



OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

Hardship Variance Appeal of Administrative Decision Flood Damage Prevention Variance

Special Exception for: Deviation from Architectural Standards with B-1 zoning

Applicant

Name: Christopher C. Evans, Principal, E+E Architecture

Address: 297 Prince Ave, Suite 28B
(No P.O. Boxes)
Athens, Georgia 30601

Telephone: 706-372-6570

Email: chris@enarchitecture.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:

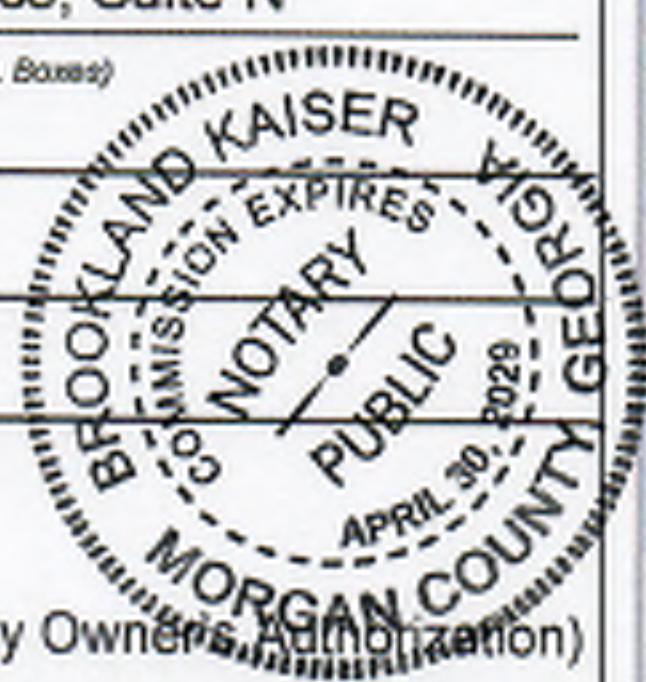
Date: 12/15/25 Notarized:

Property Owner

Name: Michael Z. Lester, Owner, Hartfield Holdings, LLC

Address: 8735 Dunwoody Place, Suite N
(No P.O. Boxes)
Atlanta, GA 30350

Telephone: 706-352-9357



Property

Location: All that tract or parcel of land lying and being in Oconee County, Georgia, containing 2.000 acres, more or less, and being identified as Tax Parcel

B 06K 011, located at the southeast corner of Stonebridge Parkway, and being more particularly shown and described on that certain plat entitled "Stonebridge Business Park - Phase Two," recorded in Plat Book 24, Page 208, Oconee County, Georgia records. Said property is conveyed subject to all easements, covenants, and restrictions of record.

Tax Parcel Number: B 06K 011

Size (Acres): 2.0 Current Zoning: B-1

Future Development Map—Character Area Designation: Civic Center

Use

Current Use: _____

Proposed Use: New Construction

Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed(s), Legal Description, & Plat of Survey
- Disclosures
- Maps or Drawings Illustrating Variance Request
- Narrative Statement Explaining Variance Request
- Concept Plan

Appeal or Variance Request

Provide the code section and briefly explain the requested variance

See attached document

BK: 1829 PG: 588-589
Filed and Recorded
09-23-2025 06:35 PM
DOC# D2025-004457

Angela Elder-Johnson
ANGELA ELDER-JOHNSON
CLERK OF SUPERIOR COURT
OCONEE COUNTY

Real Estate Transfer Tax
Paid : \$ 750.00
PT-61 108-2025-001377

Return Recorded Document to:
Thomas H. Beisswenger, P.C.
272 West Hancock Avenue, Suite 300B
Athens, GA 30601
File # 2558603

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CLARKE

THIS INDENTURE made the 17th day of September, 2025, between Ouachita Prairie LLC, a Georgia limited liability company, party of the first part, hereinafter called Grantor(s), and Hartfield Holdings LLC, a Georgia limited liability company, as party of the second part, hereinafter called Grantee(s) (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits).

