

REZONE APPLICATION FORM

Purpose of this request is to reduce the existing OIP acreage to remove a 1.51 acre parcel to be rezoned to R1.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- ☐ Rezoning from: _____ to _____ ☒ Change in Conditions of Approval for Case #: SUP P20-0155
- ☐ Special Use Approval for: _____ NA _____ in the _____ Zoning District

Applicant

Name: BEALL & COMPANY, LLC (Kenneth A. Beall, member)

Address: 3651 Mars Hill Road Suite 1400
(No P.O. Boxes)
Watkinsville, GA 30677

Telephone: 706.318.5048

Email: ken@beallandcompany.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: Kenneth A. Beall Date: 8/27/2025 Notarized: _____

Property Owner

Living Faith Fellowship Inc.
(KNA Church of the Nations)

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

Contact: Charlie B. Neely

Telephone: 706.614.3569

charlie@crtitleservices.com

Property

Location: 8780 Old Macon Highway
(Physical Description)
Athens, GA - Oconee County

Tax Parcel Number: C 03 014A

Size (Acres): 8.18 Current Zoning: OIP

Future Development Map—Character Area Designation: _____

Use

Current Use: church with fellowship hall, sanctuary, classrooms, offices, pastorium, daycare, parking lot, and related items.

Proposed Use: 1.51+ acre lot to be subdivided from existing 8.18 acre parcel leaving the smaller church parcel area at 6.67+ acres. 1.51 ac. parcel to be re-zoned to R-1 (see companion request)
Community Village

Attachments (check all that apply)

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

For Oconee County Staff Use Only

Application

Date Received: _____ Date Accepted: _____

DRI Transmitted to RDC ☐ Date: _____ ☐ N/A

Date Submitted: _____ ☐ Findings Complete

Posted: _____ Ad: _____ Ad: _____

Application Withdrawn ☐ Date: _____

Action

APPLICATION NUMBER

Planning Commission Date: _____

☐ Approval ☐ With Conditions ☐ Denial

Board of Commissioners Date: _____

☐ Approved ☐ With Conditions ☐ Denied

127/558

000558

WARRANTY DEED

Form No. 21

OCONEE COUNTY, GEORGIA
Real Estate Transfer Tax
Paid \$ 55.00
Date Nov 19 1990
Notary Glenn D. Dows, Clerk of Superior Court
between

STATE OF GEORGIA O C O N E E County.

THIS INDENTURE made and entered into this 13th day of November
in the year of our Lord One Thousand Nine Hundred and Ninety (1990)

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 ~~RECEIVED~~
in hand paid, at and before the signing 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 Glenn Dows, 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 17.40 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, 1980, recorded in Deed Book 99, pages
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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 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

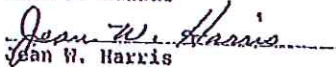
set their hands, affixed their seals, and delivered these presents the day and year first above written.

Signed, sealed and delivered in the presence of

Notary Public

Notary Public, County of ... State of ...
My Comm. Expires 10.15.92


Earl D. Harris (SEAL)


Jean W. Harris (SEAL)

Filed for record Nov. 13, 1990 @ 2:40 PM
Recorded Nov. 15, 1990
S. L. G. & S. L. G.

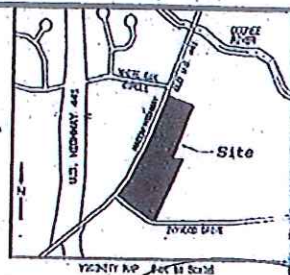
BOUNDARY SURVEY

[illegible]

The fear of the land shown on this plat and wine rose is authorized hereby by 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.

PROPERTY OWNERS:
CHURCH OF THE NATIONS
8720 WOOD HIGHWAY
ATHENS, GA 30605
(706)-353-1193 Mark Preston

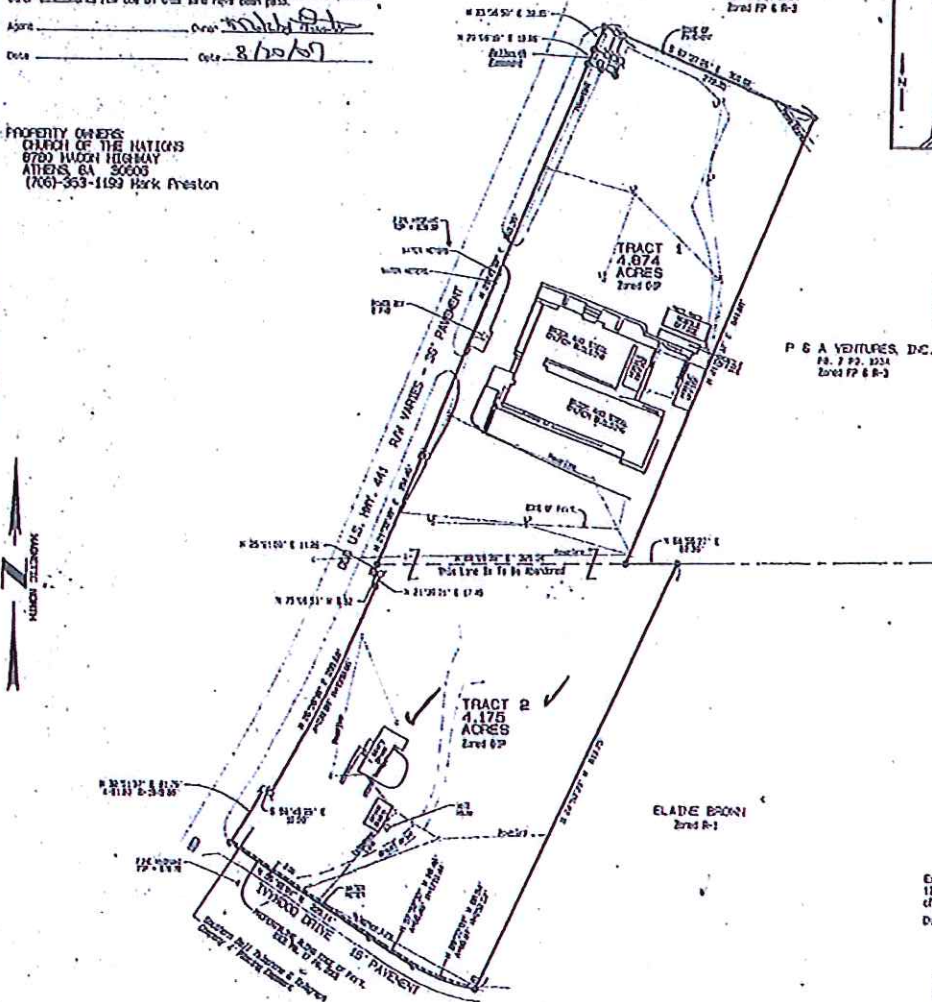
P & A VENTURES, INC.
PO. BOX 1231
DENVER, CO 80202



37/64

37 ... 37

P & A VENTURES, INC.
PO. BOX 1234
DOWNTOWN 66-2



Exempt under the provisions of section
1213 b of the United Development Code
of Oconee County, Georgia.
Date: AUG 20 2017

THIS PLAN SERVES TO RECONVEY
PORTIONS OF EXISTING TAX
PARCELS AND DOES NOT CREATE
A NEW LOT OR TAX PARCEL

NO FOREIGNER IN THE PAST TESTED
ON THE BASIS OF HIS HAVING BEEN CONVICTED
TO DETERMINE HIS STATUS AS A
TRAGIC CASE HAS BEEN THE SUBJECT OF
THE PLANT OF THE OTHER WATER AND
WILLING TO BE INTERVIEWED BY THE
LEADS TO THE CASE HAS BEEN
SUCH AS TO BE OF THE SAME TYPE
INTERVIEWED BY THE FBI AND
EXPLAINED TO THE FBI AND
CONDUCTED BY THE FBI AND
VERIFIED INTEREST IN THE SUBJECT.

This property does not lie within a 100 Year Flood Plain according to Flood Insurance Rate Map Number 13043 (200 C Canal April 1997). 1220

Ry. M. Woods
Georgia Registered Land Surveyor T-1000



TRACT 1 REPRESENTS TAX MAP C3, PARCEL 141.
TRACT 2 REPRESENTS TAX MAP C3A, PARCEL 1.
TRACTS 1 & 2 ARE TO BE COMBED TO FORM ONE LOT.
THIS PLAT DOES NOT REPRESENT A FIELD SURVEY
DONE ON THIS DATE.
THIS PLAT WAS OBTAIN FROM OUR PREVIOUS SURVEYS
DATED FEB. 24, 2003 AND JAN. 14, 2004.
NO NEW CONSTRUCTION LOCATED ON THIS DATE.

1) OUR SURVEY FOR OPINION OF THE NATION
DATED JAN. 14, 1968
2) OUR SURVEY FOR OPINION OF THE NATION
DATED FEB. 24, 1968
3) PLAY BOOK 17 PAGE 29
4) DEED BOOK 17 PAGE 29
5) PLAY BOOK 17 PAGE 29
6) PLAY BOOK 17 PAGE 29

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



0 Eff-200 Fish Pond 0 Eff-200 Fish Pond 0 Eff-200 Fish Pond 0 Eff-200 Fish Pond

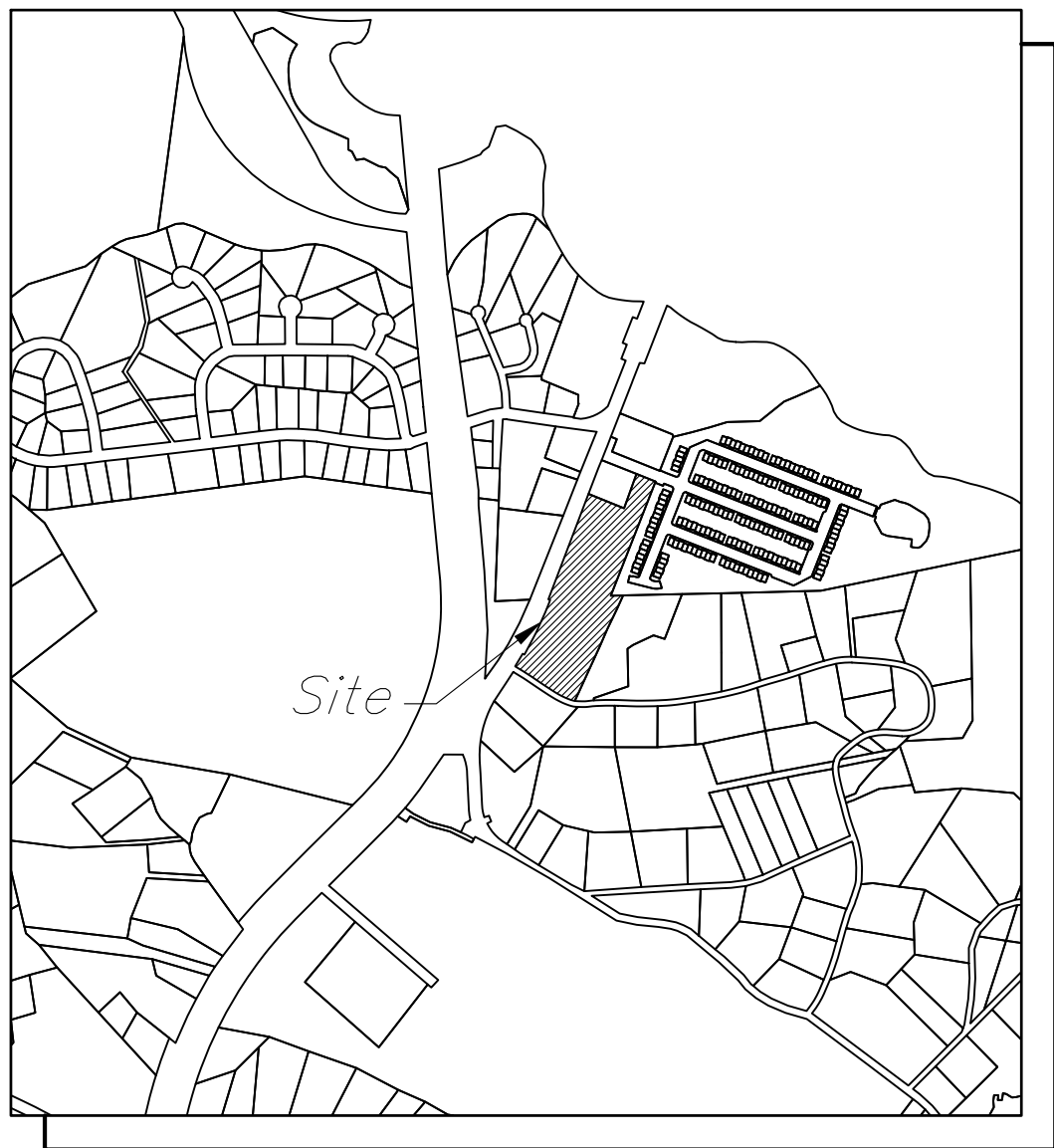
		ODD STATE REGISTRATION FEE CHURCH OF THE NATIONS					
FEE \$21	COUNTY OGLETHORPE	STATE GEORGIA	EXPIRATION DATE 03-31-2002	SURVIVOR'S LIST			
SURVIVOR'S LIST		WOODS & CHASTAIN SURVEYORS, INC. PROFESSIONAL LAND SURVEYORS 8501 KINGSLEY AVE. S.W. KENNESAW, GEORGIA 30144 (404) 425-5178					
\$4.00 CHURCH OF THE NATIONS		\$1.00 OGLETHORPE COUNTY					
\$1.00 OGLETHORPE COUNTY		\$1.00 OGLETHORPE COUNTY					
\$1.00 OGLETHORPE COUNTY		\$1.00 OGLETHORPE COUNTY					

5. FOREIGN CERTIFICATION

It is hereby certified that this plot is legal and correct and was prepared from an actual survey of the property by me or under my supervision that all boundaries shown herein actually exist or are marked as shown, and their location, area, type and number are correctly shown and that all requirements of the Utility Department Code of Ocala Co., Georgia have been fully complied with.

