrace</u> <small>(No P.O. Boxes)</small> <u>Watkinsville GA 30677</u></p> <p>Telephone: <u>706-372-4166</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>[Signature]</u> Date: <u>7/17/2020</u> Notarized: <u>[Signature]</u></p>	



<p>Property</p> <p>Location: <u>23.29 acres-westside of New High Shoals Road</u> <small>(Physical Description)</small> <u>just north of High Shoals Road</u></p> <p>Tax Parcel Number: <u>A 06 005</u></p> <p>Size (Acres): <u>23.29</u> Current Zoning: <u>A-2</u></p> <p>Future Development Map—Character Area Designation: <u>Country Estates</u></p>	<p>Use</p> <p>Current Use: <u>undeveloped</u></p> <p>Proposed Use: <u>subdivision up to 11 lots</u></p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------

Attachments (check all that apply)

<ul style="list-style-type: none"> <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 	<ul style="list-style-type: none"> <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: <ul style="list-style-type: none"> <input type="checkbox"/> Pre-approved Sanitary Sewer Extension Submittal <input checked="" type="checkbox"/> Representative Architecture/Photographs <input checked="" type="checkbox"/> Proof all property taxes paid in full <input type="checkbox"/> Other Attachments: _____
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

DOC# 005066
FILED IN OFFICE
09/11/2015 09:17 AM
BK:1300 PG:378-379
ANGELA ELDER-JOHNSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY



REAL ESTATE TRANSFER TAX
PAID: \$139.70

Return Recorded Document to:
Christopher C. Nichols
455 Epps Bridge Parkway, Suite 103
Athens, Georgia 30606
File No. 15-0571M

PT-61 108-2015-001325

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF ATHENS-CLARKE

THIS INDENTURE, made this 9th day of **September, 2015**, between **A.C. Capomacchia a/k/a Anthony C. Capomacchia**, as party of the first part, hereinafter called Grantor, and **Mark Streiter**, as party 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 the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in the 239th G.M.D., Oconee County, Georgia, and being more particularly described as Tract 1, containing 23.289 acres, more or less, as per plat of survey entitled "Survey for: Tony Capomacchia, North High Shoals", certified by Ben McLeroy, GRLS # 1184, dated November 25, 2013, being revised on March 11, 2014, May 2, 2014 and May 19, 2014, as recorded in Plat Book 38, Page 43, in the Office of the Clerk of the Superior Court of Oconee County, Georgia, said plat being incorporated herein for a more detailed description of the property herein conveyed.

This property is subject to that certain 25 foot ingress/egress easement as shown on said plat.

This Deed is given subject to all easements and restrictions of record, if any.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the Grantor.

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

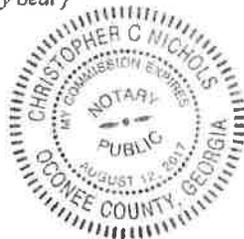
A.C. Capomacchia by Susan M.
A.C. Capomacchia a/k/a Anthony C. Capomacchia,
Capomacchia by Susan M. Capomacchia
As Attorney in Fact RECORDED IN PLAT BOOK
1294, PAGES 472-475, AFORESAID CLERK'S
OFFICE *AIF*

