



# OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: R2 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 Dr., Suite A240  
Athens, GA 30605

Telephone: 706-548-8211

Email: bthurmond@amtathens.com

### Property Owner

Name: Sapphire Properties, LP

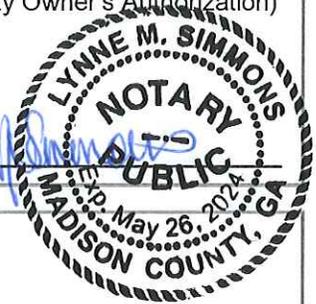
Address: 149 Ben Burton Circle  
(No P.O. Boxes)  
Bogart, GA 30622

Telephone: 706-355-3178

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: Michael B. Thurmond Date: 8-21-20 Notarized: Lynne M. Simmons



### Property

Location: 1961 Epps Bridge Parkway  
(Physical Description)  
Athens, GA 30606

Tax Parcel Number: C01 078

Size (Acres): 1.22 Current Zoning: R-2

Future Development Map—Character Area Designation: Regional Center

### Use

Current Use: Residential

Proposed Use: Business

### Attachments (check all that apply)

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Property Owner's Authorization (if applicable)  | <input checked="" type="checkbox"/> Narrative (Detailed Description of the Request) |
| <input checked="" type="checkbox"/> Application Fee                                 | <input checked="" type="checkbox"/> Concept Plan                                    |
| <input checked="" type="checkbox"/> Warranty Deed                                   | <input checked="" type="checkbox"/> Attachments to the Concept Plan:                |
| <input checked="" type="checkbox"/> Typed Legal Description                         | <input checked="" type="checkbox"/> Water and/or Sewer Capacity Letter from OCUD    |
| <input checked="" type="checkbox"/> Plat of Survey                                  | <input checked="" type="checkbox"/> Representative Architecture/Photographs         |
| <input checked="" type="checkbox"/> Disclosures (Interest & Campaign Contributions) | <input checked="" type="checkbox"/> Proof all property taxes paid in full           |
| <input checked="" type="checkbox"/> Zoning Impact Analysis                          | <input type="checkbox"/> Other Attachments: _____                                   |

For Oconee County Staff Use Only

**Application** Date Received: \_\_\_\_\_ Date Accepted: \_\_\_\_\_

DRI Transmitted to RDC  Date: \_\_\_\_\_  N/A

Date Submitted: \_\_\_\_\_  Findings Complete

Posted: \_\_\_\_\_ Ad: \_\_\_\_\_ Ad: \_\_\_\_\_

Application Withdrawn  Date: \_\_\_\_\_

**APPLICATION NUMBER**

**Action** **Planning Commission** Date: \_\_\_\_\_

Approval     With Conditions     Denial

**Board of Commissioners** Date: \_\_\_\_\_

Approved     With Conditions     Denied

DOC# 005250  
FILED IN OFFICE  
7/29/2020 03:47 PM  
BK:1557 PG:605-606  
ANGELA ELDER-JOHNSON  
CLERK OF SUPERIOR  
COURT  
OCONEE COUNTY



REAL ESTATE TRANSFER  
TAX PAID: \$390.00  
PT-61 108-2020-001032

Return Recorded Document to:  
Quarterman, Hodson & Associates, P.C.  
Attorneys at Law  
1671 Meriweather Drive  
Suite 103  
Watkinsville, GA 30677

**LIMITED  
WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF OCONEE

FILE #: **200694**

THIS INDENTURE made this 19 day of July, 2020, between **MARY BELL GLENN, AS EXECUTOR OF THE ESTATE OF COLLIN JOHNSON**, as party or parties of the first part, hereinunder 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 NO/100 DOLLARS (\$10.00) 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.

**FOR LEGAL DESCRIPTION, SEE ATTACHED EXHIBIT A.**

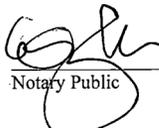
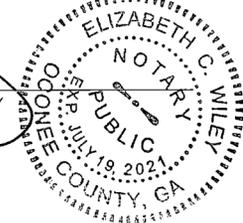
This Deed is given subject to all easements and restrictions of record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, together 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 by, through and under the above named grantor.

