

REZONE APPLICATION FORM



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- ☒ Rezoning from: OIP to R-1 ☐ Change in Conditions of Approval for Case #: NA
☐ 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: 1.51± portion of 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, parking lot, and related items.

Proposed Use: 1.51± acre lot to be subdivided from existing 8.18 acre parcel leaving the larger church parcel area at 6.67± acres. 1.51 ac. parcel to be re-zoned to R-1.

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:

APPLICATION NUMBER

Action Planning Commission Date:
☐ Approval ☐ With Conditions ☐ Denial
Board of Commissioners Date:
☐ Approved ☐ With Conditions ☐ Denied

WARRANTY DEED

127/558

000558

WARRANTY DEED

Form No. 21

OCONEE COUNTY, GEORGIA
 Real Estate Transfer, Vol. 100
 Date Nov 13 1990
 Noted Gilbert, Chief Deputy

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 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, 1980, recorded in Deed Book 99, pages
 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 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 hereto

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

Witness

Notary Public
Notary Public, Cobb County, Georgia
My Comm. Exp. January 10, 1991

Earl D. Harris

(SEAL)

Jean W. Harris

(SEAL)

Filed for record Nov. 13, 1990 @ 2:40 PM

Recorded Nov. 15, 1990

San Jose, Costa Rica

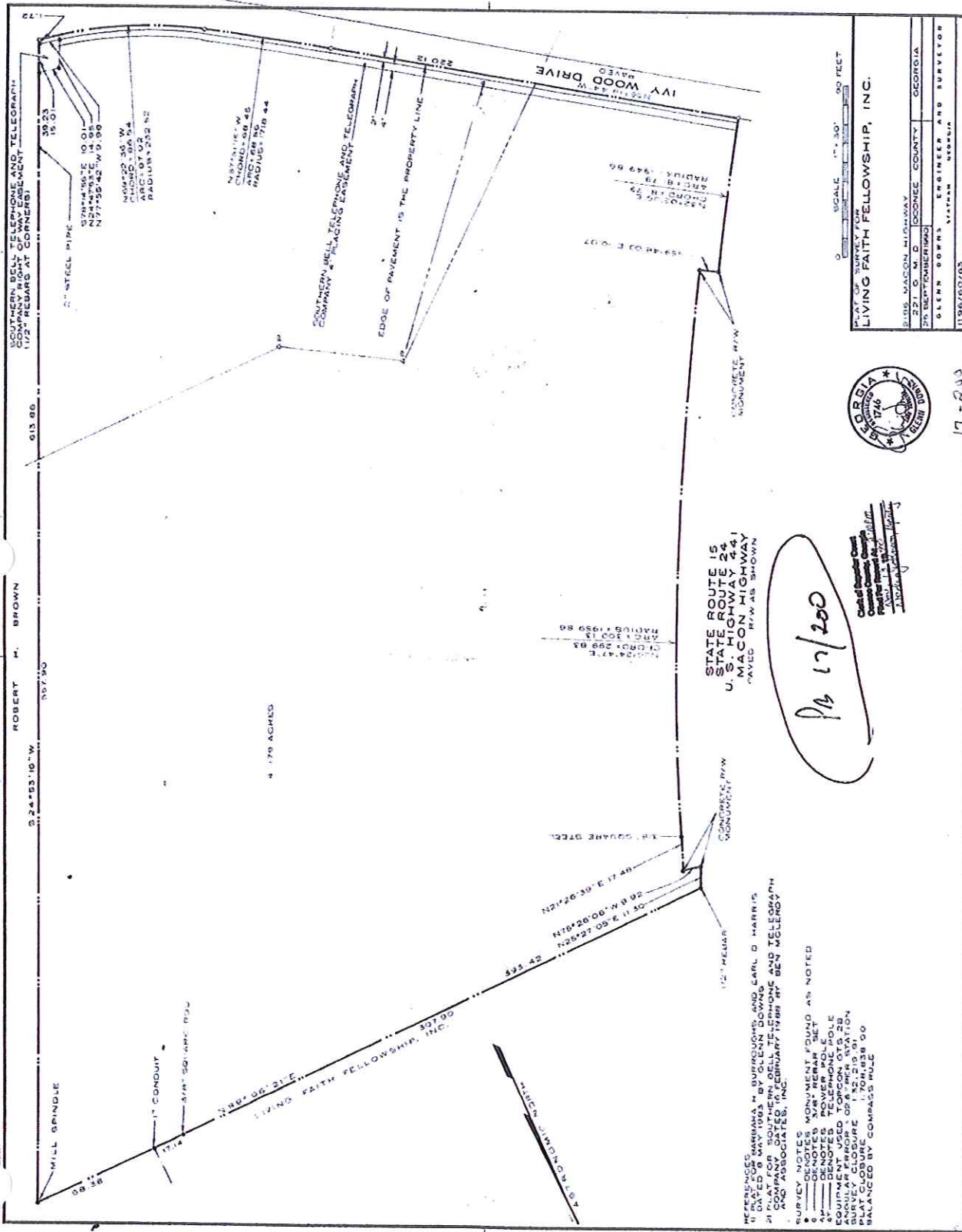
BOUNDARY SURVEYS

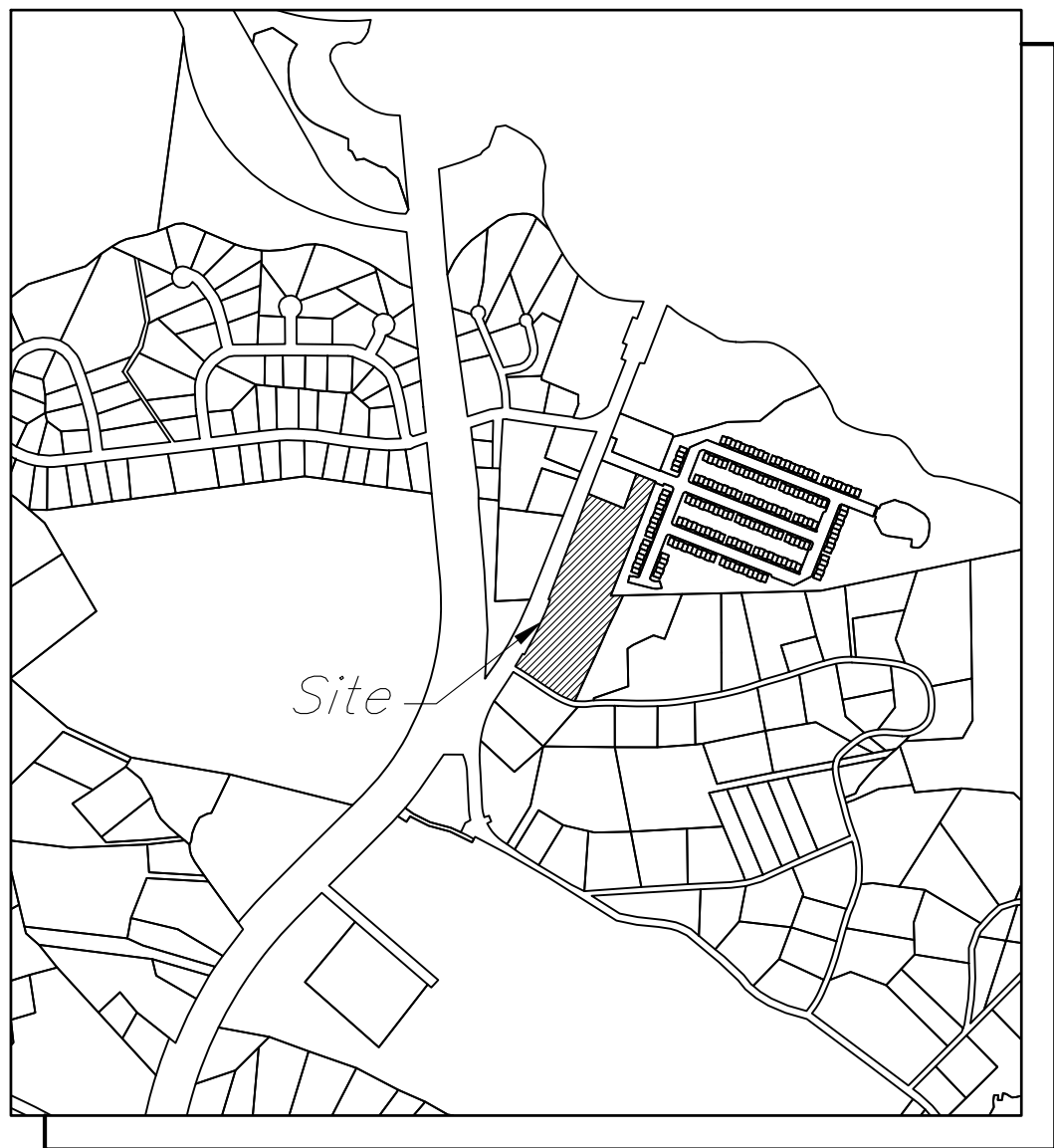
<http://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2504845&key1=2018&key2=42&county=108&countyname=OCONEE&userid=283981&appid...> 1/1