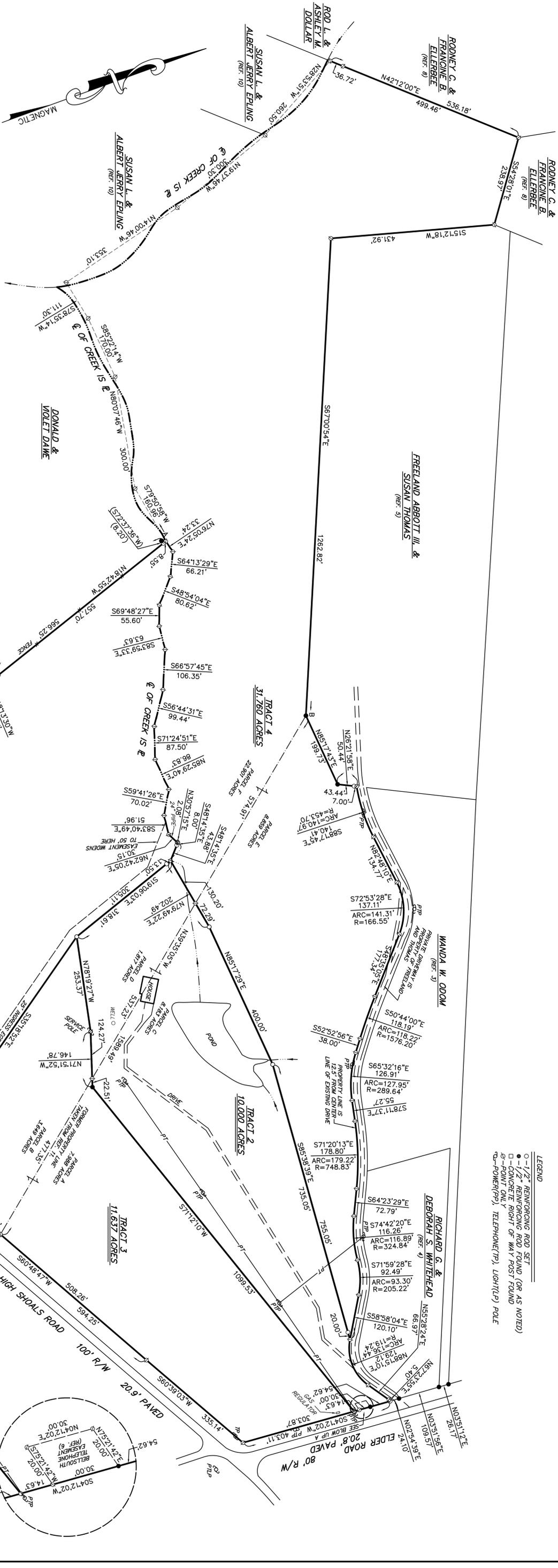
Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

{ Notary Seal }





THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE PROFESSIONAL SURVEYORS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.S. 15-6-67.

PLAT REVISED MARCH 11, 2014 TO DELINEATE BARN ENCROACHMENT AREA.

PLAT REVISED MAY 2, 2014 TO ADJUST PROPERTY LINE AND SHOW 5/8" RR FOUND ON SOUTHERLY MOST CORNER. REVISED MAY 19, 2014 TO ADJUST PROPERTY LINES FROM "C" TO "D" AND BETWEEN TRACTS 1 & 3. REVISED JULY 7, 2014 TO SHOW FORMER PROPERTY LINE TAKEN FROM REFERENCE 11 & PARCELS A-F.



- LEGEND**
- - 1/2" REINFORCING ROD SET
 - - 1/2" REINFORCING ROD FOUND (OR AS NOTED)
 - - CONCRETE RIGHT OF WAY POST FOUND
 - ⊙ - POINT ONLY
 - ⊖ - POWER (PP), TELEPHONE (TP), LIGHT (LP) POLE

NOTE: LINE FROM "C" TO "D" IS AGREED LINE. (FENCE FOLLOWS LINE)