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

Signed, sealed and delivered in presence of:

  
Witness  
Notary Public  


X  (SEAL)  
Mary Bell Glenn, as Executor of The Estate  
of Collin Johnson (SEAL)  
\_\_\_\_\_  
(SEAL)  
\_\_\_\_\_  
(SEAL)  
\_\_\_\_\_  
(SEAL)

QHA File # 200694

Exhibit "A"

**All those two contiguous tracts of parcels of land, together with all improvements thereon, containing a total of 1.453 acres, situate, lying and being 517.1 feet northwesterly of Epps Bridge Road, in the 1331<sup>st</sup> District G.M., Oconee County, Georgia and being designated as Tract 2 and 3 on a plat recorded in Plat Book 7, Page 47 in the Office of the Clerk of the Superior Court of Oconee County.**

**The dwelling situate upon said tract of land being known and designated as 1961 Epps Bridge Parkway according to the present system for numbering houses in Oconee County, Georgia.**

Filed July 31, 1978  
 At 4:20 P.M.  
 Recorded July 31, 1978  
 Approved H. O. Alden, Clerk

OF BRANCH IS OF

1/2" PIPE  
 N 39° 22' E 158.9  
 10.0  
 2" PIPE FND  
 AT FENCE CORNER

TRACT 4

6.000 ACRES

S 43° 47' E

1665.2

N 43° 51' W

1646.4

FENCE

HUBERT

VERNARD JORDAN

2525.5  
 348° 09' W 98.4  
 156.0  
 38.4  
 2579.9

TRACT 2  
 1.101 ACRES

TRACT 1  
 1.713 ACRES

TRACT 3  
 0.352 ACRES

REVISED: OCT. 3, 1977 - ADDED TRACT 3  
 FROM TRACT 4.

*Ben 177.8*

CLOSURE = 1/16,881.4

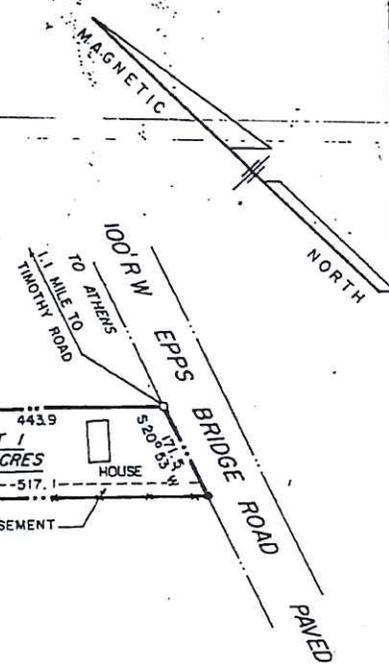
SURVEY FOR  
**LILA ARDALIA BRADLEY**

COUNTY: OCOREE	GMD: 1331	STATE: GEORGIA
DATE: MAR. 17, 1977	SCALE: 1" = 200'	DWN. BY: AMD
FIELDBOOK: 351, P. 52	SURVEYED BY: BEN MCLEROY AND ASSOCIATES ENGINEERS & SURVEYORS, INC.	FILE NO.: 9911-11



In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

● Denotes Iron Pin Found  
 ○ Denotes Iron Pin Set





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: [Signature]

Date: 7/29/20

Signature of applicant: [Signature]

Date: 7.29.20

Signature of Notary Public: [Signature]

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.

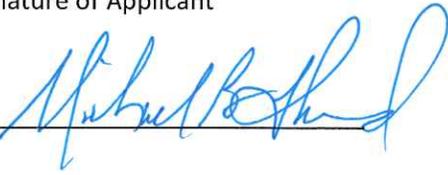
Signature of owner



Date

7/29/20

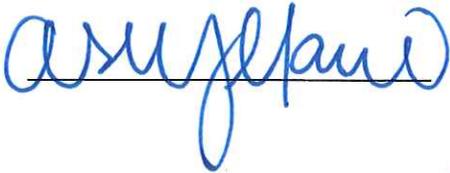
Signature of Applicant



Date

7.29.20

Signature of Notary Public



Date

7.29.20



LEGAL DESCRIPTION FOR SAPPHIRE PROPERTIES, LP – 1961 Epps Bridge Pkwy-  
Athens, GA

All that tract or parcel of land lying and being in 1331<sup>st</sup> G.M.D. in Oconee County, Georgia as shown on a plat prepared by David M. Camp, Georgia Registered Land Surveyor #3038 of Traditions Surveying, LLC for Sapphire Properties, LP dated August 14, 2020 and being more particularly described as follows:

Begin at a TRUE POINT OF COMMENCEMENT at magnet nail on the northerly side of the right of way of Jordan Drive, being 430.28 feet west of the right of way of Epps Bridge Parkway, running thence South 43degrees South 43 degrees 56 minutes 10 seconds East a distance of 25.00 feet to a calculated point, said calculated point being the TRUE POINT OF BEGINNING; running thence North 43 degrees 56 minutes 20 seconds West a distance of 406.70 feet to a rebar set; running thence North 46 degrees 01 minutes 55 seconds East a distance of 131.00 feet to an iron pin; running thence South 43 degrees 53 minutes 01 seconds East a distance of 406.70 feet to an iron pin; running thence South 46 degrees 01 minutes 55 seconds West a distance of 131.61 feet to a calculated point, said calculated point being the TRUE POINT OF BEGINNING.

Said property contains 1.22 acres more or less.



Subject: Revised Rezone Narrative for Office Complex  
1961 Epps Bridge Parkway, Athens, GA 30677  
R-2 to B-2 – 1.22 acres; Tax Parcel C01 078  
*Armentrout Matheny Thurmond, P.C., Project No. 20168*

### **Project Overview**

1961 Epps Bridge Parkway is a 1.22-acre lot fronting Jordan Drive that is proposed to be used as a commercial office property. It is proposed to construct three condominiums, two at 2,100 square feet with two stories and one at 3,600 square feet with two stories to total 15,600 square feet of office space. Sapphire Properties, LP is the current property owner. The property was originally 1.45 acres and extended to the centerline of an unpaved road. Once Jordan Drive was created the new right of way reduced the parcel size. 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 1.22 acres in size. The project fronts Jordan Drive for approximately 410 LF. The property currently contains a single-family house. The topography is sloping and drops from southwest to northeast towards the rear of the parcel. There is a very tall retaining wall that supports the site approximately 25 feet south of the rear property line. The area between the wall and the property line is a buffer. Existing zoning and land uses surrounding the parcel are as follows: to the north and east – commercial properties zoned B-2 used as a department store, restaurant, bank, and automotive store; to the south and west – a commercial property zoned B-1 used as a large retail store; to the northwest adjacent to the subject parcel – a residential parcel zoned R-2. The 2040 Character Areas Map identifies the site primarily with a Future Character Area designation of Regional Center.

### **Traffic Impacts**

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation Manual, 10<sup>th</sup> Edition*. On Epps Bridge Parkway, according to GDOT, the Average Annual Daily Traffic (AADT) currently posted on GDOT TADA website (2019), the most recent year with available data, is 28,800. This is specifically for GDOT station 219-0200 along Epps Bridge Parkway, which is located at the approximate coordinates of 33.9148, -83.4468.

<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>
<b>General Office Building (710)</b>	15,600 ft <sup>2</sup>	175	32	82

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 175 vehicle trip ends per weekday and 32 trips per A.M. peak hour and 82 trips per P.M. peak hour.

There are two drives proposed connect with the existing public right of way, but one is an exit only. The front parking lot contains a single row of angled parking and the rear parking lot does as well. The main entrance at the right front of the parcel allows traffic to access the site and most vehicles will leave from this entrance. The second drive is a smaller width because it is an exit only. Vehicles parked in front will probably exit from this drive. This design ensures more than 50 percent of exiting traffic is away from the adjacent residential driveway. Jordan Drive is currently a dead end road with an unpaved cul-de-sac. Jordan Drive will see increased traffic but is large enough to carry the additional traffic. Jordan Drive has a right in/right out intersection with Epps Bridge Parkway but traffic may access signalized intersections on Epps Bridge Parkway from Jordan Drive in front of the Wal-Mart to the south or by way of Parkway Lane to the north.

**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 connected to a 12" water main located on Jordan Drive. An estimated 1,500 gallons per day will be required for the proposed development. Of this, 1,200 gpd is office use and the balance is low flow irrigation. The manual for on-site sewage management system (June 2019) was used to develop the sanitary flow for office use (25 gpd/person) for an estimated 40 office workers.

**Method of Sewage Disposal**

The property is proposed to be connected to the municipal sanitary sewer system at the existing 8" main located in Parkway Lane. The sewer demand is estimated to be 1,000 gpd.

### **Proposed Utilities**

All utilities are proposed to be underground and include electricity, gas, water, telephone, cable TV, and internet access. Domestic water will be accessed through new meters placed at the front of the property and the property will be connected to the Oconee County wastewater system through an easement with the adjacent property owner.