Ray M. Wooten 204

Georgia Registered Land Surveyor 31820

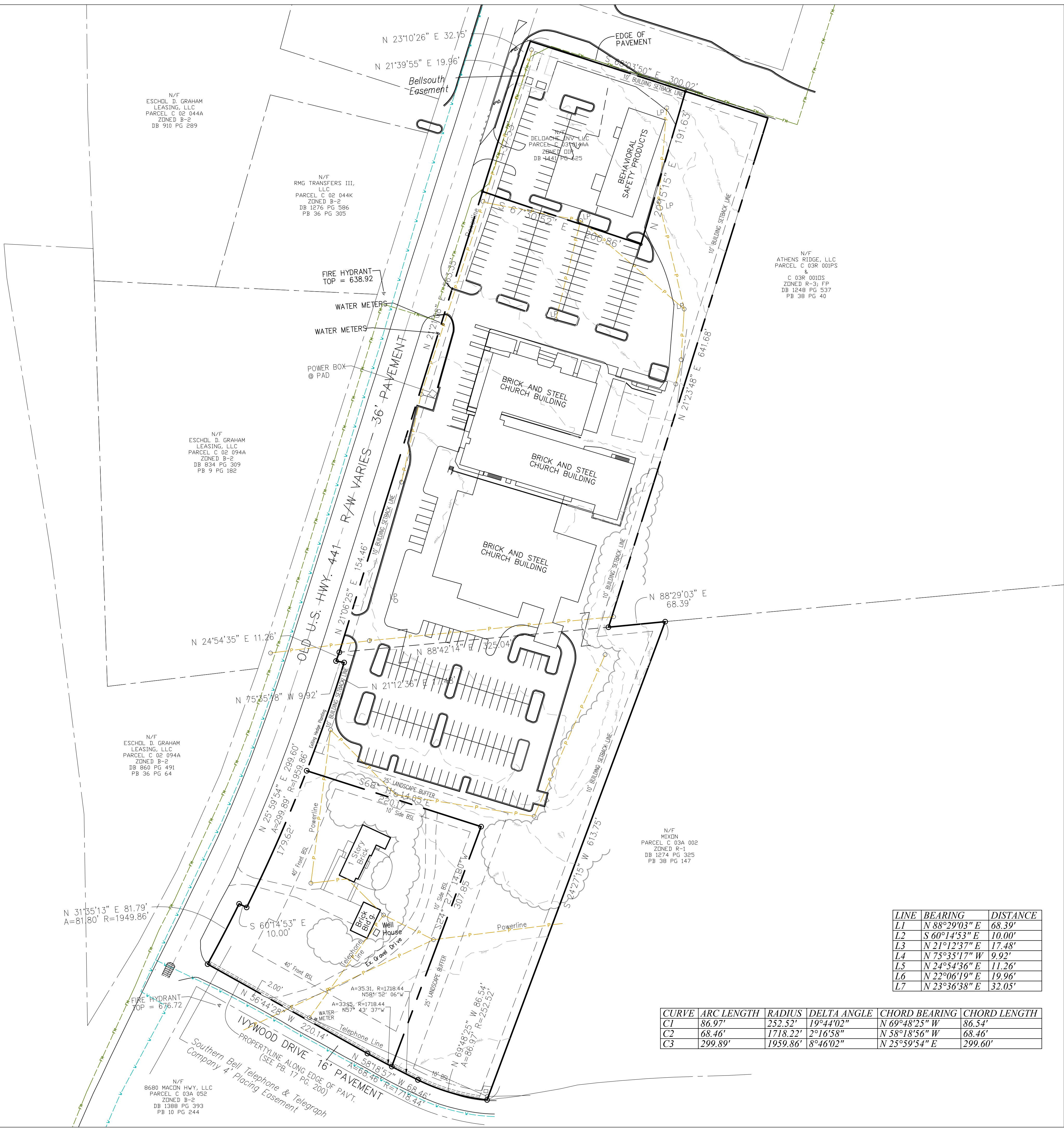
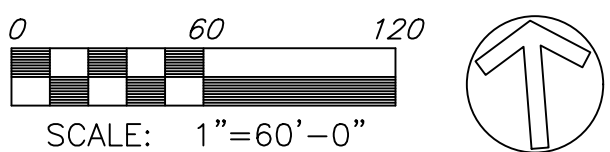


Site Location Map
Scale: 1"=1000'

Project Data:	
Owner/Developer:	Living Faith Fellowship Inc. 8680 & 8780 Old Macon Highway Athens, Georgia 30606
Authorized Agent:	Beall & Company, LLC 3651 Mars Hill Road, Suite 1400 Watkinsville, GA 30677 706-543-0907
Total Site Acreage:	8.18 Acres (Proposed R1 Acreage: 1.51 Ac. Reduced OIP Acreage: 6.67 Ac.) C 03 014A
Tax Parcel:	
Boundary Information:	Administrative Recombination Plat for Church of the Nations done by Woods & Chastain Surveyors Inc. Dated August 20, 2007
Contour Interval:	2' Contour Interval Per Oconee County GIS Department (based on Mean Sea Level - MSL)
Existing Zoning:	OIP
Existing Use:	Church, Parking, Pastorium, Single Family Residence
Proposed Use:	Proposed R-1 use on 1.51 Acre Parcel (No modifications are proposed on the reduced OIP Acreage)
Building Setbacks:	OIP Setbacks R-1 Setbacks Front - 10' Front - 40' Side - 10' Side - 10' Rear - 10' Rear - 40'
Max Building Height:	No buildings are proposed
Sidewalks:	No sidewalks are proposed
Surface Drainage:	Surface drainage will no change
Flood Plain:	No Portions of this tract lie within the 100 year flood zone per firm community pannel 13059C0021E Dated September 15, 2022.
Environmental Areas:	State Waters Do Not Exist within 200' of the side
OIP Water Supply:	Oconee Water Resources Department
Sewage Disposal:	Oconee Water Resources Department
R-1 Water Supply:	Oconee Water Resources Department
Sewage Disposal:	Existing On Site Septic System
Proposed Utilities:	Power, Water, Internet, Cable & Telephone (No new utilities are proposed)
Solid Waste:	By Private Contract Service

UTILITY LEGEND:	
	Proposed Storm Pipes
	Existing Storm Pipes
	To Be Removed Storm Pipes
	Proposed Sanitary Sewer Main
	Existing Sanitary Sewer Main
	To Be Removed Sanitary Sewer Main
	Proposed Sanitary Sewer Force Main
	Existing Sanitary Sewer Force Main
	PR Sanitary Service Line to Cleanout
	Existing Sanitary Service Line to Cleanout
	Proposed Water Main
	Existing Water Main
	TBR/TBA Water Main
	PR Water Service Line to Meter Box
	Existing Water Service Line to Meter Box
	TBR Water Service Line to Meter Box
	Existing Water Service Line to Meter Box
	TBR Water Re-use Service Line to Meter Box

Call 811 before you dig.



LINE	BEARING	DISTANCE
L1	N 88°29'03" E	68.39'
L2	S 60°14'53" E	10.00'
L3	N 21°12'37" E	17.48'
L4	N 75°35'17" W	9.92'
L5	N 24°54'36" E	11.26'
L6	N 22°06'19" E	19.96'
L7	N 23°36'38" E	32.05'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	86.97'	252.52'	19°44'02"	N 69°48'25" W	86.54'
C2	68.46'	1718.22'	2°16'58"	N 58°18'56" W	68.46'
C3	299.89'	1959.86'	8°46'02"	N 25°59'54" E	299.60'



Beall
& Company

LAND PLANNING
LANDSCAPE ARCHITECTURE
SITE ENGINEERING

3651 Mars Hill Road
Suite 1400
Watkinsville, GA 30677
(706) 543-0907
www.beallandcompany.com

R-1 REZONE CONCEPT PLAN
CHURCH OF THE NATIONS
8.18 ACRES
TAX ID: C03 014A
8680 & 8780 OLD MACON HWY
ATHENS GEORGIA 30606

OWNER(S)/PERMITTEE

LIVING FAITH FELLOWSHIP, INC.
8680 & 8780 OLD MACON HWY
ATHENS GEORGIA 30622
706-644-3569
charlie@certileservices.com

24 HOUR CONTACT:

CHARLIE B. NEELY
706-644-3569
charlie@certileservices.com



GSWCC LEVEL II
CERTIFICATION #025972

REVISION	DATE
1	02/04/2028
2	
3	
4	
5	
6	
7	
8	
9	
10	

DRAWN BY: KGB

DESIGNED BY: KGB

CHECKED BY: KAB

R-1 REZONE
CONCEPT PLAN WITH
REDUCED OIP
ACREAGE

SHEET

RZ-1

DATE: 10/08/25

JOB: 25-012

NOT RELEASED FOR CONSTRUCTION

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

APPLICATION FOR REZONING
(or Variance Request)

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):

X Charlie B. Neely None

- 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: X \$0.00

Date of contribution: X NA

- 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).

X \$0.00

Signature of owner: Charlie B. Neely
Charlie B. Neely, Secretary, Church of the Nations

Date: X 8/27/2025

Signature of applicant: Kenneth A. Beall
Kenneth A. Beall, Member Beall & Company LLC

Date: 8-27-2025

Signature of Notary Public: X Kenneth Grey Beall
Kenneth Grey Beall, Notary Public

Date: 8/27/2025



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


Charlie B. Neely, Secretary Church of the Nations

Date

8/27/2025

Signature of Applicant


Kenneth A. Beall, Beall & Company LLC Managing Member

Date

8.27.2025

Signature of Notary Public


Kenneth Grey. Beall, Notary Public

Date

8/27/2025



LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
9.049 Acre Tracts

All that tract or parcels of land, lying and being in G.M.D 221, Oconee County, Georgia, as described on the Administrative Recombination Plat for CHURCH OF THE NATIONS, dated 06-03-2007, including Tract 1 (4.874 acres) and Tract 2 (4.175 acres), surveyed by WOODS & CHASTAIN SURVEYORS, INC, PROFESSIONAL LAND SURVEYORS, and more particularly described as follows:

Commencing at an iron pin denoting the northern right-of-way pin of IVYWOOD DRIVE at its intersection with the southeast right-of-way of OLD U.S. HWY 441; Said pin being the **TRUE POINT OF BEGINNING**;

Thence, North 32 degrees 01 minutes 37 seconds East, a chord distance of 81.79 feet, arc distance of 51.80 feet, radius of 1949.85 feet to a point at the right-of-way of OLD U.S. HWY 441;

Thence, South 59 degrees 48 minutes 29 seconds East, a distance of 10.00 feet to a point;

Thence, North 26 degrees 26 minutes 18 seconds East, a chord distance of 299.60 feet, arc distance of 299.89 feet, radius of 1939.06 feet, to an iron pin;

Thence, North 21 degrees 39 minutes 01 seconds East, a distance of 17.48 feet to a point;

Thence, North 75 degrees 08 minutes 53 seconds West, a distance of 9.92 feet to a concrete monument;

Thence, North 25 degrees 21 minutes 00 seconds East, a distance of 11.26 feet to iron pin;

Thence, North 21 degrees 32 minutes 49 seconds East, a distance of 154.46 feet to a concrete monument;

Thence, North 21 degrees 47 minutes 32 seconds East, a distance of 763.36 feet to an iron pin;

Thence, North 22 degrees 06 minutes 19 seconds East, a distance of 19.96 feet to an iron pin;

Thence, North 23 degrees 36 minutes 50 seconds East, a distance of 32.15 feet to an iron pin at the property corner;

Thence, South 67 degrees 37 minutes 26 seconds East, a distance of 300.02 feet to an iron pin at the property corner;

Thence, South 21 degrees 47 minutes 32 seconds West, a distance of 641.68 feet to an iron pin at a property corner;

Thence, North 88 degrees 55 minutes 27 seconds East, a distance of 68.39 feet to an iron pin at a property corner;

Thence, South 24 degrees 53 minutes 39 seconds West, a distance of 613.75 feet to an iron pin at a property corner;

Thence, North 69 degrees 22 minutes 01 seconds West, a chord distance of 86.54 feet, arc distance 86.97, radius of 252.52 feet to an iron pin;

Thence, North 57 degrees 52 minutes 32 seconds West, a chord distance of 68.46 feet, arc distance 68.46, radius of 1718.44 feet to an;

Thence, North 56 degrees 18 minutes 04 seconds West, a distance of 220.14 feet to an iron pin at the right-of-way Old U.S. Hwy 441, said point being the **POINT OF BEGINNING**.

