

**REZONE APPLICATION FORM**



**WARRANTY DEED**

127/558

000558

WARRANTY DEED

Form No. 21

OCONEE COUNTY, GEORGIA  
Real Estate Transfer Tax  
Paid \$255.00  
Date May 13 1990  
Hodge Elizabeth, Chieh  
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----- *Relays*

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 411) 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 Glenin 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, 1989, recorded in Deed Book 99, pages 788-790, said Clerk's Office, and as shown on said plat.

000559

127/559

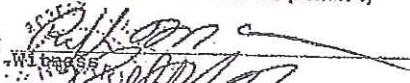
TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the said Party of the Second Part, its successors, heirs, executors, administrators and assigns, in Fee Simple.

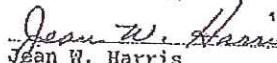
And the said Parties of the First Part warrant and will forever defend the right and title to the above described property unto the said Party of the Second Part, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

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

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

Signed, sealed and delivered in the presence of

  
Earl D. Harris  
Notary Public  
Notary Public, Oconee County, Georgia  
My Commission Expires January 10, 1993

  
Earl D. Harris (Seal)  
  
Jean W. Harris (Seal)

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

Recorded Nov. 15, 1990  
S. 123456789

## **BOUNDARY SURVEYS**



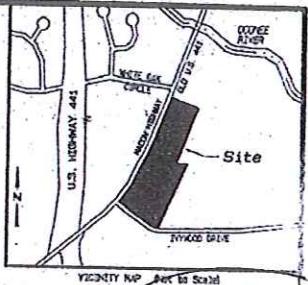
OWNER'S CERTIFICATION

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 and other assessments now due on this land have been paid.

Agent \_\_\_\_\_ Owner Mark B. Thacker  
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.  
P.O. 7 P.O. 1234  
Zoned FP 6 A-3



37/64

67

P & A VENTURES, INC.  
P.O. 7 P.O. 1234  
Zone 1 P.O. 6 B-3

MONGESE NORTH

100' E of Post  
N 25 01' 00" E 112.26  
S 00 00' 00" E 112.26  
This Line Is To Be Abandoned  
S 21 23' 23" E 112.48

TRACT  
4.175  
ASPER

ELAINE BROWN  
70168 P.M.

Exempt under the provisions of section  
1215.6 of the Unified Development Code  
of Oconee County, Georgia.

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

**NOTE**

TRACT 1 REPRESENTS TAX MAP CS. PARCEL 144.  
TRACT 2 REPRESENTS TAX MAP CS. 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.

卷之三

- 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) FLAT BOOK 13 PAGE 201
  - 4) DESO BOOK 417 PAGES 65-66
  - 5) FLAT BOOK 17 PAGE 200
  - 6) FLAT BOOK 17 PAGE 200

GRAPHIC SCALE : 1:1000

OCONEE COUNTY  
Planning Department

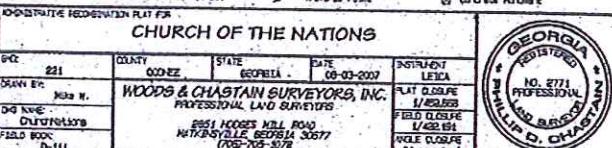
"AUTHORIZED FOR RECORDING"  
By: Billy R. White  
Billy R. White, Jr.  
Baltimore, Md.