- REFERENCES**
- (1) J.R. HOLLAND'S SURVEY FOR A.C. CAPOMACCHIA DATED JULY 12, 1993. (PB 24 P 27)
 - (2) J.R. HOLLAND'S SURVEY FOR A.C. CAPOMACCHIA DATED JUNE 2, 1998.
 - (3) J.R. HOLLAND'S SURVEY FOR WANDA ODOM & MARION H. DATED OCTOBER 31, 1994. (PB 28 P 12)
 - (4) J.R. HOLLAND'S SURVEY FOR RICHARD WHITEHEAD DATED OCTOBER 31, 1994. (PB 28 P 12)
 - (5) SURVEY BY PAUL & EVANS FOR CLAYE W. SANDERS DATED JULY 13, 1993. (PB 19 P 244)
 - (6) OUR SURVEY FOR SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY DATED OCT. 16, 1990.
 - (7) SURVEY BY GLENN DOWNS FOR JAMES DARRELL MONROE DATED NOVEMBER 3, 1976.
 - (8) SURVEY BY WOODS & CHASTAIN FOR STEPLE CHASE DATED OCTOBER 6, 2000.
 - (9) SURVEY BY GILBERT W. 1922 FOR MRS. HARRY E. BROWN DATED OCTOBER 2, 1922.
 - (10) OUR SURVEY FOR JOHN CORAM DATED OCT. 16, 2003.
 - (11) J.R. HOLLAND'S SURVEY FOR A.C. CAPOMACCHIA DATED JUNE 29, 1977.
- SURVEY NOTES**
- (1) EQUIPMENT USED: 01" THEODOLITE AND EDM.
 - (2) ANGULAR ERROR: 01" PER STATION, ADJUSTED
 - (3) LINEAR CLOSURE: 1/38,626, BALANCED BY LEAST SQUARES.
 - (4) MINIMUM PLAT CLOSURE: 1/205,186
 - (5) TRACT 4 PROPERTY LINES FROM A-B WERE TAKEN FROM REFERENCES 1, 5 & 8 ABOVE AND NOT SURVEYED ON THIS DATE.

TONY CAPOMACCHIA

SURVEY FOR:		NORTH HIGH SHOALS	
COUNTY:	OCONEE	G.M.O.:	239
DATE:	NOV. 25, 2013	SCALE:	1"=120'
FIELDBOOK:	708-548-9973	DWN. BY:	STEPHEN
NO.:	605841, 58	FILE NO.:	34009-



REVISIONS	DESCRIPTION
DATE	

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

REGISTERED PROFESSIONAL ENGINEER
 FRANK PITTMAN
 ISSUE PURPOSE
 CONCEPT PLAN

NORTH HIGH SHOALS SUBD.
 NORTH HIGH SHOALS, GEORGIA

SCALE 1" = 60'
 PROJECT NUMBER
 2020-032

DATE
 07/08/2020
 CONCEPT PLAN
 CP01

C:\projects\2020-032 high shoals subdivision\CP02.dwg 7:21:20 01:42:12 PM fph

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):

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: _____

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: *[Handwritten Signature]*

Date: 7/15/20

Signature of applicant: *[Handwritten Signature]*

Date: 7/17/2020

Signature of Notary Public: *[Handwritten Signature]*

Date: 7-17-20



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

[Handwritten Signature]

Date

7/15/20

Signature of Applicant

[Handwritten Signature]

Date

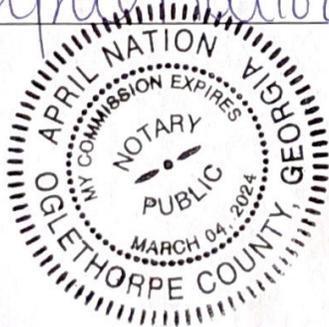
7/17/2020

Signature of Notary Public

[Handwritten Signature]

