

ACTION DENYING REZONE REQUEST

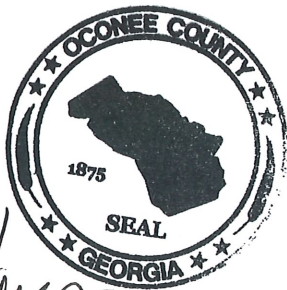
APPLICATION SUBMITTED BY: Williams & Associates, Land Planners, P.C.

APPLICATION SUBMISSION DATE: January 21, 2020

RE: Request for rezoning of a ± 4.52 -acre tract of land located south of Georgia Highway 316, west of Dials Mill Extension and north of Dials Mill Spur in the 240th G.M.D., Oconee County, Georgia, (tax parcel no. B-01-013 and B-01-013C) from AG (Agricultural District) to B-1 (General Business District).

After consideration and a motion and second, the Oconee County Board of Commissioners does hereby deny the above-referenced request for rezoning.

This 7th day of July, 2020.



ATTEST:

Kathy Hayes
Kathy Hayes
Clerk, Board of Commissioners

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell
John Daniell, Chairman

Mark Thomas
Mark Thomas, Member

Chuck Horton (By: Kathy Hayes)
Chuck Horton, Member

Vacant
Vacant, Member

Mark T. Saxon
Mark Saxon, Member

Kathy Hayes

From: Chuck Horton
Sent: Monday, July 6, 2020 11:54 AM
To: Kathy Hayes
Subject: Sighting of documents

To whom it might concern. Because of my recent surgery and the inability of going to the courthouse I give permission for the county clerk, Kathy Hayes to sign county documents for me.

Respectfully
Chuck Horton

Sent from my iPad

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**Planning Department
Oconee County, Georgia
STAFF REPORT**

REZONE CASE #: P19-0013

DATE: February 24, 2020

STAFF REPORT BY: Grace Tuschak, Senior Planner

APPLICANT NAME: Williams & Associates, Land Planner,
P.C.

PROPERTY OWNER: John Alan Drew, LLC

LOCATION: South of Georgia Highway 316, west of Dials
Mill Extension and north of Dials Mill Spur

PARCEL SIZE: ±4.52 acres

EXISTING ZONING: AG (Agricultural District)

EXISTING LAND USE: Single Family Residential, Vacant

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Suburban Neighborhood

ACTION REQUESTED: B-1 (General Business District)

REQUEST SUMMARY: The petitioner is requesting to rezone the property from AG to B-1 to allow for the development of two medical office buildings

STAFF RECOMMENDATION: Staff recommends denial of the present request

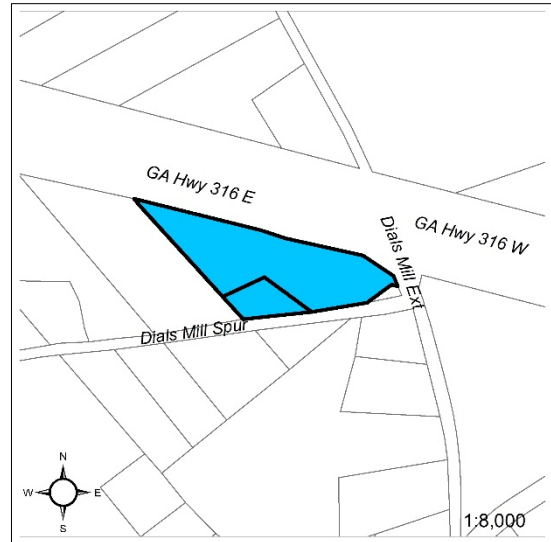
DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: June 15, 2020

BOARD OF COMMISSIONERS: July 7, 2020

ATTACHMENTS:

- Application
- Narrative
- Representative Photographs
- Zoning Impact Analysis
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat of Survey
- Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property has been zoned AG (Agricultural District) since the original adoption of the zoning map in 1968
- A single family residence was constructed on the property in 1939

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Vacant/undeveloped GDOT Right of Way (Hwy 316)	AG (Agricultural District), OIP (Office Institutional Professional District)
SOUTH	Single-Family Residential	AG (Agricultural District)
EAST	Single Family Residential	AG (Agricultural District)
WEST	Vacant/Undeveloped	B-2 (Highway Business District) OIP (Office Institutional Professional District)

PROPOSED DEVELOPMENT

- The applicant proposes to develop a small scale office park on the subject property as follows:
 - Two single-story office buildings for a total of 12,000 square feet
 - Exterior façade materials of brick, stone, simulated or cultured stone, cast stone, cement fiber board plank siding, board and batten siding, exterior insulation and finish system (EIFS), stucco and cedar plank or shingle siding (see representative photos)
 - Landscaping meeting the UDC including landscape strips and incompatible use buffers
- The projected value of the project at full buildout is \$2,760,000
- Buildout is proposed to occur in one phase, to be completed between May 2021 and June 2021

PROPOSED TRAFFIC PROJECTIONS

- The project is anticipated to generate an additional 373 ADT, including 34 AM peak hour trips and 43 PM peak hour trips

PUBLIC FACILITIES

Water:

- Oconee County water service is proposed to serve the development
- The Water Resources Department indicated in a letter dated 01/21/2020 that potable water is available at the site

Sewer:

- A private on-site septic system is proposed to serve the development

Roads:

- One access is proposed from Dials Mill Spur
- No road improvements are proposed

ENVIRONMENTAL

- No state waters, jurisdictional wetlands, or flood plain are known to exist on the site

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- No comments

OCONEE COUNTY FIRE DEPARTMENT

- No comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Suggested condition: “The owner, all at owner’s expense, shall construct the improvements required by the County for public water and public waste water services for subject property and shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.”

GEORGIA DEPARTMENT OF TRANSPORTATION

- The Developer will need to coordinate with the Department of Transportation to determine what impact may be in the area.

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR REZONING CONSIDERATION” AS SET FORTH IN SECTION 1207.01 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

A. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.

Surrounding properties are primarily single family residential in use or undeveloped. Surrounding zoning is primarily agricultural with limited commercial zoning across Highway 316 and Dials Mill Extension. Staff notes that nearby commercially-zoned properties lie within the Technology Gateway character area as opposed to the Suburban Neighborhood designation of the subject property (see letter G below). Adjacent properties within the Suburban Neighborhood character area are zoned agricultural and are used for single-family residential purposes. Staff holds that, when considered in light of the 2018 Comprehensive Plan, the present request is not suitable in view of the existing uses and zoning of nearby property.

B. Whether the property to be rezoned has a reasonable economic use as currently zoned.

The property has a reasonable economic use for single family residential and agricultural purposes as currently zoned.

C. The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:

i. Population density and effect on community facilities such as streets, schools, water, and sewer;

The present request should not significantly impact population density, local schools, or County sewer treatment services. A minimal increase in the use of local roads and County water services can be anticipated from the proposed development.

ii. Environmental impact;

No environmentally sensitive areas are known to exist on site and no significant negative environmental impacts are anticipated as a result of the present request.

iii. Effect on the existing use, usability and/or value of adjoining property.

A 25-foot landscape buffer along the western property line adjacent to single family residential use is required by UDC Sec. 806 and is shown on the associated concept plan. All site lighting would be required to be “full cut off” and directed away from residential areas under UDC Sec. 607.05 and Sec. 306.04. Staff holds that the proposed development should not negatively impact the use, usability and/or value of adjoining property.

- D. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.**
The subject property is not currently vacant.
- E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**
The B-1 (General Business) District is “intended for those business activities providing goods and services for local citizens of Oconee County and surrounding areas” (UDC Sec. 205.09). Medical offices are allowed by right in the B-1 Zoning District and staff holds that the proposed use is consistent with the stated purpose of the zoning district requested.
- F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
Two nearby properties have been rezoned to commercial zoning districts: 1211 Dials Mill Extension (rezoned to OBP in 2005), and 2261 Dials Mill Road (rezoned to OIP and B-2 in 2000). No development has occurred on these commercially-zoned parcels since their rezoning and the general area continues to be primarily single-family residential and agricultural in use. Staff holds that these existing land use patterns lend grounds for disapproval of the present request.
- G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.**
The Future Development Map designates the subject property a character area of “Suburban Neighborhood,” which is intended primarily for residential development. The 2018 Comprehensive Plan describes this character area as consisting of “pedestrian-friendly residential neighborhoods with primarily large, single-family lots and connective, common greenspaces” (2018 Comprehensive Plan p. 36). All primary land uses are intended to be residential, with semi-public and institutional uses listed as compatible secondary land uses (p. 36). The 2018 Comprehensive Plan does not support medical office use within the suburban neighborhood character area and staff holds that the proposed development does not meet the goals and objectives of the Oconee County Comprehensive Plan.
- H. The availability of adequate sites for the proposed use in districts that permit such use.**
Several office parks exist in appropriate character areas within the County that would permit the requested medical office use.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

The proposed development does not meet the goals and objectives of the Oconee County Comprehensive Plan and staff recommends denial of this request. Should this request be approved, staff recommends it be subject to the following conditions to be fulfilled at the expense of the owner/developer:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner, all at owner’s expense, shall construct the improvements required by the County for public water and public waste water services for subject property and shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County’s review of Owner’s development plans pursuant to the County’s ordinances and regulations. No development permit shall be issued until Owner has agreed to such improvements and dedication.
4. Total building square footage shall not exceed 12,000 square feet.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

☒ Rezoning from: AG to B-1

☐ Change in Conditions of Approval for Case #: _____

☐ Special Use Approval for: _____ in the _____ Zoning District

Applicant

Name: Williams & Associates, Land Planners, P.C.

Address: 355 Oneta Street

(No P.O. Boxes)

Suite D100

Athens, GA 30601

Telephone: (706) 310-0400

Email: jgreer@waengineering.com

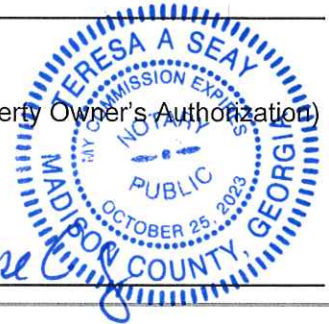
Applicant is (check one): ☐ the Property Owner ☒ Not the Property Owner (attach Property Owner's Authorization)

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

Signature: [Signature] WILLIAMS & ASSOCIATES, AGENT FOR OWNER

Date: 2/10/2020

Notarized: [Signature]



Property

Location: 1040 & 1060 Dials Mill Spur

(Physical Description)

Tax Parcel Number: B-01-013 & B-01-013C

Size (Acres): 4.520 Current Zoning: AG

Future Development Map—Character Area Designation: Suburban Neighborhood

Use

Current Use: (1) Single Family Residential lot &

(1) Vacant lot

Proposed Use: Medical Offices

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: _____

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

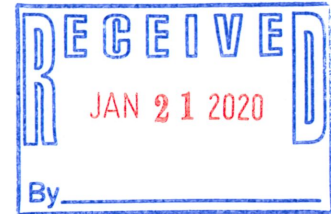
☐ With Conditions

☐ Denied

Dials Mill Medical
An Office Development
1040 & 1060 Dials Mill Spur - Bogart, Georgia

AG to B-1 – 4.520 Acres
Tax Parcels B-01-013 & B-01-013C

Rezone Submittal – January 21, 2020



Narrative

Dials Mill Medical is a proposed office development located on a 4.520 acre tract. John Alan Drew, LLC. is the current property owner. Mr. Jack Drew will act as the primary contact person. W&A Engineering has been engaged to act as agent in the preparation of the necessary rezone documentation associated with this request.

The Site

The subject parcels of the rezone total 4.520 acres. The project fronts on GA Highway 316 for approximately 1,011 LF., Dials Mill Extension for approximately 44 LF., and Dials Mill Spur for approximately 508 LF. The property currently exists as two parcels with one parcel containing a single-family home currently used as a rental property. The topography drops gently from a high point in the center of the property to the northwest and southeast, both to existing roadside swales. Existing zoning and land uses surrounding the parcel are as follows: to the north GA Hwy 316; to the east Dials Mill Extension; to the south Dials Mill Spur and one (1) AG zoned parcel; to the west – one (1) AG zoned parcel with residence. The 2040 Character Areas Map identifies the site with a Future Character Area designation of Suburban Neighborhood.

The Development

The project is to be developed as a small scale office park. The development may be fee simple or condominium ownership. The project shall be constructed with curb & gutter parking and sidewalks. All utilities will be underground. Extensive landscaping including buffers and shade trees will be installed throughout the development. The stormwater management facility is proposed to be an above ground pond. The project will be constructed in a single phase.

Buildings

The project will consist of two single-story buildings, totaling 12,000 square feet. The estimated cost of the building at completion is \$2,760,000.00. The project is anticipated to have primarily general office and medical office uses. The buildings will be wood or steel construction, with exterior facades and accents including, but not limited to: brick, stone, simulated or cultured stone, cast stone, cement fiber board plank siding, board and batten siding, shingle siding, exterior insulation and finish system (EIFS), stucco and cedar plank or shingle siding. The roofs are anticipated to be gabled structures. Roofing material options include asphalt shingles and/or metal. See attached representative architecture.

Water Supply

Water supply will be via Oconee County Public Utilities. An 12" water main currently exists in the right-of-way of Dials Mill Road. A water main extension will be required to service the property from the existing main. Meters will be installed to meet the domestic water demand and for irrigation purposes.

Probable Water Demand

Referencing table JT-1, GDHR Manual for On-site Sewage Management Systems

Medical offices = 200 GPD/exam room

200 GPD/exam room x 13 exam rooms = 2,600 GPD per building

2,600 GPD per building x 2 buildings = 5,200 GPD

OC Sewer use calculation: 50% of the JT-1 calculations

$(5,200 \text{ GPD} / 2) = 2,600 \text{ GPD}$

OC Water use calculation: assume 115% of the sewer use

$2,600 \text{ GPD} * 1.15 = 2,990 \text{ GPD Total}$

Total: 2,990 GPD AVG.

Sewage Disposal

A conventional septic tank and drain-field are planned for the development. A soil survey map will be prepared by an approved soil scientist to insure that the system will be constructed in an area with appropriate soils per county and state regulations.

