

**AMENDMENT
TO THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA
AND THE ZONING MAPS OF OCONEE COUNTY, GEORGIA**

TITLE

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classification OIP (Office Institutional Professional District) to OIP (Office Institutional Professional District) with modifications to rezone #4523 pursuant to an application for rezoning of property owned by Living Faith-NKA Church of the Nations submitted on July 28, 2020.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for zoning change submitted by Nations Church on July 28, 2020, requesting rezoning of a ±8.18-acre tract of land located at 8780 Macon Highway in the 221st G.M.D., Oconee County, Georgia, (tax parcel no. C-03-014A), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

SECTION 1. An Ordinance known as the “Unified Development Code of Oconee County, Georgia” as enacted and amended by the Board of Commissioners of Oconee County and the Zoning Maps described therein are hereby amended as follows:

The zoning classification for the property described on the attached “Exhibit A” is hereby changed from classification OIP (Office Institutional Professional District) to OIP (Office Institutional Professional District) with modifications to rezone #4523 for the purpose as set forth in “Exhibit A” attached hereto.

Said rezone is subject to the following conditions: as set forth in “Exhibit A” attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Ordinance shall take effect this date.

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on September 21, 2020 and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on October 6, 2020.

ADOPTED AND APPROVED, this 6th day of October, 2020.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:


John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member


Vacant, Member

Mark Saxon, Member

ATTEST:


Kathy Hayes
Clerk, Board of Commissioners

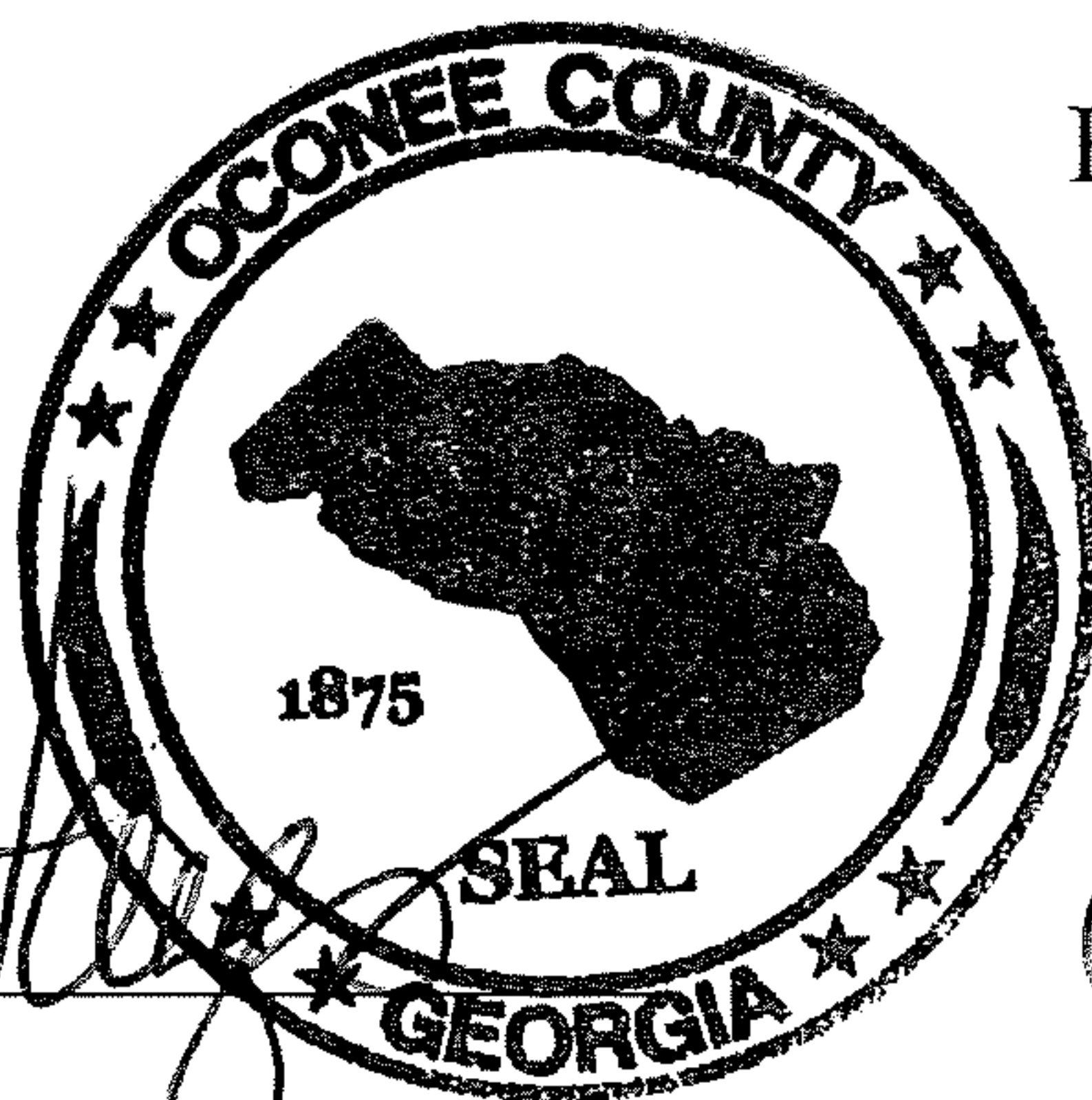


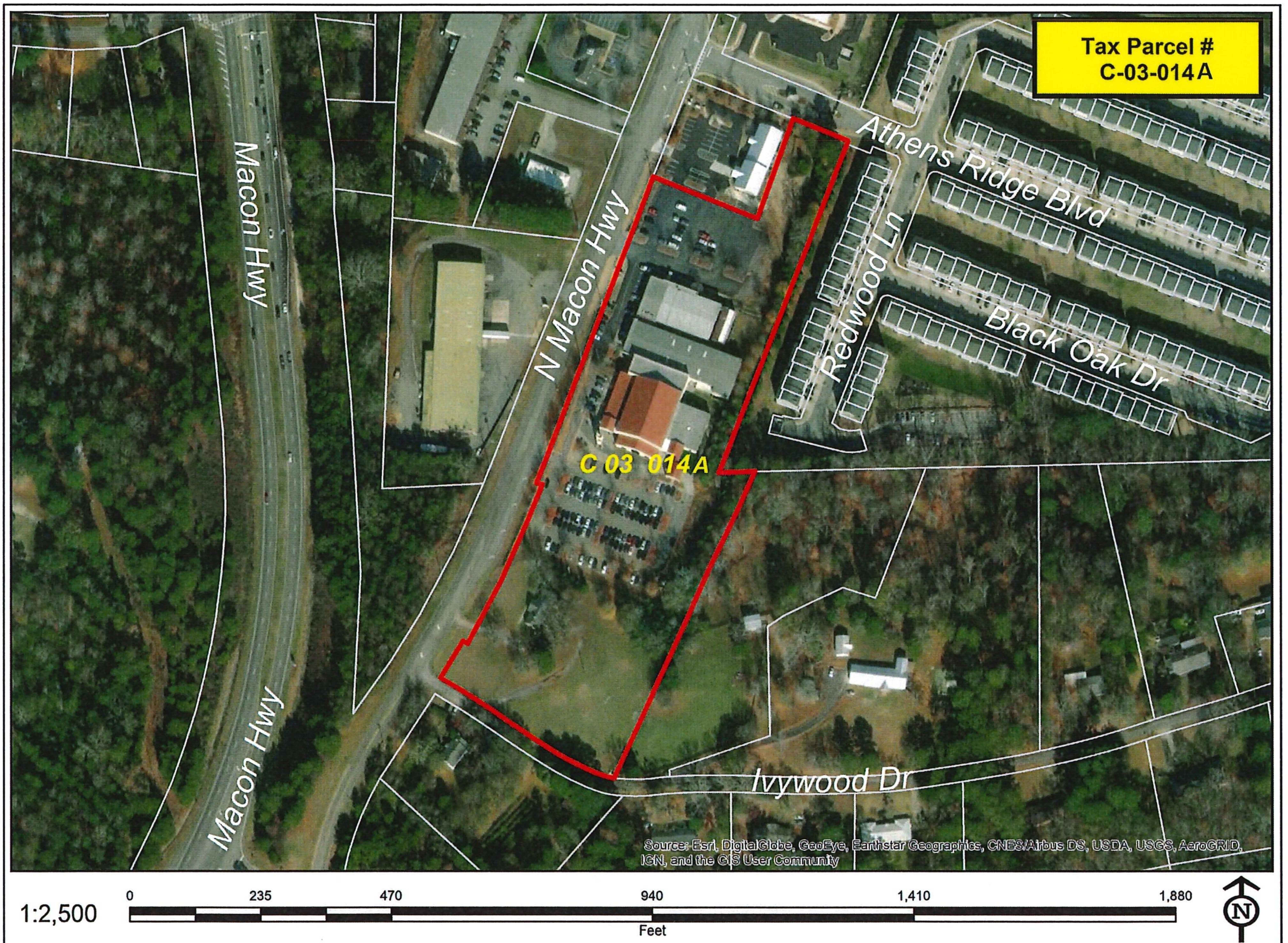
EXHIBIT "A" TO REZONE NO P20-0154

Page 1 of 5

CONDITIONS

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.