### **Method of Stormwater Drainage**

Stormwater will be conveyed by overland or pipe flow to an underground detention facility. The facility will connect to the existing storm sewer inlet on Parkway Lane. 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 eastern corner of the property.

### **Proposed Buildings**

There is currently one single-family house with an outbuilding located on the property. The existing house and outbuilding are proposed to be demolished and replaced with a professional office park. Three craftsman style buildings will be constructed with a combined total of 15,600 square feet of office space. The front of the buildings, in respect to Jordan Drive will appear to be one story but with basements will contain two stories of office space. One story will be visible from the public right of way while two stories from the rear.

### **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 spring of 2021. Once design site plan designs are complete, construction sets will be submitted to the Oconee County Planning Department for permit approval in summer 2021. Construction is estimated to begin in mid-2021 and end in late 2021.

### **Architecture/Themes/Façade Materials**

The building is proposed to be Craftsman style. The façade will consist of a mixture of hardi-plank and stone siding.

### **Gross Square Footage**

A total of 15,600 square feet of general office space is proposed for the property. Three buildings are proposed. Lot coverage of the buildings is 7,800 square feet.

### **Estimated Value of the Project at Completion**

\$1,500,000

### **Type(s) of Ownership**

Single owner, corporate entity, leased professional office suites.

### **Outdoor Lighting**

Outdoor lighting will be wall packs on the building. Lighting will meet Oconee County Standards and will not trespass on adjacent property.

### **Landscaping and Buffers**

Landscape strips, parking lot buffers, and parking lot trees will be installed according to the Oconee County development standards. A 25-ft incompatible use buffer is proposed along the western property boundary that borders residential zoned property.

### **Sidewalks/Curb & Gutter**

Concrete sidewalks and curb and gutter are proposed for the development.



OCONEE COUNTY PROPERTY OWNER AUTHORIZATION
FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):
1961 Epps Bridge Parkway-Watkinsville, GA 30677

Tax Parcel #: C01 078

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: Michael 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:

[Handwritten signature]

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, 2020

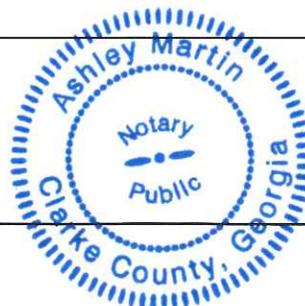
NOTARY SIGNATURE:

[Handwritten notary signature]

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

JOHNSON LILA D. CRAFT &  
 COLLIN  
 119 POST OAK CIRCLE  
 CRAWFORD, GA 306301902

**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*
2019-8462	11/20/2019	\$0.00	\$2703.24	\$0.00	Paid 11/15/2019

Map: C 01 078

Printed: 08/14/2020

Location: 1961 EPPS BRIDGE PKWY

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](http://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:** JOHNSON LILA D. CRAFT &  
**Map Code:** C 01 078 Real  
**Description:** 354/106 7/47 ;  
**Location:** 1961 EPPS BRIDGE PKWY  
**Bill No:** 2019-8462  
**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	
179,065.00	112,411.00	1.4500	\$291,476.00	11/20/2019				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$291,476.00	\$116,589.00	\$0.00	\$116,589.00	10.826000	\$1,262.19	\$0.00	\$1,262.19
INSURANCE PREMIUM ROLL BAC	\$291,476.00	\$116,589.00	\$0.00	\$116,589.00	-0.940000	\$0.00	-\$109.59	-\$109.59
SALES TAX ROLLBACK	\$291,476.00	\$116,589.00	\$0.00	\$116,589.00	-3.200000	\$0.00	-\$373.08	-\$373.08
SCHOOL M&O	\$291,476.00	\$116,589.00	\$0.00	\$116,589.00	16.500000	\$1,923.72	\$0.00	\$1,923.72
STATE TAX	\$291,476.00	\$116,589.00	\$0.00	\$116,589.00	0.000000	\$0.00	\$0.00	\$0.00
<b>TOTALS</b>					<b>23.186000</b>	<b>\$3,185.91</b>	<b>-\$482.67</b>	<b>\$2,703.24</b>

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](http://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](http://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](http://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.

<b>Current Due</b>	\$2,703.24
<b>Discount</b>	\$0.00
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$0.00
<b>Other Fees</b>	\$0.00
<b>Previous Payments</b>	\$2,703.24
<b>Back Taxes</b>	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
<b>Paid Date</b>	11/15/2019