WITNESSETH That: the said Grantor, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, its successors and assigns, all that tract or parcel of land described as follows:

See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns, forever, in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property, unto the said Grantee, its successors and assigns, against claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

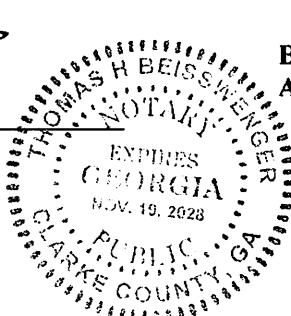
Martha B Beeson

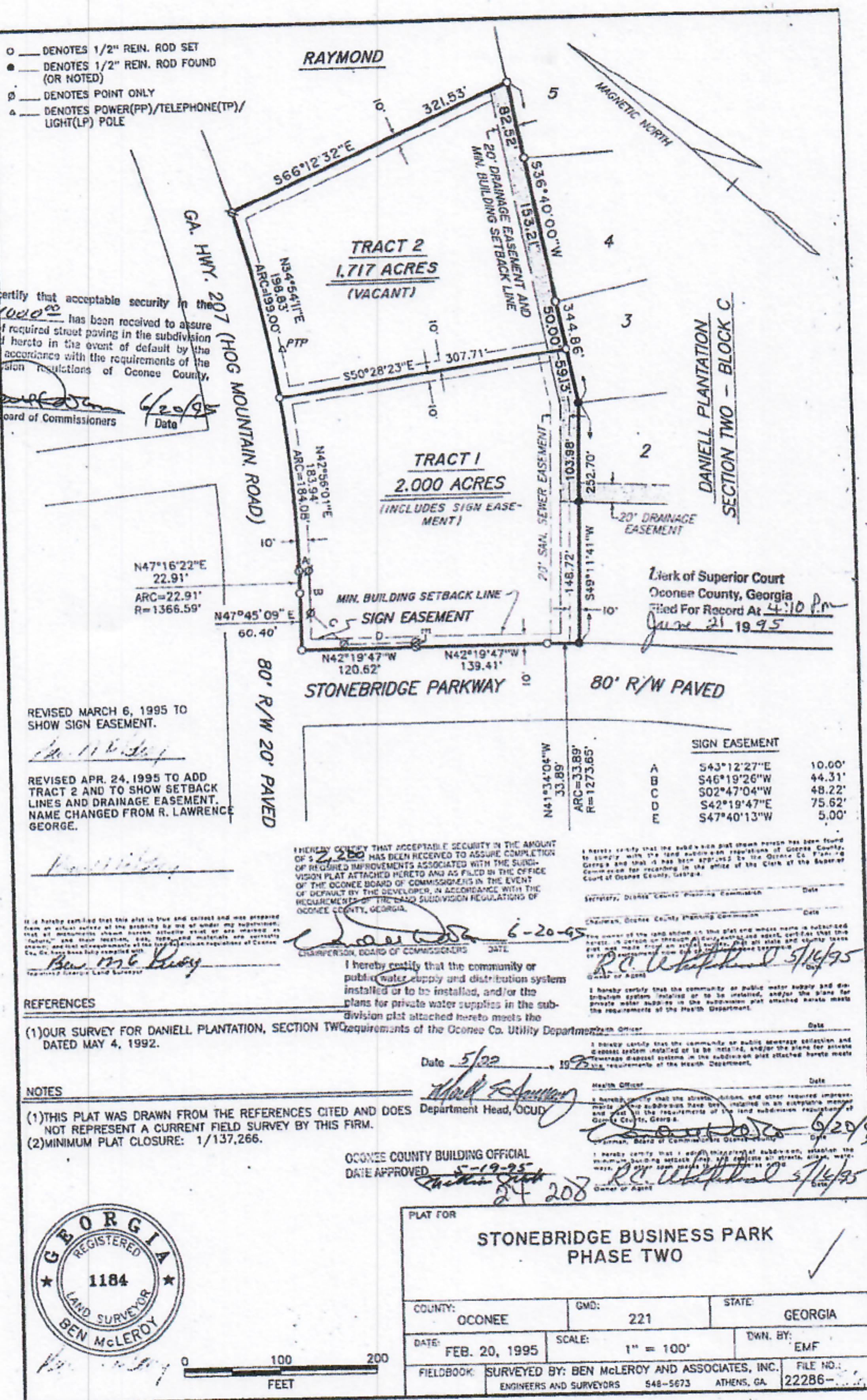
Witness

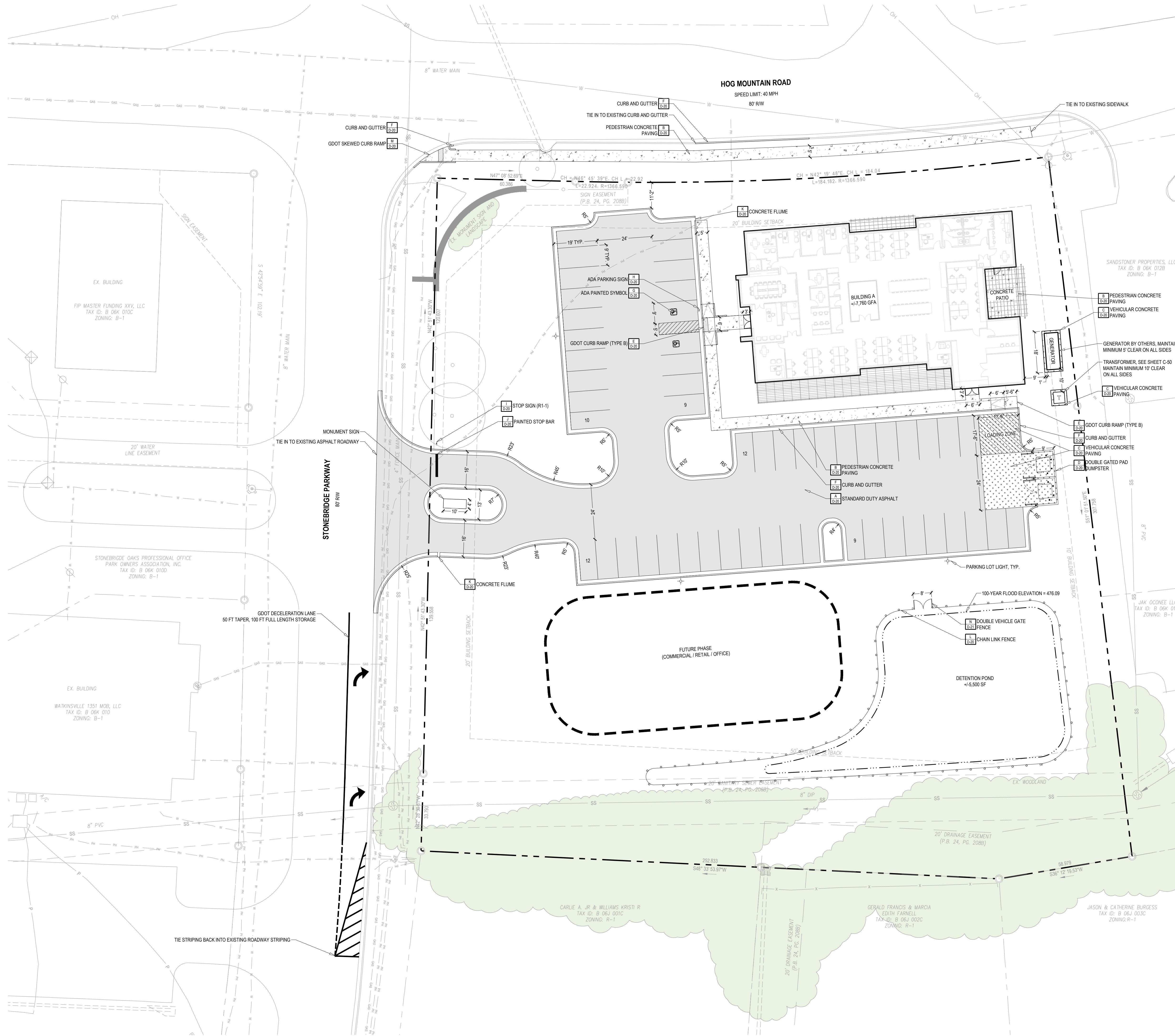
Notary Public

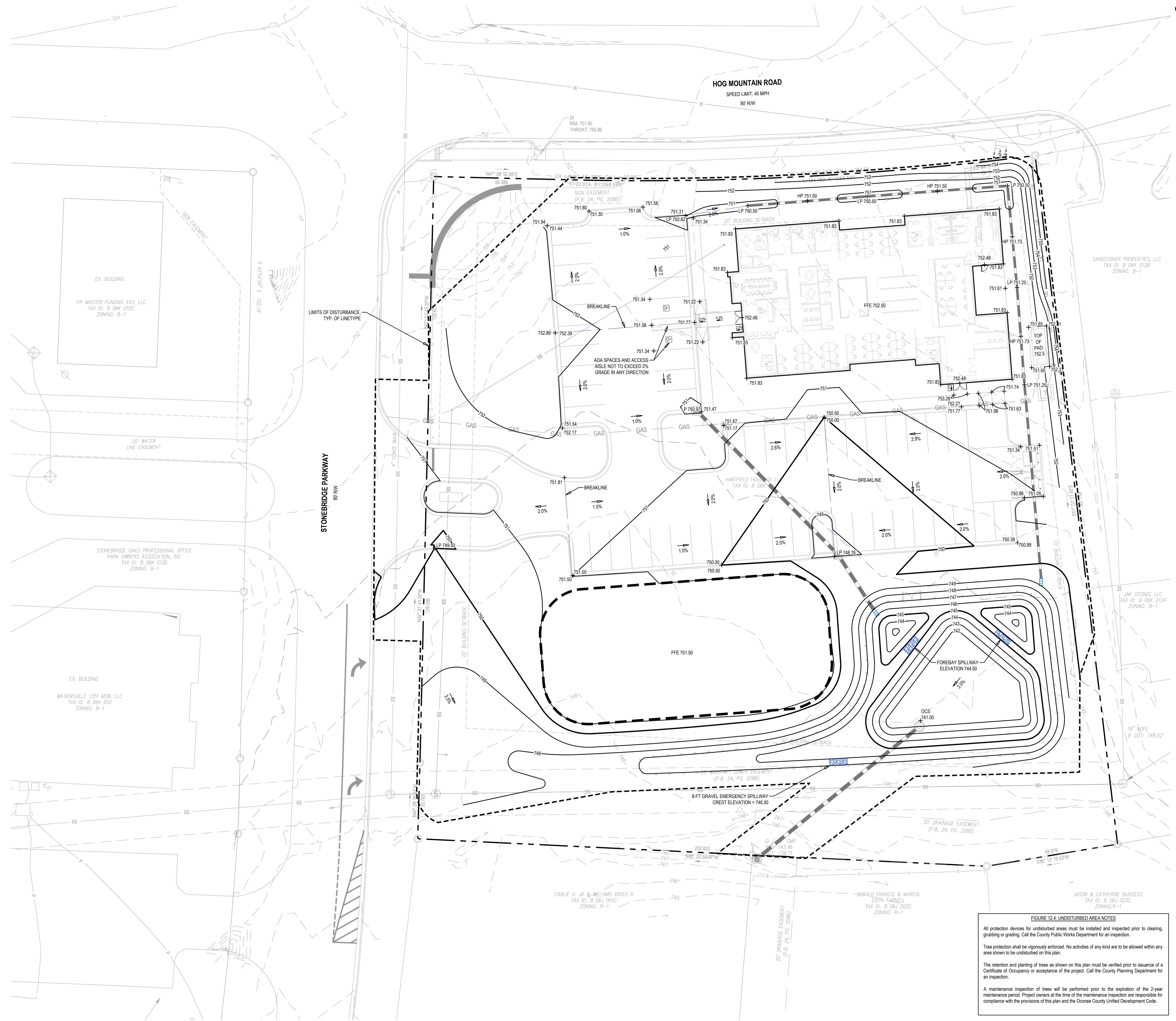
Ouachita Prairie LLC, a Georgia limited liability company

