



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: AG to B2 Change in Conditions of Approval for Case # : _____
- Special Use Approval for: _____ in the _____ Zoning District

Applicant

Name: Michael B. Thurmond, P.E.
 Address: Armentrout Matheny Thurmond
(No P.O. Boxes)
330 Research Drive, Suite A240
Athens, GA 30605

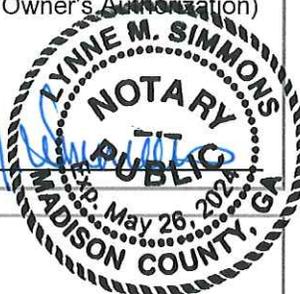
Telephone: _____

Email: _____

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

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

Signature: [Signature] Date: 9/9/20 Notarized: [Signature]



Property

Location: 2891 Monroe Hwy
(Physical Description)
Watkinsville, GA 30677

Tax Parcel Number: B02 039

Size (Acres): 1.818 Current Zoning: AG

Future Development Map—Character Area Designation: Community Village Center

Use

Current Use: Residential

Proposed Use: General Office and Contractors office with Outdoor Storage

Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed
- Typed Legal Description
- Plat of Survey
- Disclosures (Interest & Campaign Contributions)
- Zoning Impact Analysis
- Narrative (Detailed Description of the Request)
- Concept Plan
- Attachments to the Concept Plan:
 - Water and/or Sewer Capacity Letter from OCUD
 - Representative Architecture/Photographs
- Proof all property taxes paid in full
- Other Attachments: Letters of No Access

For Oconee County Staff Use Only

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 Application Withdrawn Date: _____

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

DOC# 007463
FILED IN OFFICE
12/17/2012 03:24 PM
BK:1170 PG:773-773
ANGELA WATSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY

Angela Watson

REAL ESTATE TRANSFER TAX
PAID: \$155.00
PT-61 108-2012-1642

Return Recorded Document to:
Quarterman & Hodson, P.C.
Attorneys at Law
1671 Meriweather Drive
Suite 103
Bogart, GA 30622

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF OCONEE

File #: 121174

This Indenture made this 13th day of December, 2012 between LAURA L. BURRELL, as party or parties of the first part, hereinafter called Grantor, and SAPPHIRE PROPERTIES, LP, 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 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that lot or parcel of land, containing 2.0 acres, more or less, situate, lying and being on U.S. Hwy. 78, two miles south of Bogart in the 240th District GM., Oconee County, Georgia, bounded on the north by said Highway, east by lands of or formerly of James Crow, south and west by lands of Perrie L. Brantley. Reference is made to that Quitclaim Deed from Lisa F. Bratcher to Laura L. Burrell dated June 29, 2004 and recorded in the Office of the Clerk of Court for Oconee County in Deed Book 750, Page 755.

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 whomsoever.

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

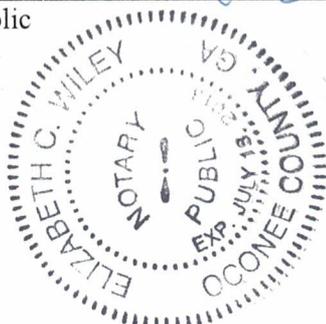
Signed, sealed and delivered in the presence of:

Alan L. Toles

Witness

Laura L. Burrell
_____ (Seal)
Laura L. Burrell

Elizabeth C. Wiley
_____ (Seal)
Notary Public



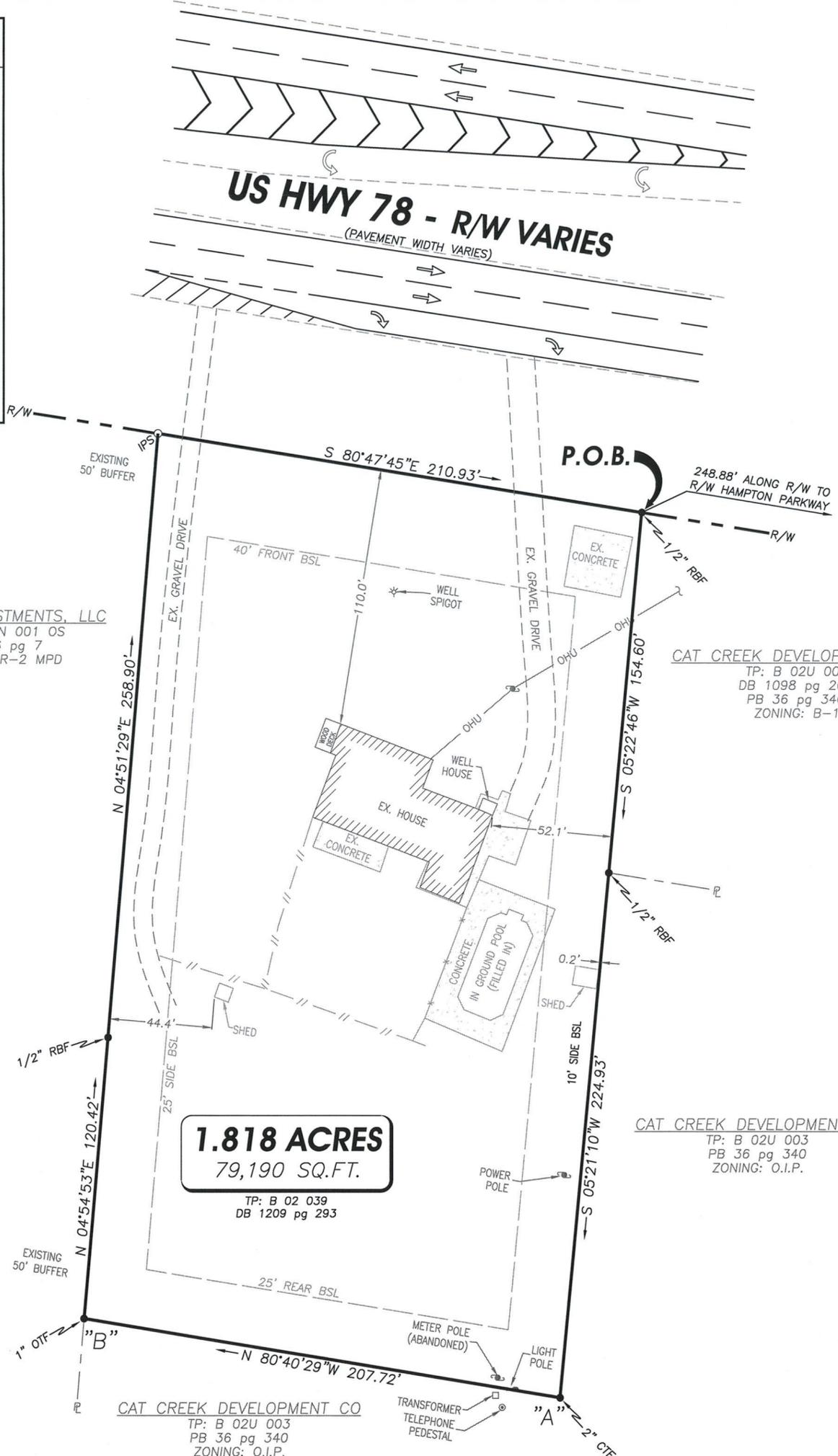
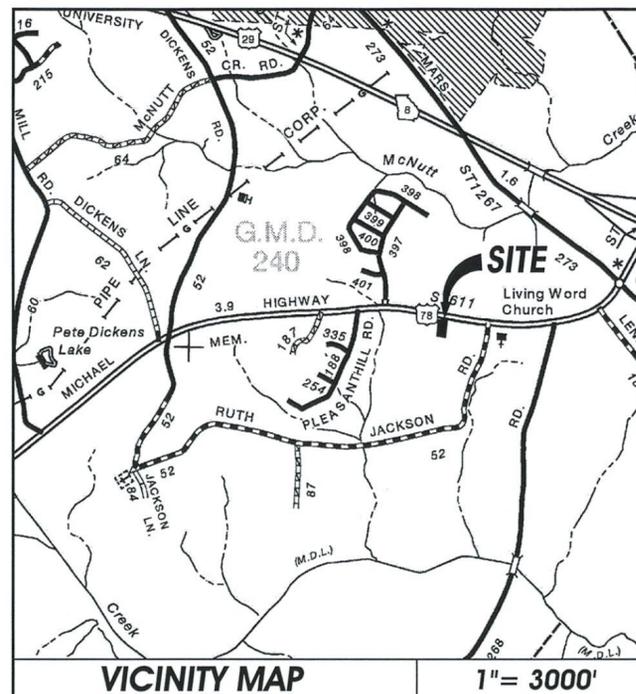
_____ (Seal)