TAX MAP



LEGAL DESCRIPTION

and assigns, the following described property, to-wit:

All that tract or parcel of land, together with all improvements thereon, containing 4.179 acres, more or less, situate, lying and being on the easterly side of Georgia Highway 15 (U.S. Highway 441) and on the northerly side of Ivywood Drive, in the 221st O.M.D., Oconee County, Georgia, being more particularly described on a plat thereof entitled "Survey for Living Faith Fellowship, Inc." by Glen Downs, Surveyor, dated September 25, 1990, recorded in Plat Book 17, page 200, in the Office of Clerk of Superior Court of Oconee County, Georgia, which plat is hereby incorporated into this description by reference and made a part hereof; being more particularly described, according to said plat, as follows:

BEGINNING at an iron pin at the northeasterly intersection of Georgia Highway 15 and Ivywood Drive; running thence along the easterly side of Georgia Highway 15 the following courses and distances: a chord measurement of north 32 degrees 02 minutes 06 seconds east 21.79 feet to a concrete right-of-way marker, north 59 degrees 45 minutes 00 seconds east 10.07 feet to a concrete right-of-way marker, a chord measurement of north 26 degrees 24 minutes 47 seconds east 299.83 feet to an iron pin, north 21 degrees 26 minutes 39 seconds east 17.48 feet to a concrete right-of-way marker, north 75 degrees 26 minutes 06 seconds west 9.92 feet to a concrete right-of-way marker, and north 25 degrees 27 minutes 05 seconds east 11.30 feet to an iron pin; running thence along the boundary of lands of Living Faith Fellowship, Inc. north 89 degrees 06 minutes 21 seconds east 393.42 feet to a mill spindle; running thence along the boundary of lands now or formerly of Robert Brown south 24 degrees 53 minutes 16 seconds west 613.86 feet to an iron pin on the northerly side of Ivywood Drive; running thence along the edge of the pavement of Ivywood Drive, which forms the boundary of said property, the following courses and distances: a chord measurement of north 69 degrees 22 minutes 36 seconds west 86.54 feet to an iron pin, a chord measurement of north 57 degrees 51 minutes 15 seconds west 68.45 feet to an iron pin, and north 56 degrees 19 minutes 44 seconds west 220.12 feet to the beginning iron pin.

This being the same property conveyed to Earl D. Harris and Jean W. Harris in two Warranty Deeds, one from Earl D. Harris dated July 8, 1983, recorded in Deed Book 55, pages 179-180; and the second from Barbara H. Burroughs dated July 8, 1983, recorded in Deed Book 55, pages 181-182, in said Clerk's Office. Reference is also made to a Deed to Earl D. Harris and Jean W. Harris from J. Stanton Ivy, Sr. dated July 5, 1981, recorded in Deed Book 55, page 160, in said Clerk's Office.

Said property is subject to an Easement to Southern Bell Telephone and Telegraph Company dated March 23, 1988, recorded in Deed Book 99, pages 788-790, said Clerk's Office, and as shown on said plat.

NARRATIVE



August 8, 2020

To Whom It May Concern:

Nations Church is requesting that item #3 in our conditional use permit (*No weekday daycare or school use is to be allowed on the subject property*) be removed from conditional use permit 4524 and rezone 4523. This is for the purpose of our church starting a daycare in our existing facilities.

As a church, part of our mission is to provide resources that meet the needs of our community. The market research we have done clearly suggests there is an increasing need for more quality daycare options for families that are safe and meet the highest standards of excellence for children in our area. (We are also aware that this demand will likely increase even more as schools and families continue to navigate the pandemic.)

I assure you we will do everything required to make sure this daycare is a tremendous asset to the residents of Oconee County and beyond including due diligence with our facilities, hiring qualified day care professionals, and providing quality programming and care for every child.

Thank you for your consideration to help us become an even greater asset to our county.

Sincerely,

Mike Holt, Senior Pastor

EXHIBIT "A" TO REZONE NO P20-0154

Page 4 of 5

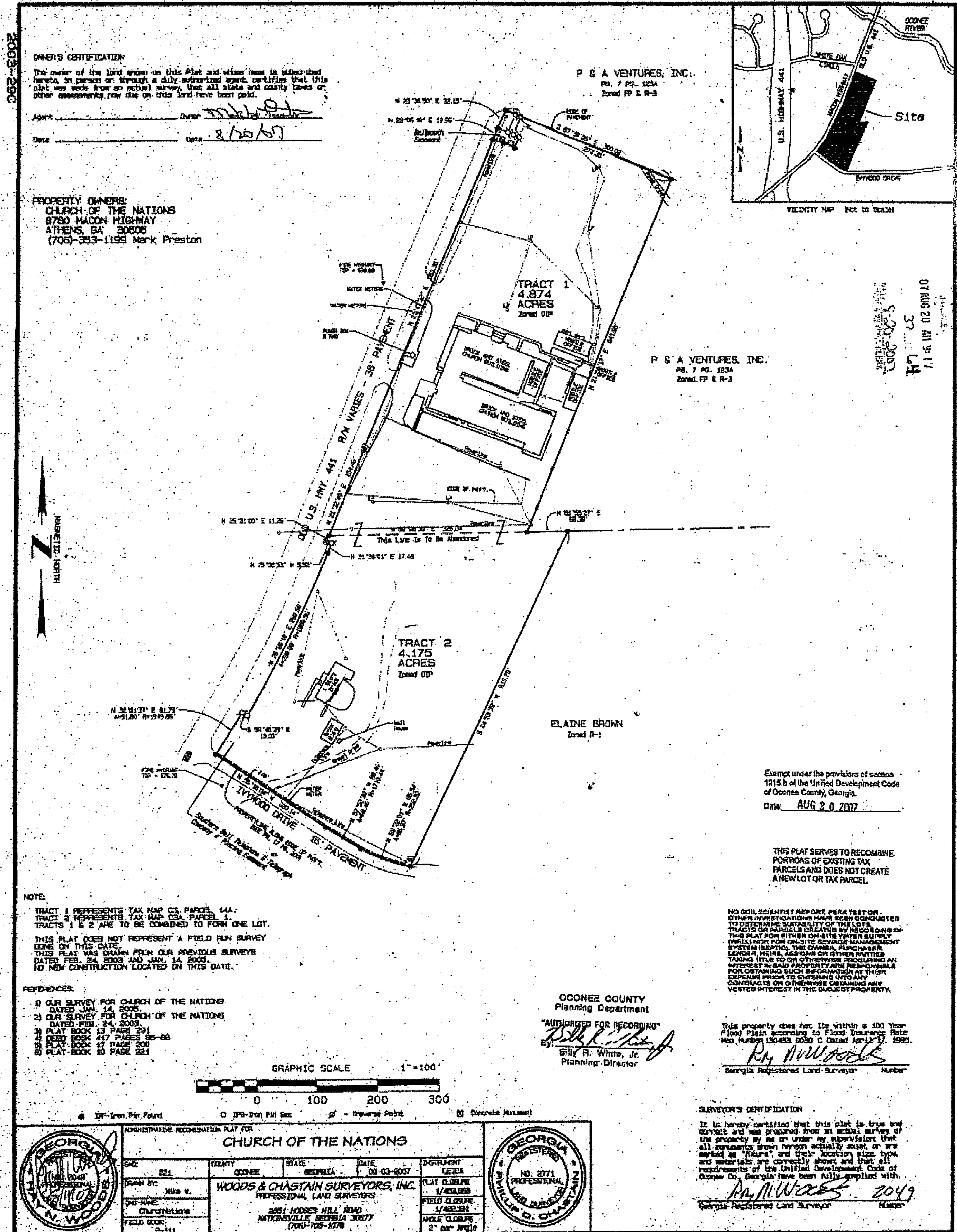
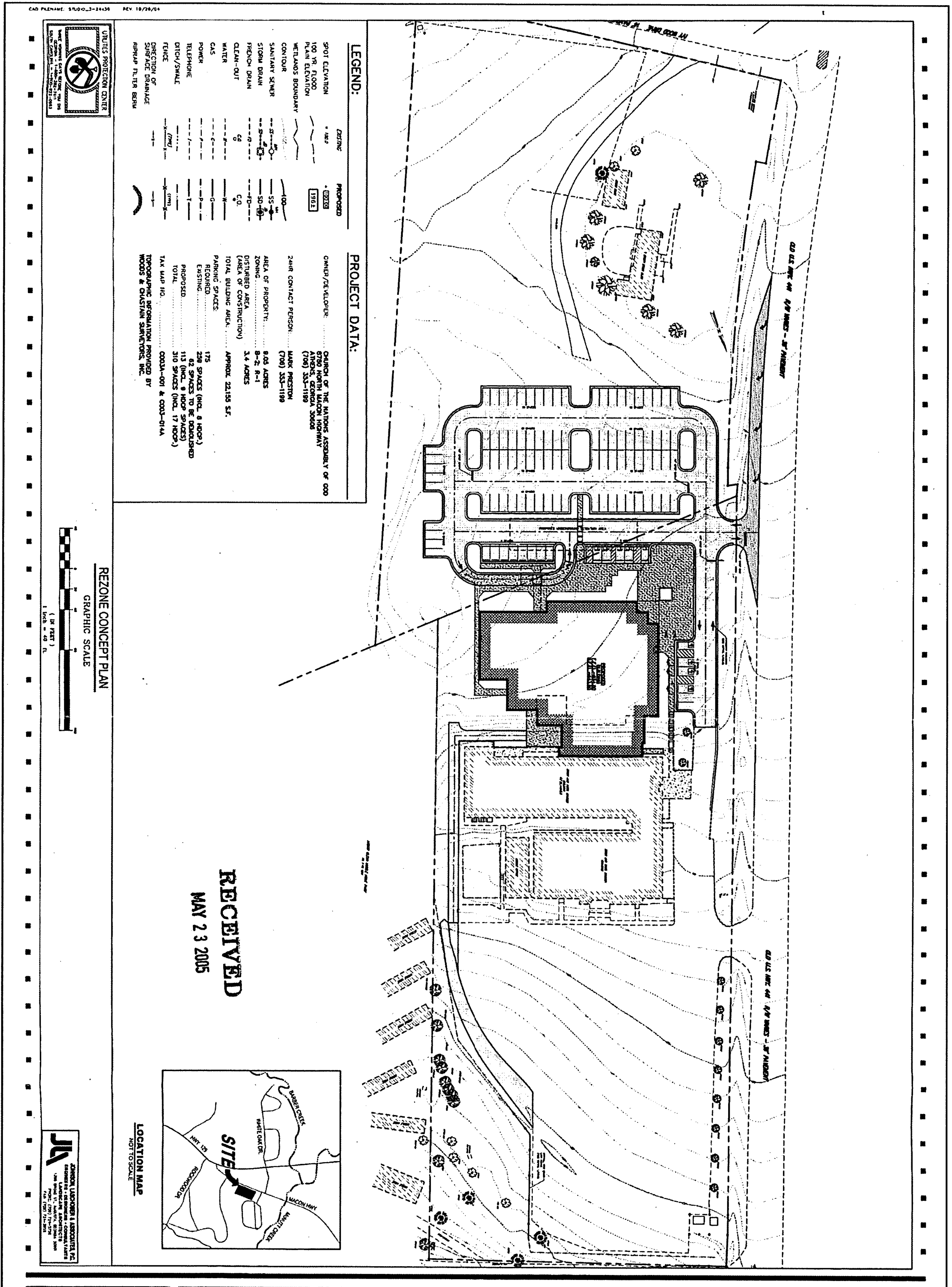