Date

7-17-20



LEGAL DESCRIPTON

Beginning at the 5/8" Reinforced Rod on the Eastern side of New High Shoals Road, thence along a line North 50 degree 26 minutes 07 seconds West, 96.87 feet to TRUE POINT OF BEGINNING; thence along a line North 50 degrees 26 minutes 07 seconds West, 58.86 feet to a point; thence along a line South 76 degrees 50 minutes 40 seconds West, 410.35 feet to a point; thence along a line North 18 degrees 13 minutes 30 seconds West, 716.49 feet to a point; thence along a line North 04 degrees 21 minutes 36 seconds West, 27.46 feet to a point; thence along a line North 16 degrees 49 minutes 26 seconds West, 105.85 feet to a point; thence along a line North 22 degrees 09 minutes 09 seconds West, 133.85 feet to a point; thence along a line North 18 degrees 13 minutes 30 seconds West, 95.33 feet to a point; thence along a line North 18 degrees 42 minutes 55 seconds West, 566.25 feet to a point; thence along a line North 76 degrees 05 minutes 24 seconds East, 33.24 feet to a point; thence along a line South 64 degrees 13 minutes 29 seconds East, 66.21 feet to a point; thence along a line South 48 degrees 54 minutes 04 seconds East, 80.62 feet to a point; thence along a line South 69 degrees 48 minutes 27 seconds East, 55.60 feet to a point; thence along a line South 83 degrees 59 minutes 33 seconds East, 63.63 feet to a point; thence along a line South 66 degrees 57 minutes 45 seconds East, 106.35 feet to a point; thence along a line South 56 degrees 44 minutes 31 seconds East, 99.44 feet to a point; thence along a line South 71 degrees 24 minutes 51 seconds East, 87.50 feet to a point; thence along a line North 85 degrees 29 minutes 40 seconds East, 86.83 feet to a point; thence along a line South 59 degrees 41 minutes 26 seconds East, 70.02 feet to a point; thence along a line South 83 degrees 40 minutes 49 seconds East, 51.96 feet to a point; thence along a line North 62 degrees 42 minutes 05 seconds East, 30.15 feet to a point; thence along a line North 30 degrees 57 minutes 15 seconds East, 2.08 feet to a point; thence along a line South 48 degrees 14 minutes 35 seconds East, 8.00 feet to a point; thence along a line South 48 degrees 14 minutes 35 seconds East, 43.88 feet to a point; thence along a line South 19 degrees 06 minutes 03 seconds East, 318.61 feet to a point; thence along a line South 35 degrees 18 minutes 52 seconds East, 735.62 feet to a point; thence along an arc South 51 degrees 07 minutes 40 seconds West, 339.49 feet, radius of 1411.25 feet for a length of 340.32 feet to a point; thence along an arc South 41 degrees 10 minutes 23 seconds West, 150 feet, radius of 1411.25 feet for a length of 150.07 feet to the TRUE POINT OF BEGINNING.

Said tract being shown as Tract 1 on a survey by Ben McLeroy & Associates dated November 23, 2013.

GENERAL DATA

Property Address: New High Shoals Road (Town of North High Shoals) – Parcel A 06 005

Owner: Mark Streiter

Existing Zoning: A-2

Proposed Zoning: R-2

Existing Use: undeveloped

Proposed Use: Single Family Residential Subdivision

Property Area: 23.29 acres

SITE NARRATIVE

The property is located on New High Shoals Road just north of the intersection of New High Shoals Road and High Shoals Road. The property is 23.29 acres and is currently zone A-2 and undeveloped. The property owner is Mark Streiter. The owner is seeking to rezone the property from A-2 to R-2 to create a maximum of 11 lot Single Family Residential Subdivision consisting of minimum 2-acre lots.

If rezoning is approved, the property would be subdivided into up to 11 lots consisting of 2-acres minimum and a public cul-de-sac street. The provided concept plan shows 11 lots roughly 2 acres each in size but actual size will be dependent on soils for septic systems. All lots, however, would be at least 2 acres in size.

SITE DESCRIPTION

The property is located in North High Shoals on New High Shoals Road just north of High Shoals Road. The Character Area for the property and its surrounding properties is identified as ‘Country Estates’ according to the Oconee Future Development Map.

The property is comprised of 23.29 acres, mostly wooded. The property slopes toward the west with a creek along the western boundary.

PROPOSED USE

The proposed use of the property is a single-family subdivision allowing up to 11 single-family residences to be constructed on the property.

ACCESS

A cul-de-sac street will be constructed to access all lots except 1 lot would be accessed via a private drive easement. The street would be built to meet North High Shoals/Oconee County specifications. It is the intent of the owner to dedicate this street to Town of North High Shoals or Oconee County upon completion.