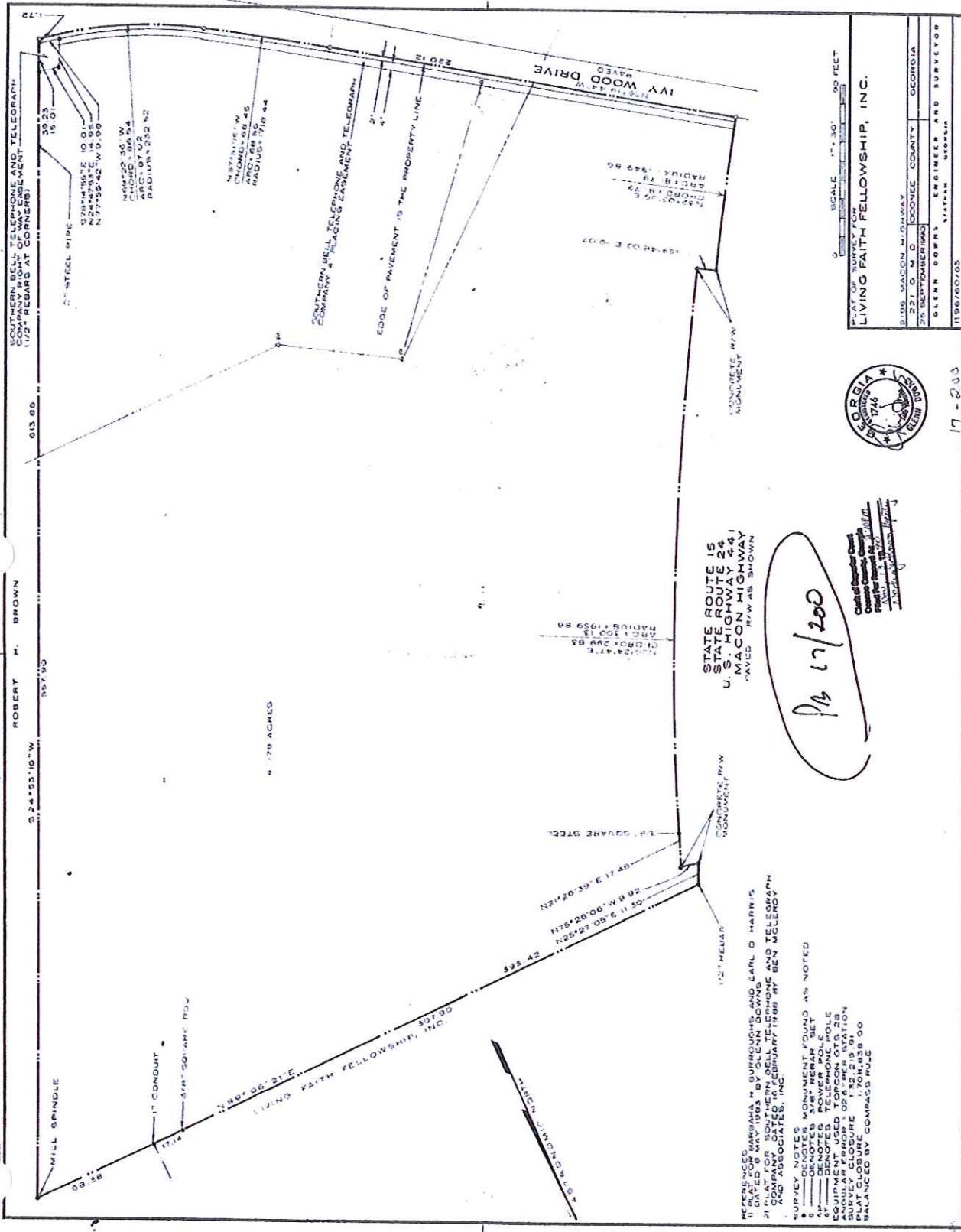
Ry. Newbold

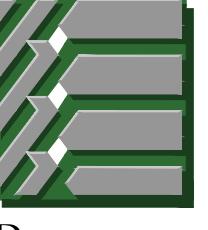
精英教育网 www.jingying.org

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 that all boundaries shown herein actually exist or are marked as "Actual" and their location, size, type, and materials are correctly shown and that all requirements of the Unified Development Code of Orange Co., California have been fully complied with.

John Wiles 2049







BEALL  
& COMPANY  
LAND PLANNING  
LANDSCAPE ARCHITECTURE  
SITE ENGINEERING  
3651 MARS HILL ROAD  
SUITE H00  
WATKINSVILLE, GA 30677  
(706) 543-0907  
www.beallandcompany.com

THESE DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THESE DRAWINGS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF BEALL & COMPANY AND ASSOCIATED PROJECT CONSULTANTS.

## R-1 REZONE CONCEPT PLAN CHURCH OF THE NATIONS

8.18 ACRES

TAX ID: C03 014A  
8680 & 8780 OLD MACON HWY  
ATHENS, GEORGIA 30606



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.)