Surface Water Drainage

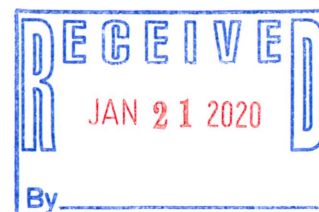
Concrete curb & gutter, corrugated pipe, and grassed & natural waterways will be employed to collect and divert storm water to a proposed stormwater management facility. Post development run-off will be maintained at predevelopment rates for 2, 5, 10, 25, and 50 year events. The proposed storm water management facility will be designed to achieve the required capacity and volume based on hydrological analysis to be performed and submitted with site development plans. Stormwater management will be in compliance with the Oconee County UDC.

Access

Access will be via a single driveway from Dials Mill Spur. No additional improvements are anticipated at this time as it relates to access.

Traffic

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation*, 10th Edition.



Trip Generation									
Land Use (ITE Code)	Intensity	Unit	ADT	A.M. Peak Hour			P.M. Peak Hour		
			2-Way	Enter	Exit	Total	Enter	Exit	Total
Medical-Dental Office Building (720)	12	1000 Sq. Ft. GFA	373	26	7	34	12	31	43
Total	12		373	26	7	34	12	31	43

Arterial roads presently serving the site and the general area will experience minimum impact. Dials Mill Spur will experience some impact, but it is anticipated to be minimal since the access drive to the office development is located near the connection to Dials Mill Extension.

Schools

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

Schedule

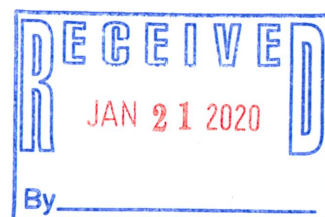
The petitioners plan to complete the zoning efforts on the subject property in April 2020. The Preliminary Site Plan and Site Development Plans for the development will be submitted for approval by October 2020. Construction of the project infrastructure will commence immediately upon approval of these plans. Construction will require a minimum of 6-8 months to complete. It is anticipated that the total build-out of the project should be completed between May 2021 and June 2021.

Maintenance of Common Areas

There are no common areas currently proposed for this development.

Landscaping and Buffers

Landscape strips, parking lot buffers, and parking lot tree plantings will be installed in accordance with the Oconee County UDC. A buffer is shown along the adjacent property lines to the west and south, as required by OC-UDC Section 806. A typical 25' landscape buffer detail has been provided on the rezone concept plan. Buffers will be designed with complete details provided during the site development plans approval stage of the project. Any additional required buffers will be illustrated on site development plans or as directed by Oconee County.



Utilities

No utility relocations, other than existing onsite service removal/abandonment, are anticipated at this time, however, existing utilities located onsite that do require relocation during the project construction shall be per the direction of the utility provider. All new utilities are proposed to be underground. Proposed utilities to serve the facility are power, water, gas, telephone, cable TV & internet access.

Garbage Collection

Garbage collection will be handled by private contract service.

Sidewalks

Concrete sidewalks will be constructed to service the project and provide customer access and circulation. Sidewalks will be installed after building construction and completion of all underground utility service installation for the development.

Public & Semi-public Areas

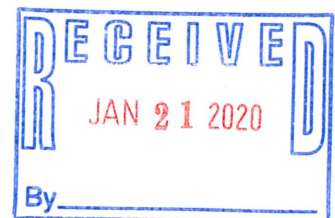
Access and drainage easements will be dedicated to Oconee County. Additional easements for water, power, gas, telephone, cable TV & internet access will be dedicated as required for specific utility construction.

Outdoor Lighting

Ornamental or box type light fixtures on metal poles will be installed to illuminate the development for safety and security. Lighting will be oriented inward and downward within the proposed development. A lighting plan will be submitted to the Oconee Planning Department illustrating lighting templates and proposed fixtures. This plan will be reviewed during the site development plans approval stage of the project.

Development Valuation

Proposed estimated total value of the project at completion: \$3,600,000.00



ZONING IMPACT ANALYSIS

Standards for Rezone Consideration

(Dials Mill Medical)

- A. Consider whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property:
The proposed use and zoning is appropriate given the site's location along GA Highway 316. The property is currently zoned AG. Existing uses and zonings in the immediate vicinity are a mixture of residential, retail, office and commercial. The site is bordered to the north by GA Hwy 316, to the east by Dials Mill Extension, to the south by Dials Mill Spur and one (1) AG zoned parcel, and to the west by a single family residence with AG zoning. The petitioners will be utilizing their own property to act as a buffer between the proposed development and other properties.
- B. Consider whether the property to be rezoned has a reasonable economic use as currently zoned:
Under the existing AG zoning classification, the property has a negligible value for agricultural uses due to tract's size, shape, and location. Its current value is based on its capacity to be developed as something other than agricultural property. Once the property is re-zoned and developed then the property value will be significantly greater.
- C. Consider the extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:
- (1) Population density and effect on community facilities such as streets, schools, water and sewer:
Roads presently serving the site and the general area will experience minimum impact; a 12" water main currently exists in the right-of-way of Dials Mill Road. A water main extension will be required to service the property from the existing main; There will be no impact to sanitary sewer as the project is proposing to utilize an onsite septic system; impact to schools will be positive by generating increased tax base without generating more students; there will be favorable initial and ongoing ripple economic impact on the county as a result of this development.
- (2) Environmental impact:
Potential increase in storm-water runoff will be mitigated through the use of a storm water management facility to be designed in compliance with Oconee County ordinances; Water quality concerns will be mitigated through the use of filtration devices, infiltration structures, and water quality monitoring; Enhanced "best management practices" will be employed to address soil erosion/sediment control concerns.
- (3) Effect on the existing use, usability and/or value of adjoining property:
No negative effects are anticipated on adjoining property values. Based on the site's location, there is the potential for the area and immediate vicinity to develop in an office

or commercial pattern. B-2 and OIP zonings currently exist directly across Dials Mill Extension.

- D. Consider the length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property:
The property has not been vacant as zoned. The current zoning of the two parcels is AG and a single family home exists on one of the lots as a rental property. B-2 and OIP zonings currently exist directly across Dials Mill Extension and there is the potential for the area and immediate vicinity to develop in an office or commercial pattern.
- E. Consider the consistency of the proposed use with the stated purpose of the zoning district that is being requested:
The B-1 General Business District is intended for those business activities providing goods and services for local citizens of Oconee County and surrounding areas. The proposed project is consistent with the purpose of the zoning district being requested because the nature of the development is local-serving. The project will serve those individuals living and working in the area.
- F. Consider whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:
The development patterns along the GA Hwy. 316 corridor reflect the office/commercial use and intent of the proposed development. Established land use patterns in regards to approved zonings and actual developments for office and commercial uses exist along the corridor.
- G. Consider the conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan:
The 2040 Character Areas Map illustrates the property as *Surburban Neighborhood*. This area is characterized primarily by residential uses. The subject property is one of only three with this character area designation that are located along the GA Highway 316 Corridor, with other properties illustrated as Technology Gateway. Recognizing the Future Development Map as a guide, and taking into consideration that the other properties along GA Hwy 316 are illustrated as Technology Gateway, then the zoning of this property to B-1 is appropriate based on the property's location.
- H. Consider the availability of adequate sites for the proposed use in districts that permit such use:
Currently there are no sites available with the unique character and location of the subject property in the vicinity. There are sites that are currently zoned B-1 in the county and area, but none are located along or visible from GA Hwy. 316. This property's location and surrounding development trends make it unlike any other in the area.

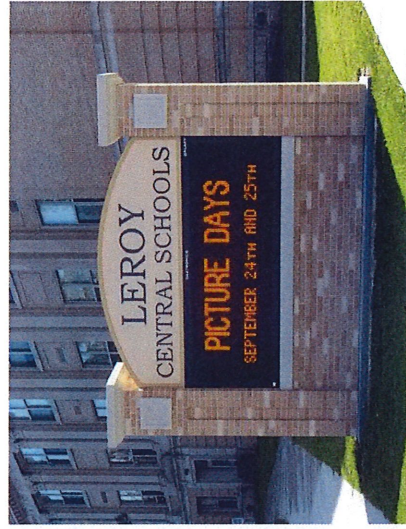
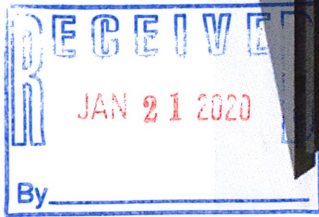
Dials Mill Medical



Representative Architecture



Dials Mill Medical



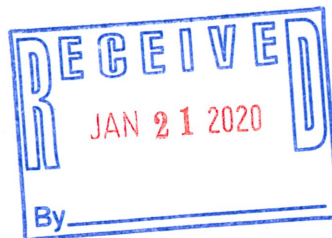
Representative Signage

LEGAL DESCRIPTION

All that tract or parcel of land, together with all improvements thereon, containing 4.520 acres, more or less, lying and being in the 240th District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the westerly margin of right-of-way of Dials Mill Extension and the southerly margin of right-of-way of Georgia Highway 316, thence along the right-of-way of Dials Mill Extension South 22 degree 02 minutes 02 seconds East, 44.05 feet to a point; thence leaving said right-of-way North 70 degrees 10 minutes 10 seconds West, 24.08 feet to a point; thence South 53 degrees 38 minutes 29 seconds West, 85.49 feet to a point on the northerly margin of right-of-way of Dials Mill Extension; thence along said right-of-way South 81 degrees 06 minutes 09 seconds West, 28.92 feet to a point; thence South 80 degrees 38 minutes 37 seconds West, 213.75 feet to a point; thence South 81 degrees 50 minutes 56 seconds West, 15.05 feet to a point; thence South 81 degrees 50 minutes 56 seconds West, 250.16 feet to a point; thence North 42 degrees 23 minutes 56 seconds West, 109.02 feet to a point; thence North 42 degrees 24 minutes 03 seconds West, 467.41 feet to a point on the southerly margin of right-of-way of Georgia Highway 316; thence continuing along said right-of-way South 77 degrees 33 minutes 43 seconds East, 371.84 feet to a point; thence South 83 degrees 00 minutes 14 seconds East, 98.32 feet to a point; thence South 71 degrees 55 minutes 25 seconds East, 100.55 feet to a point; thence South 77 degrees 30 minutes 43 seconds East, 299.95 feet to a point; thence South 56 degrees 25 minutes 17 seconds East, 139.89 feet to the TRUE POINT OF BEGINNING.

Said tract being the same as Tract 1 & 2 on a composite plat by W&A Engineering dated 01.16.2020 and said tract being the same as Tract 1 & 2 on a survey for Linda Crawford by Ben McLeroy, R.L.S., dated May 10, 1993 and recorded in Plat Book 19 Page 226, less and except any portion of right-of-way dedicated to Oconee County by a Right-of-Way Deed, dated January 10, 1994 and recorded in Deed Book 273 Pages 174-176.





OCONEE COUNTY PROPERTY OWNER AUTHORIZATION
FOR APPLICATIONS

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

1040 & 1060 Dials Mill Spur

Tax Parcel #: B-01-013 & B-01-013C

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: Williams & Associates, Land Planners, P.C.

Address (No P.O. boxes): 355 Oneta Street, Suite D100

City, State, & Zip Code: Athens GA 30601

Telephone Number: (706) 310-0400

SIGNATURE OF OWNER OR MANAGING MEMBER:

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): JOHN ALAN DREW

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: AGENT / CEO

DATE: JANUARY 9, 2020

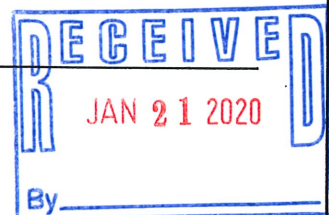
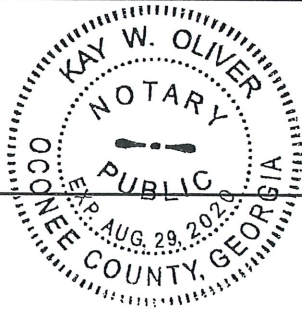
NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS 9 DAY OF JANUARY, 2020

NOTARY SIGNATURE:

DATE: 1-9-2020

SEAL:





Oconee County Utility Department

Board of Commissioners

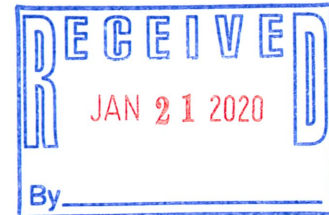
John Daniell, Chairman
Mark Thomas, Post 1
Chuck Horton, Post 2
W. E. "Bubber" Wilkes, Post 3
Mark Saxon, Post 4

January 21, 2020

Justin Greer
W&A Engineering
355 Oneta Street
Athens, GA 30606

Re: Dials Mill Medical

Justin,



Based on the email request on January 16, 2020 for a Letter of Availability for the above referenced project we offer the following

Water & Wastewater Capacity

Potable water is available for domestic and irrigation purposes. We note that an estimate of fire flow is not requested or provided. Our development files may contain nearby tests, if needed.

Regarding *wastewater treatment / sewer collection and transmission capacity*, we advise that a sewer connection at this location is not available.

Availability

- The availability of water and/or sewer at the rezone phase *does not guarantee connection*.
- Unforeseen drought conditions or wastewater treatment capacity limitations may affect or delay the issuance of permits or connections to the water and sewer systems.
- Availability is also subject to obtaining a satisfactory technical review of the applicable water and/or sewer extension application package during the construction plan review.

This Water and Sewer Availability Letter expires 1 year from the date of issuance.

Costs and Fees

All costs associated with this project for connecting to the existing water distribution system or sewer collection system is the responsibility of the Developer / Owner. Costs may include the following:

- Additional fire hydrants as requested by Fire Department
- Relocation of buried infrastructure to avoid road widening (ingress / egress lanes)
- Offsite gravity sewer extensions

1291 GREENSBORO HIGHWAY ♦ PO BOX 88 ♦ WATKINSVILLE, GEORGIA 30677
PHONE: 706.769.3960 ♦ FAX: 706.769.3997

www.oconeecounty.com

K:\OCUD Project Files\Private Development\2020-01-16 LOA Dials Mill Medical.docx

- Private screening facilities to prevent future sewer blockage
- Upgrades of transmission facilities such as pumping stations
- Contributions to operation and maintenance costs such as odor control facilities,
- Other improvements as identified in the current Water and Sewer Improvement Plan.