EXHIBIT "A" TO REZONE NO P20-0154

Page 5 of 5

CONCEPT PLAN - REZONE NO. 4523





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

REZONE CASE #: P20-0154

DATE: September 1, 2020

STAFF REPORT BY: Grace Tuschak, Senior Planner
Monica Davis, Planner

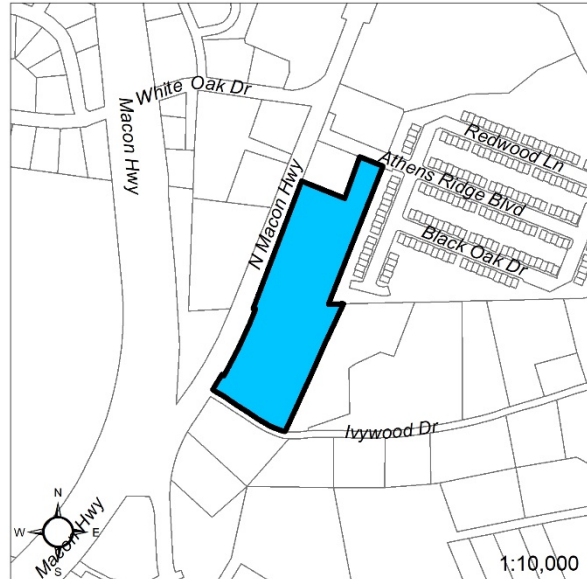
APPLICANT NAME: Nations Church

PROPERTY OWNER: Living Faith-NKA Church of the Nations

LOCATION: 8780 Macon Highway

PARCEL SIZE: ±8.18 acres

EXISTING ZONING: OIP (Office Institutional Professional District)



EXISTING LAND USE: Community-Scale Church

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Community Village

ACTION REQUESTED: The owner is requesting to remove condition #3 from the previously approved rezone (#4523) to in order to allow for a daycare facility on the property. This request is accompanied by special use modification #P20-0155 to remove the same condition from the previously approved conditional use permit.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: September 21, 2020

BOARD OF COMMISSIONERS: October 6, 2020

ATTACHMENTS:

- Application
- Narrative
- Zoning Impact Analysis
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat of Survey
- Narrative (2005)
- Staff Report (2005)
- Signed Resolution for Rezone #4523 (2005)
- Concept Plan (2005)

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- Rezone #4523 and conditional use permit #4524 were approved on 07/05/2005 to allow for a community-scale church

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Mixed commercial, office, vacant	B-2 (Highway Business District) OIP (Office Institutional Professional)
SOUTH	Single family residential	R-1 (Single Family Residential District)
EAST	Single-family residential Multi-family residential	R-1 (Single Family Residential District) R-3 (Multi-Family Residential District)
WEST	Commercial/warehouse	B-2 (Highway Business District)

PROPOSED DEVELOPMENT

- The applicant proposes to renovate approximately 3,800 square feet of the existing building for use as a daycare facility
- The applicant is requesting that condition #3 of rezone #4523 (below) be removed in order to allow a daycare on the property:
 - *No weekday daycare or school use is to be allowed on the subject property.*

PROPOSED TRAFFIC PROJECTIONS

- 184 additional average daily trips (ADT), including 45 AM peak hour and 46 PM peak hour trips are projected should this rezone modification request be approved (10th Edition ITE Trip Generation Manual)

PUBLIC FACILITIES

Water:

- The property is currently served by Oconee County Water Resources Department

Sewer:

- The property is currently served by Oconee County Water Resources Department

Roads:

- The property has two existing entrances located along North Macon Highway, no new access is proposed

ENVIRONMENTAL

- No jurisdictional wetlands, 100-year flood plain, or state waters 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

- No comments

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.

Nearby properties are primarily commercial and residential with a mixture of commercial and residential zoning districts. The proposed addition of a daycare facility on the property should be suitable in view of the mixed uses of the surrounding area.

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

The property has a reasonable economic use as a community-scale church 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;

County sewer and water service already serves the existing church and a small increase in use of these services is anticipated should the present request be approved. No impacts on local schools and minimal impact on police and fire protection services is expected. Staff holds that public facilities should be adequate to serve the modified special use.

ii. Environmental impact;

No environmentally sensitive areas are known to exist on site.

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

The property is already in use for a community-scale church and the proposed addition of a daycare facility should not have a significant impact on the existing 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; this standard is not applicable to the present request.

E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.

The property is to remain in the OIP zoning district, which is intended to “provide an area for... social, fraternal political, civic, and community organizations” and is “designed for institutional uses such as hospitals, nursing homes, convalescent centers, institutional planned developments and clinics.” (Unified Development Code Sec. 205.08). As defined in UDC Sec. 318.01.a.4, a community-scale church contains “regular weekday school, childcare or daycare” and the present request is to remove the zoning condition preventing this compatible secondary use from being carried out on the property. Staff holds that the proposed daycare facility is consistent with the stated purpose of the proposed zoning district.

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.

Staff finds no other existing or changing conditions or land use patterns which would give supporting grounds for either approval or disapproval of the zoning proposal.

G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.

The subject property lies within the Community Village and Suburban Neighborhood Character Area (2040 Future Development Map). The 2018 Comprehensive Plan lists “semi-public and institutional uses” as a compatible secondary land use for the both of these Character areas. A community-scale church is considered to be compatible with both of these character areas and a daycare facility is a standard component of a community-scale church (2018 Comp. Plan p.36, 46, UDC Sec. 318.01.a.4). Staff holds that the present request is in conformity with the Future Development Map and the goals and objectives of the Oconee

H. The availability of adequate sites for the proposed use in districts that permit such use.

It is likely that other lots exist within the county that would permit a daycare facility.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends conditional approval of the present special use request subject to the following conditions to be fulfilled at the owner/developer's expense:

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.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- ☐ Rezoning from: _____ to _____ ☒ Change in Conditions of Approval for Case # Rezone #4523
- ☐ Special Use Approval for: _____ in the _____ Zoning District

CUP # 4524

Applicant

Name: Nations Church
Address: 8780 Macon Highway
(No P.O. Boxes)
Athens, GA 30606

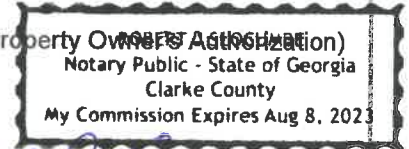
Telephone: 706-353-1199

Email: _____

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

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

Signature: [Signature] Date: 8/6/20 Notarized: [Signature]

**Property**

Location: 8780 Macon Highway
(Physical Description)
Athens, GA 30606

Tax Parcel Number: C03 014A

Size (Acres): 8.18 Current Zoning: O-I-P

Future Development Map—Character Area Designation: Community Village

Use

Current Use: Community Scale Church

Proposed Use: Community Scale Church

Attachments (check all that apply)

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

(1)

DB 40/33

WARRANTY DEED

Form No. 21

THE MCGREGOR CO., PRINTERS, ATHENS, GA.

STATE OF GEORGIA, OCONEE County.

THIS INDENTURE made and entered into this 27th day of May
in the year of our Lord One Thousand Nine Hundred and Eighty between

SANDRA R. MALCOM and MARILYN E. BISHOP, each

of the County of Oconee, State of Georgia, as Parties of the First Part, and

LIVING FAITH FELLOWSHIP, INC., a corporation

of the County of Clarke, State of Georgia, as Party of the Second Part,

WITNESSETH, that the said Parties of the First Part, for and in consideration of the sum of TEN

DOLLARS and Other Good and Valuable Considerations-----Dollars
in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain,
sell, alien, convey and confirm unto the said Party of the Second Part, its
successors
and assigns, the following described property, to-wit:

All that tract or parcel of land, with improvements thereon, containing
1.033 acres, more or less, situate, lying and being on the southeasterly
side of U.S. Highway 441, in the 221st District, G.M., Oconee County,
Georgia, being more particularly described on a plat entitled "Survey
for Sandra R. Malcom and Marilyn E. Bishop" by James M. Paul, Registered
Surveyor, dated June 14, 1977, recorded in Plat Book 6, page 291, in the
Office of the Clerk of Superior Court of Oconee County, Georgia, which
plat is hereby incorporated into this description by reference and made
a part hereof; being more particularly described according to said plat
as follows:

BEGINNING at an iron pin on the southeasterly side of U.S. Highway 441,
said iron pin being located 319 feet southwesterly of the centerline of
Breckenridge Trailer Park Drive, as measured along the southeasterly
side of U.S. Highway 441; running thence along the boundary of land now
or formerly of James Edward Bryant south 68 degrees 40 minutes east 300.0
feet to an iron pin; thence continuing along the boundary of Bryant
south 21 degrees 22 minutes west 150.0 feet to an iron pin; thence con-
tinuing along the boundary of Bryant north 68 degrees 40 minutes west 300
feet to an iron pin on the southeasterly side of U.S. Highway 441; running
thence along the southeasterly side of U.S. Highway 441 north 21 degrees
22 minutes east 150.0 feet to the beginning iron pin on the southeasterly
side of U.S. Highway 441;

This property is subject to a certain Security Deed from Sandra R. Malcom
and Marilyn E. Bishop to Athens Federal Savings and Loan Association dated
December 19, 1977, recorded in Deed Book 28, pages 6-8 in said Clerk's
Office, and as part consideration for this conveyance, grantee assumes
said security deed and the note secured thereby, agrees to pay the same
according to the terms of said note and agrees to be bound by all terms
and provisions of said note and security deed.

Sandra R. Malcom

DB 40/34

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Part y of the Second Part, its ~~XXXX~~ successors, executors, administrators and assigns, in Fee Simple,

And the said Parties of the First Part warrant and will forever defend the right and title to the above described property unto the said Part y of the Second Part, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set their hand, affixed their seal, and delivered these presents the day and year first above written.