_____ (Seal)

_____ (Seal)

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

BSL	BUILDING SETBACK LINE
CL	CENTERLINE
CTF	CRIMP TOP PIPE FOUND
DB	DEED BOOK
FND	FOUND
IPS	5/8" CAPPED REBAR SET STAMPED LSF 1010
N/F	NOW OR FORMERLY
NTS	NOT TO SCALE
OTF	OPEN TOP PIPE FOUND
PL	PROPERTY LINE
PB	PLAT BOOK
POB	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
TP	TAX PARCEL NUMBER
○	5/8" CAPPED REBAR SET STAMPED LSF 1010 (UNLESS OTHERWISE NOTED)
●	IRON PIN FOUND (AS DESCRIBED)
○	COMPUTED POINT (NO PIN)
○	LIGHT POLE
-OHU-OHU-	OVERHEAD UTILITIES
○	POWER/UTILITY POLE
○	WELL
-xx-xx-	WOOD/WIRE FENCE
-//-	WOOD FENCE



THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP # 13219C 0045D SEPTEMBER 02, 2009

SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS MAP OF SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,661 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP OF SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 251,057 FEET. A TOPCON ES 103 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS UPON WHICH THIS MAP OF SURVEY IS BASED, AND THE FIELD WORK WAS COMPLETED ON 11-12-14.

- SURVEYOR'S NOTES:**
1. THIS MAP OF SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
 2. THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND OTHER ENCUMBRANCES, BOTH PUBLIC AND PRIVATE.
 3. UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN LOCATED.
 4. THIS MAP OF SURVEY IS NOT VALID UNLESS IT BEARS THE REGISTRANT'S ORIGINAL SIGNATURE, IN RED INK, PLACED ACROSS THE REGISTRANT'S SEAL.
 5. BEARINGS ARE BASED ON THOSE BEARINGS SHOWN IN PB 36 pg 340 AND ARE FURTHER REFERENCED TO THE LINE BETWEEN POINTS "A" AND "B" HAVING A BEARING OF N 80°40'29"W.
 6. ZONING AND SETBACK INFORMATION SHOULD BE VERIFIED BY THE APPROPRIATE PLANNING/ZONING AGENCY PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

I hereby certify that this plat represents the survey of an existing piece of property and does not require approval by a governing authority and is not subject to Georgia Code Section 15-6-67 (d).

Stacy C. Carroll
Stacy C. Carroll, GA RLS 2729



COMPREHENSIVE ENGINEERING SERVICES:

- CIVIL ENGINEERING ■ WETLAND & SOIL MAPPING
- LAND SURVEYING ■ CONSTRUCTION STAKING
- LANDSCAPE ARCHITECTURE ■ LAND PLANNING
- SOIL MAPPING & SEPTIC SYSTEMS
- WETLAND & ENVIRONMENTAL MONITORING

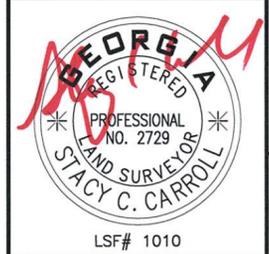
2410 HOG MOUNTAIN ROAD, SUITE 103
WATKINSVILLE, GA 30677
706-613-8900 ■ 706-425-9631 (FAX)
abe@ABEconsultinginc.com
www.ABEconsultinginc.com

BOUNDARY SURVEY FOR:
SAPPHIRE PROPERTIES, LP
2891 MONROE HWY
BOGART, GEORGIA
240th G.M.D.
OCONEE COUNTY
BEING THAT PARCEL OF LAND DESCRIBED IN DB 1209 pg 293, OCONEE COUNTY RECORDS

