



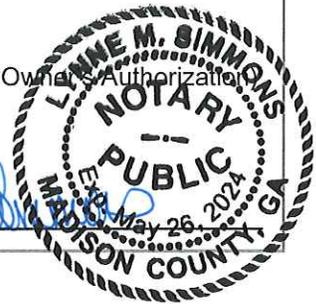
OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

Hardship Variance Appeal of Administrative Decision Flood Damage Prevention Variance

Special Exception for: Buffer Requirements

Applicant	Property Owner
Name: <u>Michael B. Thurmond, P.E.</u>	Name: <u>Sapphire Properties, LP</u>
Address: <u>Armentrout Matheny Thurmond, P.C.</u> <small>(No P.O. Boxes)</small> <u>330 Research Drive, Suite A-240</u> <u>Athens, GA 30605</u>	Address: <u>149 Ben Burton Circle</u> <small>(No P.O. Boxes)</small> <u>Bogart, GA 30622</u>
Telephone: <u>706-548-8211</u>	Telephone: <u>706-355-3178</u>
Email: <u>bthurmond@amtathens.com</u>	
Applicant is (check one): <input type="checkbox"/> the Property Owner <input checked="" type="checkbox"/> 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: <u><i>Michael B. Thurmond</i></u>	Date: <u>9/10/20</u> Notarized: <u><i>Linne M. Simmons</i></u>



Property	Use
Location: <u>2891 Monroe Hwy</u> <u>Watkinsville, GA 30677</u>	Current Use: <u>Residential</u>
Tax Parcel Number: <u>B02 039</u>	Proposed Use: <u>Business with Conditions</u>
Size (Acres): <u>1.818</u> Current Zoning: <u>AG</u>	
Future Development Map—Character Area Designation: <u>Community Village Center</u>	

Attachments (check all that apply)	Appeal or Variance Requested
<input type="checkbox"/> Property Owner's Authorization (if applicable) <input type="checkbox"/> Application Fee <input type="checkbox"/> Warranty Deed(s), Legal Description, & Plat of Survey <input type="checkbox"/> Disclosures <input type="checkbox"/> Maps or Drawings Illustrating Variance Request <input type="checkbox"/> Narrative Statement Explaining Variance Request <input type="checkbox"/> Concept Plan	<i>Provide the code section and briefly explain the requested variance</i> <u>Oconee County Unified Development Code Section 806.</u> <u>A special exception for a required 25 foot buffer between</u> <u>incompatible uses is requested to waive the requirement</u> <u>of the buffer</u>

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.

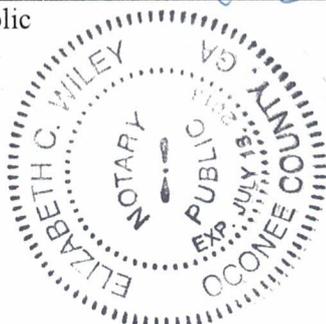
Signed, sealed and delivered in the presence of:

Alan L. Toles

Witness

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

Elizabeth C. Wiley
_____ (Seal)
Notary Public



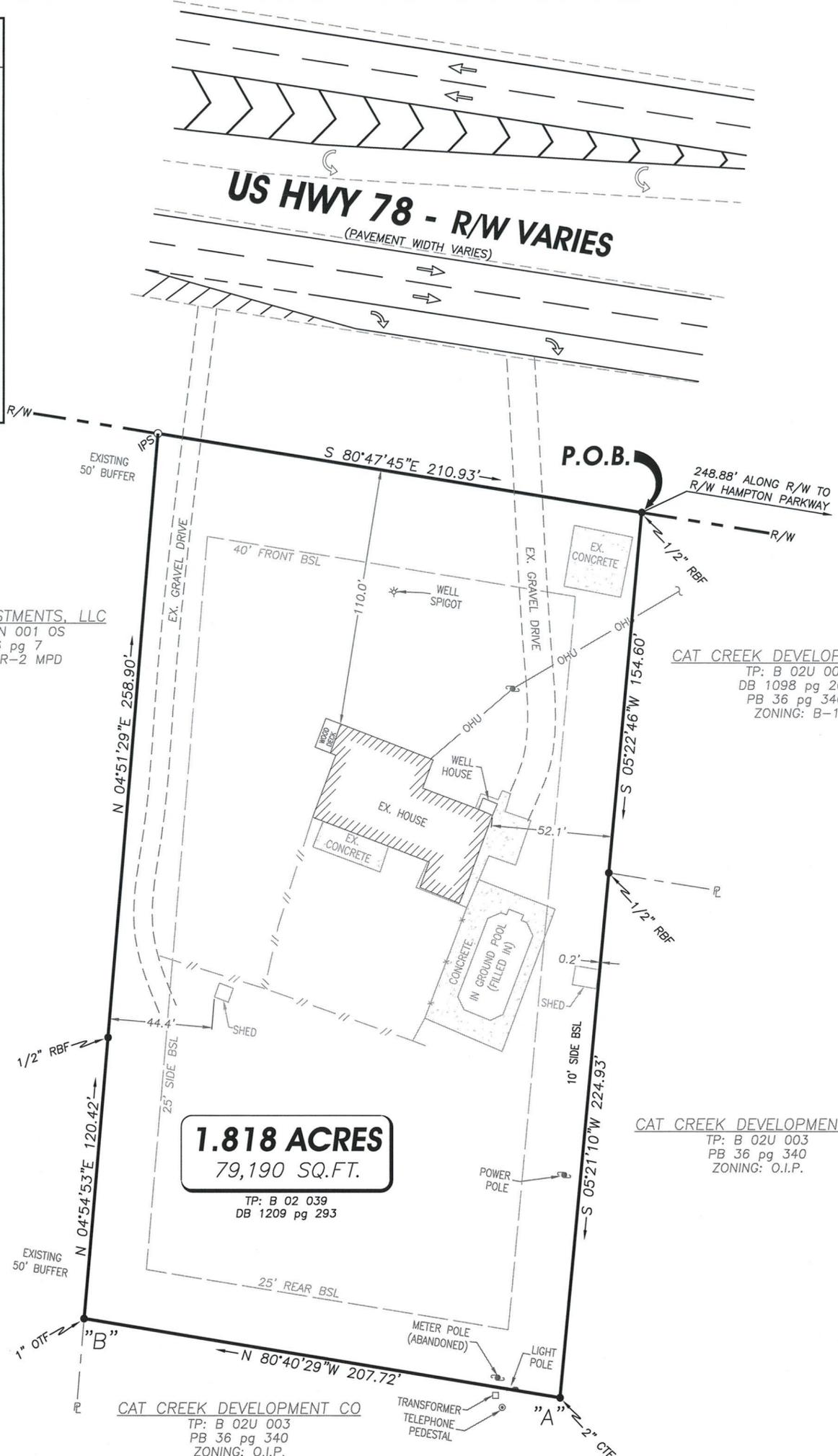
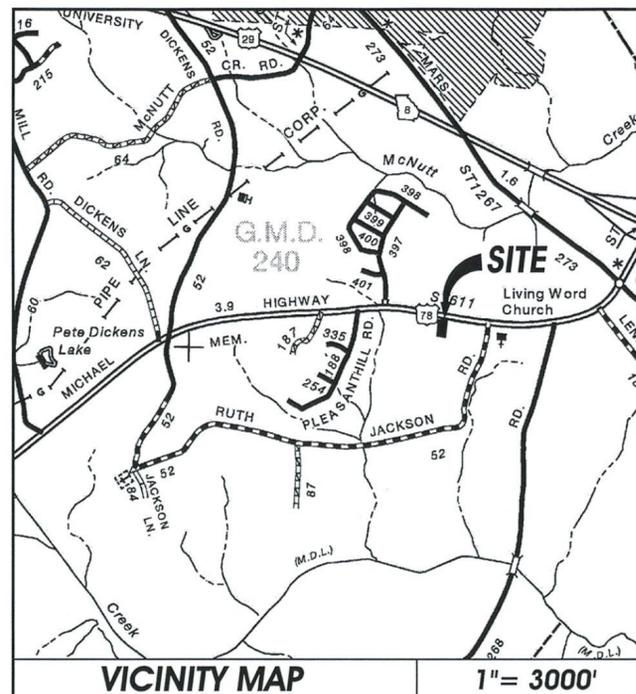
_____ (Seal)