Signed, sealed and delivered in the presence of

H. Mue refers
Paul D. Hume
Notary Public,

Sandra R. Malcom (SBA)
Sandra R. Malcom
Marilyn E. Bishop (SBA)
Marilyn E. Bishop

Filed for record on May 27, 1980 3:30pm
Recorded on May 28, 1980
Sandra C. Glass, Clerk

DB. 40/35

WARRANTY DEED

FROM

TO

Georgia, Oconee County

Clerk's Office, Superior Court

Filed for Record at 3:30 o'clock

P.M., this 21st day of

May, 1980

Recorded in Deed Book 40

Page this day

of , 19

 Clerk

STATE OF GEORGIA, OCONEE COUNTY.

The undersigned, LIVING FAITH FELLOWSHIP, INC., a corporation, hereby accept delivery of the foregoing deed, agrees to perform the obligations imposed upon the undersigned thereunder and agree s to be bound by all the terms and provisions thereof.

IN WITNESS WHEREOF, the undersigned ha s hereunto set its hand and affixed

its seal.

LIVING FAITH FELLOWSHIP, INC.

Signed, sealed and accepted in the presence of
H. M. Updegraff
Edith H. Updegraff
Notary Public,

(Corporate Seal)
By: [Signature] (SEAL)
President
Attest: [Signature] (SEAL)
Secretary
[Signature]

WARRANTY DEED

2

STATE OF
County of _____

DB 57/640

THIS INDENTURE, made this _____ day of November
in the year of our Lord One Thousand Nine Hundred and Eighty Three

Between Rivermont Investors (a California Limited Partnership)
of the State of _____ and County of _____ of the first part
and Living Faith Fellowship, Inc.
of the State of _____ and County of _____ of the second part.

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

TEN (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATIONS----- DOLLARS
in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha VE
granted, bargained, sold and conveyed and by these presents do _____ grant, bargain, sell and convey unto the said part Y
of the second part, their heirs and assigns, all that tract or parcel of land lying and being in

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 221st Georgia
Militia District of Oconee County, Georgia, more particularly described as
follows:

To find the true point of beginning hereof, commence at the point on the
southeasterly right-of-way of coinciding U.S. Highways 129 & 441 where the
same is intersected by the southerly right-of-way which has been acquired
by the State Highway Department of Georgia for a limited access highway
designated as Project F-0055-1 (R), and run thence southwesterly along
said right-of-way of coinciding U.S. Highways 129 & 441 (said course being
South 21 degrees 22 minutes West) a distance of 63.1 feet to a point
marked by an iron pin, said point being the TRUE POINT OF BEGINNING
HEREOF; run thence South 68 degrees 05 minutes East 200.0 feet to a point
marked by an iron pin; run thence South 21 degrees 22 minutes West a
distance of 290.9 feet to a point marked by an iron pin; run thence North
68 degrees 40 minutes West 300.0 feet to a point marked by an iron pin on
the southeasterly right-of-way of coinciding U.S. Highways 129 & 441;
thence run northeasterly along said Highway right-of-way 204.0 feet to a
point marked by an iron pin and being the POINT OF BEGINNING hereof;
according to a survey of said tract prepared by Landmark Engineering
Corporation, a Registered Land Surveyor, dated May 1, 1974, revised August
8, 1979, and designated thereon as Tract "B".

OCONEE COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$36.30
DATE November 18, 1983
Hazel Everett, Deputy CSC

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 any wise appertaining, to the only proper use, benefit and behoof
of _____, the said part Y of the second part, their heirs and assigns forever, IN FREE SIMPLE.

AND THE SAID PART Y of the first part, for itself, its heirs, executors and administrators
will warrant and forever defend the right and title to the above described property unto the said part Y of the second part,
its heirs and assigns, against the lawful claim of all persons whomsoever.

IN WITNESS WHEREOF, That the said part Y of the first part ha VE hereunto set its hand
and affixed its seal _____, the day and year above written.

Signed, sealed and delivered in the presence of:

Rivermont Investors (a California
Limited Partnership) (Seal)

By: Chase & Taylor, Inc., Gen'l Partner (Seal)

By: James V. Williams (Seal)

SIR Investments, Inc., Gen'l Partner

UNOFFICIAL WITNESS

3
DB 83/748

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF OCONEE

THIS INDENTURE made and entered into this 31st day of December in the year of our Lord One Thousand Nine Hundred and Eighty-Six between RIVERMONT INVESTORS (A California Limited Partnership) of the County of Marin, State of California, as Party of the First Part, and LIVING FAITH FELLOWSHIP, INC. 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 TEN AND NO/100 (\$10.00) DOLLARS and other 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, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Party of the Second Part, its heirs and assigns, the following described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 221st Georgia Militia District of Oconee County, Georgia, more particularly described as follows:

BEGINNING at a point on the southeasterly right-of-way of U. S. Highway 129 and 441 a distance of 507.1 feet southwesterly as measured along said southeasterly right-of-way of U. S. Highway 129 and 441 from its intersection with the southerly line of the right-of-way which has been acquired by the State Highway Department of Georgia for a limited access highway designated as Project F-0055-1(8); run thence southwesterly along the southeasterly right-of-way of U. S. Highway 129 and 441 a distance of 275.9 feet more or less to a point marked by an iron pin on the northwest corner of property now or formerly belonging to J. S. Ivy; run thence North 88 degrees 37 minutes East a distance of 325.4 feet to a point; run thence North 21 degrees 22 minutes East a distance of 201.0 feet to a point; run thence North 68 degrees 40 minutes West a distance of 300.0 feet to the POINT OF BEGINNING, containing 1.818 acres, more or less.

THIS property is a part (referred to as Tract G) of a larger tract of land previously conveyed by Warranty Deed dated November 12, 1982 from Royce Deaton, Randall Deaton, Ralph Deaton and Bill Black to Rivermont Investors, a California Limited Partnership said deed being recorded in the Office of the Clerk, Superior Court Oconee County, Georgia at Deed Book 51, page 260.

Reference plat of survey at Plat Book 7, pages 123A and 123B of said Oconee County records.

TO HAVE AND TO HOLD the said described property, with all and singular, the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Party of the Second Part, its heirs, executors, administrators and assigns, in Fee Simple,

And the said Party of the First Part warrants and will forever defend the right and title to the above described property unto the said Party of the Second Part, its heirs and assigns, against the lawful claims of all persons whomsoever.

DB 83/749

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set its hand, affixed its seal, and delivered these presents the day and year first above written.

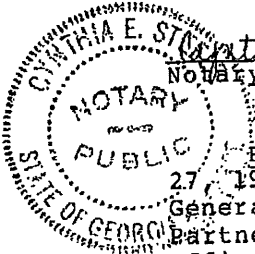
RIVERMONT INVESTORS (a
California Limited Partnership)

By: SLB INVESTMENTS, INC., a
California Corporation, General
Partner

BY: William C. Bushnell
WILLIAM C. BUSHNELL, as
Attorney-in-fact for SLB
INVESTMENTS, INC.

Signed, sealed and delivered in the
presence of this 31st day of
December, 1986.

Jamice Stamey
Witness



Cynthia E. Steele
Notary Public

Notary Public, Georgia, State at Large
My Commission Expires April 26, 1988

Reference: That certain power of attorney dated December
27, 1986 by SLB Investments, Inc., a California Corporation, the
General Partner of Rivermont Investors, a California Limited
Partnership recorded at Deed Book 83, page 145-147 in the
office of the Clerk, Superior Court, Oconee County, Georgia.

Filed for record on December 31, 1986 @ 2:31pm
Recorded on December 31, 1986
Sandra C. Glass, Clerk

DB 127/558

WARRANTY DEED

Form No. 21

STATE OF GEORGIA O C O N E E County.

OCONEE COUNTY, GEORGIA
 Real Estate Transfer Tax
 Paid \$ 255.00
 Date 11-13-1990
 Roger Calverly, Chief Deputy

(4)

THIS INDENTURE made and entered into this 13th day of November

in the year of our Lord One Thousand Nine Hundred and Ninety (1990)

between

EARL D. HARRIS and JEAN W. HARRIS

of the County of Oconee, State of Georgia, as Parties of the First Part, and

LIVING FAITH FELLOWSHIP, INC.

of the County of Oconee, State of Georgia, as Party of the Second Part,

WITNESSETH, that the said Parties of the First Part, for and in consideration of the sum of

TEN DOLLARS AND OTHER VALUABLE CONSIDERATION----- Returns

in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,

have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain,

sell, alien, convey and confirm unto the said Party of the Second Part, its successors,

heirs and assigns, the following described property, to-wit:

All that tract or parcel of land, together with all improvements thereon, containing 4.179 acres, more or less, situate, lying and being on the easterly side of Georgia Highway 15 (U.S. Highway 441) and on the northerly side of Ivywood Drive, in the 221st G.M.D., Oconee County, Georgia, being more particularly described on a plat thereof entitled "Survey for Living Faith Fellowship, Inc." by Glen Downs, Surveyor, dated September 25, 1990, recorded in Plat Book 17, page 200, in the Office of Clerk of Superior Court of Oconee County, Georgia, which plat is hereby incorporated into this description by reference and made a part hereof; being more particularly described, according to said plat, as follows:

BEGINNING at an iron pin at the northeasterly intersection of Georgia Highway 15 and Ivywood Drive; running thence along the easterly side of Georgia Highway 15 the following courses and distances: a chord measurement of north 32 degrees 02 minutes 06 seconds east 81.79 feet to a concrete right-of-way marker, south 59 degrees 48 minutes 00 seconds east 10.07 feet to a concrete right-of-way marker, a chord measurement of north 26 degrees 24 minutes 47 seconds east 299.83 feet to an iron pin, north 21 degrees 26 minutes 39 seconds east 17.48 feet to a concrete right-of-way marker, north 75 degrees 26 minutes 06 seconds west 9.92 feet to a concrete right-of-way marker, and north 25 degrees 27 minutes 05 seconds east 11.30 feet to an iron pin; running thence along the boundary of lands of Living Faith Fellowship, Inc. north 89 degrees 06 minutes 21 seconds east 393.42 feet to a mill spindle; running thence along the boundary of lands now or formerly of Robert Brown south 24 degrees 53 minutes 16 seconds west 613.86 feet to an iron pin on the northerly side of Ivywood Drive; running thence along the edge of the pavement of Ivywood Drive, which forms the boundary of said property, the following courses and distances: a chord measurement of north 69 degrees 22 minutes 36 seconds west 86.54 feet to an iron pin, a chord measurement of north 57 degrees 51 minutes 15 seconds west 68.45 feet to an iron pin, and north 56 degrees 19 minutes 44 seconds west 220.12 feet to the beginning iron pin.