Less and Except the acreage lying and being in GMD 221 identified as Tract A (0.87 acres) as shown on a FINAL PLAT FOR BEHAVIORAL SAFETY PRODUCTS prepared by BASELINE SURVEYING & ENGINEERING, INC., dated 03/28/2018, and more particularly described as follows:

POINT OF BEGINNING is identified as a nail found at State Plane Coordinates N: 1422611.71; E: 2528681.59; Said nail is located at a property corner at the intersection of Old Macon Highway/Old U.S. 441 and the southern property line of ATHENS RIDGE BOULEVARD; Said pin being the **TRUE POINT OF BEGINNING**;

Thence, South 68 degrees 03 minutes 50 seconds East, a distance of 196.02 feet to an iron pin;

Thence, South 20 degrees 15 minutes 15 seconds West, a distance of 191.63 feet to an iron pin;

Thence, North 67 degrees 30 minutes 52 seconds West, a distance of 200.86 feet to an iron pin;

Thence, North 21 degrees 21 minutes 08 seconds East, a distance of 137.53 feet to a point;

Thence, North 21 degrees 39 minutes 55 seconds East, a distance of 19.96 feet to a point;

Thence, North 23 degrees 10 minutes 26 seconds East, a distance of 32.15 feet to an iron pin; said pin being the **TRUE POINT OF BEGINNING**

127/558

000558

WARRANTY DEED

Form No. 21

STATE OF GEORGIA OCONEE County.

OCONEE COUNTY, GEORGIA
Real Estate Transfer Tax
Paid \$ 255.00
Date Nov 15 1990
Nagel, Gilchrist, Christy, Deputy

THIS INDENTURE made and entered into this 13th day of November
in the year of our Lord One Thousand Nine Hundred and Ninety (1990)

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-----
in hand paid, at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged,
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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
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788-790, said Clerk's Office, and as shown on said plat.

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 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

Notary Public

Notary Public, County, Georgia
My Comm. Expires January 10, 1992

Barl D. Harris

(SEAL)

Jean W. Harris

(SEAL)

Filed for record Nov. 13, 1990 @ 2:10 PM

Recorded Nov. 15, 1990

Sealed & Signed

127/558

000558

WARRANTY DEED

Form No. 21

STATE OF GEORGIA O C O N E E County.

THIS INDENTURE made and entered into this 13th day of November
in the year of our Lord One Thousand Nine Hundred and Ninety (1990)

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-----
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 Glenn Downs, Surveyor, dated September 25, 1990, recorded
in Plat Book 17, page 266, 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 613.06 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, 1980, recorded in Deed Book 99, pages
788-790, said Clerk's Office, and as shown on said plat.

OCONEE COUNTY, GEORGIA
Paid \$ 255.00
Date Nov 13 1990
Noted, Glencott, Chief Deputy
between

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 successors, heirs, executors, administrators and assigns, in Fee Simple.

And the said Part ies 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, stated and delivered in the presence of

Witnesses

Notary Public
Notary Public, County, Georgia
My Commission Expires January 10, 1997

Earl D. Harris (Seal)

Jean W. Harris (Seal)

Filed for record Nov. 13, 1990 @ 2:10 PM
Recorded Nov. 15, 1990
S. 1234 S. 1234 S. 1234

Narrative Description of the Request

Narrative Report for Church of the Nations Rezone to Reduce OIP Acreage to 6.67± Acres
(Modification of SUP OIP Process #P20-0155 to Reduce Acreage)

Living Faith NKA Church of the Nations
8780 Macon Highway - Oconee County Georgia
Tax Parcel C 03 014A (8.179 acres)

Narrative Introduction

The subject OIP zoned 8.179 acres is owned by *LIVING FAITH CHURCH OF THE NATIONS*. The church leadership desires to sell 1.51 acres with a residence and related out-buildings located at 8750 *Old Macon Highway* and *Ivywood Drive*.

In order to sell the 1.51 acres it will be necessary to: (a) create a plat of the acreage to be subdivided from the parent parcel and; (b) begin a rezone process on the 1.51 acre parcel to be changed from OIP to an R1 zoning classification in keeping with neighboring properties and; (c) submit the subject rezone modification to reduce the OIP SUP zoned acreage to 6.67 acres.

Other than subdividing the 1.51 acres from the 8.179 acre OIP parcel (to create the 6.67 acre OIP/SUP parcel), no other modifications of any kind (other than adding the required landscape buffers) are proposed to the 6.67 acre OIP SUP parcel.

Beall & Company has been engaged by the property owners to act as agent in the preparation of the necessary rezone documentation associated with the rezone and required platting of the property.

The Site

The subject 1.51 acres to be removed fronts on *Old Macon Highway* at its intersection with *Ivywood Drive*. A 1,912 SF single-story ranch style brick residence was constructed around 1950 on a portion of the lot near *Ivywood Drive*. A single-story brick garage/out-building also exists on the parcel near the residence.

The parcel is predominantly grassed with a gentle slope from the south near *Ivywood Drive* toward the north and the adjoining church facilities. The 1.51 acres will front on *Ivywood Drive* for approximately 262 feet and on *Old Macon Highway* for 236 feet.

Parcel #C 03A 052 zoned R1 exists across *Ivywood Drive* from the subject parcel. The subject 1.51 acre property abuts another R1 zoned parcel (C 03A 002A) to the rear.

The entire 8.179 acres (parcel C 03 014A) is presently zoned OIP SUP per Oconee process #P20-0155. This acreage is designated as *Community Village* on the Future Land Use Map of Oconee County. A portion of the OIP SUP acreage abuts an R3 townhome condominium development known as *Athens Ridge*. The *Athens Ridge* parcel as well as other adjoining parcels are designated as *Suburban Neighborhood* character areas on the Oconee Future Land Use Map.

Access, Driveway, and Road Improvements

No access modifications or road improvements will be necessary to either of the parcels as the result of the proposed zoning modification or the plat creation.

Buildings

The buildings that exist on the acreage today will not be impacted as a result of the zoning modification or the plat approval process.

Water Supply

Oconee County Water Resources provides water service to the buildings that exist on the property today. There will be no impact on any portion of the existing water services as a result of the proposed rezone modification or the plat approval process.

The existing residential structure is presently served with a 5/8" water service line and an individual meter.

Sewage Disposal

There will be no impact to the existing sanitary sewer system serving the existing acreage.

The residential structure is served with an individual on-site septic system permitted by the Oconee Environmental Health Department when the house was originally constructed.

Surface Water Drainage

There will be no impact to the existing storm sewer system serving the existing acreage.

Traffic Impact

There will be no impact to trip generation as a result of the zoning modification or the plat creation process.

Schedule

The petitioners plan to complete the rezone efforts and the platting efforts on the subject property by mid February/March 2026.

Maintenance of Common Areas

There will be no impact concerning maintenance of any common areas as a result of the zoning modification or the plat creation process

Buffers

A vegetative buffer is proposed on the OIP zoned property contiguous with the new R1 northern lot line.

Utilities

There will be no impact to the existing utilities serving the existing acreage.

Garbage/Solid Waste Collection

Solid waste collection will continue to be handled by private contract service.

Public & Semi-public Areas

No existing or proposed easements will be impacted by the requested rezone modifications or the platting of the 1.51 acres.

Outdoor Lighting

There will be no impact to outdoor lighting as a result of the zoning modification or the plat creation process.

Project Valuation

There will be no impact to project valuation as a result of the zoning modification or the plat creation process

Impact on the School System

There will be no impact on the school system as a result of the zoning modification or the plat creation process.

OWNER AUTHORIZATION FORMS



OCONEE COUNTY PROPERTY OWNER AUTHORIZATION
FOR APPLICATIONS

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

8780 Old Macon Highway, Oconee County GA

Tax Parcel #: 6.67± acre portion of C 03 014A 002 (8.18 acres)

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: Beall & Company, LLC (Kenneth A. Beall Member)

Address (No P.O. boxes): 3651 Mars Hill Road - Suite 1400 (The Summit Office Park)

City, State, & Zip Code: Watkinsville, GA 30677

Telephone Number: 706.543.0907 706.318.5048

SIGNATURE OF OWNER OR MANAGING MEMBER: X Charlie B. Neely
Charlie B. Neely, Secretary Church of the Nations

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): Church of the Nations

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: Secretary, Church of the Nations
(FNA Living Faith Fellowship, Inc.)

DATE: X 8/27/2025

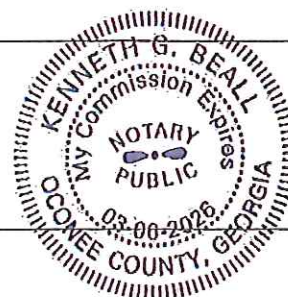
NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS 27 DAY OF August, 20 25

NOTARY SIGNATURE: Kenneth G. Beall

DATE: 8/27/2025

SEAL:





Online Payments - Property Taxes

Property Tax Search Results

[Back](#)[View Cart \(0\)](#)

Back taxes must be paid with selected bill(s), so all older bills with a balance due will be automatically added to the cart. Click on a Bill # to view the bill.

Filter: Status: Any (1) ▾ Type: Any (1) ▾ Year: Any (1) ▾

Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2025	11836	Real	LIVING FAITH NKA THE	8780 MACON HWY	C 03 014A	11/15/2025	\$0.00	\$0.00	View Only

Results are limited to first 100 records. If your record is not found, go back and try a more specific search.

[Back](#)[View Cart \(0\)](#)☐ [Translate](#)

Oconee County, GA

[TAX HOME PAGE](#)

Physical Address

7635 Macon Hwy
Watkinsville, GA 30677

Mailing Address

7635 Macon Highway #300
Watkinsville, GA 30677



Phone: 706-769-3917

Text: 706-765-7790

Email: taxoffice@oconee.ga.us

Monday-Friday Hours:

Lobby

8:00am - 4:30pm

Phone

8:00am - 5:00pm



Customer Service: 1-877-575-7233 | Terms & Conditions©
Government Window, LLC. All Rights Reserved.

Subject: Church of the Nations tax assessors information etc.
From: "Charlie@crtitleservices.com" <charlie@crtitleservices.com>
Sent: 8/5/2025 2:47:10 PM
To: ken@beallandcompany.com; "Charlie@crtitleservices.com" <charlie@crtitleservices.com>

Attachments: Church of the Nations Tax Assessors Information etc.pdf

Ken, attached is the requested information, we discussed during our telephone conversation.