TOTAL PROJECT AREA: 1.818 ACRES
TAX PARCEL #: B 02 039
EXISTING ZONING: A-1

COPYRIGHT © 2013 ABE CONSULTING, INC. RESERVES COPYRIGHT AND OTHER RIGHTS TO THE STRICT USE OF THESE DOCUMENTS FOR THE ORIGINAL PROJECT FOR WHICH THEY WERE INTENDED. ANY CHANGES OR ALTERATIONS MADE TO THIS MAP OF SURVEY WITHOUT THE WRITTEN APPROVAL OF ABE CONSULTING, INC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES. REPRODUCTIONS, MODIFICATIONS, OR ASSIGNMENTS ARE STRICTLY PROHIBITED.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

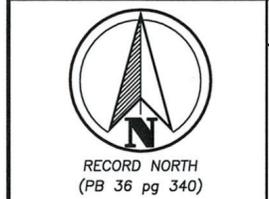
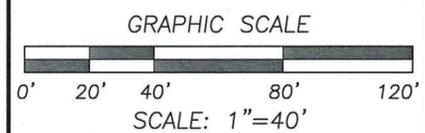


DATE PREPARED:
11-12-14

PROJECT #:
14-457-02

FIELDWORK: RUSSELL WILDER, MIKE STOWE
COMPS & DRAFTING: STACY CARROLL

REVISIONS	DATE
...	...



SHEET #
1
1

SITE INFORMATION:

- TAX PARCEL B 02 039
ACREAGE = 1.818
- EXISTING ZONING OF PROPERTY IS AG.
- PROPOSED ZONING OF PROPERTY IS B-2.
- PROPOSED USE IS CONTRACTOR WITH OUTDOOR STORAGE.
- OWNER:
SAPPHIRE PROPERTIES, LP
149 BEN BURTON CIRCLE
BOGART, GA 30622
- DEVELOPER:
SAPPHIRE PROPERTIES, LP
149 BEN BURTON CIRCLE
BOGART, GA 30622
- PROFESSIONAL REPRESENTATIVE:
ARMENROUT MATHENY
THURMOND, GA
330 RESEARCH DRIVE, SUITE
A-240
ATHENS, GA 30605
(706) 548-8211
- STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL. STORM DRAINAGE WILL BE OVERLAND OR BY PIPE NETWORK TO PROPOSED DETENTION FACILITY.
- NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD PLAIN AS IDENTIFIED ON THE FIRM PANEL, NO. 13219C0045D FOR OCONEE COUNTY DATED SEPTEMBER 2, 2009.
- TOPOGRAPHIC CONTOUR INTERVAL IS 2-FEET. DATA PROVIDED BY OCONEE COUNTY GIS.
- BOUNDARY SURVEY DATA PROVIDED BY ABE CONSULTING, INC. FROM SURVEY FOR SAPPHIRE PROPERTIES, LP DATED NOVEMBER 12, 2014.
- WATER SERVICE IS TO BE SUPPLIED BY OCONEE COUNTY WATER RESOURCES.
- SEWER SERVICE IS TO BE SUPPLIED BY OCONEE COUNTY WATER RESOURCES DEPARTMENT.

VICINITY MAP



PROPERTY OWNER INFORMATION

TAX PARCEL	OWNER	DB/pg	PB/pg	ZONING
A	B02N 036C CINDY S WARE	1290/633	36/3	R-2-MPD
B	B02N 037C BRADEN B MAXEY	1506/463	36/3	R-2-MPD
C	B02N 038C RICHARD A BRADY	1536/200	36/3	R-2-MPD
D	B02N 039C KRISTIN D TYSON	1076/101	36/3	R-2-MPD

REFERENCE DRAWING:

"SURVEY FOR: SAPPHIRE PROPERTIES, LP"
SCALE 1"=40', DATED NOVEMBER 12, 2019
BY: ABE CONSULTING, INC.
2410 HOG MOUNTAIN ROAD
SUITE 103
WATKINSVILLE, GA 30677
(706) 613-8900

SIGHT DISTANCE:

ENTRANCE / EXIT (RIGHT IN/RIGHT OUT)
ONTO MONROE HWY
EAST = 1,400 FT
WEST = 2,100 FT

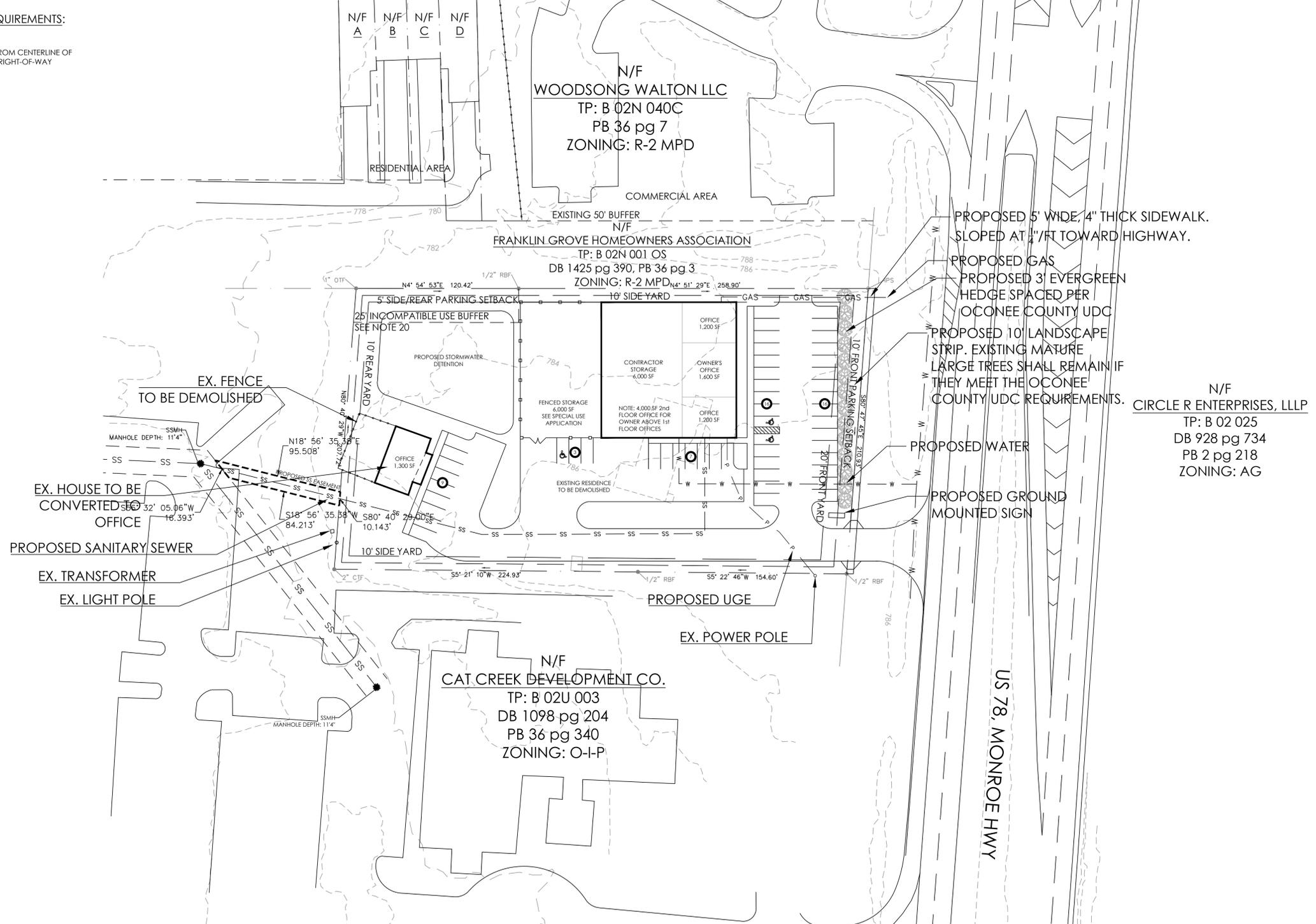
DIMENSIONAL REQUIREMENTS:

SETBACK MINIMUMS:
FRONT YARD.....50 FT FROM CENTERLINE OF ROAD OR 20 FT FROM RIGHT-OF-WAY
REAR YARD.....10 FT
SIDE YARD.....10 FT

- PROPOSED LOT COVERAGE = 60.6% BUILDINGS = 14.3% PARKING AND DRIVEWAYS = 46.3%
- BUFFERS:
B-2 TO O-I-P: NONE
B-2 TO R-2: 25 FT. A SPECIAL EXCEPTION VARIANCE TO WAIVE THE INCOMPATIBLE USE BUFFER HAS BEEN SUBMITTED WITH THE CURRENT REZONE APPLICATION FOR THIS DEVELOPMENT.
- THERE ARE NO NATURAL OR MANMADE DRAINAGE FEATURES OFFSITE THAT AFFECT THIS PROPERTY.
- NO TREES ARE PROPOSED TO BE RETAINED UNLESS WITHIN AN EXISTING SIDE OR REAR YARD SETBACK.
- A COMMON GROUND SIGN FOR UP TO THREE BUSINESSES IN THE BUILDING IS PROPOSED. THE SIGN WILL BE CONSTRUCTED TO CURRENT OCONEE COUNTY STANDARDS AT TIME OF CONSTRUCTION PLAN REVIEW.
- GENERAL LANDSCAPING INCLUDING TREES AND GROUND COVER IS PROPOSED TO BE DEVELOPED PER CURRENT OCONEE COUNTY STANDARDS AT TIME OF CONSTRUCTION PLAN REVIEW.

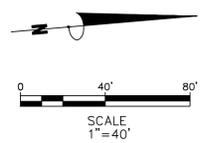
OFF-STREET PARKING SUMMARY

DESCRIPTION	TOTAL AREA
TYPE OF USE	COMMERCIAL
AREA CONTRACTOR W/ OUTDOOR STORAGE	7,600 SF 1ST FLOOR
	4,000 SF 2ND FLOOR
PARKING SPACES REQUIRED	3/MSF 35
AREA 1,300 + 2(1,200)	OFFICE 3,700 SF
PARKING SPACES REQUIRED	3.5/MSF 13
AREA OUTSIDE STORAGE	6,000 SF
PARKING SPACES REQUIRED	0.4/MSF 3
TOTAL PARKING SPACES REQUIRED	51
ADA PARKING SPACES REQUIRED	3 (2+1 VAN)
PARKING SPACES PROPOSED	51
ADA PARKING SPACES PROVIDED	3 (2+1 VAN)



PROPOSED 5' WIDE, 4" THICK SIDEWALK. SLOPED AT 1/4" FT TOWARD HIGHWAY.
 PROPOSED GAS
 PROPOSED 3' EVERGREEN HEDGE SPACED PER OCONEE COUNTY UDC
 PROPOSED 10' LANDSCAPE STRIP. EXISTING MATURE LARGE TREES SHALL REMAIN IF THEY MEET THE OCONEE COUNTY UDC REQUIREMENTS.

N/F
 CIRCLE R ENTERPRISES, LLLP
 TP: B 02 025
 DB 928 pg 734
 PB 2 pg 218
 ZONING: AG



NOTE: THIS DRAWING IS COPYRIGHT PROTECTED. ANY ALTERATIONS OR REPRODUCTIONS MUST BE AUTHORIZED IN WRITING BY ARMENROUT MATHENY THURMOND.

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>8/10/2020</td> <td>REVISED CONCEPT PLAN</td> </tr> <tr> <td>2</td> <td>8/10/2020</td> <td>REVISED CONCEPT PLAN</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1	8/10/2020	REVISED CONCEPT PLAN	2	8/10/2020	REVISED CONCEPT PLAN
NO.	DATE	DESCRIPTION								
1	8/10/2020	REVISED CONCEPT PLAN								
2	8/10/2020	REVISED CONCEPT PLAN								
<p>DESIGNED: MBI DRAWN: JPM CHECKED: MBI APPROVED: MBI</p>	<p>CONTRACTOR: ARMENROUT MATHENY THURMOND 2891 MONROE HWY WATKINSVILLE, GA 30677 (706) 548-8211 www.armenrout.com</p>									
<p>STATE OF GEORGIA COUNTY OF OCONEE 330 RESEARCH DRIVE, SUITE 240 ATHENS, GEORGIA, USA 30606-2760 PHONE: (706) 548-8211 FAX: (706) 548-1814 www.armenrout.com</p>										
<p>20145</p> <p>REZONE CONCEPT PLAN FOR RAC OFFICE COMPLEX 2891 MONROE HWY WATKINSVILLE, GA 30677</p>										
<p>CONCEPT SITE PLAN C100</p>										

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):

1. Mark Saxon 2. Mark Thomas 3. John Daniels

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: \$1,000 each

Date of contribution: May 2020

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).