This being the same property conveyed to Earl D. Harris and Jean W. Harris in two Warranty Deeds, one from Earl D. Harris dated July 8, 1983, recorded in Deed Book 55, pages 179-180; and the second from Barbara H. Burroughs dated July 8, 1983, recorded in Deed Book 55, pages 181-182, in said Clerk's Office. Reference is also made to a Deed to Earl D. Harris and Jean W. Harris from J. Swanton Ivy, Sr. dated July 5, 1983, recorded in Deed Book 55, page 140, in said Clerk's Office.

Said property is subject to an Easement to Southern Bell Telephone and Telegraph Company dated March 23, 1988, recorded in Deed Book 99, pages 788-790, said Clerk's Office, and as shown on said plat.

DB 127/559

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the said Part y of the Second Part, its successors, heirs, executors, administrators and assigns, in Fee Simple.

And the said Parties of the First Part warrant and will forever defend the right and title to the above described property unto the said Part y of the Second Part, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto

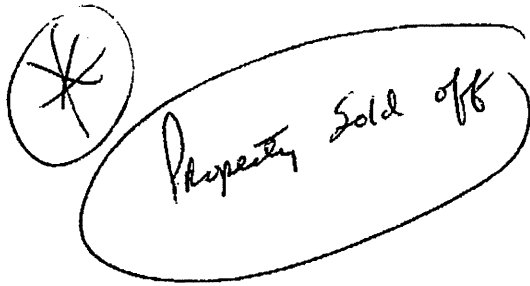
set their hands, affixed their seals, and delivered these presents the day and year first above written.

Signed, sealed and delivered in the presence of

[Signature]
 Witness
[Signature]
 Notary Public, Oconee County, Georgia
 My Commission Expires January 10, 1997

[Signature] (SEAL)
 Earl D. Harris
[Signature] (SEAL)
 Jean W. Harris

Filed for record Nov. 13, 1990 @ 2:10 PM
 Recorded Nov. 15, 1990
 State of Georgia



DOCH 003994
FILED IN OFFICE
7/16/2018 02:13 PM
BK:1441 PG:625-626
ANGELA ELDER-JOHNSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY

Angela Elder-Johnson

REAL ESTATE TRANSFER TAX
PAID: \$75.00

PT-61 108-2018-001015



WARRANTY DEED
Oconee County, Georgia.
July 10, 2018

After recording, return to:

Kerry S. Doolittle
P.O. Box 949
Watkinsville, Georgia 30677
(706) 769-0591

Grantor: **Nations Church Assembly of God, Inc., f.k.a. Church of the Nations Assembly of God, Inc., f.k.a. Living Faith Fellowship, Inc.,** a Georgia corporation, 8780 Macon Highway, Athens, Georgia 30606-5239.

Grantee: **Deloache Inv LLC,** 29a North Main Street, Watkinsville, GA 30677.

This indenture is by between the above-named Grantor as party of the first part, hereinafter called Grantor, and the above-named Grantee, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

Witnesseth: That Grantor for and in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the Grantee that certain property which is more particularly described as follows:

Street Address: portion of 8780 Macon Highway, Athens, Oconee County, Georgia 30606.

Tax Map-Parcel No: portion of C-03-014A

All that tract or parcel of land lying and situate in the 221st G.M.D of Oconee County, Georgia, designated as Tract A, containing 0.87 acres, according to a final plat of survey for Behavioral Safety Products, dated March 28, 2018, prepared by Matthew D. Ulmer, Ga. R.L.S. No. 3069, Baseline Surveying & Engineering, Inc., and recorded in Plat Book 2018, at Page 61, P2018000061, in the Office of the Clerk of Superior Court of Oconee County, Georgia, which plat is incorporated herein by this reference for a more complete description, being a portion located in the northeast corner of the Nations Church property, and being more particularly described as follows:

Beginning at a nail found at the intersection of the easterly right of way line of Old Macon Highway, a.k.a. Old U.S. 441, with the southerly right of way line of Athens Ridge Boulevard, thence South 68° 03' 50" East along the southerly right of way line of Athens Ridge Boulevard a distance of 196.02 feet to an iron pin; thence South 20° 15' 15" West a distance of 191.63 feet to an iron pin; thence North 67° 30' 52" West a distance of 200.86 feet to an iron pin set on the easterly right of way line of Old Macon Highway, a.k.a. Old U.S. 441, thence

North 21° 21' 08" East along the easterly right of way line of Old Macon Highway a distance of 137.53 feet to a monument marking the Bell South easement; thence continuing North 21° 39' 55" East along the easterly right of way line of Old Macon Highway a distance of 19.96 feet to a monument marking the Bell South easement; thence continuing North 23° 10' 26" East along the easterly right of way line of Old Macon Highway a distance of 32.15 feet to the point of beginning.

The property is conveyed subject to and benefitting from a 20' sanitary sewer easement as shown on the aforementioned plat of survey.

The property is conveyed subject to a 20' landscape easement as shown on the aforementioned plat of survey.

The property is conveyed subject to an easement in favor of Bell South as shown on the aforementioned plat of survey.

The property is conveyed subject to a 20' drainage easement as shown on the aforementioned plat of survey, which drainage is to be relocated per Grantee's construction plans.

To have and to hold the described tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in fee simple.

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

In witness whereof, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in our presence
this 10th day of July, 2018.

Nations Church Assembly of God, Inc.,

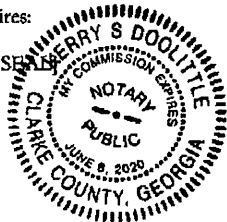
James Doolittle
Witness

By: *[Signature]*
Title: Michael Holt CEO

Kerry S. Doolittle
Notary Public
My commission expires:

Attest: *Charlie B. Neely*
Title: Charlie Neely secretary

[NOTARY SEAL]



[CHURCH SEAL]

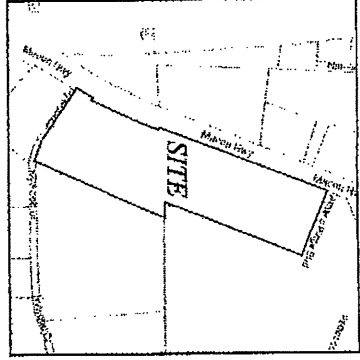
9765620785
 PARTICIPANT ID
 BK2018 06-61-61
 P2018000061
 FIELD IN OFFICE
 04/17/2018 03:34 AM
 ANNEA L. BERNARDSON, CLERK
 SUPERIOR COURT
 OCONEE COUNTY, GA
 Conita Dale - Thomas
 THE FOLLOWING IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILED WITH THE CLERK OF THE SUPERIOR COURT OF OCONEE COUNTY, GEORGIA.

ALL INSTRUMENTS OF THE OCONEE COUNTY SUPERIOR COURT ARE FILED WITH THE CLERK OF THE SUPERIOR COURT OF OCONEE COUNTY, GEORGIA. THE FOLLOWING IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILED WITH THE CLERK OF THE SUPERIOR COURT OF OCONEE COUNTY, GEORGIA.

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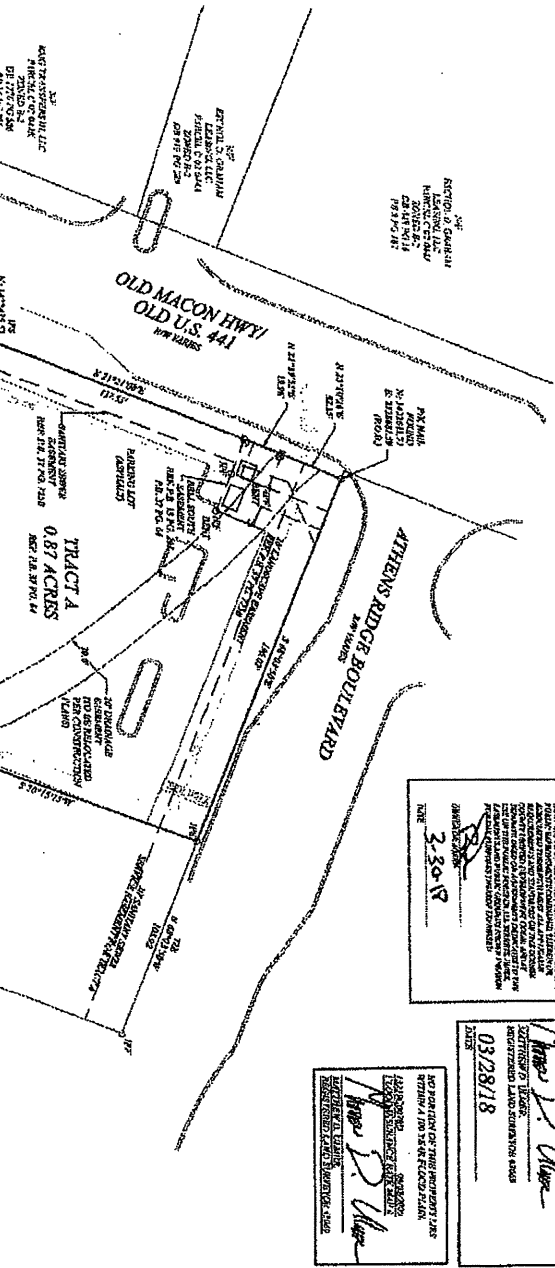
BASLINE
 SURVEYING & ENGINEERING, INC.
 P.O. BOX 268
 WATKINSVILLE, GA 30667
 WWW.BASLINEGA.COM
 PHONE: 706-474-1952
 MATT@BASLINEGA.COM

OWNER'S CERTIFICATION
 I, the undersigned, being the owner of the above described property, hereby certify that the foregoing is a true and correct copy of the original instrument filed with the Clerk of the Superior Court of Oconee County, Georgia.