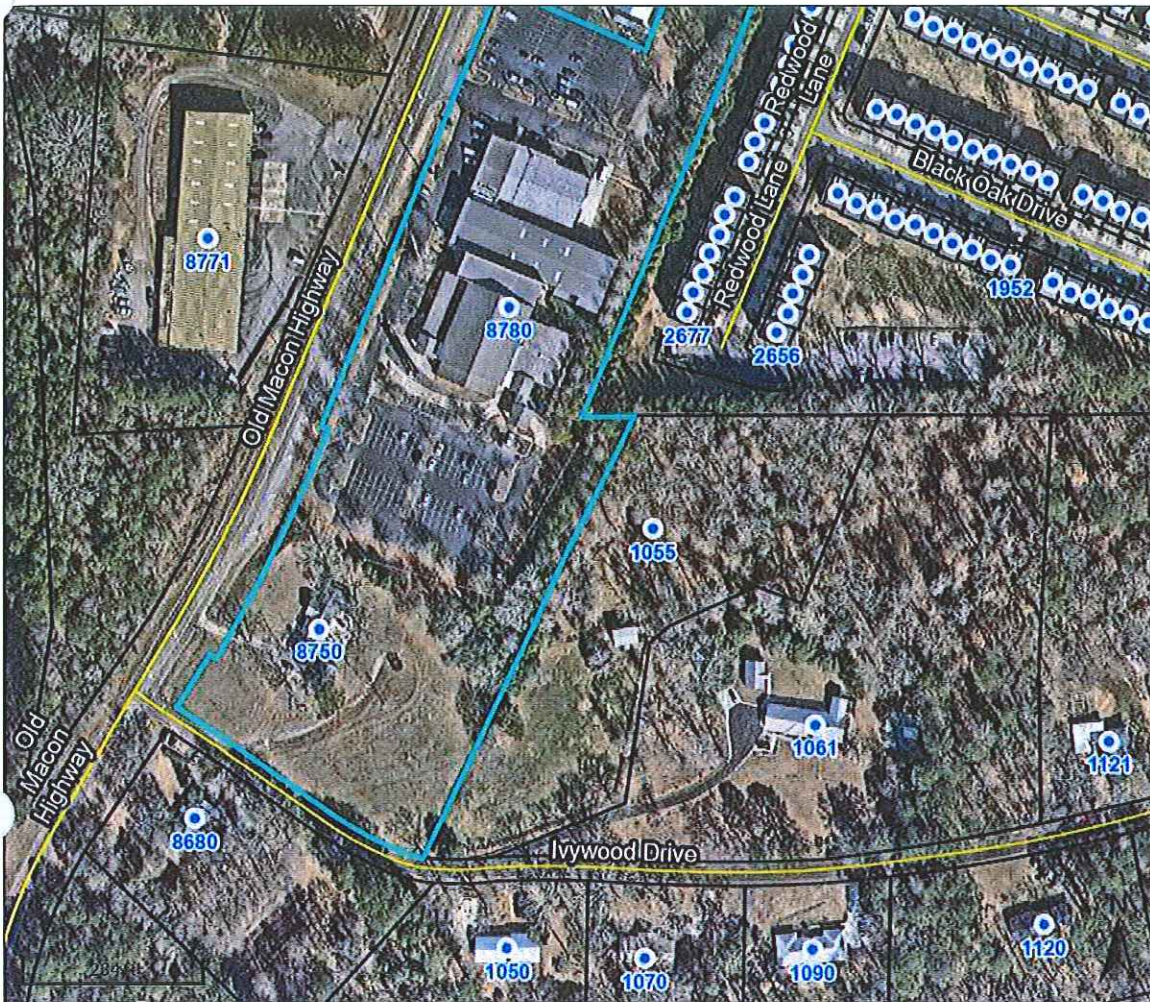
Individuals authorized to sign for church matters:

Mike Holt (Pastor)

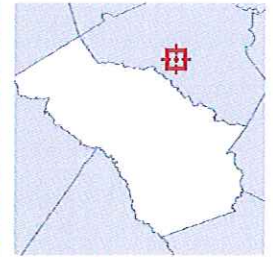
Charlie B. Neely (Secretary)

Thanks for your assistance in this matter!

Charlie



Overview



Legend

- Address Points
- Parcels
- Oconee City Limits
- Roads

Parcel ID C 03 014A
 Class Code Exempt
 Taxing District UNINCORPORATED
 Acres 8.18

Owner LIVING FAITH NKA THE
 CHURCH OF THE NATIONS
 8780 MACON HIGHWAY
 ATHENS, GA 30606
 Physical Address 8780 MACON HWY
 Assessed Value Value \$9443784

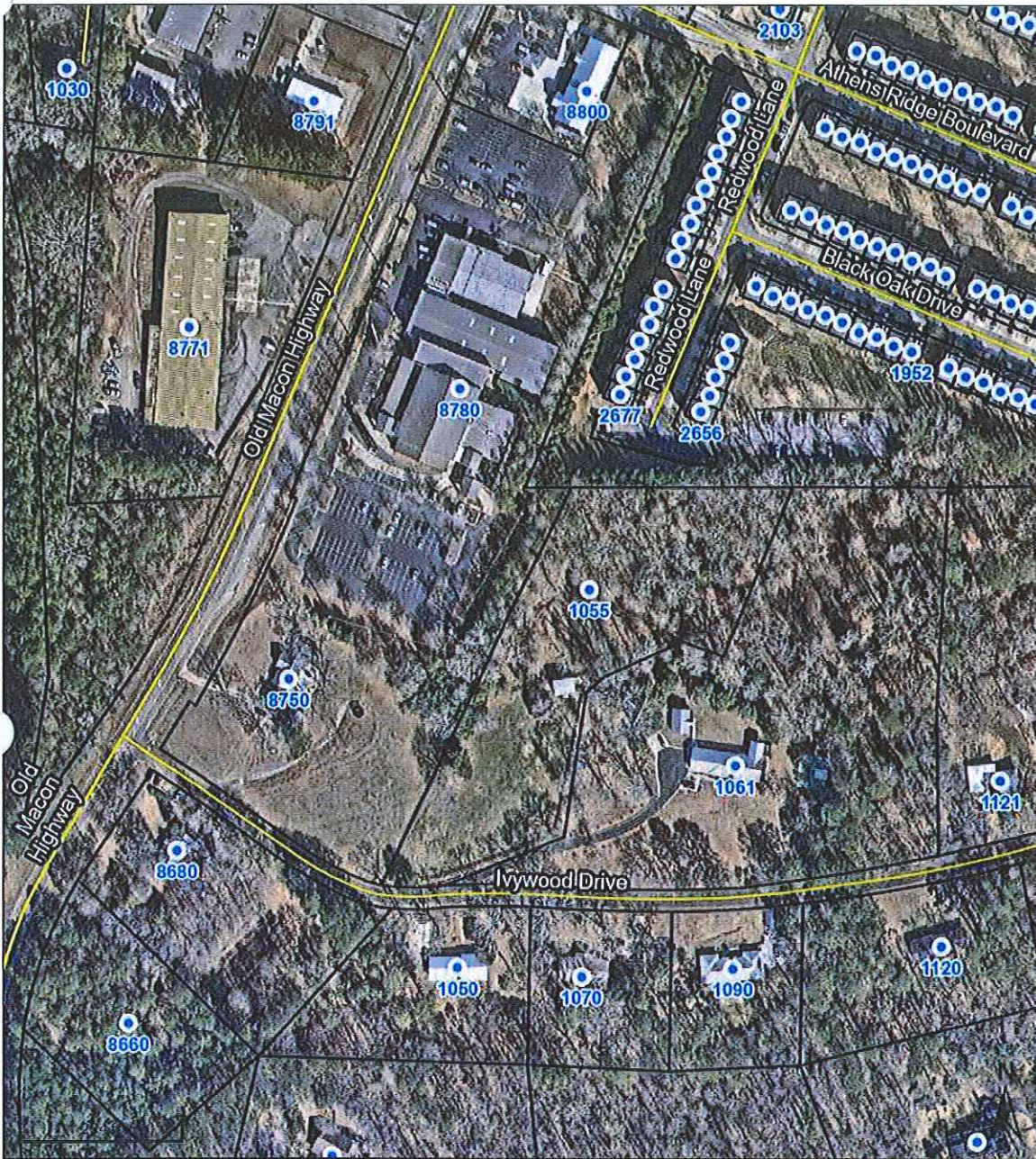
Last 2 Sales			
Date	Price	Reason	Qual
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n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

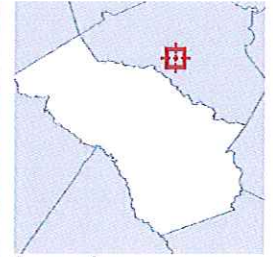
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 GEOSPATIAL



Overview

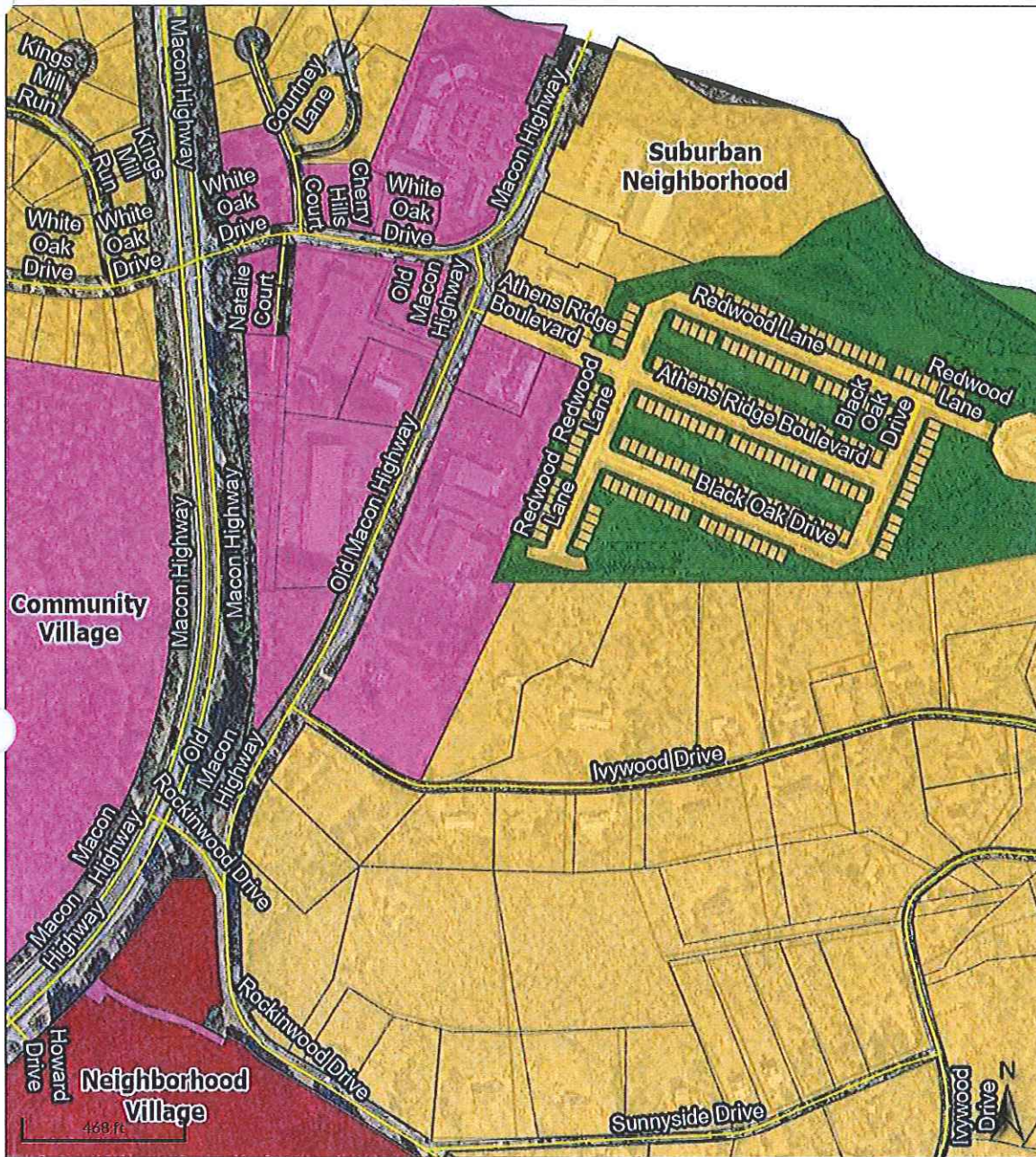


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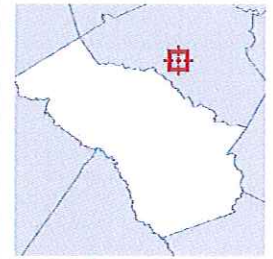
- Address Points
- Parcels
- Oconee City Limits
- Roads