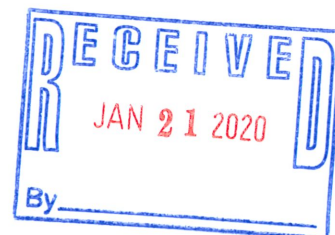
Payment of fees associated with a new connection must be received in compliance with the Water and Wastewater Systems Ordinance, as revised.

Please give us a call if further discussion or clarification is needed.

Sincerely,



Tim Durham
Director



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 Commissioners, 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.

Tax Parcel Number:
B-01-013 & B-01-013C

JOHN ALAN DREW

Owner Printed Name

Signature of Owner

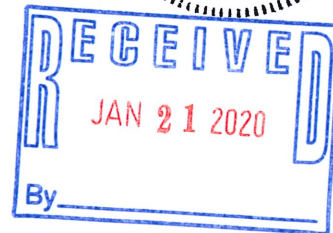
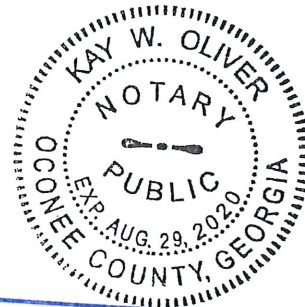
JANUARY 9 2020
Date

NOTARIZATION:

Sworn to and subscribed before this JAN. 9 day of, 2020.

Notary Signature

Seal:



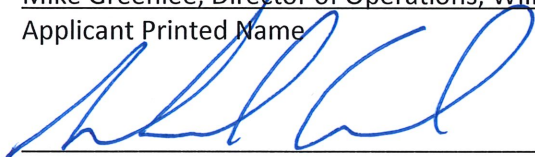
**DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA**

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of Commissioners, 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.

Tax Parcel Number:
B-01-013 & B-01-013C

Mike Greenlee, Director of Operations, Williams & Associates, Land Planners, P.C.

Applicant Printed Name




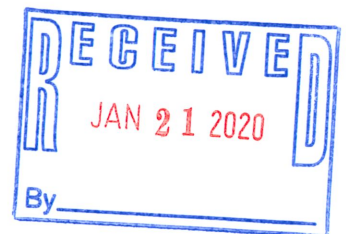
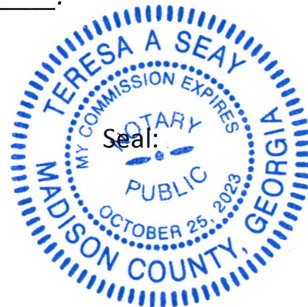
Signature of Applicant

1/6/2020
Date

NOTARIZATION:

Sworn to and subscribed before this 6th day of, 2020.


Notary Signature



PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING

Pursuant to section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67 A-1 et seq. shall be guilty of a misdemeanor.

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

N.A.

- B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution (or N/A if not applicable):

Amount: N.A.

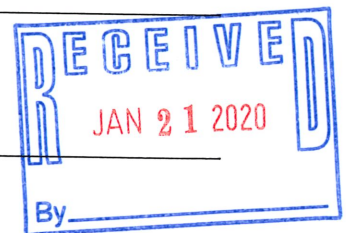
Date of contribution: _____

- C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning (or N/A if not applicable).

N.A.

JOHN ALAN DREW

Owner Printed Name



[Signature]
Signature of Owner

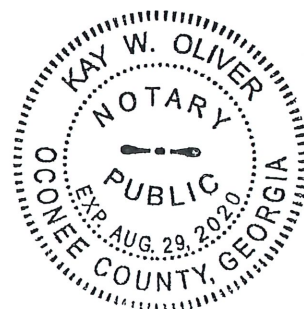
JANUARY 9, 2020
Date

NOTARIZATION:

Sworn to and subscribed before this JAN. 9 day of, 20 20.

[Signature]
Notary Signature

Seal:



APPLICANT'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING

Pursuant to section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67 A-1 et seq. shall be guilty of a misdemeanor.

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

N/A

- B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution (or N/A if not applicable):

Amount: N/A

Date of contribution: N/A

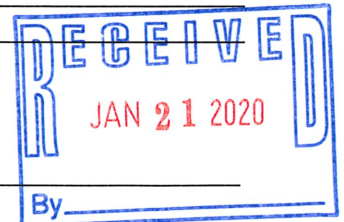
- C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning (or N/A if not applicable).

N/A

Mike Greenlee, Director of Operations, Williams & Associates, Land Planners, P.C.
Applicant Printed Name

[Signature]

Signature of Applicant

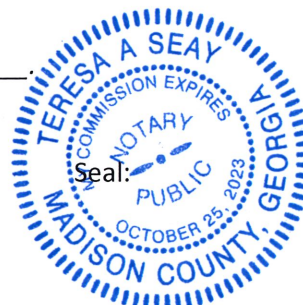


1/6/2020
Date

NOTARIZATION:

Sworn to and subscribed before this 6th day of, 20 20

[Signature]
Notary Signature



DOC# 005334
FILED IN OFFICE
10/28/2014 12:35 PM
BK:1260 PG:128-129
ANGELA ELDER-JOHNSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY

Angela Elder-Johnson

REAL ESTATE TRANSFER T
AX
PAID: \$175.00
PTD 1082014-1372

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

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF OCONEE

File #: 140899

This Indenture made this 24th day of October, 2014 between CHARLES MILTON CRAWFORD as party or parties of the first part, hereinafter called Grantor, and JOHN ALAN DREW, LLC, 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,

TRACT ONE:

ALL that tract or parcel of land, together with all improvements thereon, containing 5.23 acres, more or less, situate, lying and being on the southerly side of Georgia Highway 316, in the 240th G.M.D., Oconee County, Georgia; subject tract being known and designated as Lot 1 on a plat entitled "Property of W. C. Reynolds Est." by R. E. Hardigree, Surveyor, dated January 18, 1955, recorded in Plat Book 1, page 218, in the Office of the Clerk of the Superior Court of Oconee County, Georgia; and subject property being bounded now or formerly and generally as follows: northerly by said Georgia Highway 316; southeasterly by Lot 4 as shown on said plat; southwesterly by Lot 2 as shown on said plat; and being the same property conveyed to Lois R. Huff by D. C. Reynolds, et al, by Warranty Deed dated April 9, 1955, recorded in Deed Book DD, page 464, said Clerk's Office.

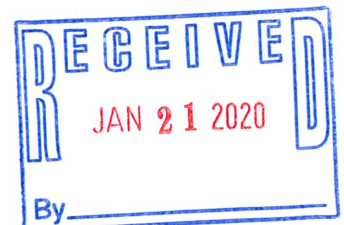
LESS AND EXCEPT any portion of said tract conveyed for the construction of said Georgia Highway 316 as described in a Right of Way Deed dated June 12, 1990, recorded in Deed Book 122, page 613, said Clerk's Office.

LESS AND EXCEPT 0.704 of an acre described in a Deed from Lois R. Huff to Linda H. Crawford dated October 19, 1990, recorded in Deed Book 127, page 5, said Clerk's Office.

LESS AND EXCEPT 0.855 of an acre as described in a Deed from Lois R. Huff to Linda H. Crawford dated April 28, 1972, recorded in Deed Book 8, page 442, said Clerk's Office.

TRACT TWO:

ALL that tract or parcel of land, together with all improvements thereon, containing 0.704 of an acre, more or less, situate, lying and being on the northwesterly side of Dial's Mill Spur, unpaved road, in the 240th G.M.D., Oconee County, Georgia, being particularly described on a plat entitled "Survey for Linda Crawford" by Ben McLeroy and Associates, Surveyors, dated February 3, 1984, recorded in Plat Book



BK:1260 PG:129

17, page 192, in the Office of the Clerk of the Superior Court of Oconee County, Georgia; and subject tract being more particularly described according to said plat.

THE above tracts being the same properties conveyed by Mrs. Lois R. Huff to Linda H. Crawford by the following two deeds: (i) Warranty Deed dated January 8, 1993. Recorded in Deed Book 213, page 6 and (ii) Warranty Deed dated October 19, 1990, recorded in Deed Book 127, page 5, Oconee County, Georgia Records.

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**.

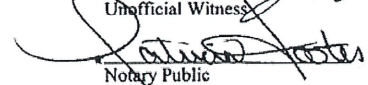
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

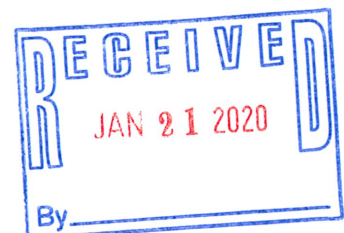
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

 (SEAL)
CHARLES MILTON CRAWFORD

Signed, sealed and delivered
In the presence of:


Unofficial Witness


Notary Public



DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY DEED

000613

GEORGIA, OCONEE COUNTY

PROJECT NO. FR-003-2 (48)
P.I. NO. 121230

THIS CONVEYANCE made and executed the 12th day of June, 1996.

WITNESSETH that MRS. LOIS R. HUFF, the undersigned, is the owner of a tract of land in OCONEE COUNTY through which the construction of State Route 757, known as Project No. FR-003-2 (48), has been laid out by the Department of Transportation being more particularly described in a map and drawing of said road in the office of the Department of Transportation, No. 2 Capitol Square, Atlanta, Georgia, to which reference is hereby made.

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, I do hereby grant, sell and convey to said Department of Transportation, and their successors in office so much land as to make a right of way for said road as surveyed, being more particularly described as follows:

"SEE ATTACHED DESCRIPTION"

For the same consideration I hereby convey and relinquish to the Department of Transportation all rights of access between the limited access highway and approaches thereto on the above numbered highway project and my remaining real property from which said right of way is taken as shown on the attached plat prepared by the Department of Transportation.

Said right of way is hereby conveyed, consisting of 8.098 acres, more or less, is shown in color on the plat of the property prepared by the Department of Transportation, dated November 9, 1988; revised May 29, 1990, attached hereto and made a part of this description.

TO HAVE AND TO HOLD the said conveyed premises in fee simple.

I hereby warrant that I have the right to sell and convey said land and bind myself, my heirs, executors and administrators forever to defend by virtue of these presents.

IN WITNESSETH WHEREOF, I have hereunto set my hand and seal the day above written.

Signed, sealed and delivered
this 12th day of June,
1996, in the presence of:

Mrs. Lois R. Huff (L.S.)
Mrs. Lois R. Huff

n (L.S.)

____ (L.S.)

____ (L.S.)

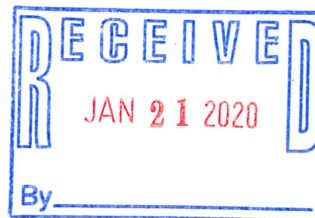
William R. Miller
Witness

Michelle W. Lee
Notary Public
PUBLIC

Notary Public, Jackson County, Georgia
My Commission Expires Dec. 16, 1991

Parcel No. 123

DOT 118
1/87



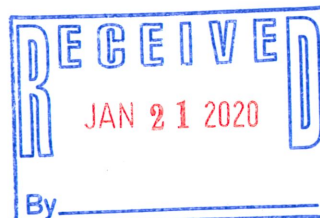
000614

Project No.: FR-003-2 (48) Oconee County
P.I. No.: 121230
Parcel No.: 123
Take: 8.098 Acres
Date: November 9, 1988
Revised: May 29, 1990

All that tract or parcel of land lying and being in the 240th District, G.M., Oconee County, Georgia, being more particularly described as follows:

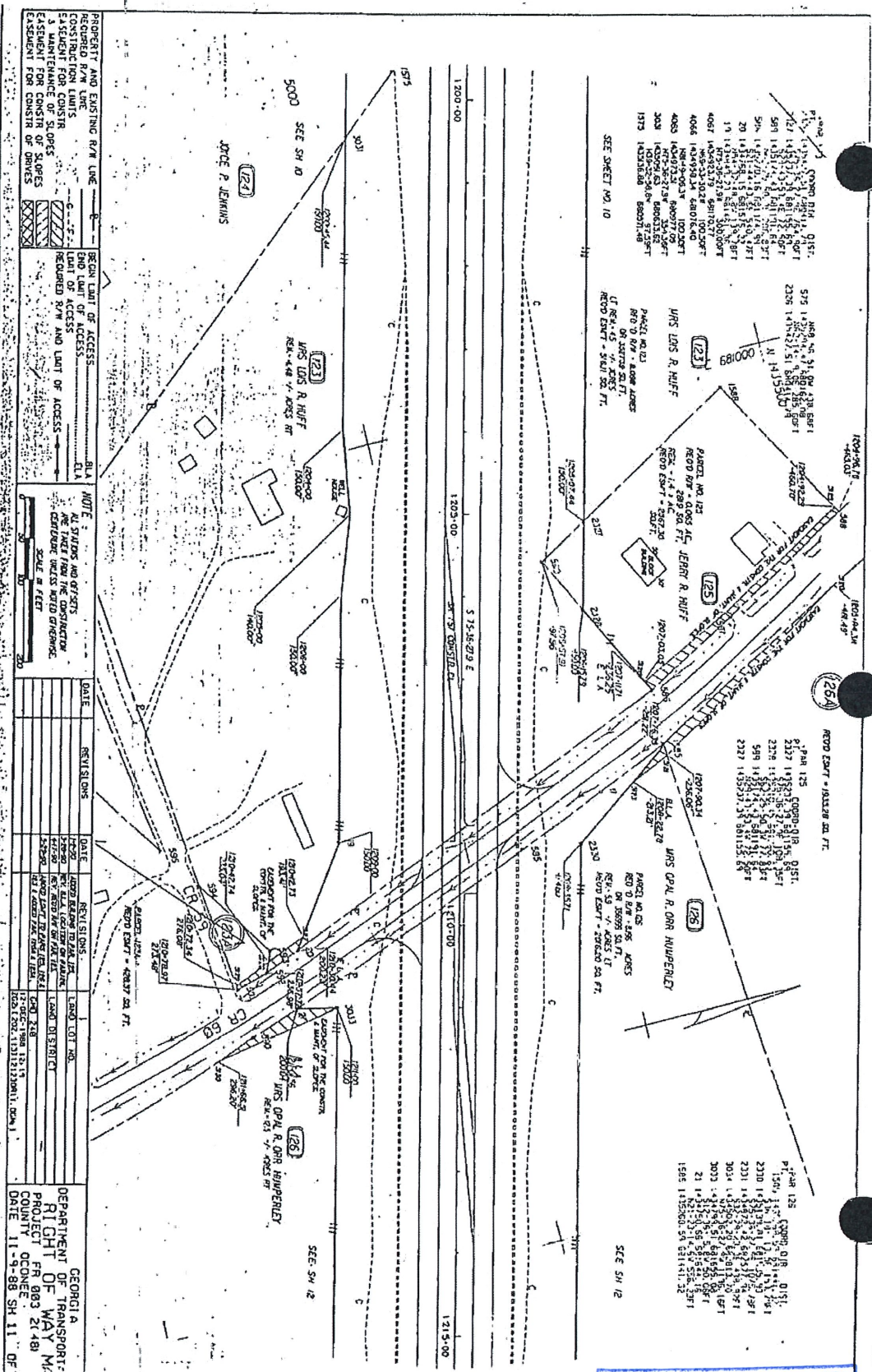
BEGINNING at the intersection of the property line between the lands of the Grantor and lands to the north now or formerly owned by JERRY R. HUFF with the existing western right of way line of Oconee County Road 60, said point being 236.25 feet left of and opposite Station 1207+11.71 on the Construction Centerline of Georgia Highway Project FR-003-2 (48) and running thence S21°44'43.6"E along said existing right of way line a distance of 540.47 feet to a point 200.23 feet right of and opposite Station 1210+30.44 on said Centerline; thence N54°32'48.8"W a distance of 139.78 feet to a point 150.00 feet right of and opposite Station 1209+00 on said Centerline; thence N75°36'27.9"W a distance of 300.00 feet to a point 150.00 feet right of and opposite Station 1206+00; thence N69°53'30.2"W a distance of 100.50 feet to a point 140.00 feet right of and opposite Station 1205+00; thence N81°19'06.3"W a distance of 100.50 feet to a point 150.00 feet right of and opposite Station 1204+00; thence N75°36'27.9"W a distance of 354.56 feet to a point on the property line of a tract now or formerly owned by JOYCE P. JENKINS, said point being 150.00 feet right of and opposite Station 1200+45.44 on said Centerline; thence N39°32'58.8"W along said property line a distance of 97.59 feet to a point 92.56 feet right of and opposite Station 1199+66.55 on said Centerline; thence continuing along said property line N68°56'51"W a distance of 438.68 feet to a point on the property line of a tract now or formerly owned by RUFUS COWART, said point being 41.68 feet right of and opposite Station 1195+30.83 on said Centerline; thence N62°14'09"E along said property line a distance of 285.60 feet to a point 150.00 feet left of and opposite Station 1197+42.54 on said Centerline; thence thence S75°36'27.9"E a distance of 764.90 feet to a point on the property line of a tract now or formerly owned by JERRY R. HUFF, said point being 150.00 feet left of and opposite Station 1205+07.44 on said Centerline; thence S29°43'53.4"E along said property line a distance of 72.50 feet to a point 97.96 feet left of and opposite Station 1205+57.91 on said Centerline; thence continuing along said property line N62°25'50.3"E a distance of 206.83 feet back to the point of BEGINNING.

ALSO granted is the right to construct over and upon my land any embankments, cuts and slopes as may be deemed proper by the Georgia Department of Transportation to support or accommodate the improvement of said road within the area shown colored green on the above mentioned plat. Upon completion of the project, the embankments, cuts and slopes will remain in place and the grantee will cease maintenance of the easement area.



00616

Filed for record June 15, 1990
Recorded June 18, 1990
Sandra C. Glass, Clerk



RECEIVED
JAN 21 2020
By

000005

WARRANTY DEED.

No. 44 Ga. (Rev. 1959)

State of Georgia, O C O N E E County

THIS INDENTURE, Made this 19th day of October in the year of our Lord One Thousand, Nine Hundred and Ninety , between

MRS. LOIS R. HUFF

of the County of Oconee and State of Georgia , of the first part, and

LINDA H. CRAWFORD

of the County of Oconee and State of Georgia , of the second part,

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of -----
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION----- Dollars,

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha s
granted, bargained, sold, and conveyed, and by these presents do es grant, bargain, sell, and convey unto the said
part y of the second part, her heirs and assigns,

All that tract or parcel of land, together with all improvements thereon, containing 0.704 of an acre, more or less, situate, lying and being on the northwesterly side of Dial's Mill Spur, unpaved road, in the 240th District, G. M., Oconee County, Georgia; being particularly described on a plat entitled "Survey for Linda Crawford" by Ben McLeroy and Associates, Surveyors, dated February 3, 1984, recorded at Plat Book 17, page 192, in the office of the Clerk of Superior Court of Oconee County, Georgia; and subject tract being more particularly described according to said plat as follows:

Beginning at a rod at the northwesterly right of way line of Dial's Mill Spur, located south 80 degrees 49 minutes 40 seconds west 348.38 feet from the right of way line of Dial's Mill Extension; running thence along land of Huff north 53 degrees 32 minutes 46 seconds west 223.23 feet to a rod; thence continuing along land of Huff south 64 degrees 44 minutes 33 seconds west 175.56 feet to a rod; running thence south 42 degrees 24 minutes 03 seconds east 127.17 feet to a point at the northwesterly right of way line of Dial's Mill Spur; running thence along the northwesterly right of way line of Dial's Mill Spur north 81 degrees 50 minutes 56 seconds east 255.16 feet to the beginning rod.

This being part of the property conveyed to Mrs. Lois R. Huff by D. C. Reynolds, et al by Warranty Deed dated April 9, 1955, recorded at Deed Book DD, page 464, said Clerk's office.

OCCONEE COUNTY, GEORGIA
Real Estate Transfer Tax

Paid \$ -0-

Date Oct. 23, 1990

TO HAVE AND TO HOLD the said bargained premises, 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 -----she----- the said part y of the second part, her heirs and assigns, forever, in fee simple.

And the said part y of the first part, for herself and her heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said party of the second part, her heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part y of the first part ha s hereunto set her hand and affixed her seal, the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness

Notary Public

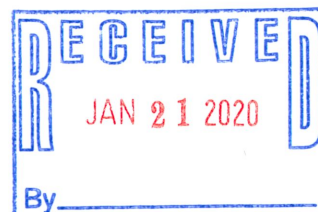
Mrs. Lois R. Huff

(SEAL)

(SEAL)

JEANNE DAWSON
Notary Public, Oconee County, Georgia
My Commission Expires Jan. 2, 1994

Filed for record 10-23-1990 @ 10:00 AM
Recorded 10-25-1990
Sandra C. Glass, Clerk



100006

STATE OF GEORGIA

COUNTY OF OCONEE

GEORGIA INTANGIBLE TAX PAID

\$ 30.00

Oct. 23

1990

Harriett A. Browning (Mrs.)
Tax Collector/Commissioner

Oconee

County

THIS DEEDWORTH made this 22nd day of October, 1990

LINDA H. CRAWFORD

of the County of Oconee State of Georgia

as party of the first part, and OCONEE STATE BANK
P. O. Box 528, Watkinsville, Georgia 30677

of the County of Oconee State of Georgia

as party of the second part.

WITNESSETH: That the said party of the first part for and in consideration of the sum of

NINE THOUSAND FIVE HUNDRED SIXTY-ONE AND 52/100 Dollars,

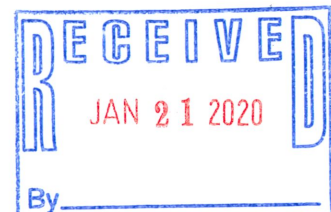
in hand paid, at and before the receipt and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all that tract or parcel of land, together with all improvements thereon, lying and being in

All that tract or parcel of land, together with all improvements thereon, containing 0.704 of an acre, more or less, situate, lying and being on the northwesterly side of Dial's Mill Spur, unpaved road, in the 240th District, G. M., Oconee County, Georgia; being particularly described on a plat entitled "Survey for Linda Crawford" by Ben McLeroy and Associates, Surveyors, dated February 3, 1984, recorded at Plat Book 17, page 172, in the office of the Clerk of Superior Court of Oconee County, Georgia; and subject tract being more particularly described according to said plat as follows:

Beginning at a rod at the northwesterly right of way line of Dial's Mill Spur, located south 80 degrees 49 minutes 40 seconds west 348.38 feet from the right of way line of Dial's Mill Extension; running thence along land of Huff north 53 degrees 32 minutes 46 seconds west 223.23 feet to a rod; thence continuing along land of Huff south 64 degrees 44 minutes 33 seconds west 175.56 feet to a rod; running thence south 42 degrees 24 minutes 03 seconds east 127.17 feet to a point at the northwesterly right of way line of Dial's Mill Spur; running thence along the northwesterly right of way line of Dial's Mill Spur north 81 degrees 50 minutes 56 seconds east 255.16 feet to the beginning rod.

This being part of the property conveyed to Mrs. Lois R. Huff by D. C. Reynolds, et al by Warranty Deed dated April 9, 1955, recorded at Deed Book DD, page 464, said Clerk's office.

Deed Book 284 p 84



600137

FILED FOR RECORD 4:20 (PM)
Sept. 22, 1992 AND RECORDED
 IN BOOK PAGE
 ON , 19
 CLERK SC.

GEORGIA INTANGIBLE TAX PAID

20500

114.00
Sept. 22, 1992
Harriette M. Browning (M.D.)
 Tax Collector/Commissioner
Oconee County

GEORGIA, ATHENS-CLARKE COUNTY (Space Above This Line For Recording Data)

SECURITY DEED

THIS SECURITY DEED ("Security Instrument") is given on September 15, 1992
 The grantor is John J. Vogel and Jennifer C. Vogel of Oconee County, Georgia

Athens First Bank & Trust Company, a commercial bank and trust company ("Borrower"). This Security Instrument is given to which is organized and existing under the laws of the State of Georgia, and whose address is (principal office) 124 East Hancock Avenue, Athens, Georgia

Thirty Eight Thousand and No/100----- ("Lender"). Borrower owes Lender the principal sum of Dollars (U.S. \$ 38,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on October 1, 2007. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby grant and convey to Lender and Lender's successors and assigns, with power of sale, the following described property located in Oconee County, Georgia:

All that tract or parcel of land, together with all improvements thereon, containing 0.829 of an acre, more or less, situate, lying and being on the southerly side of Dials Mill Spur, in the 240th District, G.M., Oconee County, Georgia; subject lot being particularly described on a plat entitled "Survey for John J. and Jennifer L. Vogel" by Ray N. Woods, Surveyor, dated September 8, 1992, recorded at Plat Book 19, page 128, in the Office of the Clerk of the Superior Court of Oconee County, Georgia; subject tract being more particularly described according to said plat as follows:

Beginning at a point at the centerline of said Dials Mill Spur; running thence south 53 degrees 39 minutes 56 seconds west 35.01 feet to an iron pin; said iron pin being located south 81 degrees 28 minutes 13 seconds east 193.80 feet from the centerline intersection of said Dials Mill Spur and Dials Mill Road; running thence along land now or formerly of Page south 53 degrees 39 minutes 56 seconds west 327.23 feet to an iron pin; running thence along the land now or formerly of Jenkins north 42 degrees 24 minutes 03 seconds west 200.16 feet to a point at the centerline of said Dials Mill Spur; running thence along the centerline of said Dials Mill Spur north 81 degrees 06 minutes 25 seconds east 432.01 feet to the beginning point; DESCRIPTION CONTINUED ON REVERSE.

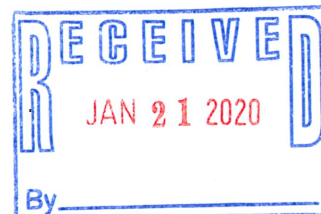
which has the address of Route 2, Dials Mill Road
 Georgia 30666 (City)
 (Zip Code) ("Property Address"):

Statham
(City)

GEORGIA -- Single Family -- Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
 ITEM 1854 (2012)

Form 3011 9/98 (page 1 of 6 pages)
 Check Lender's Instructions, Inc. 888
 To Order Call: 1-800-633-6300 (3) FAX 615-791-1131

GEORGIA, OCONEE COUNTY
 SATISFIED AND CANCELLED
 SEE BOOK 100 PAGE 16 FOR AUTHORITY
 TO CANCEL THIS 1 DAY OF Nov
19 92
Paula Montgomery (CLERK)



00213
0006

000006

WARRANTY DEED.

No. 44 Ga. (Rev. 1959)

State of Georgia,

OCONEE

OCONEE COUNTY, GEORGIA
Deed Book 122, page 613
1-18-93

THIS INDENTURE, Made this 8th day of January in the year of our Lord One Thousand, Nine Hundred and Ninety-three, between
MRS. LOIS R. HUFF a/k/a MRS. J. C. HUFF

of the County of Oconee and State of Georgia, of the first part, and
LINDA H. CRAWFORD

of the County of Oconee and State of Georgia, of the second part,

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of
ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION-----Dollars,
in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has
granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey unto the said
part y of the second part, her heirs and assigns,

All that tract or parcel of land, together with all improvements thereon, containing 5.23 acres, more or less, situate, lying and being on the southerly side of Georgia Highway 316, in the 240th District, G.M., Oconee County, Georgia; subject tract being known and designated as Lot 1 on a plat entitled "Property of W. C. Reynolds Est." by R. E. Hardigree, Surveyor, dated January 18, 20, 1955, recorded at Plat Book 1, page 218, in the office of the Clerk of Superior Court of Oconee County, Georgia; and subject property being bounded now or formerly and generally as follows: northerly by said Georgia Highway 316; southeasterly by Lot 4 as shown on said plat; southwesterly by Lot 2 as shown on said plat; and being the same property conveyed to Lois R. Huff by D. C. Reynolds, et al, by Warranty Deed dated April 9, 1955, recorded at Deed Book DD, page 464, said Clerk's office.