FIELD SURVEY CLOSURE STATEMENT
 THE FIELD DATA FROM WHICH THIS PLAT IS BASED WAS OBTAINED BY ME OR BY A PERSON UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.

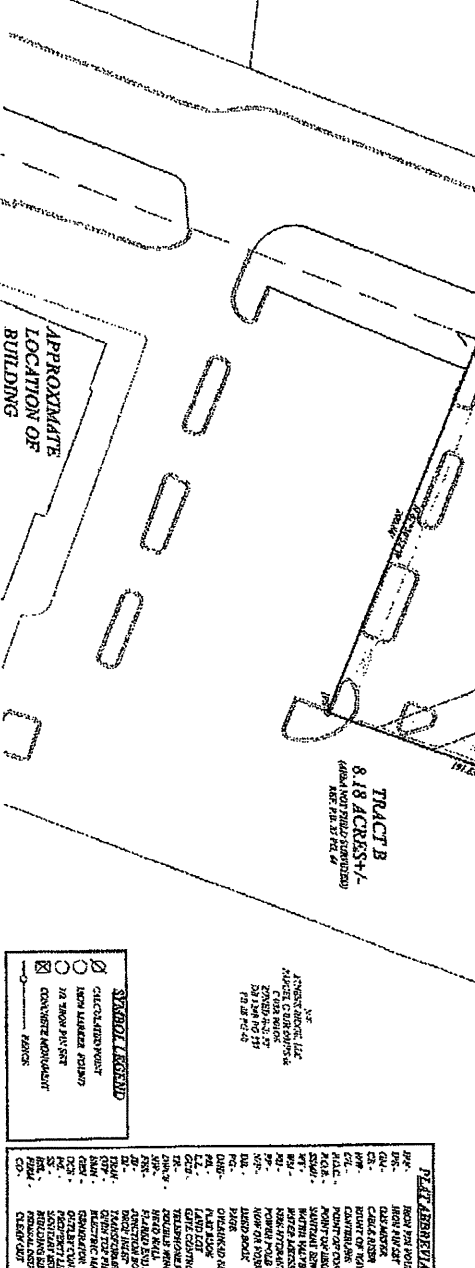
PROJECT DATA
 PROFESSIONAL CONTRACT: SURVEYING A REDEVELOPMENT PROJECT FOR THE CITY OF MACON, GEORGIA.
 PROJECT NO: 17-9999
 DATE: 03/28/18

PLAT FOR:
 BEHAVIORAL SAFETY PRODUCTS
 1114 GEORGIA
 MACON DISTRICT
 OCONEE COUNTY
 PHYSICAL ADDRESS:
 8780 MACON HIGHWAY
 ATHENS, GEORGIA
 30606



PLAT REVISIONS
 1. 03/28/18
 2. 03/28/18
 3. 03/28/18
 4. 03/28/18
 5. 03/28/18
 6. 03/28/18
 7. 03/28/18
 8. 03/28/18
 9. 03/28/18
 10. 03/28/18

STAKEHOLDER CERTIFICATION
 I, the undersigned, being the owner of the above described property, hereby certify that the foregoing is a true and correct copy of the original instrument filed with the Clerk of the Superior Court of Oconee County, Georgia.



SYMBOL LEGEND
 1. 03/28/18
 2. 03/28/18
 3. 03/28/18
 4. 03/28/18
 5. 03/28/18
 6. 03/28/18
 7. 03/28/18
 8. 03/28/18
 9. 03/28/18
 10. 03/28/18

GRAPHIC SCALE
 1 INCH = 40 FEET
 0 20 40 80 120
 FEET

2003-293

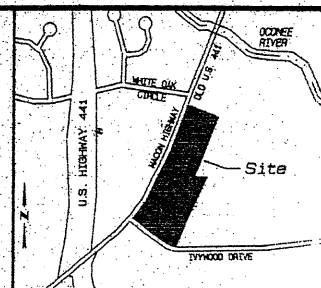
OWNER'S CERTIFICATION

The owner of the land shown on this Plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, that all state and county taxes or other assessments now due on this land have been paid.

Agent: _____ Owner: Mark Preston
 Date: _____ Date: 8/20/07

PROPERTY OWNERS:
 CHURCH OF THE NATIONS
 8780 MACON HIGHWAY
 ATHENS, GA 30606
 (706)-353-1199 Mark Preston

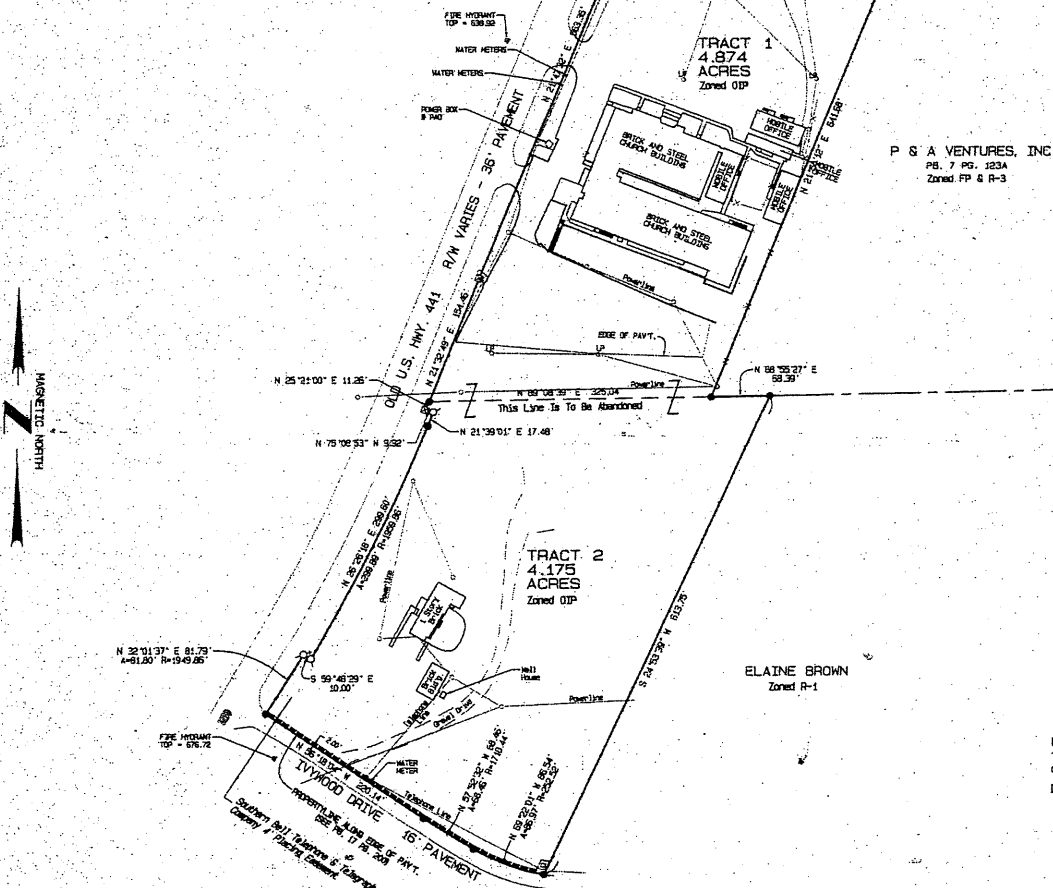
P & A VENTURES, INC.
 PB. 7 PG. 123A
 Zoned FP & R-3



VICINITY MAP (Not to Scale)

07 AUG 20 AM 9:17
 37 64
 8-20-2007
 PHILLIP D. CHASTAIN
 CLERK

P & A VENTURES, INC.
 PB. 7 PG. 123A
 Zoned FP & R-3



Exempt under the provisions of section 1215.b of the Unified Development Code of Oconee County, Georgia.
 Date: AUG 20 2007

THIS PLAT SERVES TO RECOMBINE PORTIONS OF EXISTING TAX PARCELS AND DOES NOT CREATE A NEW LOT OR TAX PARCEL.

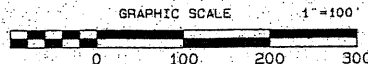
NO SOIL SCIENTIST REPORT, PEAK TEST OR OTHER INVESTIGATIONS HAVE BEEN CONDUCTED TO DETERMINE SUITABILITY OF THE LOT. TRACTS ON PARCELS CREATED BY RECORDING OF THIS PLAT FOR EITHER ON-SITE WATER SUPPLY (WELL) NOR FOR ON-SITE SEWAGE MANAGEMENT SYSTEM (SEPTIC). THE OWNER, PURCHASER, LENDER, HEIRS, ASSIGNEE OR OTHER PARTIES TAKING TITLE TO OR OTHERWISE PURSUING AN INTEREST IN SAID PROPERTY ARE RESPONSIBLE FOR OBTAINING SUCH INFORMATION AT THEIR EXPENSE PRIOR TO ENTERING INTO ANY CONTRACTS OR OTHERWISE OBTAINING ANY VESTED INTEREST IN THE SUBJECT PROPERTY.

This property does not lie within a 100 Year Flood Plain according to Flood Insurance Rate Map Number 130433 0030 C Dated April 17, 1995.
Phyllis D. Chastain
 Georgia Registered Land Surveyor Number _____

NOTE:
 TRACT 1 REPRESENTS TAX MAP C3, PARCEL 14A.
 TRACT 2 REPRESENTS TAX MAP C3A, PARCEL 1.
 TRACTS 1 & 2 ARE TO BE COMBINED TO FORM ONE LOT.
 THIS PLAT DOES NOT REPRESENT A FIELD RUN SURVEY DONE ON THIS DATE.
 THIS PLAT WAS DRAWN FROM OUR PREVIOUS SURVEYS DATED FEB. 24, 2003 AND JAN. 14, 2005.
 NO NEW CONSTRUCTION LOCATED ON THIS DATE.