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Overview



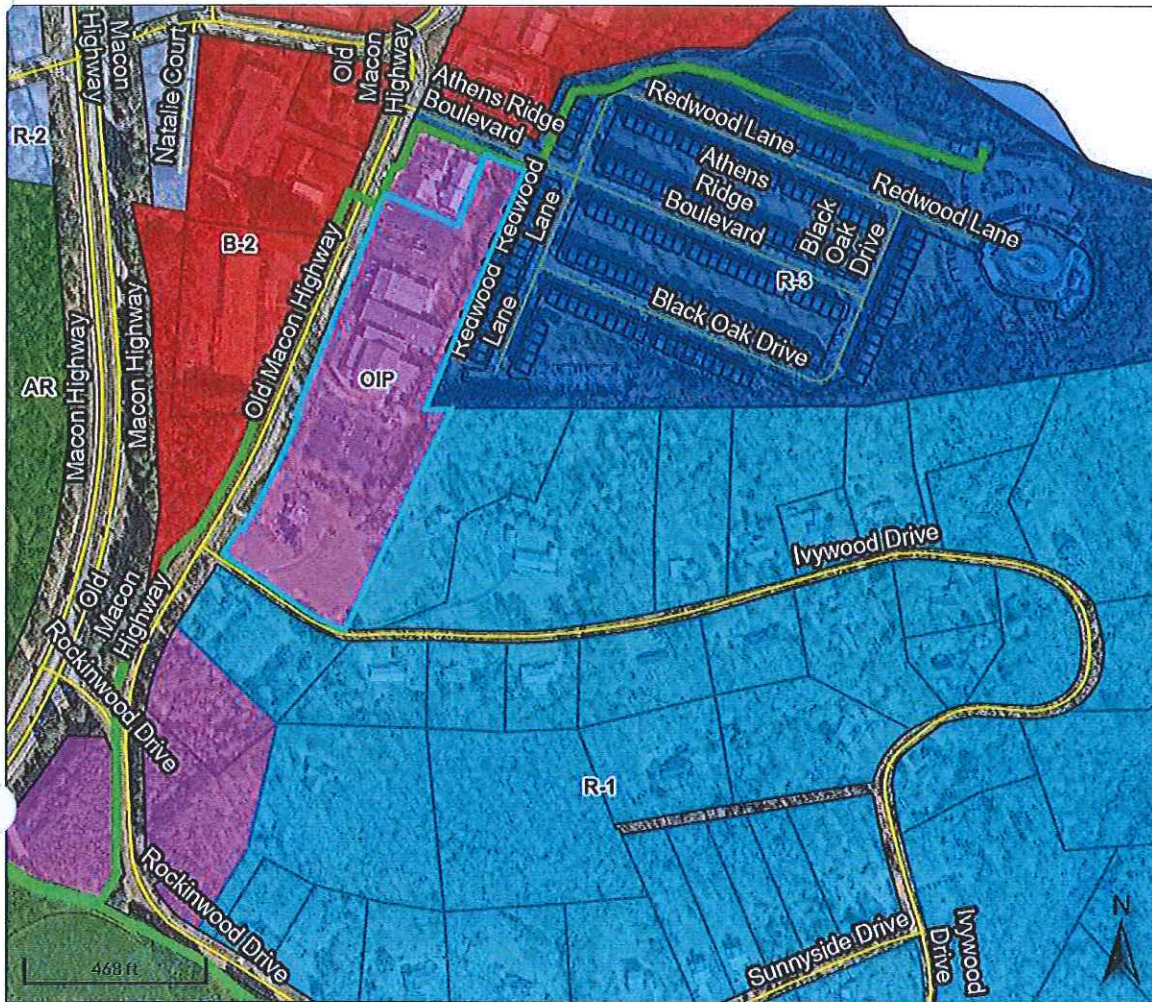
Legend

- Address Points
- Parcels
- Character Areas
 - Agricultural Preservation
 - City Living
 - Civic Center
 - Community Village
 - Corridor Commercial
 - Country Estates
 - Downtown
 - Gateway Corridor
 - Historic Main Street
 - Mixed-Use Office
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- Oconee City Limits
- Roads

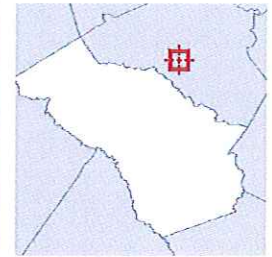
Date created: 8/26/2025

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Overview



Legend

-  Parcels
-  Oconee City Limits
-  Roads
- Zoning**
 -  AG
 -  A-1
 -  AR-2
 -  AR
 -  AR-3
 -  B-1
 -  B-2
 -  CBD
 -  I
 -  M-H
 -  OBP
 -  OIP
 -  R-1
 -  R-2
 -  R-3
-  Sewer - Force Mains

Parcel ID C 03 014A
 Class Code Exempt
 Taxing District UNINCORPORATED
 Acres 8.18

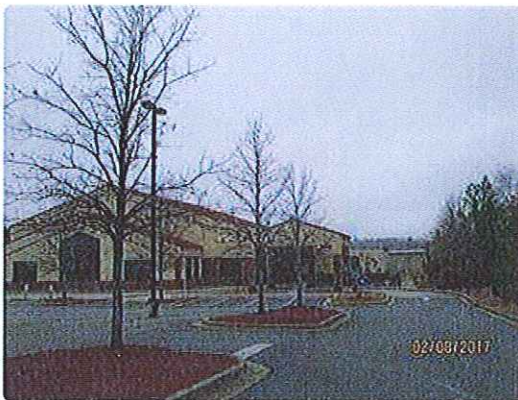
Owner LIVING FAITH NKA THE
 CHURCH OF THE NATIONS
 8780 MACON HIGHWAY
 ATHENS, GA 30606
 Physical Address 8780 MACON HWY
 Assessed Value Value \$9443784

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 8/26/2025
 Last Data Uploaded: 8/26/2025 11:08:19 AM

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Sketches

Oconee County, GA

Summary

Parcel Number C 03 014A
 Location Address 8780 MACON HWY
 Legal Description LIVING FAITH
 (Note: Not to be used on legal documents)
 Class E2-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning O-I-P
 Tax District UNINCORPORATED (District 01)
 Millage Rate 18.146
 Acres 8.18
 Neighborhood N/A
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

LIVING FAITH NKA THE
 CHURCH OF THE NATIONS
 8780 MACON HIGHWAY
 ATHENS, GA 30606

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	Zone 1B Dev OIP Ac	Acres	356,321	0	0	8.18	0

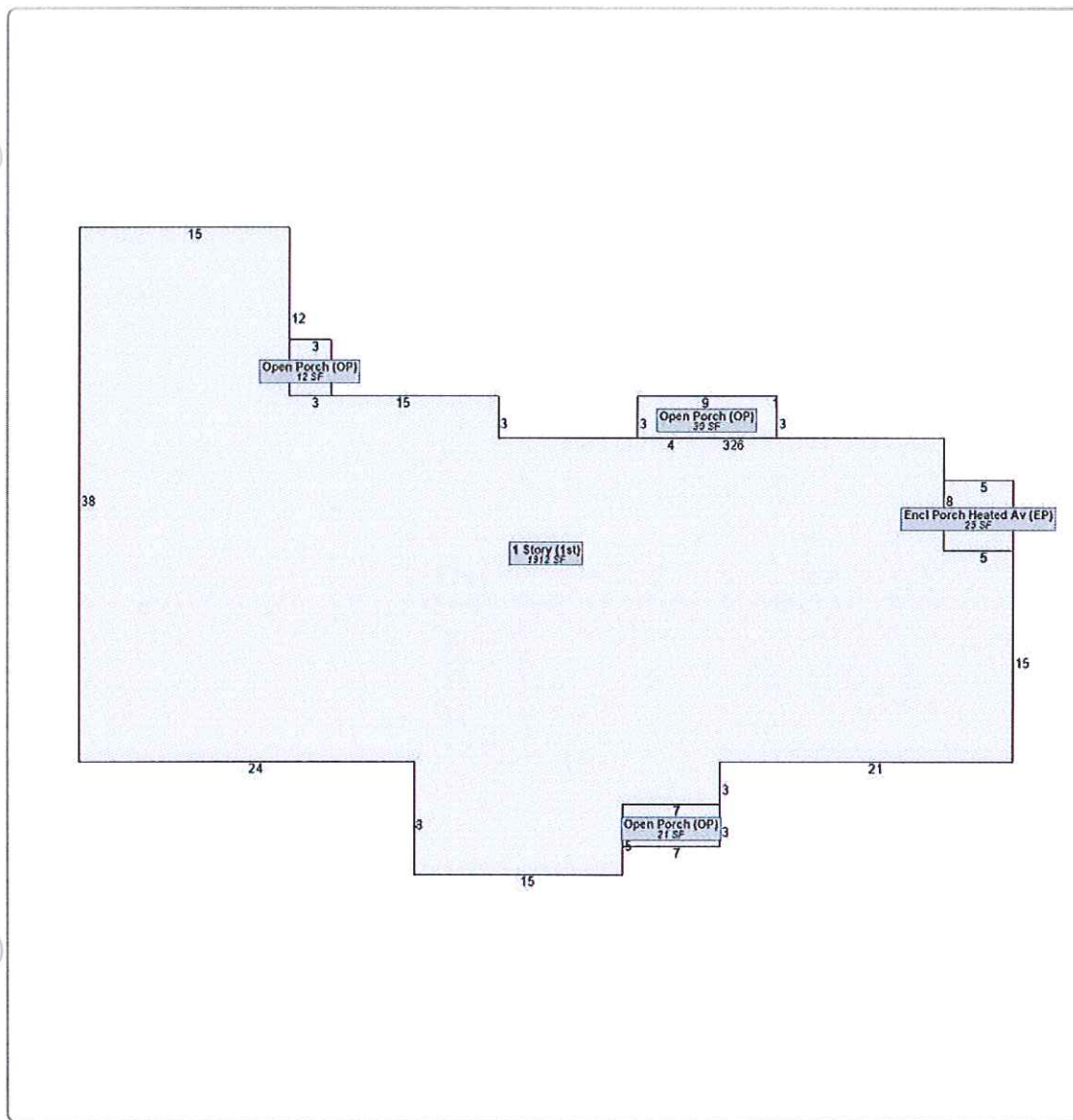
Residential Improvement Information

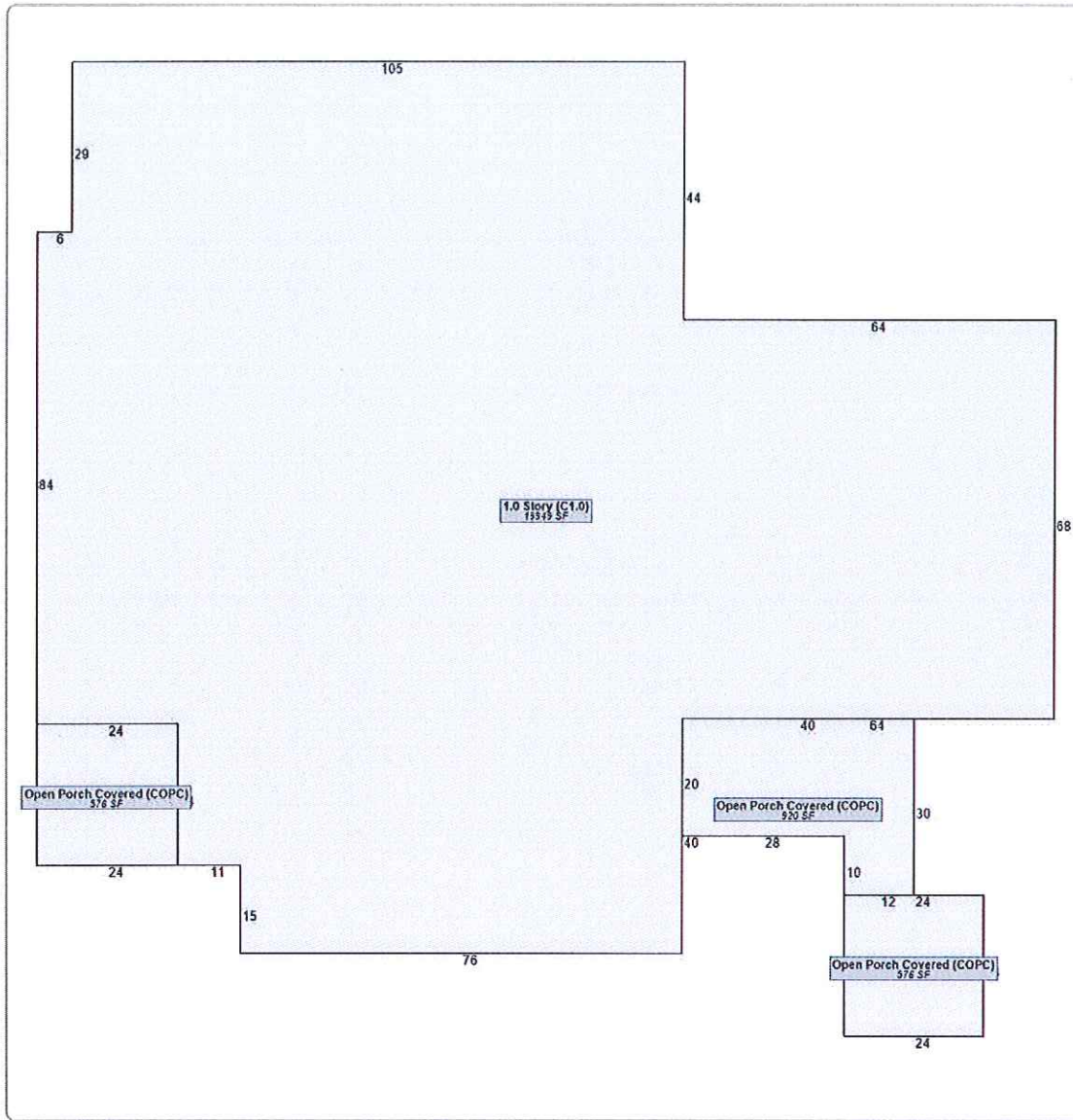
Style One Family
 Heated Square Feet 1937
 Interior Walls Sheet Rock
 Exterior Walls Brick (Masonry)
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1950
 Roof Type Asphalt Shingles
 Flooring Type Pine
 Heating Type Central Heat
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 0
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$192,090
 Condition Average
 Fireplaces\Appliances Const 1 sty 1 Box 1