Tax Parcel: C 03 014A

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, Pastorum, Single Family Residence

Proposed Use: Proposed R-1 use on 1.51 Acre Parcel  
(No modifications are proposed on the reduced OIP Acreage)

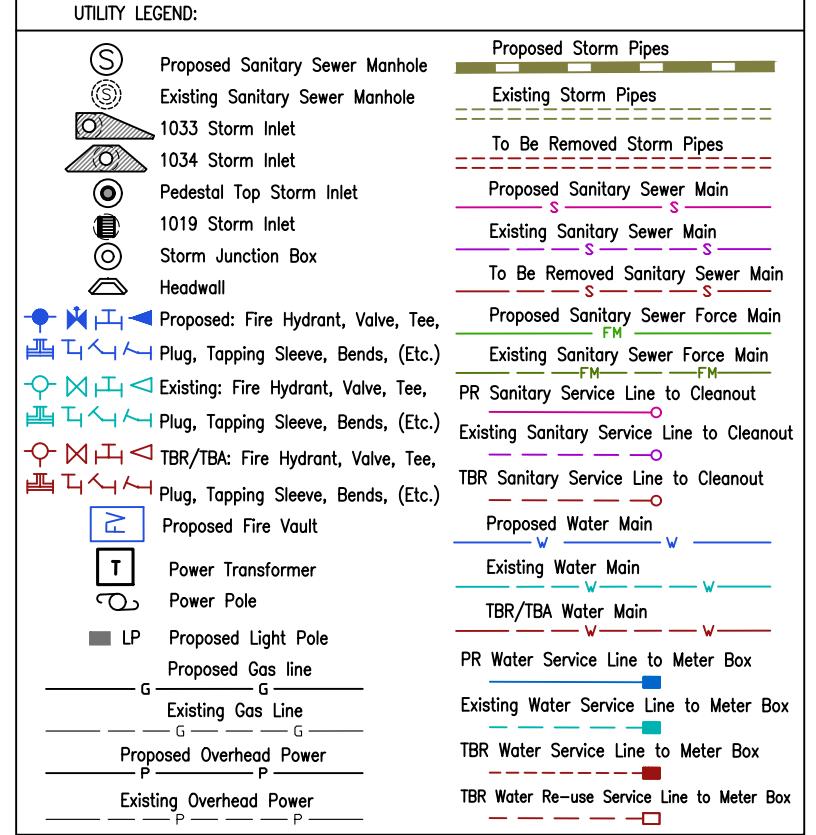
Building Setbacks: OIP Setbacks R-1 Setbacks  
Front - 10' Front - 40'  
Side - 10' Side - 10'  
Rear - 10' Rear - 40'

Max Building Height: No buildings are proposed  
Sidewalks: No sidewalks are proposed  
Surface Drainage: Surface drainage will not change

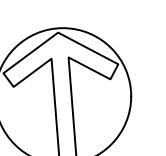
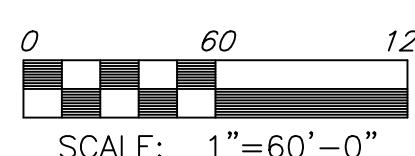
Flood Plain: No Portions of this tract lie within the 100 year flood zone per firm community panel 13059C0021E Dated September 15, 2022.

Environmental Areas: State Waters Do Not Exist within 200' of the side  
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)