- REFERENCES:
- 1) OUR SURVEY FOR CHURCH OF THE NATIONS DATED JAN. 14, 2005.
 - 2) OUR SURVEY FOR CHURCH OF THE NATIONS DATED FEB. 24, 2003.
 - 3) PLAT BOOK 13 PAGE 291
 - 4) DEED BOOK 417 PAGES 86-88
 - 5) PLAT BOOK 17 PAGE 200
 - 6) PLAT BOOK 10 PAGE 221

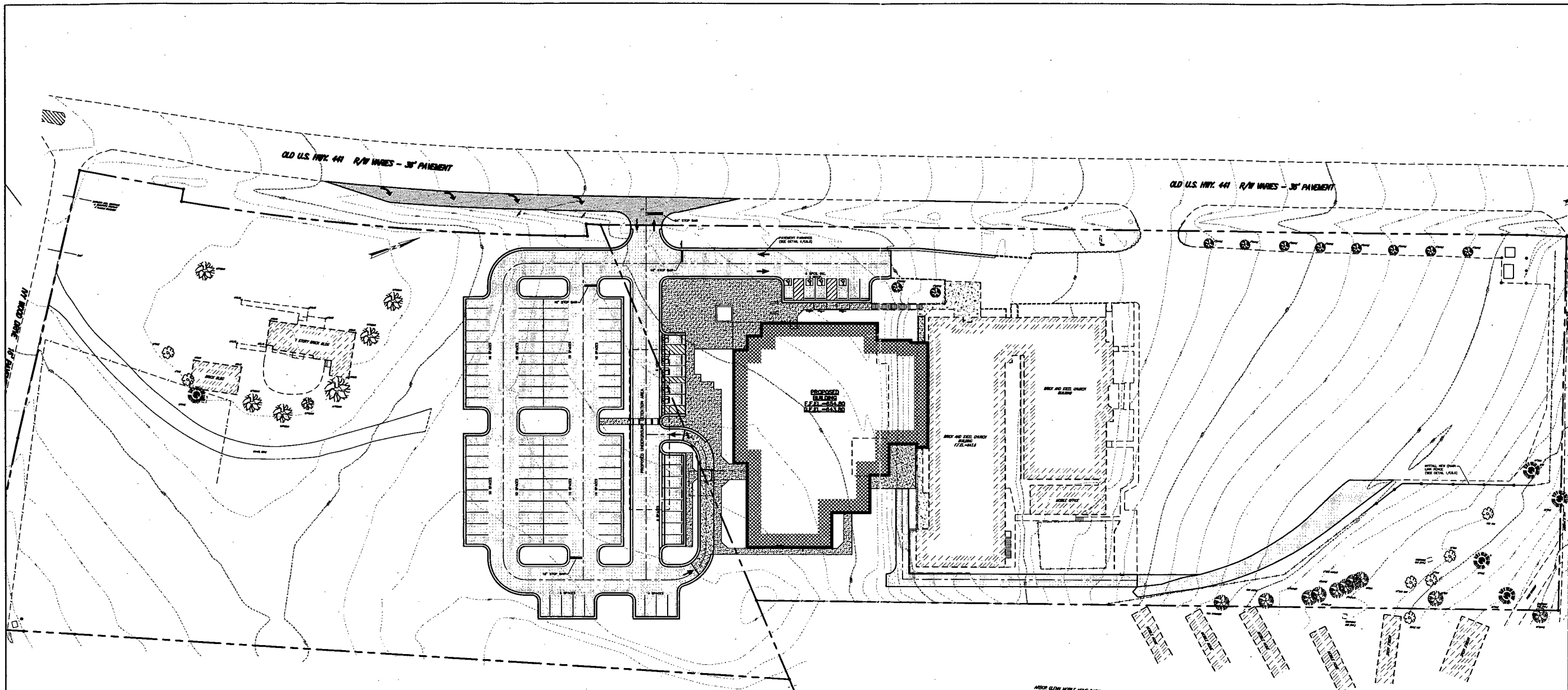
OCONEE COUNTY
 Planning Department
 "AUTHORIZED FOR RECORDING"
Billy R. White, Jr.
 Billy R. White, Jr.
 Planning Director



● IPI-iron Pin Found ○ IPI-iron Pin Set ⊗ Traverser Point ⊠ Concrete Monument

ADMINISTRATIVE RECOMBINATION PLAT FOR				
CHURCH OF THE NATIONS				
PG#	221	COUNTY	OCONEE	STATE
DATE	08-03-2007			
INSTRUMENT	LE1204			
FROM BY:	Mika H.			
TO NAME:	WOODS & CHASTAIN SURVEYORS, INC.			
CHURCH OF THE NATIONS	PROFESSIONAL LAND SURVEYORS			
FIELD BOOK:	2851 HODGES HILL ROAD			
B-141	NATKINSVILLE, GEORGIA 30677			
	(706)-705-1078			

SURVEYOR'S CERTIFICATION
 It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision and that all monuments shown herein actually exist or are marked as "future" and their location, size, type, and materials are correctly shown and that all requirements of the Unified Development Code of Oconee Co., Georgia have been fully complied with.
Phyllis D. Chastain 2049
 Georgia Registered Land Surveyor Number _____



LEGEND:

EXISTING	PROPOSED
SPOT ELEVATION 100 YR. FLOOD PLAIN ELEVATION	SPOT ELEVATION 100 YR. FLOOD PLAIN ELEVATION
WETLANDS BOUNDARY	WETLANDS BOUNDARY
CONTOUR	CONTOUR
SANITARY SEWER	SANITARY SEWER
STORM DRAIN	STORM DRAIN
FRENCH DRAIN	FRENCH DRAIN
CLEAN-OUT	CLEAN-OUT
WATER	WATER
GAS	GAS
POWER	POWER
TELEPHONE	TELEPHONE
DITCH/SWALE	DITCH/SWALE
FENCE	FENCE
DIRECTION OF SURFACE DRAINAGE	DIRECTION OF SURFACE DRAINAGE
RIPRAP FILTER BERM	RIPRAP FILTER BERM

PROJECT DATA:

OWNER/DEVELOPER: CHURCH OF THE NATIONS ASSEMBLY OF GOD
8780 NORTH MACON HIGHWAY
ATHENS, GEORGIA 30606
(706) 353-1199

24HR CONTACT PERSON: MARK PRESTON
(706) 353-1199

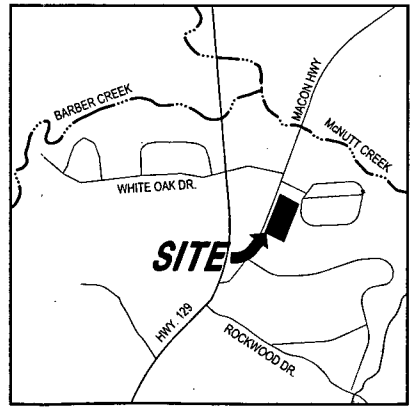
AREA OF PROPERTY: 9.05 ACRES
ZONING: B-2; R-1
DISTURBED AREA: 3.4 ACRES
(AREA OF CONSTRUCTION)

TOTAL BUILDING AREA: APPROX. 22,155 S.F.

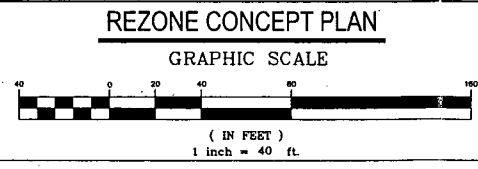
PARKING SPACES:
REQUIRED: 175
EXISTING: 259 SPACES (INCL. 8 HDOP.)
62 SPACES TO BE DEMOLISHED
PROPOSED: 113 (INCL. 9 HDOP SPACES)
TOTAL: 310 SPACES (INCL. 17 HDOP.)

TAX MAP NO. C003A-001 & C003-014A

TOPOGRAPHIC INFORMATION PROVIDED BY
WOODS & CHASTAIN SURVEYORS, INC.



RECEIVED
MAY 23 2005



JOHNSON LASCHNER & ASSOCIATES, P.C.
ENGINEERS - DESIGNERS - CONSULTANTS
LANDSCAPE ARCHITECTS
1296 BROAD ST., AUGUSTA, GEORGIA 30901
PHONE: (706) 724-5756
FAX: (706) 724-3955

studio
design group
1617 WALTON WAY
AUGUSTA, GA 30904

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STUDIO 3 DESIGN GROUP

MEMBERS OF THE
AMERICAN INSTITUTE OF ARCHITECTS

REZONE CONCEPT PLAN

ADDITION & RENOVATION
CHURCH OF THE NATIONS
Assembly of God
ATHENS, GA

PROJECT NUMBER 2101

REVISIONS

NO.	DATE	DESCRIPTION

CP.2

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: 0.00

Date of contribution: _____

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

Signature of owner: [Signature]

Date: 8/6/20

Signature of applicant: [Signature]

Date: 8/6/20

Signature of Notary Public: [Signature]

Date: 8/6/20

ROBERT J SLOCUMBE
Notary Public - State of Georgia
Clarke County
My Commission Expires Aug 8, 2023

DISCLOSURE OF INTEREST

APPLICATION FOR REZONING

OCONEE COUNTY, GEORGIA

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of the Commissions, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

Signature of owner

[Handwritten Signature]

Date

7/28/20

Signature of Applicant

[Handwritten Signature]

Date

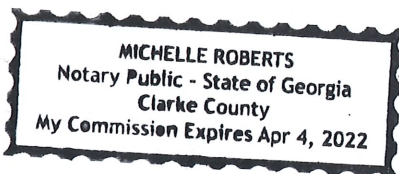
7/28/20

Signature of Notary Public

[Handwritten Signature: Michelle Roberts]

Date

7/28/2020



We believe, based on the assumptions employed in our analysis, as well as our selection of investment parameters for the subject, that our value conclusion represents a price achievable within twelve (12) months.