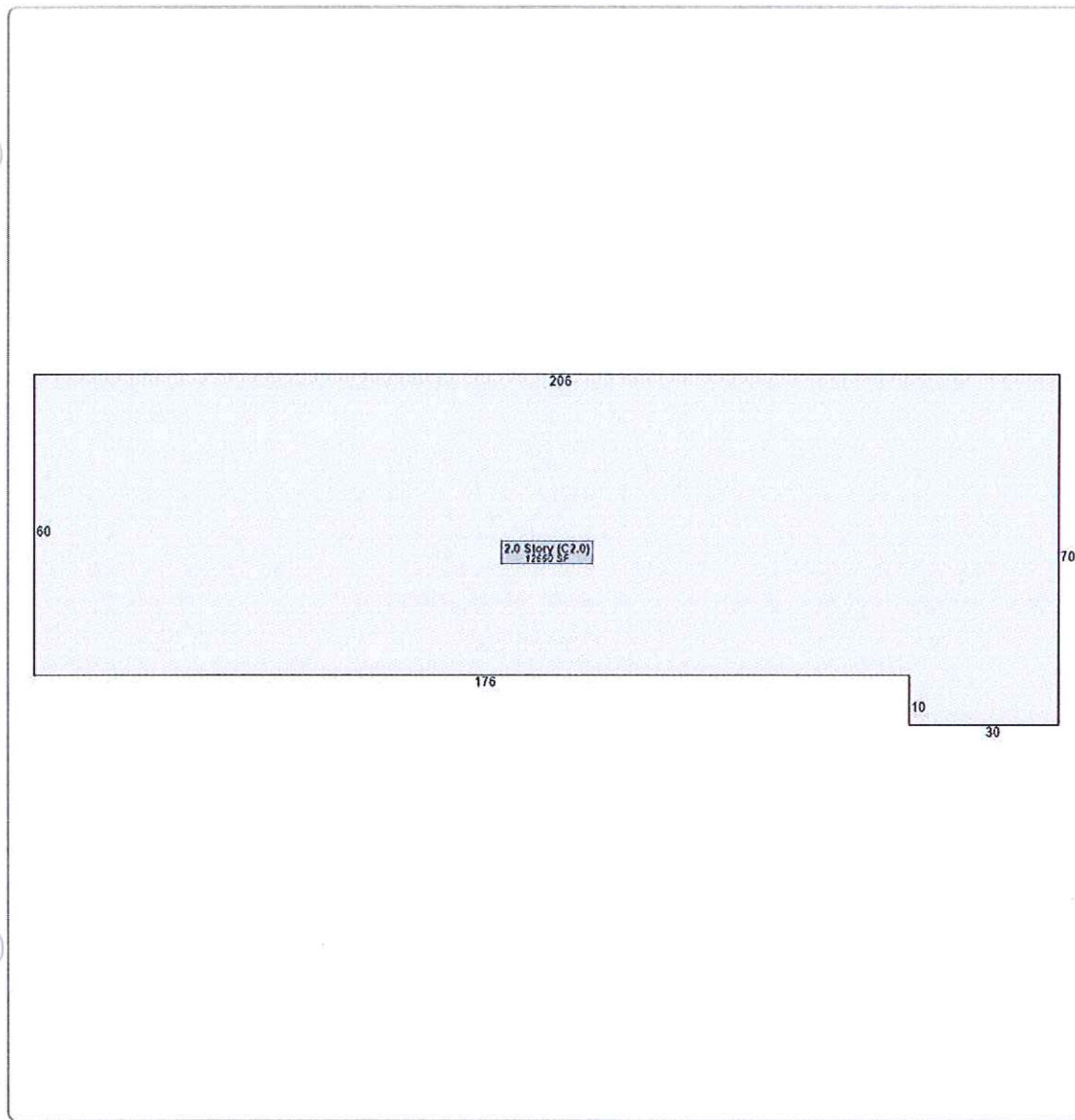
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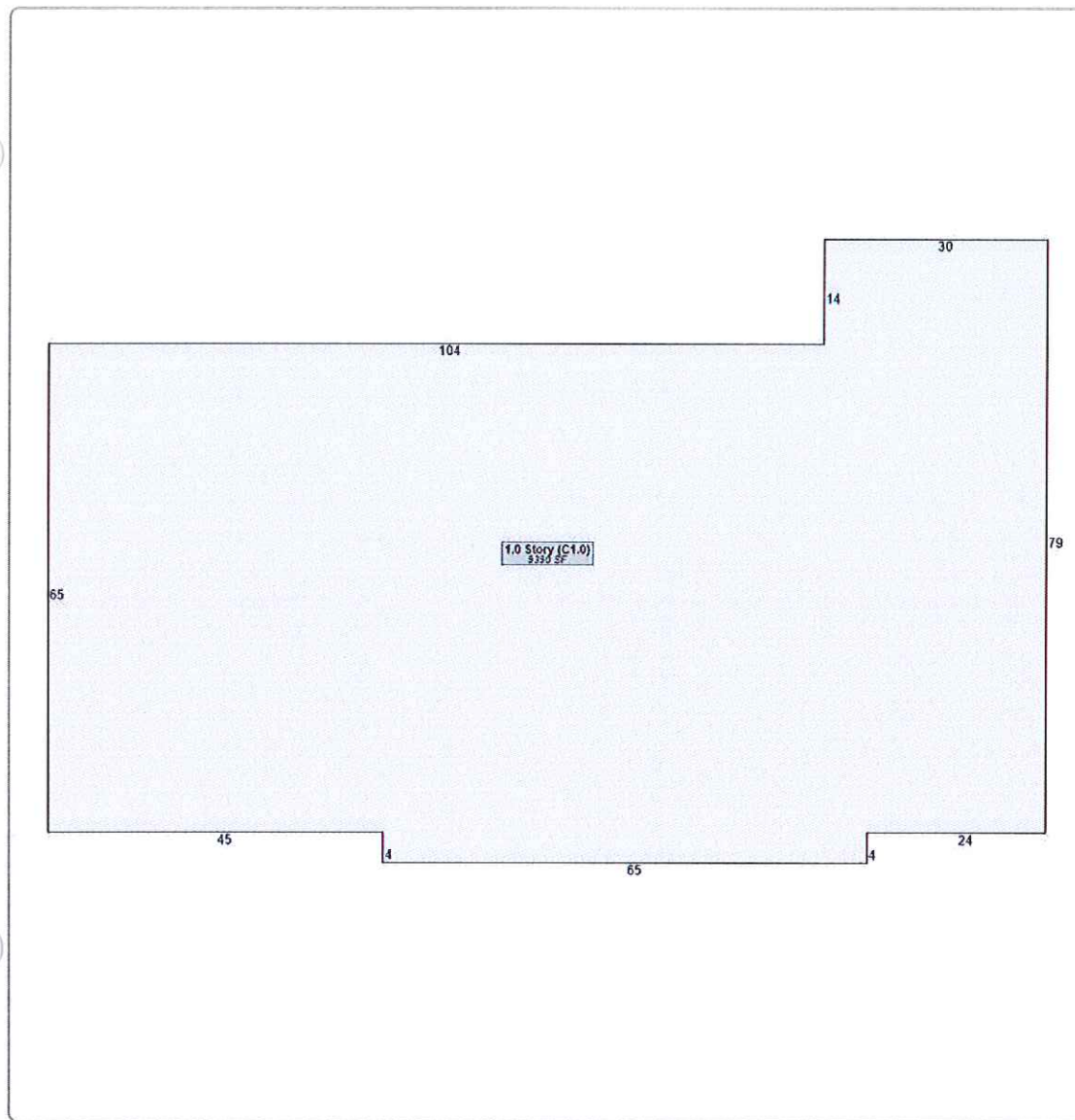
Description Churches
 Value \$4,427,682
 Actual Year Built 2006
 Effective Year Built 2008
 Square Feet 19949
 Wall Height 16
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description Churches
 Value \$2,955,710
 Actual Year Built 2000
 Effective Year Built 2006
 Square Feet 25320









No data available for the following modules: Rural Land, Conservation Use Rural Land, Mobile Homes, Prebill Mobile Homes, Sales, Assessment Notice.

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Tax Assessors Information

8/6/2025

Subject: Church of the Nations tax assessors information etc.
From: "Charlie@crtitleservices.com" <charlie@crtitleservices.com>
Sent: 8/5/2025 2:47:10 PM
To: ken@beallandcompany.com; "Charlie@crtitleservices.com" <charlie@crtitleservices.com>

Attachments: Church of the Nations Tax Assessors Information etc.pdf

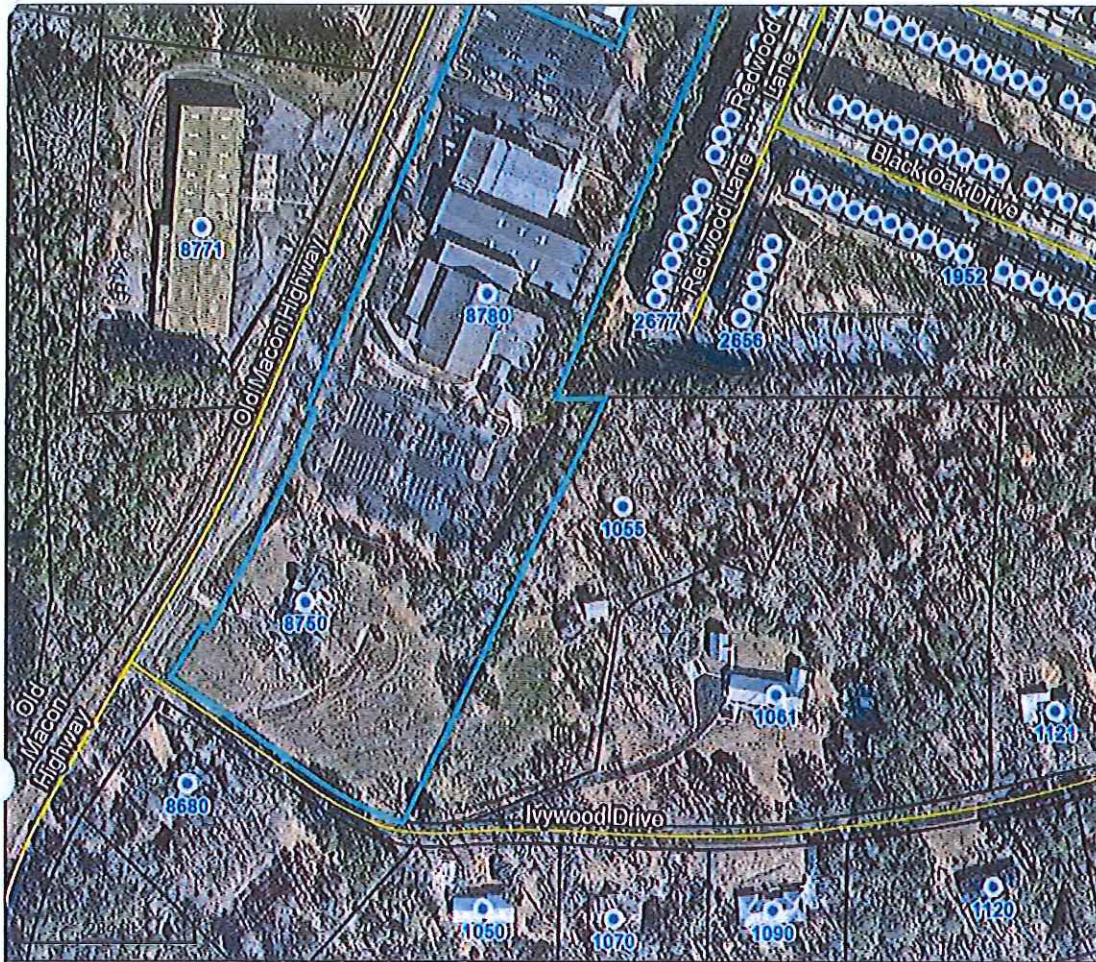
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Individuals authorized to sign for church matters:

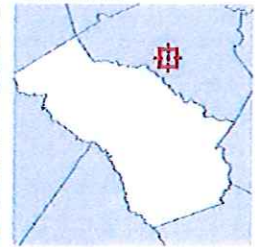
Mike Holt (Pastor)

Charlie B. Neely (Secretary)

Thanks for your assistance in this matter!
Charlie



Overview



Legend

- Address Points
- ▭ Parcels
- ▭ Oconee City Limits
- Roads

Parcel ID C03014A
 Class Code Exempt
 Taxing District UNINCORPORATED
 Acres 8.18

Owner LIVING FAITH NKA THE
 CHURCH OF THE NATIONS
 8780 MACON HIGHWAY
 ATHENS, GA 30606
 Physical Address 8780 MACON HWY
 Assessed Value Value \$9443784

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

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Overview

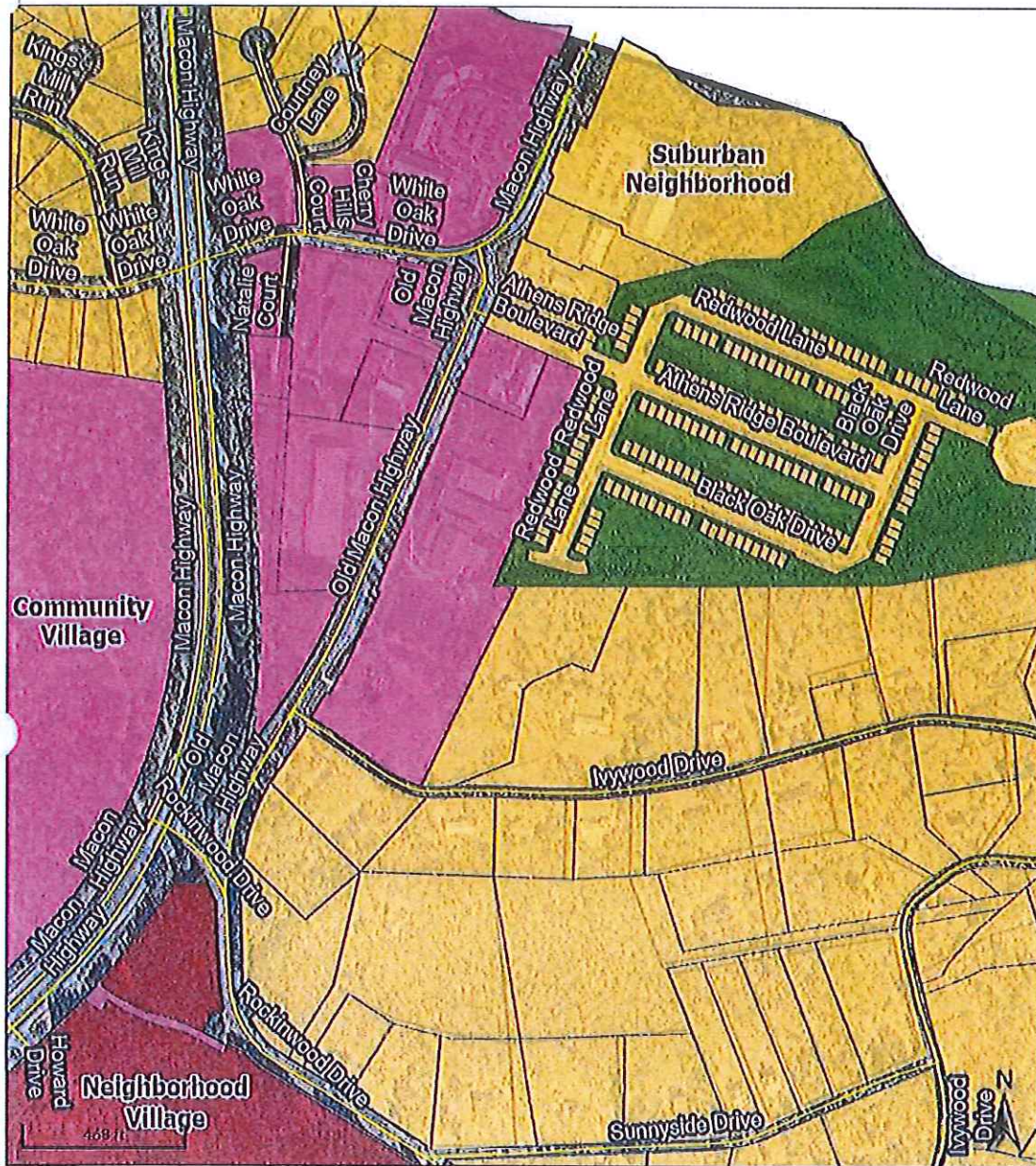


Legend

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- ▭ Oconee City Limits
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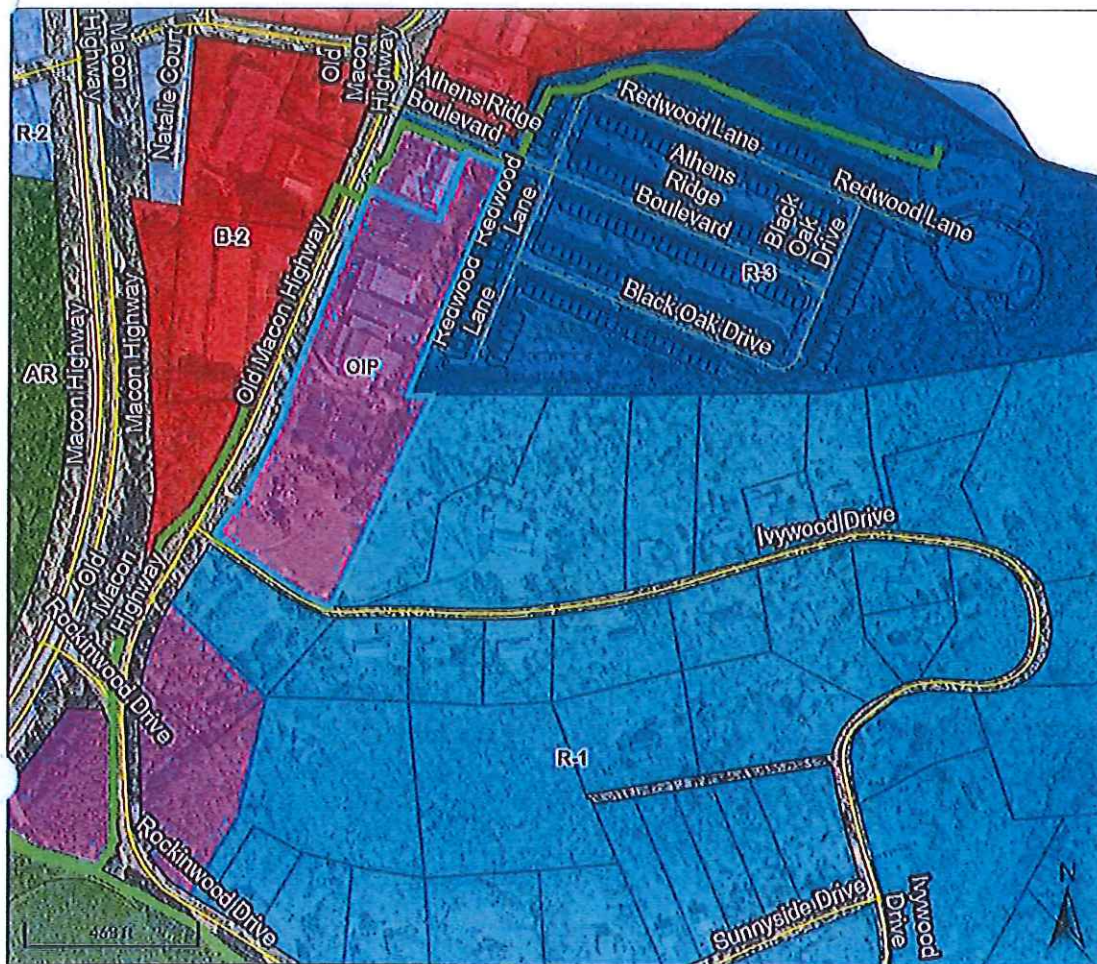
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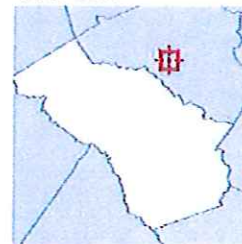
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 -  OBP
 -  OIP
 -  R-1
 -  R-2
 -  R-3
-  Sewer - Force Mains

Parcel ID C.03014A
 Class Code Exempt
 Taxing District UNINCORPORATED
 Acres 8.18

Owner LIVING FAITH NKA THE
 CHURCH OF THE NATIONS
 8780 MACON HIGHWAY
 ATHENS, GA 30606
 Physical Address 8780 MACON HWY
 Assessed Value Value \$9443784

Last 2 Sales
 Date Price Reason Qual
 n/a 0 n/a n/a
 n/a 0 n/a n/a

(Note: Not to be used on legal documents)

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Sketches

Oconee County, GA

Summary

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[View Map](#)


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LIVING FAITH NKA THE
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 8780 MACON HIGHWAY
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Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	Zone 1B Dev OIP Ac	Acres	356,321	0	0	8.18	0