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 that all monuments shown hereon actually exist or are marked and located in accordance with the all requirements of the Unified Development Code of the State of Georgia have been fully complied with.

Ray M. Woods 204
Georgia Registered Land Surveyor



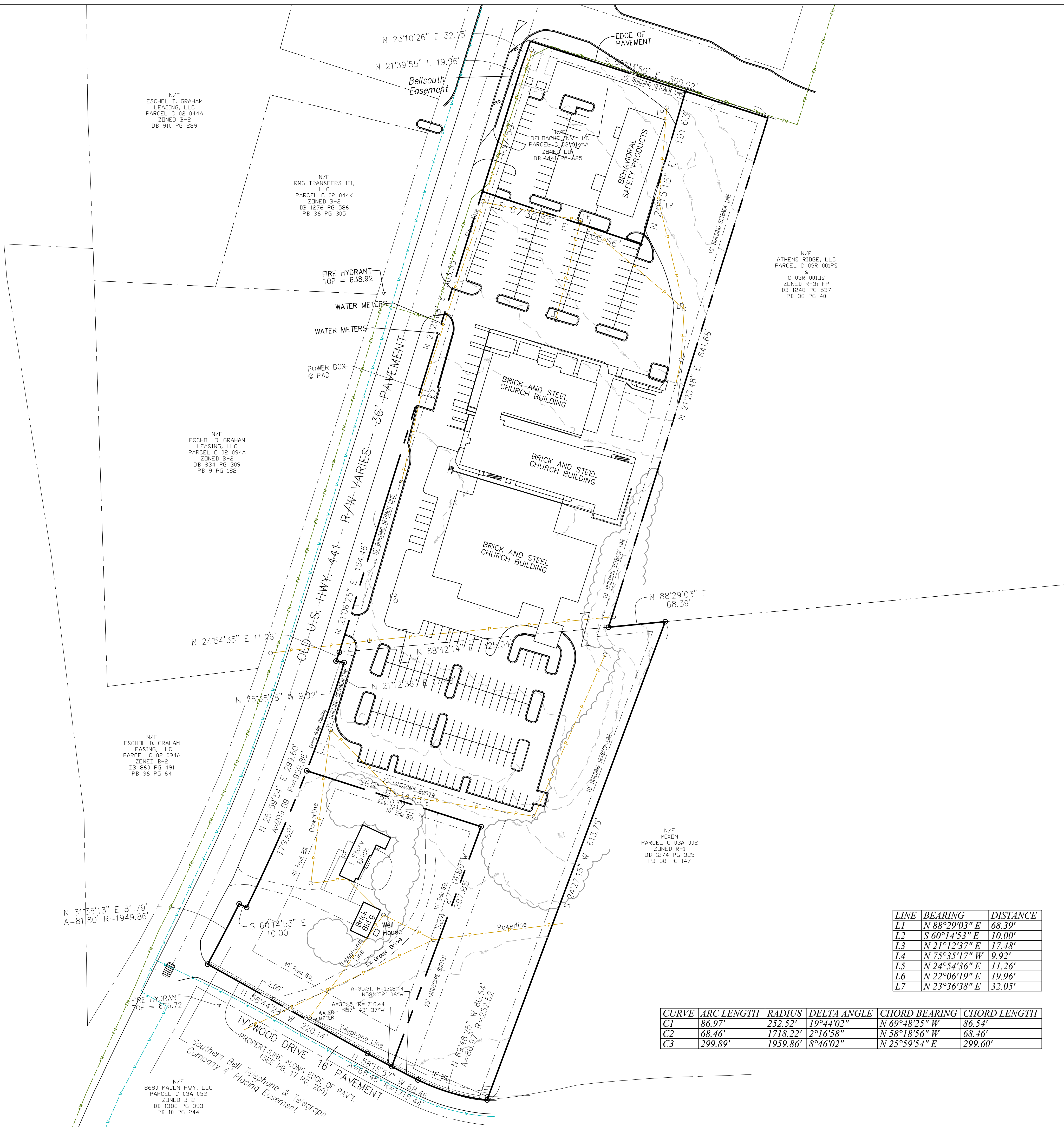
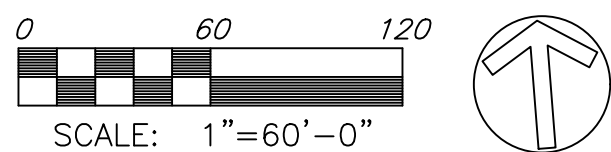