LESS AND EXCEPT any portion of said tract conveyed for the construction of said Georgia Highway 316 as described in a Right of Way Deed dated June 12, 1990, recorded at Deed Book 122, page 613, said Clerk's office;

LESS AND EXCEPT 0.704 of an acre described in a Deed from Lois R. Huff to Linda H. Crawford dated October 19, 1990, recorded at Deed Book 127, page 5, said Clerk's office;

LESS AND EXCEPT 0.855 of an acre as described in a Deed from Lois R. Huff to Linda H. Crawford dated April 28, 1972, recorded at Deed Book 8, page 442, said Clerk's office;

LESS AND EXCEPT any portion of subject tract lying within any public right of way.

Grantor reserves the right to live in the residence located on subject property for as long as she wishes.

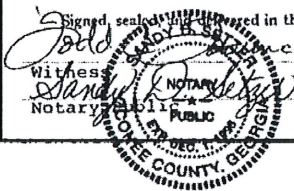
TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and

behalf of-----her-----the said part y of the second part, her heirs and assigns, forever, in fee simple.

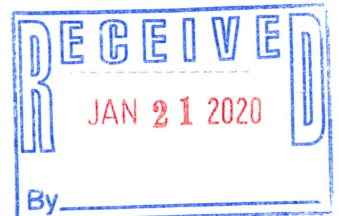
And the said party of the first part, for her heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said part y of the second part, her heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part y of the first part has hereunto set her hand and affixed her seal, the day and year first above written.

Signed, sealed, and delivered in the presence of: Mrs. Lois R. Huff
Witness MRS. LOIS R. HUFF a/k/a MRS. J. C. HUFF (SEAL)
Notary Public (SEAL)



1-18-93
1-18-93
Lois R. Huff, Clerk



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GEORGIA INTANGIBLE TAX P&D

\$ 106.50

June 1 1993

Harriette M. Brown
Tax Collector/Commissioner

ATHENS FIRST BANK & TRUST COMPANY
P.O. Box 1747 • Athens, Georgia 30613

Cancel County

IN-HOUSE DEED TO SECURE DEBT
AND
SECURITY AGREEMENT

STATE OF GEORGIA
COUNTY OF ATHENS-CLARKE

THIS INDENTURE, made this 21st day of May, 1993, between

Charles M. Crawford, Sr., and Linda H. Crawford

of the State of Georgia and the County of Oconee Grantor, and Athens First Bank & Trust Company, a Georgia commercial bank and trust company, organized under the laws of

of the State of Georgia and the County of Athens-Clarke Grantee,

WITNESSETH:

That, WHEREAS, Grantor is justly indebted to Grantee in the sum of Thirty-Five Thousand Two Hundred Eighty-One & 23/100 Dollars (\$ 35,281.23), in lawful money of the United States, and has agreed to pay the same, with interest thereon, according to the terms of a certain note (the "Note") given by Grantor to Grantee, bearing even date herewith, with final payment being due on June 1, 1998, the Note, by reference, being made a part hereof;

NOW, THEREFORE, in consideration of the premises and of the sum hereinabove set forth, Grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee the following property, to-wit:

All that tract or parcel of land, together with all improvements thereon, containing 3.984 acres, more or less, situate, lying and being on the southerly side of Georgia Highway #316 and on the westerly side of Dials Mill Extension, in the 240th District, G. M., Oconee County, Georgia, being known and designated as Tract Two on a plat entitled "Survey for Linda Crawford" by Ben McLeroy & Associates, Surveyors, dated May 10, 1993, recorded at Plat Book 19, page 226, in the Office of the Clerk of the Superior Court of Oconee County, Georgia, and subject lot being bounded now or formerly and generally as follows: northerly by said Georgia Highway #316; easterly by said Dials Mill Extension; southeasterly by other land of Linda Crawford and Dials Mill Spur; southwesterly by land of Jenkins; and being the same property conveyed to Linda H. Crawford by Mrs. Lois R. Huff a/k/a Mrs. J. C. Huff by Warranty Deed dated January, 1993, recorded at Deed Book 213, page 6, in said Clerk's Office;

The dwelling situate upon said tract of land being known and designated as 1040 Dials Mill Spur according to the present system of numbering houses in Oconee County, Georgia;

GEORGIA, OCONEE COUNTY
SATISFIED AND CANCELLED

SEE BOOK 372 PAGE 327 FOR AUTHORITY
TO CANCEL THIS 20 DAY OF June

19 96
Quilpa Montgomerie (DEP CLERK)

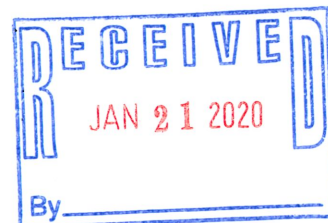
TOGETHER with all buildings, structures and other improvements now or hereafter located on the property hereinbefore described, or any part or parcel thereof; and

TOGETHER with all rights, title and interest of Grantor in and to the minerals, flowers, shrubs, crops, trees, timber and other emblements now or hereafter on said property or above the same or any part or parcel thereof; and

TOGETHER with all and singular the tenements, hereditaments, easements and appurtenances thereto belonging or in any wise appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, claim and demand whatsoever of Grantor of, in and to the same and of, in and to every part and parcel thereof; and

TOGETHER with all machinery, apparatus, equipment, fittings, fixtures, whether actually or constructively attached to said property and including all trade, domestic and ornamental fixtures, and articles of personal property of every kind and nature whatsoever (hereinafter collectively called "Equipment"), now or hereafter located in, upon or under said property or any part thereof and used or usable in connection with any present or future operation of said property and now owned or hereafter acquired by Grantor, including, but without limiting the generality of the foregoing, all heating, air-conditioning, freezing, lighting, laundry, incinerating and power equipment; engines; pipes; pumps; tanks; motors; conduits; switch-

AF-471 Revised 7/91



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RIGHT-OF-WAY DEED

GEORGIA, OCONEE COUNTY

PROJECT NO. PRN 59-1 (219)
DIALS MILL SPUR-CR 59

THIS INDENTURE made this 10th day of January, 1994, between the undersigned Grantor (Grantors) Party(ies) of the First Part, and Oconee County, a political subdivision of the State of Georgia, party of the Second Part.

W I T N E S S E T H :

That for and in consideration of the sum of One Dollar (\$1.00) in hand paid, and the benefits flowing to the Grantor (Grantors) from the project hereinafter described, party(ies) of the first party does grant and convey unto party of the second part, its successors and assigns, the following property, to wit:

All that strip or parcel of land, situate, lying and being in the 240th District, G.M., Oconee County, Georgia; along and on either side of the centerline of a road which has been surveyed and laid out as a County Road, known as Project Number PRN 59-1 (219); running from Dials Mill Extension in a generally northwesterly direction; of sufficient width for a right of way of 60 feet (30 feet each side of the centerline); the land herein granted being more particularly described on a map or plan sheet by the Georgia Department of Transportation dated December 12, 1990, and revised by the Oconee County Engineering Department December 1993, a copy of same being on file in the office of the Oconee County Board of Commissioners and a copy of same being attached hereto as Exhibit A. (pages 1 & 2)

The right of way will be 30 feet on each side of the centerline shown on said plan sheet and is colored yellow on the attached Exhibit A.

To have and to hold the bargained premises unto grantee, its successors and assigns forever in fee simple.

Party(ies) of the first part will forever warrant and defend the title to the bargained premises unto party of the second part, its successors and assigns against the claims of all persons whomsoever.

IT WITNESS WHEREOF, party(ies) of the first part have hereunto set their hand(s) and seal(s) the day and year above written.

Linda H. Crawford
Linda H. Crawford

1040 Dials Mill Spur
Statham, Georgia 30666

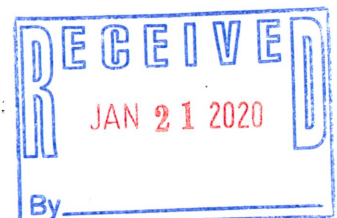
Signed, sealed and delivered
in the presence of:

Witness

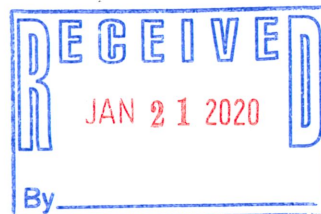
Rebecca V. Huff
Notary Public

Notary Public, Oconee County, Georgia
My Commission Expires Sept. 2, 1997

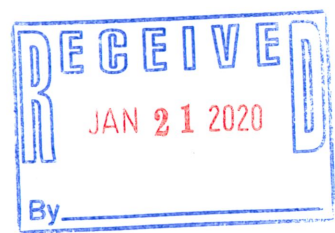
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PAGE 1



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RIGHT-OF-WAY DEED

GEORGIA, OCONEE COUNTY

PROJECT NO. PRN 59-1 (219)
DIALS MILL SPUR-CR 59

THIS INDENTURE made this 14 day of FEB., 1994,
between the undersigned Grantor (Grantors) Party(ies) of the First
Part, and Oconee County, a political subdivision of the State of
Georgia, party of the Second Part.

W I T N E S S E T H :

That for and in consideration of the sum of One Dollar (\$1.00)
in hand paid, and the benefits flowing to the Grantor (Grantors)
from the project hereinafter described, party(ies) of the first
party does grant and convey unto party of the second part, its
successors and assigns, the following property, to wit:

All that strip or parcel of land, situate, lying and being in
the 240th District, G.M., Oconee County, Georgia; along and on
either side of the centerline of a road which has been surveyed and
laid out as a County Road, known as Project Number PRN 59-1 (219);
running from Dials Mill Extension in a generally northwesterly
direction; of sufficient width for a right of way of 60 feet (30
feet each side of the centerline); the land herein granted being
more particularly described on a map or plan sheet by the Georgia
Department of Transportation dated December 12, 1990, and revised
by the Oconee County Engineering Department December 1993, a copy
of same being on file in the office of the Oconee County Board of
Commissioners and a copy of same being attached hereto as Exhibit
A. (pages 1 & 2)

The right of way will be 30 feet on each side of the
centerline shown on said plan sheet and is colored yellow on the
attached Exhibit A.

To have and to hold the bargained premises unto grantee, its
successors and assigns forever in fee simple.

Party(ies) of the first part will forever warrant and defend
the title to the bargained premises unto party of the second part,
its successors and assigns against the claims of all persons
whomsoever.

IT WITNESS WHEREOF, party(ies) of the first part have hereunto
set their hand(s) and seal(s) the day and year above written.

John J. Vogel
John J. Vogel

Jennifer C. Vogel
Jennifer C. Vogel

1051 Dials Mill Spur
Statham, Georgia 30666

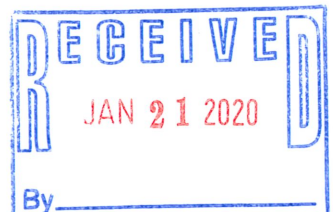
Signed, sealed and delivered
in the presence of:

Opal R. Hemperley
Witness

Antonia D. Huff
Notary Public
Notary Public, Oconee County, Georgia
My Commission Expires February 23, 1995

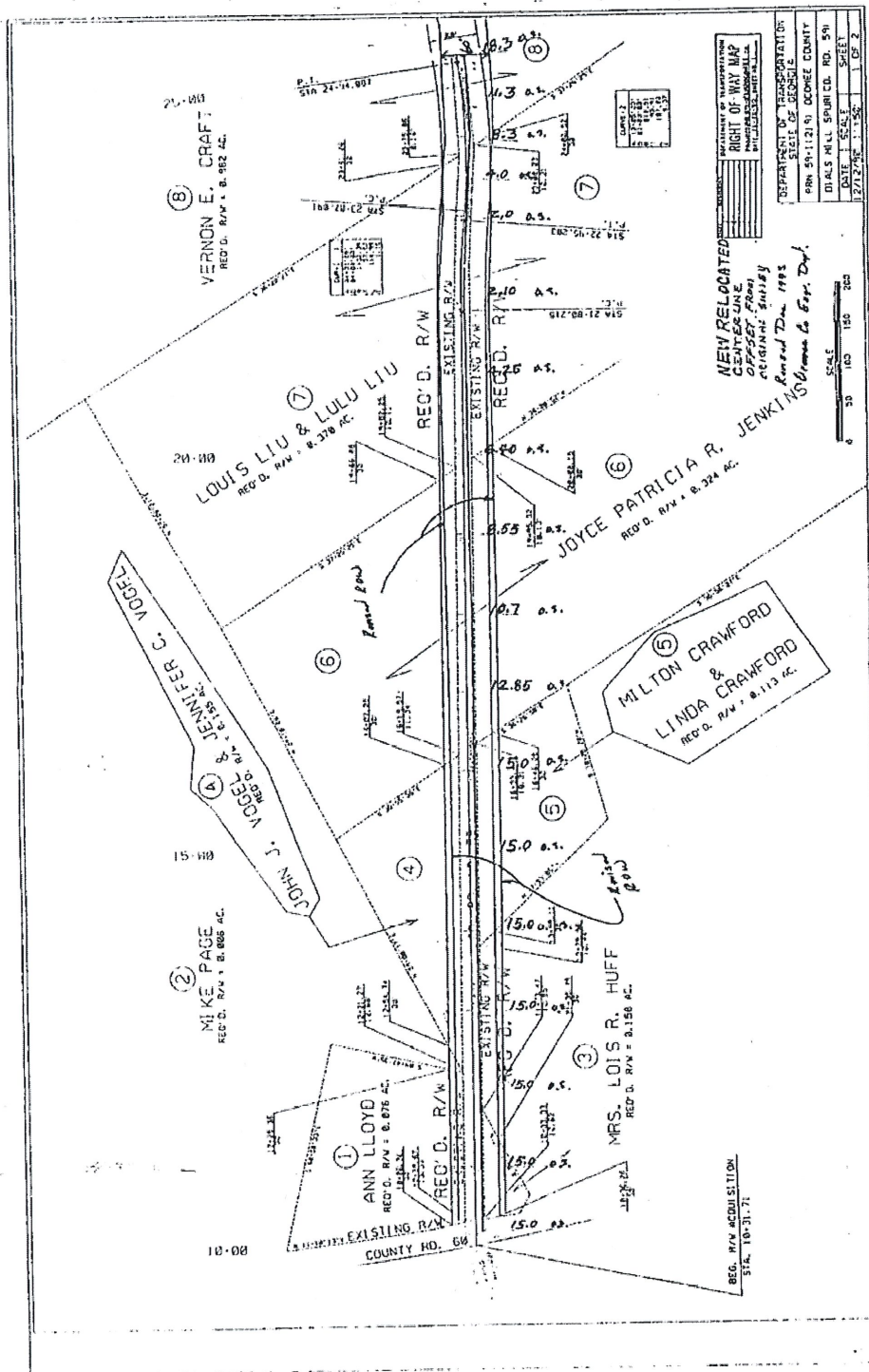
OCONEE COUNTY, GA.
SANDRA C. GLASS
Clerk, Superior Court