Legal Description

The subject site is identified by Oconee County as Assessor's Parcel Number: C03-014A. A legal description for the 4.179 acres is as follows. We were not provided with a legal description for the original 4.871 acres.

and assigns, the following described property, to-wit:

All that tract or parcel of land, together with all improvements thereon, containing 4.179 acres, more or less, situate, lying and being on the easterly side of Georgia Highway 15 (U.S. Highway 441) and on the northerly side of Ivywood Drive, in the 221st C.M.D., Oconee County, Georgia, being more particularly described on a plat thereof entitled "Survey for Living Faith Fellowship, Inc." by Glen Dams, Surveyor, dated September 25, 1990, recorded in Plat Book 17, page 300, in the Office of Clerk of Superior Court of Oconee County, Georgia, which plat is hereby incorporated into this description by reference and made a part hereof; being more particularly described, according to said plat, as follows:

BEGINNING at an iron pin at the northeasterly intersection of Georgia Highway 15 and Ivywood Drive; running thence along the easterly side of Georgia Highway 15 the following courses and distances: a chord measurement of north 32 degrees 02 minutes 06 seconds east 81.79 feet to a concrete right-of-way marker, south 55 degrees 48 minutes 00 seconds east 10.07 feet to a concrete right-of-way marker, a chord measurement of north 26 degrees 24 minutes 47 seconds east 299.83 feet to an iron pin, north 21 degrees 26 minutes 39 seconds east 17.48 feet to a concrete right-of-way marker, north 75 degrees 26 minutes 06 seconds west 9.92 feet to a concrete right-of-way marker, and north 25 degrees 27 minutes 05 seconds east 11.30 feet to an iron pin; running thence along the boundary of lands of Living Faith Fellowship, Inc. north 89 degrees 06 minutes 21 seconds east 393.42 feet to a mill spindle; running thence along the boundary of lands now or formerly of Robert Brown south 24 degrees 53 minutes 16 seconds west 613.86 feet to an iron pin on the northerly side of Ivywood Drive; running thence along the edge of the pavement of Ivywood Drive, which forms the boundary of said property, the following courses and distances: a chord measurement of north 69 degrees 22 minutes 36 seconds west 86.54 feet to an iron pin, a chord measurement of north 57 degrees 51 minutes 15 seconds west 68.45 feet to an iron pin, and north 56 degrees 19 minutes 44 seconds west 220.12 feet to the beginning iron pin.

This being the same property conveyed to Earl D. Harris and Jean W. Harris in two Warranty Deeds, one from Earl D. Harris dated July 8, 1983, recorded in Deed Book 55, pages 179-180; and the second from Barbara H. Burroughs dated July 8, 1983, recorded in Deed Book 55, pages 161-162, in said Clerk's Office. Reference is also made to a Deed to Earl D. Harris and Jean W. Harris from J. Swanton Ivy, Sr. dated July 5, 1983, recorded in Deed Book 55, page 160, in said Clerk's Office.

Said property is subject to an Easement to Southern Bell Telephone and Telegraph Company dated March 23, 1988, recorded in Deed Book 99, pages 788-790, said Clerk's Office, and as shown on said plat.

SUMMARY OF SALIENT FACTS

Common Property Name: Living Faith NKA Church of the Nations

Location: 8780 Macon Highway
Athens, Oconee County, Georgia 30606

The subject property is located along the eastern right-of-way of Macon Highway.

Property Description: The property consists of four attached buildings forming one larger church facility containing a total of 54,457 square feet. The property is also improved with a 1,937 square foot single-family residence constructed in 1950 and an 836 square foot detached garage and related site improvements. The improvements are located on an 9.05-acre site.

Given the building improvements, sidewalks, parking lots, picnic area, playground fields, ingress and egress roadways, and topography, no excess land was considered.

Assessor's Parcel Number: C03-014A

Interest Appraised: Fee Simple Estate

Date of Value: June 19, 2016.

Date of Inspection: June 19, 2016.

Ownership: Living Faith NKA Church of the Nations

Current Property Taxes

Total Assessment: \$1,975,745

2015 Property Taxes: Tax Exempt (\$18,758.51)

Highest and Best Use

If Vacant: Hold for future development to the highest density possible.

As Improved: As it is currently developed (church)

Site & Improvements

Zoning: O-I-P

Number of Stories: One and two stories. Single-family house and garage are one-story.

Year Built: 1950 (SFR,) Church (prior to 1980) with large addition in 2006-2007.

Type of Construction: Steel, masonry block, and wood

Net Rentable Area: 54,457 square feet (Church)
1,937 square feet (Single-family)
56,394 square feet total

Seats available in Sanctuary:	450
Parking Type:	Surface
Number of Parking Spaces:	Adequate marked asphalt paved spaces

VALUE INDICATORS

Cost Approach:

Indicated Value "As Is":	\$3,130,000
Per Square Foot (NRA):	\$55.50

Sales Comparison Approach:

Indicated Value "As Is":	\$3,100,000
Per Square Foot (NRA):	\$54.97

FINAL VALUE CONCLUSION

Market Value As Is Fee Simple:	\$3,100,000
Per Square Foot:	\$54.97
Exposure Time:	12 months
Marketing Time:	12 months

Extraordinary Assumptions and Hypothetical Conditions

Extraordinary Assumptions

An extraordinary assumption is defined by the *Uniform Standards of Professional Appraisal Practice* as "an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis."

This appraisal employs no extraordinary assumptions.

Hypothetical Conditions

A hypothetical condition is defined by the *Uniform Standards of Professional Appraisal Practice* as "that which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis."

This appraisal employs no hypothetical conditions.



August 8, 2020

To Whom It May Concern:

Nations Church is requesting that item #3 in our conditional use permit (*No weekday daycare or school use is to be allowed on the subject property*) be removed from conditional use permit 4524 and rezone 4523. This is for the purpose of our church starting a daycare in our existing facilities.

As a church, part of our mission is to provide resources that meet the needs of our community. The market research we have done clearly suggests there is an increasing need for more quality daycare options for families that are safe and meet the highest standards of excellence for children in our area. (We are also aware that this demand will likely increase even more as schools and families continue to navigate the pandemic.)

I assure you we will do everything required to make sure this daycare is a tremendous asset to the residents of Oconee County and beyond including due diligence with our facilities, hiring qualified day care professionals, and providing quality programming and care for every child.

Thank you for your consideration to help us become an even greater asset to our county.

Sincerely,

Mike Holt, Senior Pastor

Narrative Statement

Renovations & Expansion for
Church of the Nations Assembly of God
8780 North Macon Highway
Athens, Georgia 30606
May 19, 2005

Project Description

The Site:

The rezone with conditional use permit is being requested on two tracts. The tracts have a total area of 9.05 acres and are represented on a plat for Church of the Nations by Woods & Chastain Surveyors, Inc., and are located on the eastern side of Old U.S. Highway 441 approximately 0.25 miles south of the boundary between Oconee and Clarke County.

The slope of the property varies from five to ten percent, having elevations ranging from ± 598 to ± 674 . The majority of the site drains to the right-of-way of Old U.S. Highway 441 and follows an existing ditch to McNutt Creek.

The project site will be accessed via a paved two-way driveway located on Old U.S. Highway 441. A deceleration lane and acceleration taper will be included on the drive.

Zoning Request Justification:

The two tracts involved in this proposal are currently zoned B-2 and R-1. We request that the zoning of these properties be changed to OIP with conditional use. Due to the low impact of the church on the neighboring properties it is reasonable to expect that this type of development is suitable and appropriate for this site.

Adjacent Land Uses & Zoning:

North: Old Macon Highway right-of-way and properties zoned B-2.

South: Ivywood Drive right-of-way and properties zoned R-1.

East: Arbor Glen Mobile Home Park, an area zoned M-H.

West: Old Macon Highway right-of-way and properties zoned B-2 and AR-1.

Development Intent:

It is the intent of the owner to proceed with a building addition and renovation of the existing church facility in a three-phase project. The existing church buildings are comprised of 34,369 square feet of space that currently house the sanctuary, classrooms, and gymnasium. The first phase of the project will consist of the construction of a new 26,408 square foot building addition which includes a new sanctuary space, additional classrooms, grading, paving, and utilities as shown on the site plans. Phase two will transform the existing gymnasium into additional classrooms and a children's church space. The third and final phase will complete the master plan by converting the existing sanctuary into a new gymnasium and fellowship hall.

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Building:

The proposed buildings will be built in accordance with the attached architectural plans. The building face will be enhanced with brick, glass, and other similar materials. An elevation and architectural rendering have been provided to illustrate the expected finished building.

Water Supply:

The water distribution extension will consist off removing the existing separate meters and installing one master meter for the property. The service will consist of a new connection to the existing water main on Old U.S. Highway 441. Fire service will also be extended to the property with the addition of two fire hydrants.

Sewage Disposal:

Currently, sanitary sewage from the existing buildings is collected and drains to an existing oxidation pond located in the adjacent mobile home park. The project will include the design of a septic system that will accommodate the sewage generated by the existing buildings, as well as from the proposed expansion. The average daily sewage flow is 1,330 gallons per day for a maximum week.

Surface Water Drainage:

Currently storm drainage flows through an existing swale to the right-of-way of Old U.S. Highway 441. The proposed project will include the construction of an underground detention basin sized to serve the area disturbed by the proposed building expansion.

Buffer and Required Plantings:

It is the intent of the church to comply with the requirements of the Oconee County Zoning Regulations on the areas of the site where possible. We would like to request that the buffer requirements in the areas of the site between the existing church building and the adjacent mobile home park be waived in accordance with Section 606.4 of the Zoning Regulations.

Outdoor Lighting:

Parking facilities, sidewalks, and other facilities will be properly illuminated for the safety of pedestrians, vehicles, and nighttime activities. A lighting plan and details will be submitted to the Planning Department illustrating lighting templates for any proposed fixtures for review and verification of compliance with this provision prior to construction. There will be no additional lighting for recreational purposes on this site.

Garbage Pickup:

Garbage pickup will be provided on an individual basis by private contract services. Individual cans will be used and stored out of view from the public right-of-way.

Signs:

An existing sign is currently located on the site and no signs are currently proposed. Should the owner request a new sign we will take steps to obtain the necessary permits through the Oconee County Planning Department.

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Parking and Traffic Impact:

Parking will be constructed prior to or in conjunction with the first phase of the proposed development. Square footages and parking ratios will comply with the Oconee County Zoning Regulations.

The traffic impact of the proposed church expansion will occur during non-peak hours on Wednesday nights and on Sundays. The estimated number of trips for an average Sunday will be 1,075 vehicle trips. A deceleration lane will be included to reduce the traffic impact of the new entrance.

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