Site Location Map
Scale: 1"=1000'

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

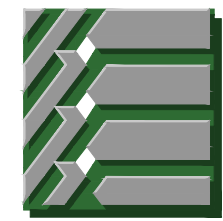
UTILITY LEGEND:	
	Proposed Sanitary Sewer Manhole
	Existing Sanitary Sewer Manhole
	1033 Storm Inlet
	1034 Storm Inlet
	Pedestal Top Storm Inlet
	1019 Storm Inlet
	Storm Junction Box
	Headwall
	Proposed Fire Hydrant, Valve, Tee, Plug, Tapping Sleeve, Bends, (Etc.)
	Existing Fire Hydrant, Valve, Tee, Plug, Tapping Sleeve, Bends, (Etc.)
	TBR/TBA Fire Hydrant, Valve, Tee, Plug, Tapping Sleeve, Bends, (Etc.)
	Proposed Fire Vault
	Power Transformer
	Power Pole
	LP Proposed Light Pole
	Proposed Gas Line
	Existing Gas Line
	Proposed Overhead Power
	Existing Overhead Power
	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
	TBR 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
	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

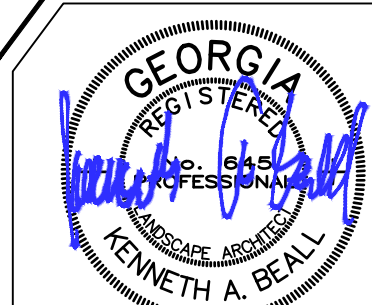
R-1 REZONE CONCEPT PLAN
CHURCH OF THE NATIONS
8.18 ACRES
TAX ID: C03 014A
8680 & 8780 OLD MACON HWY
ATHENS GEORGIA 30606

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 FORMS

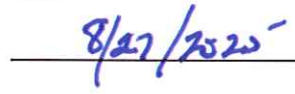
DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA

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.

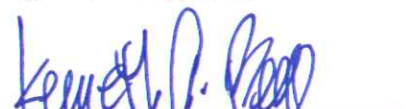
Signature of owner


Charlie B. Neely, Secretary Church of the Nations

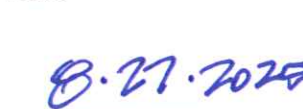
Date



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

OCONEE COUNTY, GEORGIA
Real Estate Transfer Tax
Paid \$ 255.00
Date Nov 13 1990
Hazel Gilbertt, Chief Deputy

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)

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----- Release

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:

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containing 4.179 acres, more or less, situate, lying and being on the easterly
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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
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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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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

Witnesses

Notary Public

Notary Public, Oglethorpe County, Georgia
My Commission Expires January 10, 1992

Earl D. Harris

(SEAL)

Jean W. Harris

(SEAL)

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

Recorded Nov. 15, 1990

Shirley C. Givens Clerk

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

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.

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 Oconee 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: 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

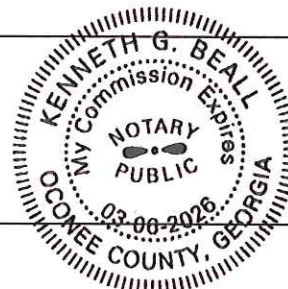
NOTARIZATION:

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

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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

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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



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REZONE IMPACT ANALYSIS

ZONING IMPACT ANALYSIS

Standards Governing Consideration of a Zoning Change (Rezone Portion of Church of the Nations Parcel From OIP to R1)

- 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.