FILED FOR RECORD 8:30
Feb. 23, 1994 AND RECEIVED
IN BOOK# _____ PAGE# _____
ON _____, 19____
CLERK OF SUPERIOR COURT



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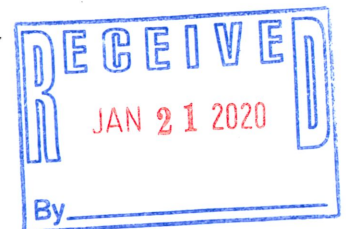
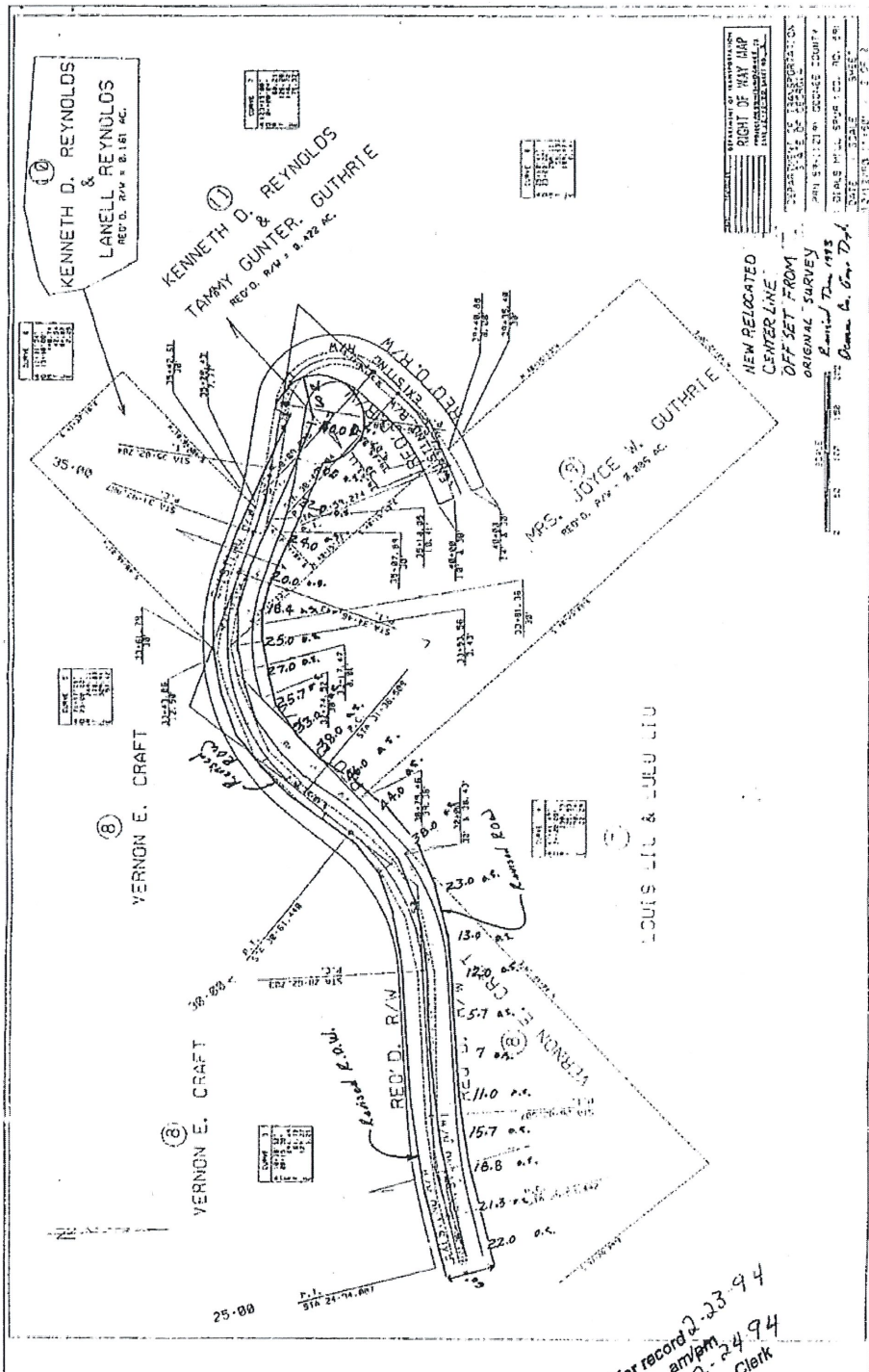
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RECEIVED
JAN 21 2020
By

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After recording, return to:
Donald W. Hansford, PC
P O Box 1376
Watkinsville, GA 30677

FILED IN CLERK'S OFFICE
SUPERIOR/MAGISTRATE
COURT

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REC. 6666 760 7677

DATE 8-23-04
ANGELA WATSON, CLERK

OCONEE COUNTY, GEORGIA
Real Estate Transfer Tax

Paid \$ 8,230.40

Date

STATE OF GEORGIA
COUNTY OF OCONEE

WARRANTY DEED

[Joint Tenants with Right of Survivorship]

THIS is made as of the 23rd day of August in the year of our Lord Two Thousand Four between

LINDA H. CRAWFORD

of the County of Oconee and State of Georgia (hereinafter referred to as "Grantor") and

LINDA H. CRAWFORD and CHARLES MILTON CRAWFORD

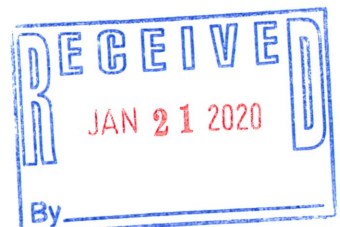
of the County of Oconee and State of Georgia (hereinafter referred to as "Grantee") as joint tenants with survivorship and not as tenants in common.

"Grantor" and "Grantee" to include their respective heirs, successors, executors,
administrators, legal representatives and assigns where the context requires or permits.

WITNESSETH, That Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantees as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, all that tract or parcel of land as more particularly described as follows:

TRACT ONE:

All that tract or parcel of land, together with all improvements thereon, containing 5.23 acres, more or less, situate, lying and being on the southerly side of Georgia Highway 316, in the 240th District, G.M., Oconee County, Georgia; subject tract being known and designated as Lot 1 on a plat entitled "Property of W. C. Reynolds Est." by R. E. Hardigree, Surveyor, dated January 18, 20, 1955, recorded at Plat Book 1, page 218, in the Office of the Clerk of Superior Court of Oconee County, Georgia; and subject property being bounded now or formerly and generally as follows: northerly by said Georgia Highway 316; southeasterly by Lot 4 as shown on said plat; southwesterly by Lot 2 as shown on said plat; and being the same property conveyed to Lois R. Huff by D. C. Reynolds, et al, by Warranty Deed dated April 9, 1955, recorded at Deed Book DD, page 464, said Clerk's Office.



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LESS AND EXCEPT any portion of said tract conveyed for the construction of said Georgia Highway 316 as described in a Right of Way Deed dated June 12, 1990, recorded at Deed Book 122, page 613, said Clerk's Office;
LESS AND EXCEPT 0.704 of an acre described in a Deed From Lois R. Huff to Linda H. Crawford dated October 19, 1990, recorded at Deed Book 127, page 5, said Clerk's Office;
LESS AND EXCEPT 0.855 of an acre as described in a Deed from Lois R. Huff to Linda H. Crawford dated April 28, 1972, recorded at Deed Book 8, page 442, said Clerk's Office;

TRACT TWO:

All that tract or parcel of land, together with all improvements thereon, containing 0.704 of an acre, more or less, situate, lying and being on the northwesterly side of Dial's Mill Spur, unpaved road, in the 240th District, G.M., Oconee County, Georgia; being particularly described on a plat entitled "Survey for Linda Crawford" by Ben McLeroy and Associates, Surveyors, dated February 3, 1984, recorded at Plat Book 17, page 192, in the Office of the Clerk of Superior Court of Oconee County, Georgia; and subject tract being more particularly described according to said plat.

The above tracts being the same properties conveyed by Mrs. Lois R. Huff to Linda H. Crawford by the following two deeds: (i) warranty deed dated January 8, 1993 recorded at Deed Book 213, page 6, and (ii) warranty deed dated October 19, 1990 recorded at Deed Book 127, page 5, Oconee County, Georgia records.

TO HAVE AND TO HOLD the 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 Grantee forever in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of the survivor.

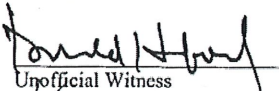
THIS CONVEYANCE is made pursuant to Official Code of Georgia Annotated Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever, except for claims arising under or by virtue of the Permitted Exceptions.

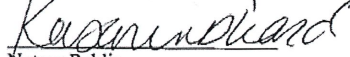
EXECUTED under seal as of the date above.

Signed, sealed and delivered
in the presence of:

GRANTOR:

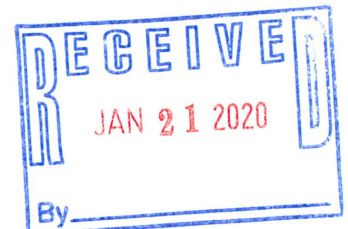

Unofficial Witness

 (SEAL)
LINDA H. CRAWFORD


Notary Public
Commission Expiration Date: _____
(NOTARIAL SEAL)



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WARRANTY DEED
TO
STATE OF GEORGIA, OCONEE COUNTY

R.
MRS. LOIS/HUFF

D. C. REYNOLDS ET AL

THIS INDENTURE, Made this 9th. day of April in the year of our Lord One Thousand, Nine Hundred and Fifty Five, between R. D. REYNOLDS of the County of Oconee and State of Georgia; C. E. REYNOLDS, D. C. REYNOLDS and MRS. OPAL R. ORR, each of the County of Fulton and State of Georgia, of the first part, and MRS. LOIS R. HUFF of the County of Oconee and State of Georgia, of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Fifteen Hundred Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, and conveyed, and by these presents do grant, bargain, sell, and convey unto the said party of the second part, her heirs and assigns, all of their undivided interest, same being a one-fifth (1/5) undivided interest each, in and to -

All that tract, lot or parcel of land containing 5.23 acres, more or less, situated, lying and being on a connection road between State Highway Nos. 8 and 10, intersecting last named Highway near Griffiths Bridge, or near said public road and 60 feet west from the center line thereof, in the 240th. District, G. M., Oconee County, Georgia, and bounded on the northeast by other lands of Mrs. Lois R. Huff, a settlement road being the line a part of the distance, which settlement road traverses the property, southeast by Lot No. 4 of sub-division of lands of the estate of Mrs. W. C. Reynolds, as shown on plat made by R. E. Hardie, Surveyor, dated January 18, 1955, and recorded in Plat Book 1, page 218, Oconee County Records and southwest by Lot No. 2 of said sub-division, and the lot hereby conveyed being in the shape of a triangle and designated on said plat as Lot No. 1, reference to which is hereby made for more minute description.

Parties to this deed are the sole heirs at law of said Mrs. W. C. Reynolds, who died intestate a resident of Oconee County on the 12th. day of June, 1950, and order declaring No Administration Necessary on her estate was made at the December Term, 1954, of the Court of Ordinary of Oconee County and recorded in Minute Book F, pages 580-1.

TO HAVE AND TO HOLD the said bargained premises, 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 her the said party of the second part, her heirs and assigns, forever, in fee simple.

And the said parties of the first part, for themselves, their heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said party of the second part, her heirs and assigns, against the claims of all persons whomsoever.

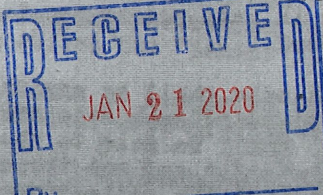
IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and affixed their seals, the day and year first above written.

Signed, sealed and delivered
in the presence of:

R. M. Nicholson

Herbert M. Hammond

Ordinary, Oconee County, Ga.



R. D. Reynolds (SEAL)

C. E. Reynolds (SEAL)

D. C. Reynolds (SEAL)

Opal R. Orr (SEAL)

Recorded April 11, 1955- - - - -

- Bessie H. O'Dillon, Clerk - - - - -

* * * * *

AFFIDAVIT
TO

GEORGIA, OCONEE COUNTY

Personally appeared before me, I am fully acquainted with the parties and

State of Georgia, O c o n e e County

THIS INDENTURE, Mad this 28th. day of April in the year of our Lord One Thousand,
Nine Hundred and Seventy Two, between

LOIS R. HUFF

of the County of Oconee and State of Georgia, of the first part, and

LINDA H. CRAWFORD

of the County of Oconee and State of Georgia, of the second part,

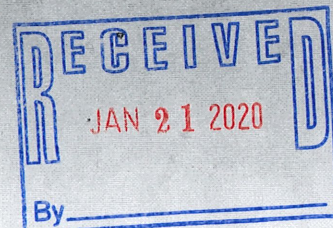
WITNESSETH, That the said party of the first part, for and in consideration of the sum of

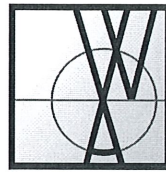
----- Ten ----- Dollars,
----- and other good and valuable consideration -----

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has
granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey unto the said
part y of the second part, her heirs and assigns,

All that lot or parcel of land containing 0.855 of an acre, more or less, situate,
lying and being on county unpaved road, 187 feet west of Dials Mill Road, paved, in
the 240th. District, G.M., Oconee County, Georgia, bounded on the north by said unpaved
road, southeast and southwest by lands of R. D. Reynolds estate, and having such shape,
metes, courses and distances as will more fully appear by reference to a plat thereof made
by James E. Flanders, Surveyor, dated April 27, 1972, and recorded in Plat Book 4, page
19, Oconee County Records, and being part of the land conveyed in warranty deed from
C. E. Reynolds et al to first party, dated April 9, 1955, and recorded in Deed Book DD,
page 464 of said records.