Check - all ran opposed in May 2020

Signature of owner: _____

Date: 7/20/20

Signature of applicant: _____

Date: 7.29.20

Signature of Notary Public: _____

Date: 7.29.20



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

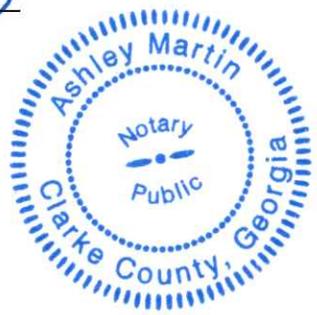

Date
7/29/20

Signature of Applicant


Date
7.29.20

Signature of Notary Public


Date
7-29-20



LEGAL DESCRIPTION FOR SAPPHIRE PROPERTIES, LP

All that tract or parcel of land lying and being in 240th G.M.D. in Oconee County, Georgia as shown on a plat prepared by Stacy C. Carroll, Georgia Registered Land Surveyor #2729 of ABE Consulting, Inc. for Sapphire Properties, LP dated November 12, 2014 and recorded in deed book 1209, page 293 of Oconee County records and being more particularly described as follows:

Begin at a TRUE POINT OF BEGINNING at an iron pin on the southerly side of the right of way of US Highway 78 being 248.88 feet west of the right of way of Hampton Parkway, running thence South 05 degrees 22 minutes 46 seconds West a distance of 154.60 feet to an iron pin; running thence South 05 degrees 21 minutes 10 seconds West a distance of 224.93 feet to an iron pin; running thence North 80 degrees 40 minutes 29 seconds West a distance of 207.72 feet to an iron pin; running thence North 04 degrees 54 minutes 53 seconds East a distance of 120.42 feet to an iron pin; running thence North 04 degrees 51 minutes 29 seconds East a distance of 258.90 feet to an iron pin set; running thence South 80 degrees 47 minutes 45 seconds East a distance of 210.93 feet to an iron pin and said iron pin being POINT OF BEGINNING.

Said property contains 1.818 acres more or less.



Subject: Rezone Narrative for Office/Warehouse
 2891 Monroe Highway, Watkinsville, GA 30677
 AG to B-2 – 1.818 acres; Tax Parcel B02 039
 Armentrout Matheny Thurmond, P.C., Project No. 20145

Project Overview

2891 Monroe Highway is a 1.818-acre lot along Monroe Highway/US-78 that is proposed to be used as an office and warehouse facility for a local contracting company. Sapphire Properties, LP is the current property owner and will occupy the building. Additional office space will be rented to other businesses. Sapphire Properties, LP wishes to move its office from Athens-Clarke County. The Owner lives on Ruth Jackson Road. Armentrout Matheny Thurmond, P.C. (AMT) has been engaged to act as agent in the preparation of the necessary documentation associated with this rezone request. Bret Thurmond, P.E. will act as the primary contact person for the owner.

Site Description

The subject parcel of the rezone is 1.818 acres in size. The project fronts Monroe Highway for approximately 211 LF. The property currently exists as a single lot with two single-family homes. The topography is generally flat but gently drops from north to south towards the rear of the parcel. Existing zoning and land uses surrounding the parcel are as follows: to the west – a large R-2-MPD zoned subdivision with townhomes, individual houses, and a commercial shopping center; to the east and south – a commercial parcel zoned O-I-P; to the north across Monroe Highway – residential parcels zoned AG. The western property line of the subject property abuts a 50 foot wide HOA buffer created by the R-2 MPD zoning. The 2040 Character Areas Map identifies the site primarily with a Future Character Area designation of Community Village.

Traffic Impacts

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation Manual, 10th Edition* for Monroe Highway. According to GDOT, the Average Annual Daily Traffic (AADT) for 2017, the most recent year with available data, is 20,500. This is specifically for GDOT station 2190107 along Monroe Highway/US-78, which is located at the approximate coordinates of 33.9184, -83.5409 approximately 3,500 feet west from the subject parcel.

<u>Land Use</u>	<u>Calculation Parameter</u>	<u>Weekday</u>	<u>Weekday A.M. Peak Hour of Generator</u>	<u>Weekday P.M. Peak Hour of Generator</u>
*Inside Storage (150)	6,000 ft ²	55	31	23
General Office Building (710)	30 employees	187	27	31

*Used warehousing (150) for traffic estimate

The total expected vehicle trip ends generated by the proposed use as a result of this rezone request is shown in the table above. The projected average vehicle trip ends are approximately 242 vehicle trip ends per weekday and 58 trips per A.M. peak hour and 54 trips per P.M. peak hour.

Access

There is one access entrance proposed to the existing GDOT public right of way. Monroe Highway/US-78 will experience an increase in traffic, however the highway is more than capable of handling the increased traffic rates. GDOT has been contacted and preferred that the site connect to either the east or west parcel rather than directly to U.S. Hwy 78. The Owner attempted to obtain that access but both property Owner's refused. Therefore, GDOT will allow access to US 78 at the front as a result of this adjacent landowner's refusal for access. The letters of refusal are attached to the zoning application.

Impact to School System

Impact to schools will be positive by generating an increased positive net tax base without generating more students. There will be a favorable economic impact on the county as a result of this development.

Method of Water Supply

The property is currently connected to an existing 12" water main located in front of the property on Monroe Highway. The water main is located in the right of way south of Monroe Highway (Sheet 10, Water System Map, Oconee County Water Resource Department). An estimated 1,000 gallons per day will be required for the proposed development based upon 20 employees at the facility and 50 gpd/person. Reference Table JT-1, GDHR Manual for on-site sewer management systems.