By: Andrew D. Barrs (Seal)
Andrew D. Barrs, Manager









GRADING / EARTHWORK REQUIREMENTS

- PRIOR TO DRAFTING ANY CUTS OR FILLS, THE CONTRACTOR SHALL STRIP AND STOCKPILE ALL TOPSOIL. STRIPPING OF TOPSOIL CAN ONLY COMMENCE AFTER THE CLEAR AND GRUB OPERATIONS ARE COMPLETE IN THAT AREA. TOPSOIL SHALL BE STOCKPILED IN AREAS DESIGNATED ON THE PLANS OR APPROVED WITH THE OWNER. THE CONTRACTOR SHALL NOT USE TOPSOIL IN ANY AREA WHERE IT IS NOT REQUIRED. THE CONTRACTOR SHALL BE FAMILIAR WITH THE DEPTH OF TOPSOIL AND WHEN NECESSARY HIS OWN FIELD VERIFICATION SO AS TO BE FAMILIAR WITH THE DEPTH OF TOPSOIL. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PREVENT OVER AND UNDER REMOVAL.
- UNLESS OTHERWISE NOTED, THE GRADES SHOWN ON THE PLANS ARE FINISHED GRADES. THEREFORE, FINISHED GRADES ARE THE GRADES THAT WILL BE PROVIDED TO THE CONTRACTOR FOR CONSTRUCTION. GRADE ELEVATIONS FOR THE CONTRACTOR SHALL COORDINATE THE STAKING OF THE SITE GRADING WITH THE SURVEYOR AND ENGINEER OF RECORD BEFORE PROCEEDING WITH CONSTRUCTION STAKING.
- THE CONTRACTOR SHALL MAINTAIN A SURVEY GRID OF AT LEAST 100' X 100' OR OTHER MEANS ACCORDING TO THE SURVEYOR'S DIRECTION. THE CONTRACTOR SHALL MARK THE LOCATION AND AMOUNT OF CUT OR FILLS REMAINING AT SUBGRADE THIS GRID SHALL BE 50' X 50' WITH LOCATION AND FINAL GRADE MARKED CLEARLY. A SURVEY SHALL BE COMPLETED DEMONSTRATING THAT THE SUBGRADE IS +/- 1'-1" OF REQUIRED SUBGRADE.
- UNLESS OTHERWISE NOTED ON THE DRAWINGS OR IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL RETAIN AND PAY ALL COST FOR SOIL COMPACTION TESTING TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY. THE EVALUATION OF THE SOIL DOES NOT GIVE REQUIREMENTS TO FOLLOW. THE CONTRACTOR SHALL DO A MINIMUM OF ONE TEST FOR EVERY 100' OF EARTHWORK. THE CONTRACTOR SHALL DO A MINIMUM OF ONE TEST FOR EVERY 100' OF EARTHWORK.
- COMPACTATION REQUIREMENTS SHALL BE THOSE OUTLINED IN THE GEOTECHNICAL EVALUATION. IF THE GEOTECHNICAL EVALUATION IS CLEAR, THE CONTRACTOR SHALL NOT DO ANY TESTS. THE FOLLOWING SHALL BE USED: UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL TEST SOILS TO BE COMPACTED TO A MIN. OF 95% MAXIMUM DRY DENSITY PER ASTM D 157 MODIFIED PROCTOR. ALL LANDSCAPE AND LAWN AREAS SHALL BE TESTED IN ACCORDANCE WITH THE TESTS FOR SOILS. THE CONTRACTOR SHALL TEST SOILS IN ACCORDANCE WITH ASTM D 2922 (NUCLEAR METHOD) WITH PROCTORS FOR EACH SOIL TYPE.
- UNLESS OTHERWISE NOTED IN THE GEOTECHNICAL REPORT OR ON THE DRAWINGS, THE ON SITE MATERIAL SHALL BE USED TO MAKE FILLS. ALL MATERIAL TO BE USED FOR FILLS, SHALL BE FREE OF ORGANICS, FROZEN MATERIAL, ROCKS, AND OTHER DEBRIS. THE CONTRACTOR SHALL NOT USE MATERIAL THAT IS NOT PRESENT WITHIN 1' FT OF SUBGRADE. NO ROCKS SHALL BE GREATER THAN 2-IN IN DIAMETER. THE CONTRACTOR SHALL USE THE APPROPRIATE METHODS FOR TREATING MATERIALS, INCLUDING CRUSHING OR OTHER REQUIRED METHODS TO TREAT SOILS TO MEET COMPACTATION AND OTHER REQUIREMENTS.