Oconee COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ None
DATE April 28, 1972
Debbie H. O'Hellon
CLERK OF SUPERIOR COURT





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SURVEYING • SOIL AND ENVIRONMENTAL CONSULTING
ECONOMIC DEVELOPMENT • TRAFFIC ENGINEERING

January 7, 2020

CONSTITUTIONAL CHALLENGE

In Re:

Request of Williams & Associates, Land Planners P.C. as Applicant for the Owner John Alan Drew, LLC., for the rezoning of 4.520 acres from AG to B-1, located at 1040 & 1060 Dials Mill Spur (parcels B-01-013 & B-01-013C) in Oconee County, Georgia,

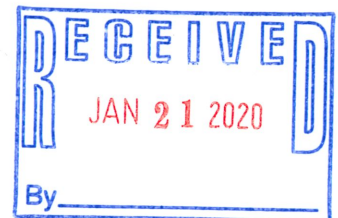
Application No. To Be Determined

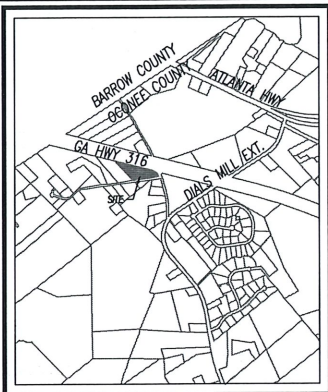
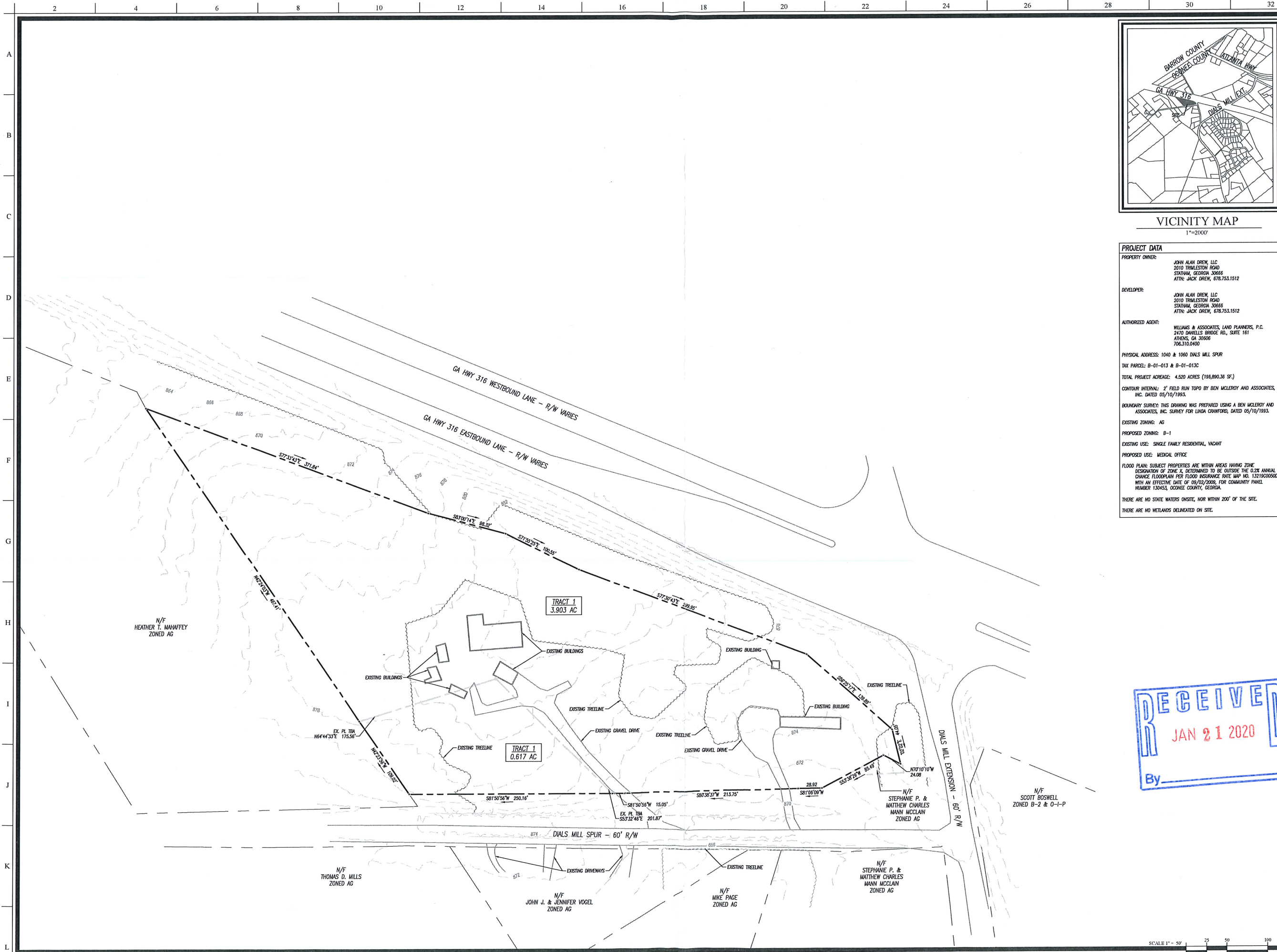
Williams & Associates, Land Planners P.C. as Applicant and John Alan Drew, LLC. as Owner, hereby provide and assert denial of the above referenced zoning request amounts to an unconstitutional deprivation of the property and arbitrary confiscation of the property without just compensation under the Constitution of the United States and the Constitution of the State of Georgia. Further, the denial of this request violates the equal protection clause of the Constitution of the United States. Finally, applicant and owner object to the standing of any person or entity that objects to this proposed rezone.

Williams & Associates, Land Planners P.C., Applicant for Owner

By:  (SEAL)
Mike Greenlee, Director of Operations

Hand Delivered on January 21, 2020 to the Oconee County Planning Department
(along with other rezone documents)





VICINITY MAP
1"=2000'

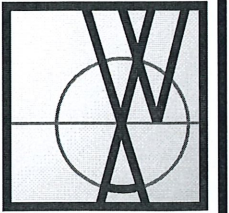
PROJECT DATA

PROPERTY OWNER:
JOHN ALAN DREW, LLC
2010 TRIMBLESTON ROAD
STATHAM, GEORGIA 30666
ATTN: JACK DREW, 678.753.1512

DEVELOPER:
JOHN ALAN DREW, LLC
2010 TRIMBLESTON ROAD
STATHAM, GEORGIA 30666
ATTN: JACK DREW, 678.753.1512

AUTHORIZED AGENT:
WILLIAMS & ASSOCIATES, LAND PLANNERS, P.C.
2470 DANIELS BRIDGE ROAD, SUITE 101
ATHENS, GA 30606
706.310.0400

PHYSICAL ADDRESS: 1040 & 1060 DIALS MILL SPUR
TAX PARCEL: B-01-013 & B-01-013C
TOTAL PROJECT ACRES: 4.520 ACRES (196,890.36 SF)
CONTOUR INTERVAL: 2' FIELD RUN TOPO BY BEN MCLEERY AND ASSOCIATES, INC. DATED 05/10/1993.
BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A BEN MCLEERY AND ASSOCIATES, INC. SURVEY FOR LINDA CRANFORD, DATED 05/10/1993.
EXISTING ZONING: AG
PROPOSED ZONING: B-1
EXISTING USE: SINGLE FAMILY RESIDENTIAL, VACANT
PROPOSED USE: MEDICAL OFFICE
FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13219C000500, WITH AN EFFECTIVE DATE OF 09/02/2008, FOR COMMUNITY PANEL NUMBER 130453, OCONEE COUNTY, GEORGIA.
THERE ARE NO STATE WATERS ON-SITE, NOR WITHIN 200' OF THE SITE.
THERE ARE NO WETLANDS DELINEATED ON SITE.



W&A Engineering

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SURVEYING • SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING • ECONOMIC DEVELOPMENT

2470 Daniels Bridge Road, Suite 101
Athens, GA 30606
P: (706) 310-0400 • F: (706) 310-0411
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE INSTRUMENTS OF SERVICE WITHOUT THE WRITTEN CONSENT OF W&A ENGINEERING IS STRICTLY PROHIBITED. © 2020 W&A ENGINEERING, LLC.

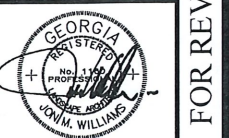
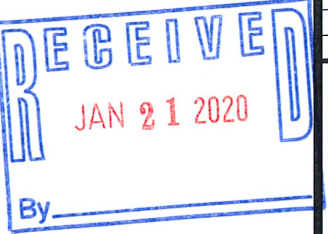
DIALS MILL MEDICAL

OCONEE COUNTY, GEORGIA
1040 & 1060 DIALS MILL SPUR - 4.520 ACRES

DATE: 01.16.2020

REVISIONS

DATE	COMMENT



FOR REVIEW ONLY

19304

COMPOSITE
PLAT

RZ01.2

SCALE 1" = 50'

• DENOTES IRON PIN FOUND
0/2" REIN. ROD OR NOTED

• DENOTES POINT ONLY

• DENOTES 1/2" REIN. ROD
• DENOTES R/W POST FOUND

MAGNETIC NORTH

N/F JENKINS

4-LANE DIVIDED HIGHWAY

GEORGIA HIGHWAY 316 R/W VARIES

60' R/W PAVED

3 ASSUMED 30' R/W

TRACT 1
0.704 ACRE

TRACT 2
3.984 ACRES

UNPAVED COUNTY ROAD

UNPAVED DRIVE

S53°38'29"W
118.02
N81°06'09"E
108.80

DIALS MILL EXTENSION

S22°02'02"E
23.98

N70°10'10"W
24.08

MOBILE HOME

299.95
S77°30'43"E

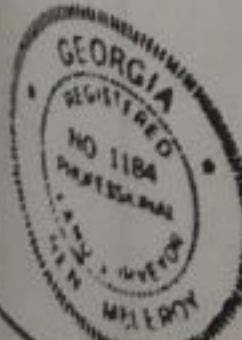
139.89
S56°25'17"E
522°02'02"E
44.05

SURVEY NOTES

- (1) EQUIPMENT USED: 05" THEODOLITE AND EDM.
- (2) ANGULAR ERROR: 05" PER STATION, ADJUSTED
- (3) LINEAR CLOSURE: 1/15,000". BALANCED ARBITRARILY.
- (4) MINIMUM PLAT CLOSURE: 1/114,996.

REFERENCES

- (1) YOUR SURVEY FOR BILL HUFF, DATED SEPT. 30, 1992.
- (2) YOUR SURVEY FOR LINDA CRAWFORD, DATED AUG. 22, 1990.
- (3) YOUR SURVEY FOR BARBARA REYNOLDS, DATED FEB. 3, 1984.
- (4) GA. D.O.T. RIGHT OF WAY MAP FOR PROJECT FR 003 2148, SHEET 11, DATED NOV. 9, 1988.