Method of Sewage Disposal

The property is proposed to be connected to the municipal sanitary sewer system. Sewer use is estimated to be 80% percent of water use which is 800 gallons per day. The sanitary sewer system is located south of the subject parcel. Franklin Grove and Hampton Valley Business Park are served by this gravity sewer system and the system pumps from Franklin Grove Pump Station to Mars Hill Road by way of a 6" force main. The subject property is proposed to connect to an existing manhole just south of the property line (Sheet 10, Sewer System Map, Oconee County Water Resource Department).

Proposed Utilities

All utilities are proposed to be underground and include electricity, natural gas, water, telephone, cable TV, and internet access. Domestic water will be accessed through an existing meter at the front of the property. The water main is located in the right of way south of Monroe Highway (Sheet 10, Water System Map, Oconee County Water Resource Department). The property will be connected to the Oconee County sanitary sewer system through an easement with the adjacent property owner. The sanitary sewer system is located south of the

subject parcel. Franklin Grove and Hampton Valley Business Park are served by this gravity sewer system and the system pumps from Franklin Grove Pump Station to Mars Hill Road by way of a 6" force main. The subject property is proposed to connect to an existing manhole just south of the property line (Sheet 10, Sewer System Map, Oconee County Water Resource Department). Two service manholes are on the adjacent property and that property owner has given their approval for an easement.

Garbage Collection

Garbage collection will be handled by private contractor service.

Method of Stormwater Drainage

Stormwater will be conveyed by overland flow or pipe network to a detention facility. Stormwater management facilities will be designed according to the most recent edition of the Georgia Stormwater Management Manual at the time of permitting and construction. At the present time, the proposed location of the detention facility is the southwest corner of the property.

Proposed Buildings

There are currently two single-family houses located on the property. The existing house on the southern portion of the parcel is proposed to remain and will be converted into an office. The existing house on the northern portion of the parcel is proposed to be demolished and replaced with an office and warehouse building. The front of the building, in respect to Monroe Highway) will include two stories of office space for a total of 8,000 square feet. The rear of the building will be used for 6,000 square feet of warehouse space with two garage doors located on the rear of the building. Overall building height will be approximately 30 feet to the parapet.

Proposed Development Schedule

Pending approval of this rezone application by the Oconee County Board of Commissioners on November 3, 2020, the civil engineering design process will begin and continue through winter of 2021. Once design site plan designs are complete, construction sets will be submitted to the Oconee County Planning Department for permit approval by February 2021. Construction is estimated to begin immediately after approval and end in late 2021.

Architecture/Themes/Façade Materials

The building is proposed to be brick on four sides. Architectural features similar to those shown in the attached photographs are proposed for the front. A single theme maybe used or the fronts maybe changed at the separation of offices along the front wall. The side walls will be brick and the rear wall will be metal. The building will have a parapet to shield rooftop equipment from view. The roof will be a low slope roof.

Gross Square Footage

8,000 ft² of general office space and 6,000 ft² of indoor storage space is proposed for the property. The area of the building is 10,000 ft². The existing house to be converted to office is 1,300 ft².

Estimated Value of the Project at Completion

\$1,200,000

Type(s) of Ownership

Single owner, corporate entity

Landscaping and Buffers

Landscape strips, parking lot buffers, and parking lot trees will be installed according to the Oconee County development standards. The property abuts a 50 foot permanent buffer on the west so no additional buffer is proposed and therefore a Special Exception Variance is proposed to waive the code required 25 foot incompatible use buffer for a B2 property adjacent to a multifamily residential property. See the Special Exception Variance application submitted concurrently with this Rezone application.

Sidewalks/Curb & Gutter

Concrete sidewalks with curb and gutter for the drives and parking are proposed for the development.

Outdoor Lighting

Outdoor lighting will be a combination of light fixtures on metal poles and wall packs on the building. Lighting will meet Oconee County Standards and will not trespass on adjacent property.

Outdoor Screening

The proposed use is contractor office with indoor storage and some outdoor storage. Outdoor storage requires a Special Use approval in the B2 zone. See the Special Use Application for Outdoor Storage submitted concurrently with this Rezone application. The outdoor storage is located completely behind the proposed new building and is adjacent to the commercial section of an existing MPD-R2 development property. The screening will comply with Oconee County standards for outside storage. The proposed opaque fence will be eight feet tall and have an additional landscape hedge along the west property line. The west property line is contiguous with a 50 foot undisturbed vegetative landscape buffer on MPD-R2 property.

Voluntary Restrictions of the Uses if this Property is Zoned B2

The Owner wishes to voluntarily restrict the property to limited uses as part of this rezone. The restricted uses were chosen as those which would be incompatible with the adjacent O-I-P to the east and the commercial section of the MPD-R2 property to the west.

The uses that are restricted as incompatible are:

- FARMERS MARKET (WHOLESALE)
- TRADITIONAL SUBDIVISION
- MASTER PLANNED DEVELOPMENT (MPD)
- HOTELS AND MOTELS
- BED AND BREAKFAST INNS
- RV (RECREATIONAL VEHICLE) PARKS
- GENERAL AUTOMOTIVE REPAIR
- AUTOMOTIVE EXHAUST SYSTEM REPAIR
- LANDSCAPING SERVICES, UNDER 3 ACRES
- LANDSCAPING SERVICES, OVER 3 ACRES
- SWIMMING POOL, DUCT, GUTTER, AND DRAIN CLEANING AND OTHER SERVICES TO BUILDINGS AND DWELLINGS
- CARPENTRY SHOP, WOODWORKING
- PERFORMING ARTS THEATERS: DRAMA, DANCE, MUSIC (INCLUDING ADULT ENTERTAINMENT)
- EVENT VENUES
- TAXIDERMISTS
- HISTORICAL SITES (COMMERCIAL)
- MOTION PICTURE THEATERS (INCLUDING DRIVE-INS)
- AMUSEMENT AND THEME PARKS, FAIRGROUNDS
- AUTOMOTIVE TRANSMISSION REPAIR
- AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE
- AUTOMOTIVE GLASS REPLACEMENT SHOPS
- AUTOMOTIVE OIL CHANGE AND LUBRICATION SHOPS
- CAR WASHES
- ELECTRONIC AND PRECISION EQUIPMENT REPAIR AND MAINTENANCE
- TRACTOR AND OTHER FARM EQUIPMENT REPAIR AND MAINTENANCE
- HOME AND GARDEN EQUIPMENT REPAIR AND MAINTENANCE
- BLOOD AND ORGAN BANKS
- FUNERAL HOMES AND FUNERAL SERVICES
- AUTOMOBILE COMMERCIAL PARKING LOTS AND GARAGES
- PASSENGER CAR RENTAL AND LEASING
- TRUCK, UTILITY TRAILER AND RV (RECREATIONAL VEHICLE) RENTAL AND LEASING
- CONSUMER ELECTRONICS AND APPLIANCES RENTAL
- FORMAL WEAR AND COSTUME RENTAL
- VIDEO TAPE AND DISC RENTAL
- HOME HEALTH EQUIPMENT RENTAL
- RECREATIONAL GOODS RENTAL
- FURNITURE, PARTY SUPPLIES, AND OTHER CONSUMER GOODS RENTAL