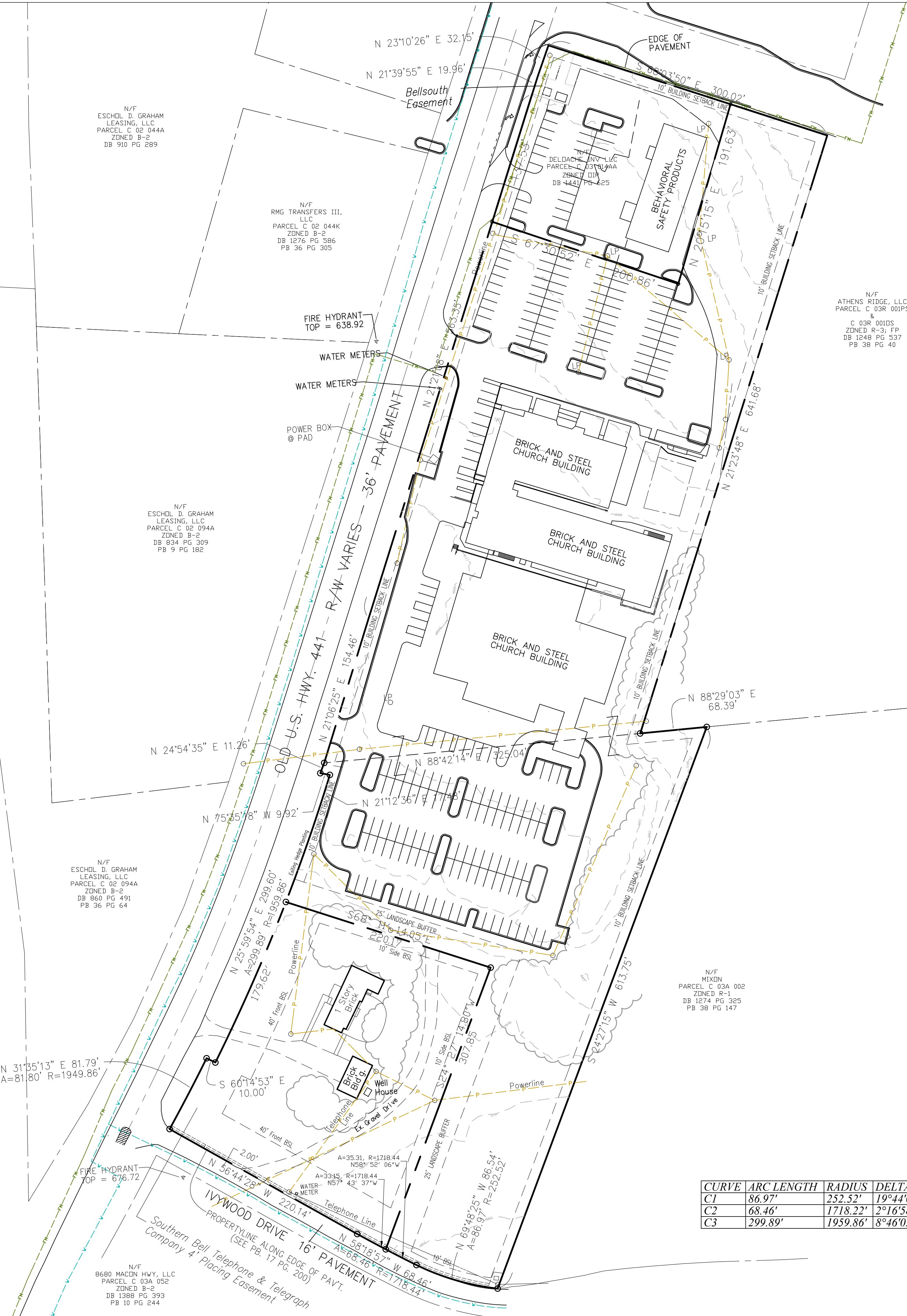
Solid Waste: By Private Contract Service



Call 811 before you dig.



SCALE: 1"=60'-0"



## **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):

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).

\$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:  Kenneth G. Beall  
Kenneth Grey. Beall, Notary Public

Date: 8/27/2025



## **DISCLOSURE OF INTEREST FORMS**

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

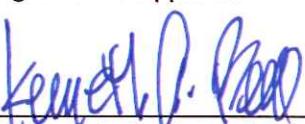


Charlie B. Neely, Secretary Church of the Nations

Date

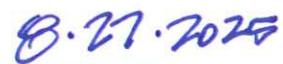


Signature of Applicant



Kenneth A. Beall, Beall & Company LLC Managing Member

Date



Signature of Notary Public



Kenneth Grey. Beall, Notary Public

Date



## **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      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)

OCONEE COUNTY, GEORGIA  
Real Estate Transfer Tax  
Paid \$255.00  
Date November 13 1990  
Hazel Gillezett, Clerk  
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----- *Below*  
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 100, 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 69 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.