_____ (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



BOMAC INVESTMENTS, LLC
 TP: B 02N 001 OS
 PB 36 pg 7
 ZONING: R-2 MPD

CAT CREEK DEVELOPMENT CO.
 TP: B 02U 001
 DB 1098 pg 204
 PB 36 pg 340
 ZONING: B-1

CAT CREEK DEVELOPMENT CO.
 TP: B 02U 003
 PB 36 pg 340
 ZONING: O.I.P.

1.818 ACRES
 79,190 SQ.FT.
 TP: B 02 039
 DB 1209 pg 293

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, 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.

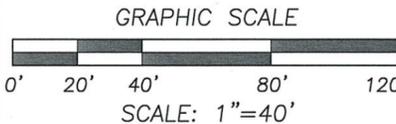
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



DATE PREPARED:
 11-12-14
PROJECT #:
 14-457-02

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

REVISIONS	DATE
...	...



SHEET #
 1
 RECORD NORTH
 (PB 36 pg 340)

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: 7/29/20

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

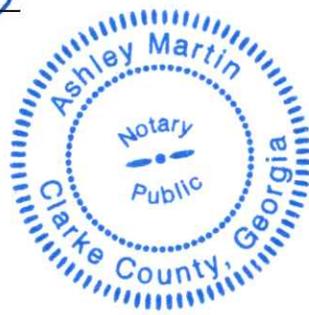

Date
7/29/20

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: Revised Special Exception Variance Narrative for Buffer Requirements
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

A variance is requested of the Unified Development Code of Oconee County, Article 8, Division III, Section 806, Buffers to waive the required 25 foot landscape buffer between incompatible land uses. The proposed zoning of the subject parcel is B-2 and the property adjacent on the west side is zoned MPD-R2. There is an existing vegetative 50 foot buffer on the MPD-R2 property. This application to waive the 25 foot incompatible use buffer is submitted concurrently with a rezone application and a special use application. The rezone is intended to allow the owner's use of the property for his contracting office and storage. The plan has interior and exterior storage so, therefore, a special use exception variance application is required for exterior storage. The main reason for this request is that the parcels to the west zoned MPD-R2 have already installed a 50 foot permanent buffer.

The front section of the MPD-R2 property is commercial use. The rear section of MPD-R2 property is multi-family residential use. In the code, no buffer is required between commercial use and a 25 foot buffer is required between commercial and residential use. The existing 50 foot buffer is owned by the MPD-R2 Homeowners Association. The parcels beyond the existing 50 foot buffer are owned by residents or developers.

Since the buffer is held in perpetuity by an entity other than the existing landholders, it will remain a vegetative buffer. While the proposed zoning adjacent to the MPD-R2 residence is B-2, the area will be occupied by a vegetated stormwater facility in the buffer area and adjacent to that the residence converted to office space. The 25 foot incompatible buffer provides no additional benefit to adjacent landowners because the B-2 property cannot be seen through the existing 50 foot vegetative buffer. The existing buffer on the MPD-R2 property is adequate to protect the health, safety or general welfare of the public. Since the residential owners cannot see through the existing 50 foot buffer to this parcel, there should be no reasonable objection to waiving the required 25 foot incompatible use buffer on this property. Finally, future development adjacent to this parcel can only be more intense than the existing commercial and high density residential that currently exists. As such, the owner believes this waiver should be granted.

MBT/lr/20145/Docs/Rezone Report09.11.2020



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: *Robert Scott*

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

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: President

DATE: 7/29/20

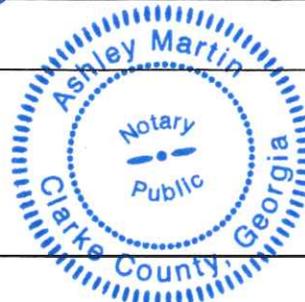
NOTARIZATION:

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