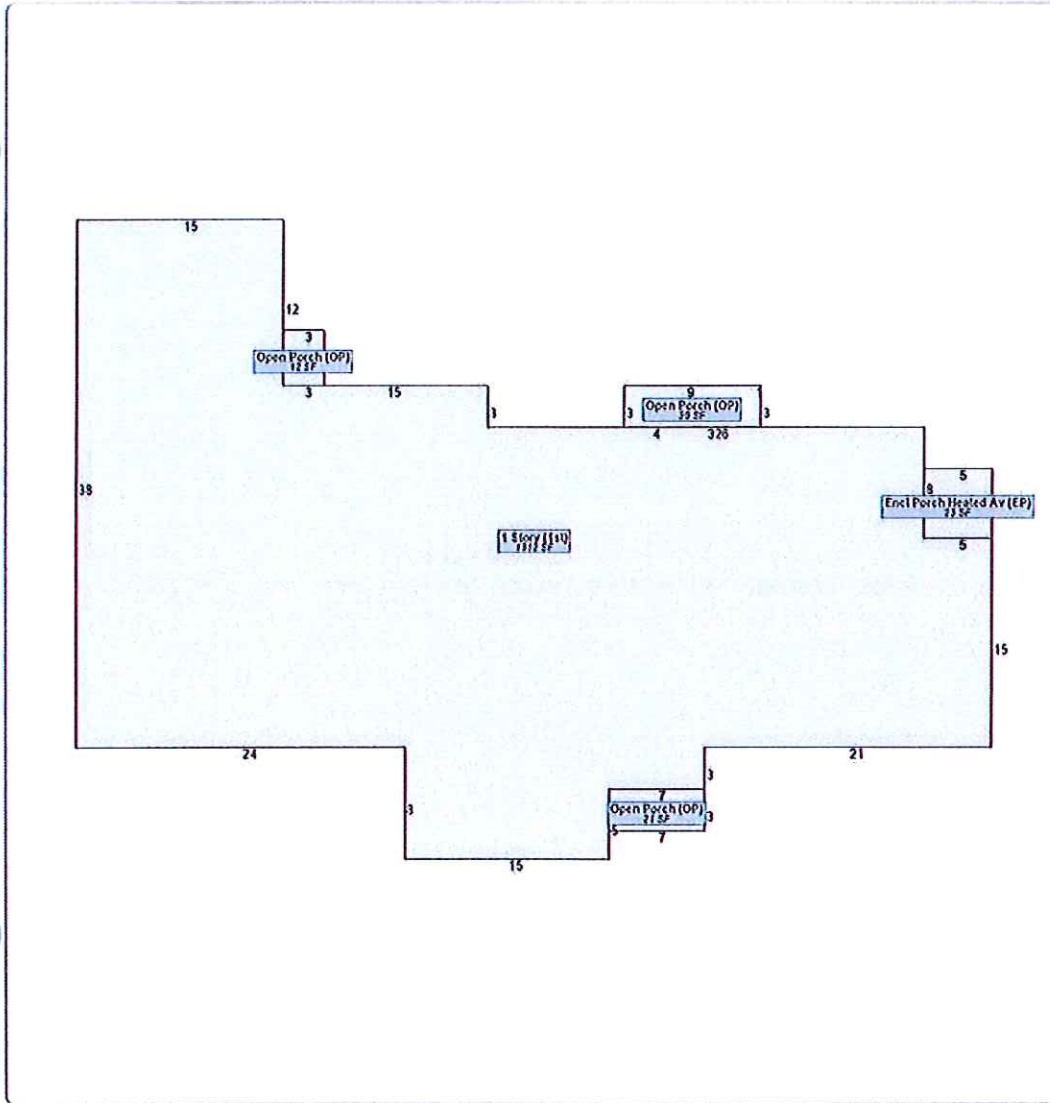
Residential Improvement Information

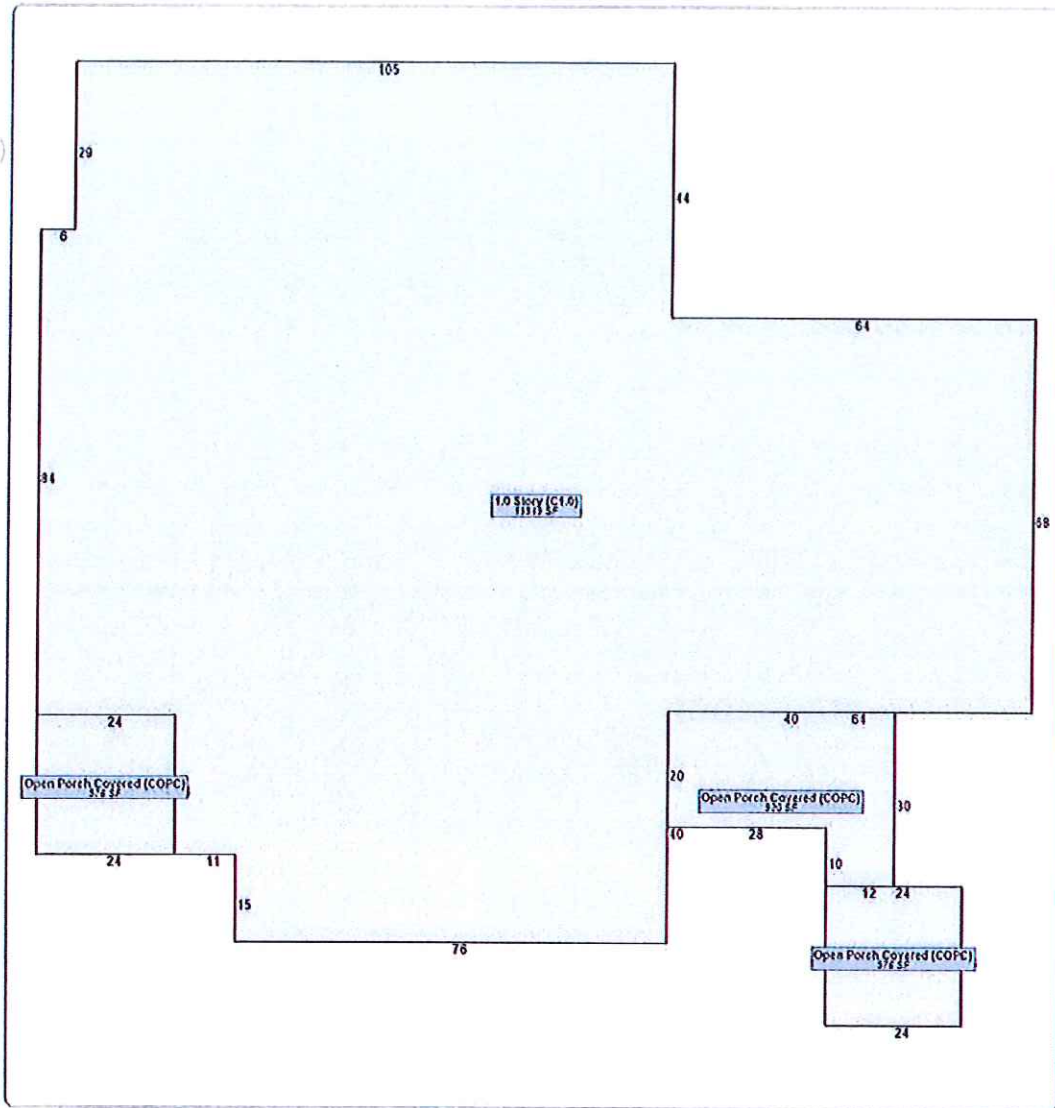
Style One Family
 Heated Square Feet 1937
 Interior Walls Sheet Rock
 Exterior Walls Brick (Masonry)
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1950
 Roof Type Asphalt Shingles
 Flooring Type Pine
 Heating Type Central Heat
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 0
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$192,090
 Condition Average
 Fireplaces\Appliances Const 1 sty 1 Box 1

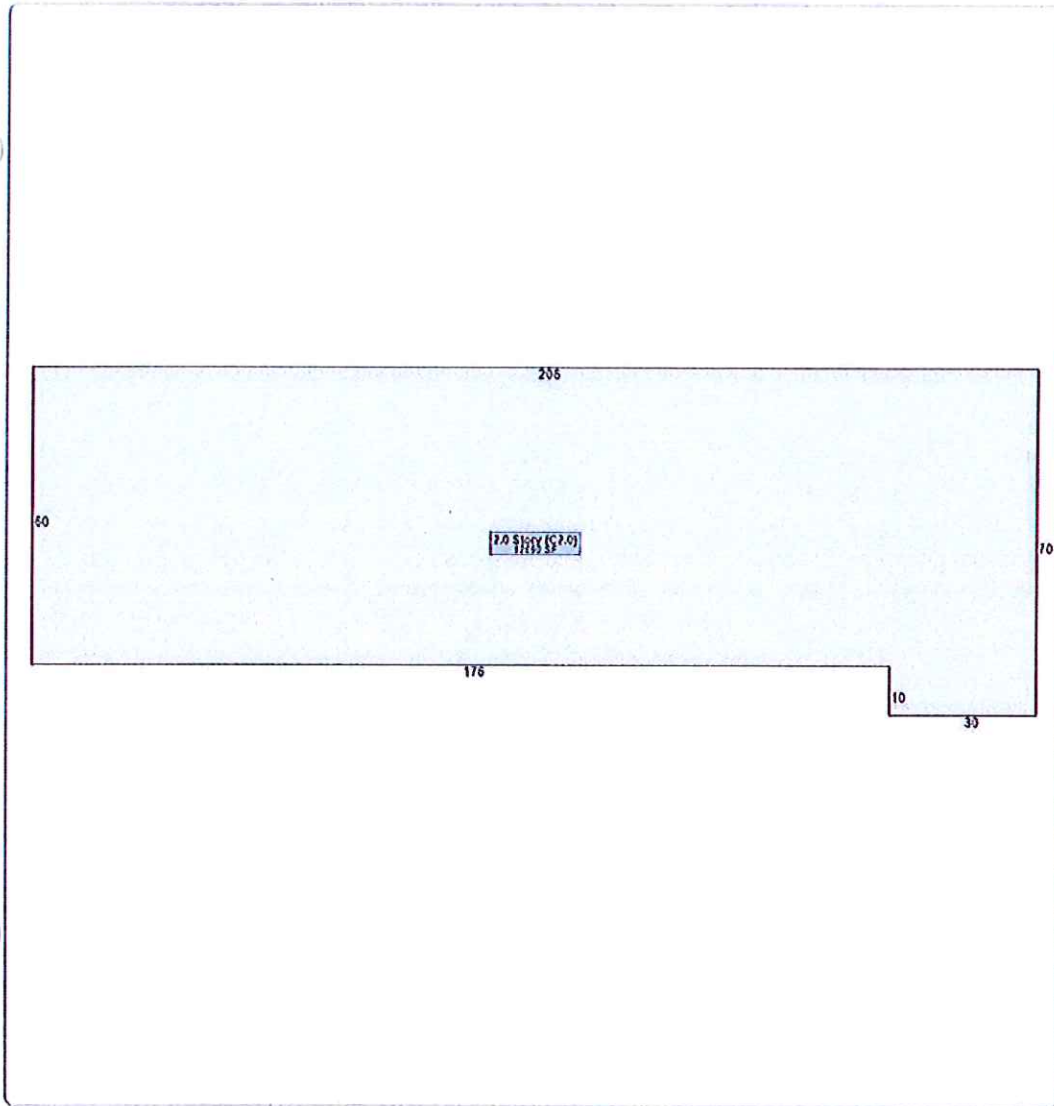
Commercial Improvement Information

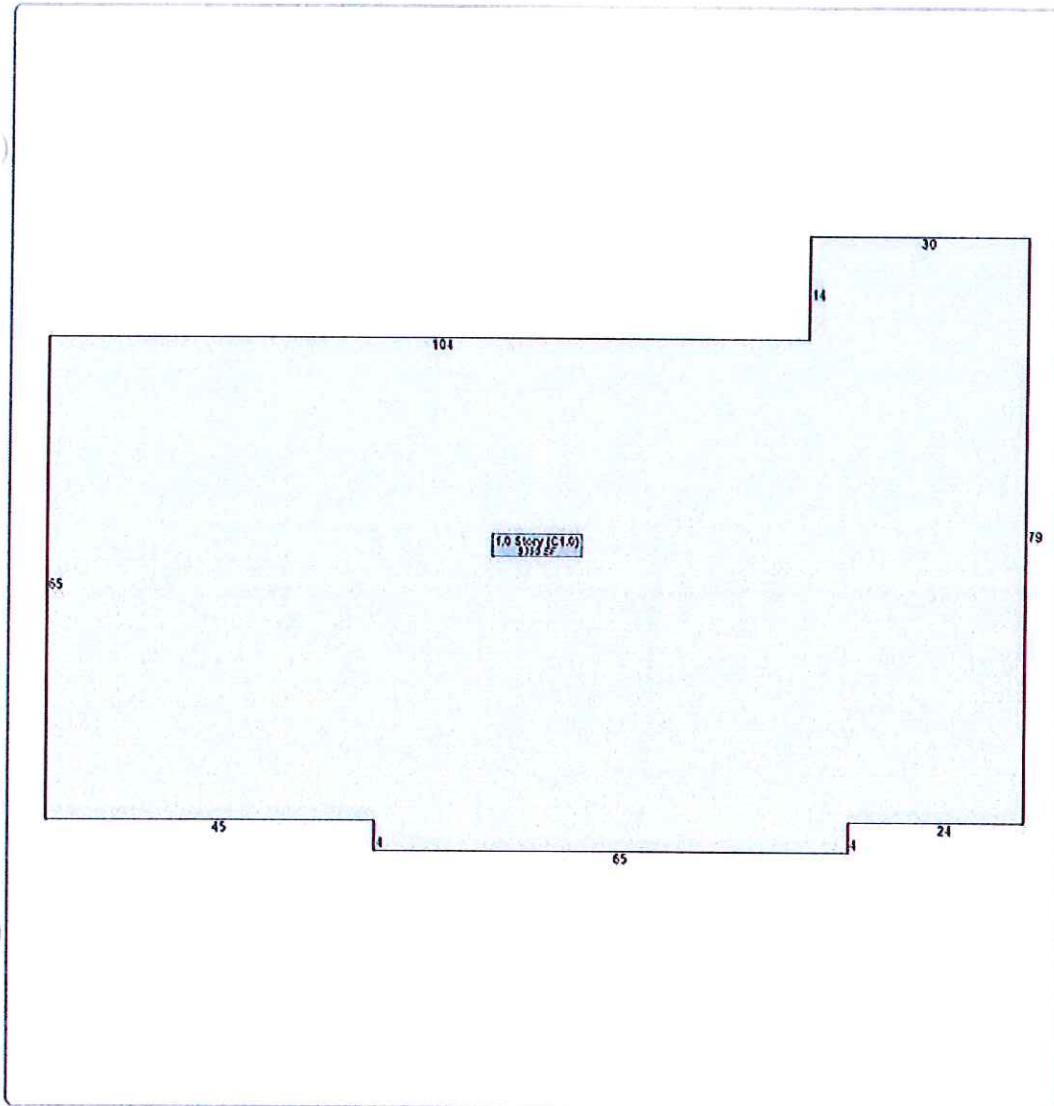
Description Churches
 Value \$4,427,682
 Actual Year Built 2006
 Effective Year Built 2008
 Square Feet 19949
 Wall Height 16
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description Churches
 Value \$2,955,710
 Actual Year Built 2000
 Effective Year Built 2006
 Square Feet 25320









No data available for the following modules: Rural Land, Conservation Use Rural Land, Mobile Homes, Prebill Mobile Homes, Sales, Assessment Notice.

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Contact Us

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Subject: address Church of the Nations
From: "Jenanne White" <jwhite@oconee.ga.us>
Sent: 12/2/2025 9:41:41 AM
To: "Ken Beall" <ken@beallandcompany.com>

Hi Ken, Can you verify the address that you need the letter for?

Jenanne White
Oconee County Water Resources
706-310-6019

Per earlier conversation with Jenanne White of the Oconee Water Resources Department no water/sewer capacity letter is required for existing customers who are not asking for additional capacity.

Kenneth A. Beall, CEO, Managing Member, RLA GA645
Consultant of Record (Beall & Company, LLC) for Church of The Nations