000559

127/559

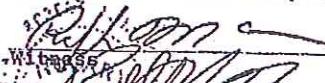
TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the said Party of the Second Part, its successors, heirs, executors, administrators and assigns, in Fee Simple, .

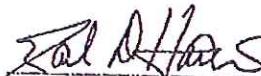
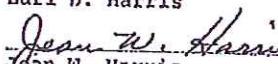
And the said Parties of the First Part warrant and will forever defend the right and title to the above described property unto the said Party of the Second Part, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

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

  
Earl D. Harris  
Notary Public, Catoosa County, Georgia  
Notary Public, State of Georgia, January 10, 1972  
My Commission Expires January 10, 1973

  
Earl D. Harris (Seal)  
  
Jean W. Harris (Seal)

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

Recorded Nov. 15, 1990  
S. 1213 C. 6145 S. 1214

### **Narrative Description of the Request**

Narrative Report for Church of the Nations Rezone from OIP to R1  
Living Faith NKA Church of the Nations  
8780 Macon Highway - Oconee County Georgia  
Tax Parcel C 03 014A (1.51 Acres of 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

*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 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 1-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. This acreage is designated as *Community Village* on the Future Land Use Map of Oconee County. A portion of OIP 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**

Ocnee 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.

\*\*\*

### **Sewage Disposal**

There will be no impact to the existing sanitary sewer system serving the church/fellowship/daycare portions of the site.

The existing residential structure is presently served by a septic system as approved by the Ocnee Environmental Health Department when originally installed.

\*\*\*

### **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 January/February 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 will be required 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 modification 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 #: 1.51 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:  *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: 8/27/2025

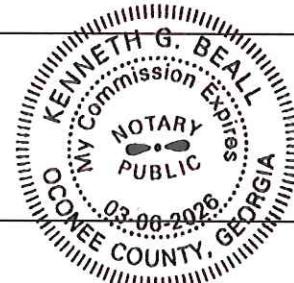
### NOTARIZATION:

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	<a href="#">11836</a>	Real	LIVING FAITH NKA THE	8780 MACON HWY	C 03 014A	11/15/2025	\$0.00	\$0.00	<a href="#">View Only</a>

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.

## **REZONE IMPACT ANALYSIS**

## **ZONING IMPACT ANALYSIS**

### **Standards Governing Consideration of a Zoning Change (Rezone Portion of Church of the Nations Parcel From OIP to RI)**

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

The leaders of the Church of the Nations desire to sell a 1.51 acre portion of the 8.179 acre tract and to rezone said 1.51 acres to the R1 zoning classification in order to be in keeping with neighboring R1 zoned properties located along Ivywood Drive. A plat of said lot will simultaneously be processed during the rezoning process in order for the lot to be approved, recorded, and subdivided from the parent OIP zoned acreage.

- b. Whether the property to be zoned has a reasonable economic use as currently zoned:

Split zoned parcels are not allowed in Oconee County. The 1.51 acre lot containing the residential structures cannot be subdivided for residential purposes unless it is rezoned to allow residential uses. The lot can be subdivided and sold for OIP uses.

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

(1) Population density and effect on community facilities such as streets, schools, water and sewer: Rezone of the subject parcel will have no impact of community facilities, streets, schools, water or sewer.

(2) Environmental impact: There will be no environmental impact resulting from the rezone of the 1.51 acres.

(3) Effect on the existing use, usability and/or value of adjoining property:

There will be no effect on use, usability, and adjoining property values due to rezoning the 1.51 acres to R1 residential use.

- 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 has been in use by the Church of the Nations.

- e. Consider the consistency of the proposed use with the stated purpose of the zoning district that is being requested: The proposed use is consistent with the stated purpose of the zoning district that is being requested.

- f. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:

*In the opinion of the petitioner there are no existing or changing conditions which would give supporting grounds for 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 proposed zoning and development plan for the subject property is consistent with the Future Development Map and the objectives of the REGIONAL CENTER classification of the Oconee County Comprehensive plan.*

- h. The availability of adequate sites for the proposed use in districts that permit such use:

*There are other sites available in the county, however the subject site as an R1 zoned property is highly compatible with all neighboring uses and zoning.*