- GENERAL EQUIPMENT AND TOOL RENTAL CENTERS
- CONSTRUCTION, TRANSPORTATION, MINING AND FORESTRY MACHINERY AND EQUIPMENT RENTAL AND LEASING
- OFFICE COMPUTERS, COPIERS, FURNITURE AND OTHER MACHINERY AND EQUIPMENT RENTAL AND LEASING
- ARCHERY OR SHOOTING RANGES
- BATTING CAGES
- BILLIARD AND POOL HALLS
- BOWLING CENTERS
- COMMUNITY RECREATION FACILITY (NON-PROFIT) INCLUDING YMCA, SENIOR CENTERS, AREA-WIDE RECREATION CENTER
- DOG PARKS, PET SITTING SERVICES
- FEE FISHING LAKES
- GO-CART CONCESSIONS
- GOLF COURSE, WITH OR WITHOUT COUNTRY CLUB
- GOLF DRIVING RANGES
- ICE OR ROLLER SKATING RINK
- MARINAS
- MINIATURE GOLF
- NEIGHBORHOOD RECREATION CENTERS (FOR PROFIT), INCLUDING PRIVATE PLAYGROUNDS, TENNIS, COMMUNITY SWIMMING POOLS OR OTHER RECREATION AMENITIES
- NEIGHBORHOOD RECREATION CENTER THAT IS A PART OF AND SERVICES A RESIDENTIAL DEVELOPMENT BUT LOCATED ON A SEPARATE LOT
- PRIVATE UNDEVELOPED PARKS AND OTHER OPEN SPACE AMENITIES, INCLUDING SQUARES, GREENS AND POCKET PARKS
- PUBLIC SWIMMING POOLS
- SHOW ARENAS FOR HORSES
- SOFTBALL, BASEBALL, FOOTBALL OR SOCCER FIELDS
- TENNIS CLUBS AND TENNIS CENTERS
- NEW CAR DEALERS
- USED CAR DEALERS
- RECREATIONAL VEHICLES DEALERS
- MOTORCYCLE DEALERS
- BOAT DEALERS
- ALL OTHER MOTOR VEHICLE DEALERS
- AUTOMOTIVE PARTS, ACCESSORIES, AND TIRE STORES
- FURNITURE AND HOME FURNISHINGS STORE
- HOUSEHOLD APPLIANCE STORES
- HOME CENTERS AND HARDWARE STORES
- PAINT AND WALLPAPER STORES

- LUMBER YARDS
- ELECTRICAL, HEATING OR PLUMBING SUPPLY STORES
- BUILDING MATERIAL DEALERS NOT LISTED ABOVE
- OUTDOOR POWER EQUIPMENT STORES
- NURSERY AND GARDEN CENTERS
- SUPERMARKETS AND OTHER GROCERY (INCLUDING CONVENIENCE) STORES
- CONVENIENCE FOOD STORES WITH FUEL PUMPS
- CONVENIENCE FOOD STORES WITHOUT FUEL PUMPS
- SPECIALTY FOOD STORES, INCLUDING MEAT, FISH, FRUIT AND VEGETABLE MARKETS, CANDY STORES
- BEER AND WINE STORES (INCLUDING LIQUOR SALES)
- RETAIL BAKERIES AND PASTRY SHOPS
- PHARMACIES AND DRUG STORES
- COSMETICS, BEAUTY SUPPLIES AND PERFUME STORES
- EYEGASSES AND OTHER OPTICAL GOODS STORES
- FOOD (HEALTH) SUPPLEMENT STORES
- ALL OTHER HEALTH AND PERSONAL CARE STORES, SUCH AS HEARING AIDS AND CONVALESCENT SUPPLIES
- GASOLINE STATION, FULL SERVICE
- GASOLINE STATIONS WITH CONVENIENCE STORES, NO REPAIRS
- DEPARTMENT STORES
- WAREHOUSE CLUBS AND WAREHOUSE SUPERCENTERS
- DOLLAR STORES
- USED MERCHANDISE STORES
- MANUFACTURE (MOBILE) HOME DEALERS
- ACCESSORY UTILITY STRUCTURES, PREFABRICATED SHEDS AND GAZEBO DEALERS
- FARM EQUIPMENT AND IMPLEMENTS
- AUCTION HOUSES
- MISCELLANEOUS RETAILERS NOT LISTED ABOVE
- TEMPORARY EVENT: RETAIL SALES OF SEASONAL ITEMS
- RESTAURANTS, LIMITED SERVICE, INCLUDING FAST FOOD AND TAKE-OUT, WITH DRIVE-THROUGH WINDOWS
- RESTAURANTS, LIMITED-SERVICE, INCLUDING FAST FOOD AND TAKE-OUT, WITHOUT DRIVE-THROUGH WINDOWS
- CAFETERIAS
- PRINTING AND RELATED SUPPORT ACTIVITIES, INCLUDING PHOTOCOPYING AND DUPLICATING SERVICES (INSTANT PRINTING)
- WHOLESALE TRADE, SHOWROOMS, AND OUTDOOR STORAGE
- VENDING MACHINE OPERATORS
- SELF-STORAGE OF RECREATIONAL VEHICLES, CAMPERS, AND BOATS
- GENERAL FREIGHT TRUCKING, LOCAL