- FILLS SHALL BE PLACED IN LIFTS NOT TO EXCEED 6-IN IN ALL AREAS.
- IF IMPORTED MATERIAL IS REQUIRED, THE SOURCE AND A RANDOM COMPOSITE SAMPLE SHALL BE REVIEWED BY THE TESTING LABORATORY PRIOR TO BEING BROUGHT TO SITE. THE TESTING LABORATORY SHALL TEST FOR PERCENT OF CLAY, PERCENT OF SILT, AND PERCENT OF SAND. THE CONTRACTOR SHALL NOT USE MATERIAL GREATER THAN 35%. THEY SHALL ALSO VERIFY CONSISTENCY WITH EXISTING ON SITE MATERIALS AND ALL OTHER REQUIREMENTS. WAIVERS FOR THESE REQUIREMENTS CAN ONLY BE GIVEN BY OWNER AND THE GEOTECHNICAL ENGINEER OF RECORD.
- THE TESTING LAB MAY RESTRICT SOME ON SITE MATERIALS FROM BEING USED AS FILL IN BUILDING OR PAVEMENT AREAS WHEN IT IS THEIR OPINION THAT THE MATERIAL WILL NOT MEET REQUIREMENTS STATED HERE OR IN THE GEOTECHNICAL REPORT. IF SUCH CONDITIONS DO EXIST AND OTHER MATERIAL IS NOT AVAILABLE, THE CONTRACTOR SHALL NOT USE THE MATERIAL UNLESS THE OWNER IS APPROVING THE IMPORT OF MATERIAL UNLESS THERE WILL BE NO ADDITION COST TO THE CONTRACT.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EARTHWORK OPERATIONS FROM REVERSING OF GRADES. THE CONTRACTOR SHALL NOT OVER-ROLL EARTHWORK AREAS, DETERWATER AND DETERSTABILIZE AREAS WITH A STEEL DRUM ROLLER PRIOR TO INVESTIGATE WEATHER.
- PROF PLACEMENT OF FILLS, IN AREAS WHERE THE FINAL DEPTH WILL BE LESS THAN 4-FT, THE AREA SHALL BE PROFROLLED WITH A 10 TON ROLLER OR A LOADED TO WHEEL DUMP TRUCK. SOFT AREAS SHALL BE SCARIFIED, DRIED AND DETERSTABILIZED PRIOR TO PLACEMENT OF THE FILL. THE CONTRACTOR SHALL NOT USE A DOZER IN THESE AREAS.
- FINAL GRADE UNDER PROPOSED PAVEMENT BUILDING OR OTHER STRUCTURE SHALL BE PROFROLLED AS DESCRIBED ABOVE FOR THE IDENTIFICATION OF SOFT AREAS. AREAS FOUND TO BE UNACCEPTABLE TO THE GEOTECHNICAL ENGINEER OR TECHNICIAN SHALL BE SCARIFIED, DRIED AND DETERSTABILIZED PRIOR TO PLACEMENT OF THE FILL. THE CONTRACTOR SHALL NOT USE A DOZER IN THESE AREAS. THE CONTRACTOR SHALL NOT USE A DOZER IN THESE AREAS.
- TRENCH EXCAVATION, REQUIRE SHEETING, SHORING OR OTHER STABILIZING DEVICES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AND APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION. THE SIDE SLOPES IN ACCORDANCE WITH LOCAL STATE, AND O.S.H.A. REQUIREMENTS. NO STOCKING OF MATERIAL CLOSER TO AN OPEN CUT OR SLOPES SHALL BE PERMITTED IN AN EFFORT TO PREVENT CAVES.
- THE EXCAVATION SHALL REQUIRE SHEETING, SHORING OR OTHER STABILIZING DEVICES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AND APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL NOT USE A DOZER IN THESE AREAS.