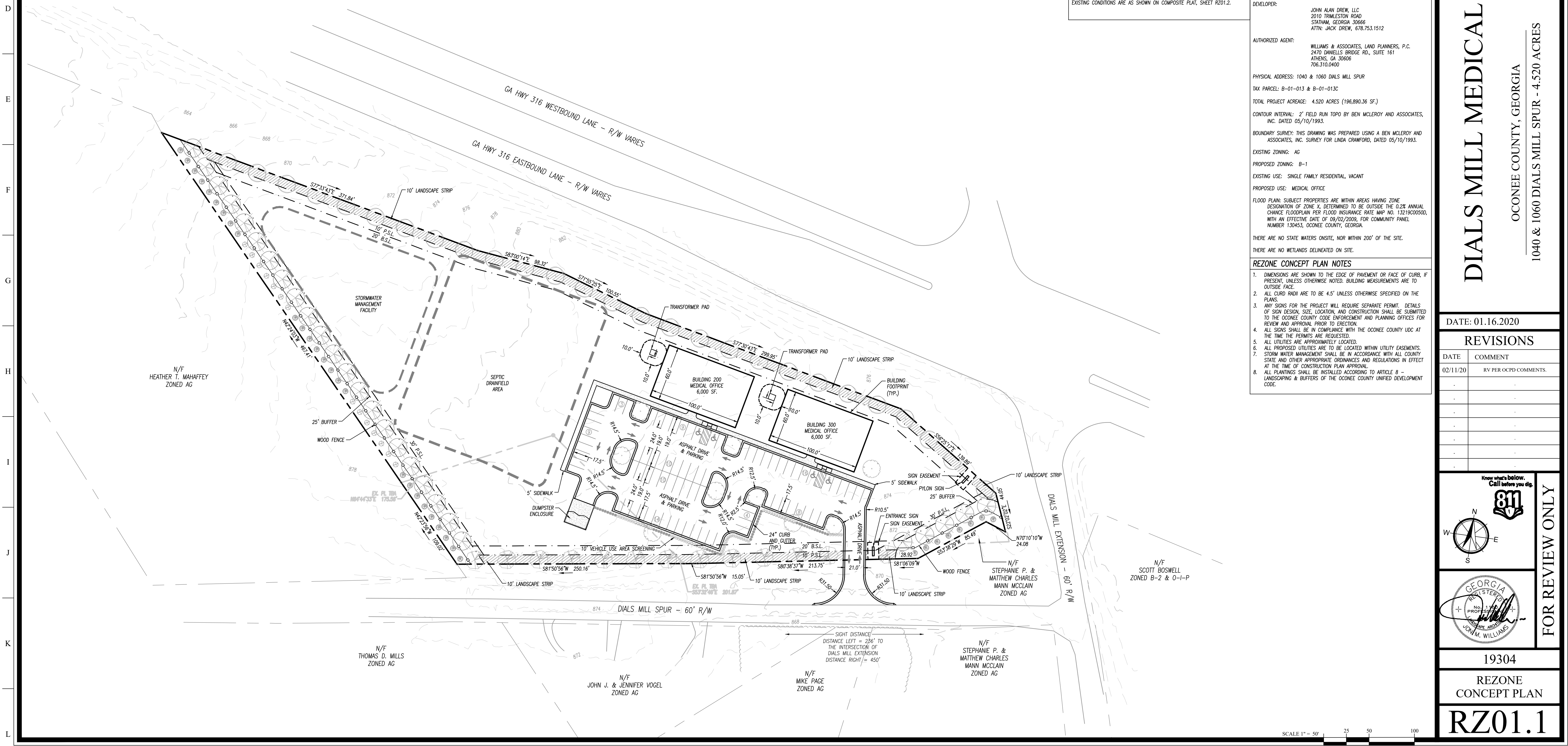
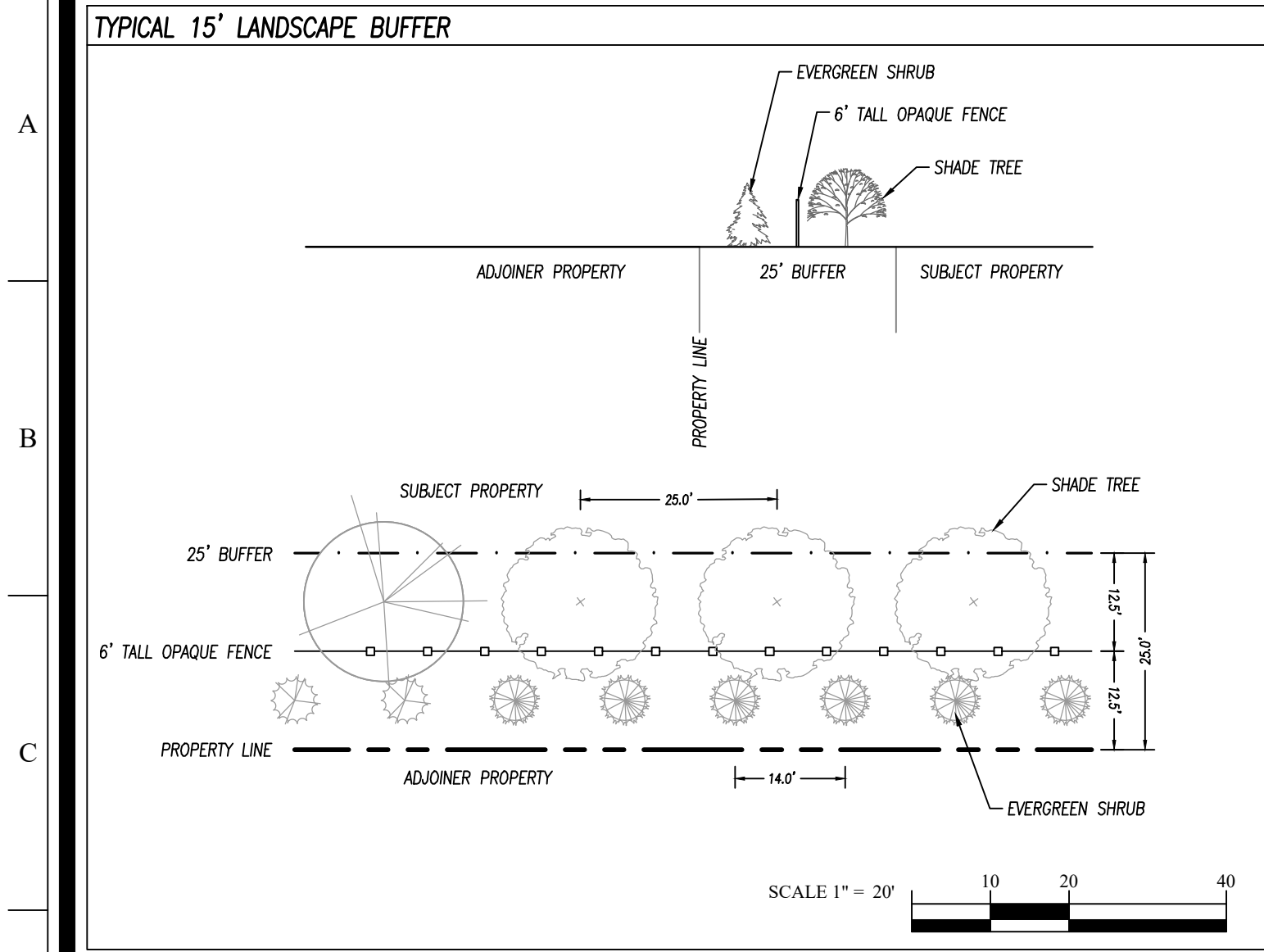


Clerk of Superior Court
Oconee County, Georgia
Filed For Record At 10:55 AM
June 1, 1993
Sandra L. Hays

I CERTIFY THAT THIS PROPERTY DOES
NOT LIE WITHIN A FLOOD PLAIN.

19/226

SURVEY FOR		LINDA CRAWFORD	
COUNTY	OCONEE	SCALE	1" = 100'
DATE	MAY 10, 1993	SURVEYED BY	BEN M. LOHR & ASSOCIATES, INC.
FIELDBOOK	759	ENGINEER & SURVEYOR	
		STATE	GEORGIA
		DRAWN BY	EMF
		FILE NO	20989



SERVICE PROVIDERS
WATER: OCOREE COUNTY WATER RESOURCES DEPARTMENT
SEWAGE DISPOSAL: INDIVIDUAL SEPTIC TANK AND DRAINFIELD
ELECTRIC: WALTON EMC
COMMUNICATION: AT&T ATHENS & CHARTER COMMUNICATIONS
GAS: ATLANTA GAS LIGHT COMPANY
SOLID WASTE: BY PRIVATE CONTRACT

SITE DRAINAGE
CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.

PARKING DATA
REQUIRED PARKING: 60 SPACES
MEDICAL/DENTAL OFFICES AND CLINICS = 1 SPACE/200 SF. OF GROSS FLOOR AREA
(12,000 GFA/200) = 60 MINIMUM REQUIRED SPACES
PROPOSED PARKING: 83 SPACES
STANDARD SURFACE: 57 (9'X19'), 4 OF THOSE ARE HANDICAP ACCESSIBLE
REDUCED SURFACE: 26 (9'X17.5')

BUILDING DATA
PROPOSED BUILDING AREA: 12,000.00 SF.
BUILDING 100 - 6,000.00 SF.
BUILDING 200 - 6,000.00 SF.
PROPOSED BUILDING HEIGHT: <35'

SIGHT DISTANCE
DIALS MILL SPUR (30 MPH)
DISTANCE LEFT = 236' TO THE INTERSECTION OF DIALS MILL EXTENSION
DISTANCE RIGHT = 450' (350' REQUIRED)

SITE COVERAGE DATA (OCOREE)
TOTAL PROJECT ACREAGE: 4.520 ACRES (196,890.36 SF.)
FUTURE ROW: 0.00 ACRES (0.00 SF.)
NET SITE ACREAGE: 4.52 ACRES (196,890.36 SF.)
EXISTING LOT COVERAGE: 11,868.53 SF. (6.03% OF SITE)
BUILDINGS: 4,515.54 (2.29% OF SITE)
PAVING: 0.00 (0.00% OF SITE)
CONCRETE & SIDEWALKS: 0.00 (0.00% OF SITE)
GRAVEL: 7,352.99 (3.73% OF SITE)
TOTAL LANDSCAPE AREA: 151,695.06 SF (77.05% OF NET SITE)

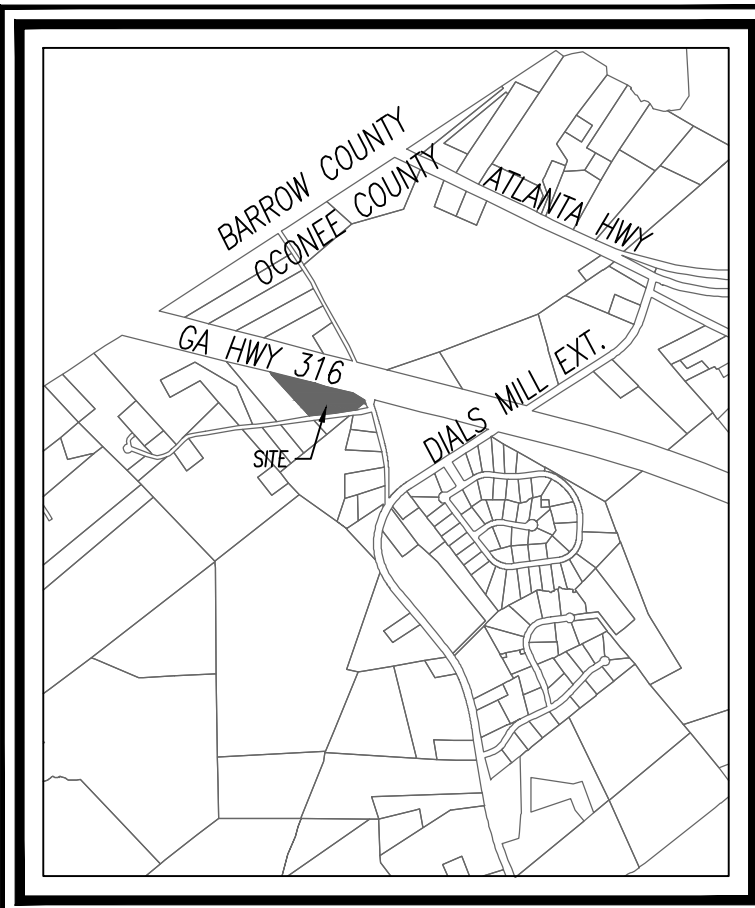
LANDSCAPING REQUIREMENTS:
1 LARGE TREE REQUIRED / 3,600 SF. OF VEHICLE USE AREA
30,081.99 SF. / 3,600 SF. = 8.36 REQUIRED
9 PROPOSED
1 LARGE TREE REQUIRED / 40 LF. OF LANDSCAPE STRIP
DIALS MILL SPUR: 507.89 LF. FRONTAGE/40 LF. = 12.70 REQUIRED
13 PROPOSED
DIALS MILL EXT.: 44.05 LF. FRONTAGE/40 LF. = 1.10 REQUIRED
2 PROPOSED
GA HWY 316: 1054.60 LF. FRONTAGE/40 LF. = 26.37 REQUIRED
27 PROPOSED
A 3' EVERGREEN HEDGE IS PROPOSED WHERE PARKING IS ADJACENT TO THE ROAD RIGHT OF WAY.

ZONING REGULATIONS

MIN. FRONT YARD: 20'
MIN. SIDE YARD: 10'
MIN. REAR YARD: 10'
MAX. BLDG HEIGHT: 35'
MAX. LOT COVERAGE: 70%

EXISTING CONDITIONS

EXISTING CONDITIONS ARE AS SHOWN ON COMPOSITE PLAT, SHEET RZ01.2.



VICINITY MAP
1"=2000'

PROJECT DATA

PROPERTY OWNER:
JOHN ALAN DREW, LLC
2010 TRIMBLETON ROAD
STATHAM, GEORGIA 30666
ATTN: JACK DREW, 678.753.1512

DEVELOPER:
JOHN ALAN DREW, LLC
2010 TRIMBLETON ROAD
STATHAM, GEORGIA 30666
ATTN: JACK DREW, 678.753.1512

AUTHORIZED AGENT:
WILLIAMS & ASSOCIATES, LAND PLANNERS, P.C.
2470 DANIELLS BRIDGE RD., SUITE 161
ATHENS, GA 30606
706.310.0400

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THERE ARE NO STATE WATERS ONSITE, NOR WITHIN 200' OF THE SITE.
THERE ARE NO WETLANDS DELINEATED ON SITE.

REZONE CONCEPT PLAN NOTES

- DIMENSIONS ARE SHOWN TO THE EDGE OF PAVEMENT OR FACE OF CURB, IF PRESENT, UNLESS OTHERWISE NOTED. BUILDING MEASUREMENTS ARE TO OUTSIDE FACE.
- ALL CURB RADIUS ARE TO BE 4.5' UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- ANY SIGNS FOR THE PROJECT WILL REQUIRE SEPARATE PERMIT. DETAILS OF SIGN DESIGN, SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE OCOREE COUNTY CODE ENFORCEMENT AND PLANNING OFFICES FOR REVIEW AND APPROVAL PRIOR TO ERECTION.
- ALL SIGNS SHALL BE IN COMPLIANCE WITH THE OCOREE COUNTY UDC AT THE TIME THE PERMITS ARE REQUESTED.
- ALL UTILITIES ARE APPROXIMATELY LOCATED.
- ALL PROPOSED UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.
- STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.
- ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO ARTICLE 8 - LANDSCAPING & BUFFERS OF THE OCOREE COUNTY UNIFIED DEVELOPMENT CODE.



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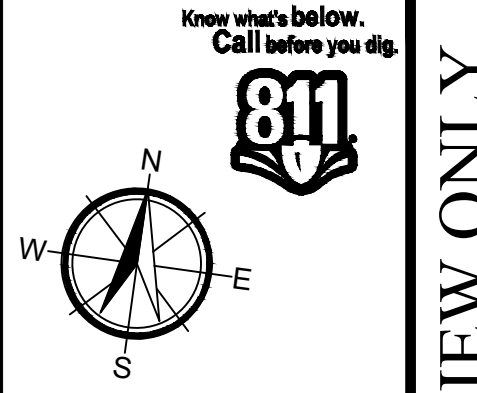
ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THE SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

DIALS MILL MEDICAL
OCOREE COUNTY, GEORGIA
1040 & 1060 DIALS MILL SPUR - 4.520 ACRES

DATE: 01.16.2020

REVISIONS

DATE	COMMENT
02/11/20	RV PER OCTO COMMENTS.



19304

REZONE CONCEPT PLAN

RZ01.1

FOR REVIEW ONLY