- SPECIALIZED FREIGHT (EXCEPT USED GOODS) TRUCKING, LOCAL
- INTERURBAN BUS TRANSPORTATION AND BUS STATIONS
- TAXI AND LIMOUSINE SERVICE
- SCHOOL AND EMPLOYEE BUS TRANSPORTATION
- CHARTER BUS INDUSTRY
- SPECIAL NEEDS TRANSPORTATION
- SHUTTLE SERVICES, VANPOOLS AND OTHER GROUND PASSENGER TRANSPORTATION
- INTERCITY COURIERS (FEDEX, UPS), PACKAGE DROP-OFF ONLY
- LOCAL MESSENGERS AND LOCAL DELIVERY
- RADIO AND TELEVISION BROADCASTING STATIONS
- TELEPHONE, CELLULAR AND OTHER WIRED OR WIRELESS TELECOMMUNICATIONS CARRIERS (INCLUDING SATELLITE)
- ALTERNATE ("STEALTH") TOWERS AND ANTENNAE
- ADDITIONS TO EXISTING TOWERS OR MOUNTED ON NONRESIDENTIAL BUILDING
- ELECTRIC POWER TRANSMISSION AND DISTRIBUTION LINES
- ELECTRIC POWER TRANSMISSION SUBSTATION
- NATURAL GAS DISTRIBUTION
- FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS
- GENERAL MEDICAL AND SURGICAL HOSPITALS
- CEMETERIES AND MAUSOLEUMS
- PRIVATE SCHOOLS: KINDERGARTEN, ELEMENTARY AND SECONDARY
- PRIVATE SCHOOLS: JUNIOR COLLEGES
- PRIVATE SCHOOLS: COLLEGES AND UNIVERSITIES
- PRIVATE SCHOOLS: RELIGIOUS EXEMPT AND NONPUBLIC POST-SECONDARY INSTITUTIONS
- PAWNSHOP
- CIGAR AND TOBACCO STORES, INCLUDING "VAPE" SHOPS AND ELECTRONIC CIGARETTE STORES
- TATTOO PARLORS
- OTHER PERSONAL CARE SERVICES NOT LISTED ABOVE
- AMBULANCE SERVICES
- ALL OTHER OUTPATIENT CARE CENTERS
- OTHER PERSONAL SERVICES NOT LISTED ABOVE
- OTHER COMMERCIAL AND INDUSTRIAL MACHINERY AND EQUIPMENT RENTAL AND LEASING
- OTHER BUSINESS SUPPORT SERVICES NOT LISTED ABOVE
- ADULT ENTERTAINMENT
- ZOOS AND BOTANICAL GARDENS
- MOTION PICTURE THEATERS, DRIVE-IN
- STADIUMS, COLISEUMS, ARENAS, AMPHITHEATERS
- RACETRACKS

- OTHER SPECTATOR SPORT FACILITIES
- AMUSEMENT ARCADES
- OTHER AMUSEMENT AND RECREATION USES NOT LISTED ABOVE
- SOAPS AND OTHER DETERGENT MANUFACTURING
- MINI-WAREHOUSES AND SELF STORAGE UNITS
- MINI-WAREHOUSES AND SELF STORAGE UNITS (INDOOR)
- RESTAURANTS, 24-HOUR
- GENERAL FREIGHT TRUCKING, LONG-DISTANCE
- TRUCK STOPS AND OTHER GASOLINE STATIONS
- USED HOUSEHOLD AND OFFICE GOODS MOVING
- SPECIALIZED FREIGHT (EXCEPT USED GOODS) TRUCKING, LONG-DISTANCE
- MOTOR VEHICLE TOWING AND WRECKER SERVICES
- CABLE AND OTHER SUBSCRIPTION DISTRIBUTION
- FREESTANDING TOWERS AND ANTENNAE
- COMMUNITY SCALE CHURCHES AND OTHER PLACES OF WORSHIP
- TEMPORARY EVENT: RELIGIOUS ASSEMBLIES
- CREMATORIES



OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

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

2891 Monroe Highway-Watkinsville, GA 30677

Tax Parcel #: B02 039

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: Michel B. Thurmond, P.E. c/o Armentrout Matheny Thurmond, PC

Address (No P.O. boxes): 330 Research Drive-Suite A240

City, State, & Zip Code: Athens, GA 30605

Telephone Number: 706-548-8211

SIGNATURE OF OWNER OR MANAGING MEMBER: *RL + MS*

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): Robert Scott

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: President

DATE: 7/29/20

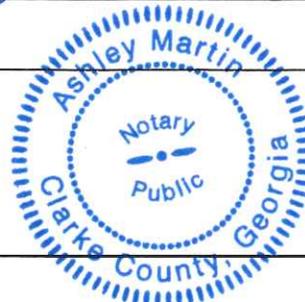
NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS 29 DAY OF July, 20 20

NOTARY SIGNATURE: *Ashley Martin*

DATE: 7-29-20

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

SAPPHIRE PROPERTIES, LP
 149 BEN BURTON CIRCLE
 BOGART, GA 30622

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*
2019-14249	11/20/2019	\$0.00	\$2988.67	\$0.00	Paid 11/20/2019

Map: B 02 039

Printed: 08/14/2020

Location: 2891 MONROE HWY

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: SAPPHIRE PROPERTIES, LP
Map Code: B 02 039 Real
Description: 1186/776 1170/773 750/755 HWY. 78
Location: 2891 MONROE HWY
Bill No: 2019-14249
District: 001

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
258,811.00	63,438.00	1.8200	\$322,249.00	11/20/2019				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$322,249.00	\$128,900.00	\$0.00	\$128,900.00	10.826000	\$1,395.47	\$0.00	\$1,395.47
INSURANCE PREMIUM ROLL BAC	\$322,249.00	\$128,900.00	\$0.00	\$128,900.00	-0.940000	\$0.00	-\$121.17	-\$121.17
SALES TAX ROLLBACK	\$322,249.00	\$128,900.00	\$0.00	\$128,900.00	-3.200000	\$0.00	-\$412.48	-\$412.48
SCHOOL M&O	\$322,249.00	\$128,900.00	\$0.00	\$128,900.00	16.500000	\$2,126.85	\$0.00	\$2,126.85
STATE TAX	\$322,249.00	\$128,900.00	\$0.00	\$128,900.00	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					23.186000	\$3,522.32	-\$533.65	\$2,988.67

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	\$2,988.67
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,988.67
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/20/2019