- IF ROCK IS ENCOUNTERED THAT WAS NOT INDICATED ON THE PLANS OR GEOTECHNICAL REPORT, THE AREA FOR REMOVAL SHALL BE APPROXIMATELY 10' IN ALL DIRECTIONS. THE CONTRACTOR SHALL NOT USE A DOZER TO REMOVE ROCK. ROCK WILL BE DEFINED AS THE NATURAL EARTH MATERIALS THAT CAN NOT BE REMOVED WITH A D9 DOZER.
- WHEEL LOADS ARE ADJUSTED TO A TRUE LOAD. THE ROCK SHALL BE REMOVED TO A MIN. OF 6-IN BELOW AND 10' IN THE DIRECTION, BUT NOT LESS THAN 1-FT OR GREATER THAN 3-FT ON ANY SIDE.
- NO EXPLOSIVES SHALL BE ALLOWED UNTIL ALL PERMITS ARE GRANTED AND THE OWNER HAS SIGNED OFF. PRE-AND POST BLAST REPORTS SHALL BE KEPT AND RECORDED ALL STRUCTURES WITHIN THE AREA OF THE BLAST SHALL RECEIVE A PRE-BLAST SURVEY. ALL BLASTING SHALL BE PERFORMED BY A LICENSED BLASTER.
- UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE CONTRACTOR SHALL REMOVE ALL EXCESS TOPSOIL, CUT MATERIAL, AND OTHER DEBRIS FROM THE EARTHWORK AREAS.
- NO FILL SHALL BE PLACED ON EXISTING GROUND WITHIN THE LIMITS OF DISTURBANCE UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, AND OTHER DEBRIS AND SCARIFIED TO A MIN. DEPTH OF 6-IN OR TO A DEPARTMENT OF TRANSPORTATION APPROVED DEPTH. GEOTECHNICAL REPORTS AND DESIGN DRAWINGS FOR THE PLACEMENT OF FILL ARE TO BE PROVIDED BY THE CONTRACTOR. GEOTECHNICAL REPORTS SHALL ONLY BE ALLOWED WHEN COMPACT EQUIPMENT LIMITATIONS REQUIRE AND ONLY AFTER APPROVAL OF THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL NOT USE A DOZER IN THESE AREAS. AREAS BACKFILLED IN THAT SAME DAY TO MITIGATE WEATHER AND SAFETY CONCERN. WHEN BACKFILLING AROUND PIPE, PROVIDE UNIFORM SUPPORT AT INVERT AND PROPER COMPACTION UNDER, ALONG AND OVER THE PIPE. CONTRACTOR SHALL NOT USE A DOZER IN THESE AREAS. BACKFILLING AROUND PIPE, PROVIDE UNIFORM SUPPORT AT INVERT AND PROPER COMPACTION UNDER, ALONG AND OVER THE PIPE. PLACING BACKFILL BY HAND, USING HAND OPERATED PLATE JAMS OR JUMPING JACKS, AND OTHER LOADERS, SHALL BE ALLOWED. BACKFILLING AROUND PIPE, PROVIDE UNIFORM SUPPORT AT INVERT AND PROPER COMPACTION UNDER, ALONG AND OVER THE PIPE. WHICH EVER IS GREATER, ABOVE THE TOP OF THE PIPE. COMPACTION REQUIREMENTS ARE NOT RELEVANT IN THESE AREAS AND SHALL REMAIN AS STATED ON THE DRAWINGS OR AS NOTED ABOVE.
- WHEEL LOADS ARE ADJUSTED TO A TRUE LOAD. THE ROCK SHALL BE REMOVED TO A MIN. OF 6-IN BELOW AND 10' IN THE DIRECTION, BUT NOT LESS THAN 1-FT OR GREATER THAN 3-FT ON ANY SIDE.