TRAFFIC IMPACT

Per the Institute of Transportation Engineers, Trip Generation, 9th Edition (ITE Manual), the proposed eleven lots will generate 105 trips per day.

WATER SUPPLY

Water will be provided by Oconee County Water Resources. A watermain will be extended from New High Shoals Road in the proposed right-of-way to serve the proposed lots.

SEWAGE DISPOSAL

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

GARBAGE COLLECTION

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

UTILITIES

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

STORMWATER MANAGEMENT

There will be a Stormwater Management Pond constructed onsite to manage the stormwater runoff from the development to meet Oconee County stormwater ordinance.

IMPACT TO SCHOOL SYSTEM

There will be very minimal impact to school system due to an increase of eleven single family lots. The subdivision could potentially add 20-30 students to the school system once fully built out.

PROJECT SCHEDULE

Once zoning is approved in approximately October 2020 then a preliminary plat and subdivision plans will be created and construction could begin on the subdivision in early 2021, completed in mid-late 2021 allowing home construction to begin as early as late 2021 or early 2022.

BUFFERS

Any buffers required by the Town of North High Shoals subdivision ordinance will be provided.

SIGNAGE

The subdivision could permit and build a subdivision sign to meet the Town of New High Shoals sign ordinance.

COMMON AREAS/AMENITIES/REC AREAS

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

SIDEWALKS

There are no sidewalks proposed for this project.

RESIDENCE SIZE

The proposed subdivision would consist of up to 11 single family residences with 4-5 bedrooms and minimum 2,400 square feet in size.

ESTIMATED VALUE OF PROJECT

Each residence is estimated to be valued at \$500,000+ for an estimated total value of \$5,500,000+

REPRESENTATIVE ARCHITECTURE









OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

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

_____ West Side of New High Shoals Road just north of High Shoals Road _____

Tax Parcel #: _____ A 06 005 _____

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: _____ Frank Pittman, Pittman Engineering PC _____

Address (No P.O. boxes): _____ 1020 Barber Creek Drive, Suite 113 _____

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

Telephone Number: _____ 706-340-5599 _____

SIGNATURE OF OWNER OR MANAGING MEMBER: _____ *Mark Streiter* _____

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): _____ Mark Streiter _____

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: _____

DATE: _____ 07/15/2020 _____

NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS 15 DAY OF July, 2020

NOTARY SIGNATURE: _____ *April Nation* _____

DATE: July 15, 2020

SEAL: _____



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

STREITER MARK
 1141 WESTMINSTER TERRACE
 WATKINSVILLE, GA 30677

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*
2019-15795	11/20/2019	\$0.00	\$2819.51	\$0.00	Paid 10/29/2019

Map: A 06 005

Printed: 07/16/2020

Location: NEW HIGH SHOALS RD

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: STREITER MARK
Map Code: A 06 005 Real
Description: 1300/378 10/810 4/82 ;
Location: NEW HIGH SHOALS RD
Bill No: 2019-15795
District: 005

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	278,024.00	23.2900	\$278,024.00	11/20/2019				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$278,024.00	\$111,210.00	\$0.00	\$111,210.00	10.826000	\$1,203.96	\$0.00	\$1,203.96
N HIGH SHOALS CITY TAX	\$278,024.00	\$111,210.00	\$0.00	\$111,210.00	1.227000	\$136.45	\$0.00	\$136.45
SALES TAX ROLLBACK	\$278,024.00	\$111,210.00	\$0.00	\$111,210.00	-3.200000	\$0.00	-\$355.87	-\$355.87
SCHOOL M&O	\$278,024.00	\$111,210.00	\$0.00	\$111,210.00	16.500000	\$1,834.97	\$0.00	\$1,834.97
STATE TAX	\$278,024.00	\$111,210.00	\$0.00	\$111,210.00	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					25.353000	\$3,175.38	-\$355.87	\$2,819.51

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	\$2,819.51
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,819.51
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	10/29/2019