- THE MAX. SLOPES FOR CUT OR FILL SHALL BE 1:1 UNLESS OTHERWISE NOTED ON THE PLANS AND EXCEPT WHERE EMBANKMENTS SHALL BE 3:1 AND AS NOTED BELOW. THE SLOPE OF CUT OR FILL SHALL BE UNIFORM THROUGHOUT FOR EACH SECTION OF CUT OR FILL EXCEPT WHEN BENCHING IS APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION. THE SLOPES OF CUT OR FILL SHALL BE UNIFORM. THE SLOPE MAY BE STEEPER IF PRE-SPLITTING IS EMPLOYED AND UPON SUBMISSION OF A GEOTECHNICAL REPORT WHICH SUBMITTANTES THE ROCK IN THE STEEPER CONDITION, SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL AUTHORITY HAVING JURISDICTION. NO BLASTING SHALL OCCUR WITHOUT A VALID PERMIT ISSUED BY THE LOCAL AUTHORITY HAVING JURISDICTION AND APPROVAL BY THE CONTRACTOR.
- EMBANKMENTS SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED A COMPACTED THICKNESS OF 5-IN PER LAYER AND SHALL BE COMPACTED TO A DENSITY OF 95% OF THE MAX. LABORATORY DRY WEIGHT PER CUBIC FOOT AS DETERMINED BY THE CONTRACTOR. THE MAX. THICKNESS OF THE LAYER IS 12-IN. UTILITIES, PARKING LOTS AND DRIVES, SHALL NOT BE PLACED ABOVE OR BELOW THE SLOPES.
- CONTOURS AND SPOT ELEVATIONS ARE ONLY CONTROLS AND THE PROFILES THEY FORM SHALL BE SMOOTH AND CONTINUOUS PARTICULARLY IN PARKING AREAS AND DRIVES.
- GRADING SHALL BE PERFORMED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER WHO SHALL CERTIFY THAT FILL HAS BEEN PROPERLY PLACED AND WHO SHALL SUBMIT A FINAL COMPACTION REPORT FOR FILL OVER THE ENTIRE AREA.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL TIMES.
- ANALYTICAL COMPACTION RESULTS SHALL BE SUBMITTED TO THE LOCAL AUTHORITY HAVING JURISDICTION (CIR/SMALLS DEPARTMENT) AND TO THE GEOTECHNICAL ENGINEER OF RECORD.
- ALL GRADING AND PIPE BED PREPARATION SHALL BE PERFORMED ACCORDING TO REQUIREMENTS SET FORTH BY THE GEOTECHNICAL ENGINEER OF RECORD.
- CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT FROM THE OWNER AND FOLLOW ALL RECOMMENDATIONS OF THE REPORT WHEN PERFORMING SITE WORK.
- GENERAL CONTRACTOR SHALL GENERALLY COORDINATE ALL TRENCH BACKFILL WORK UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL PREPARE AND SEND TO THE CONTRACTOR IN LIEU OF GEOTECHNICAL ENGINEER OBSERVATION AT A MIN. FOR TRENCH CONSTRUCTION BACKFILL UNDER PERMANENT CONCRETE OR BITUMINOUS PAVEMENT AND AS ELSEWISE SPECIFIED IN THE CONTRACT DOCUMENTS. BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6-IN. OR CRUSHED STONE FREE FROM LARGE STONES AND CONTAINING NOT MORE THAN TEN PERCENT (10%) BY WEIGHT OF DEBRIS. THE DENSITY OF THE BACKFILL SHALL BE APPROXIMATELY 95% AS DETERMINED BY THE MODIFIED PROCTOR TEST FROM PIPE BEDDING TO 2-FT BELOW TRENCH TOP. MECHANICAL VIBRATING EQUIPMENT SHALL NOT BE USED. THE APPROXIMATE COMPACTION PAVEMENT SHALL BE REPORTED IMMEDIATELY AFTER THE BACKFILLING IS COMPLETED.
- BACKFILL UNDER GRAVEL OR CRUSHED STONE SURFACED ROADWAYS SHALL BE THE APPROVED SUITABLE EXCAVATED MATERIAL PLACED IN LAYERS THOROUGHLY COMPACTED FOR THE FULL DEPTH AND WIDTH OF THE TRENCH. THE DENSITY OF THE BACKFILL SHALL BE APPROXIMATELY 95% AS DETERMINED BY THE MODIFIED PROCTOR TEST FROM PIPE BEDDING TO 2-FT BELOW TRENCH TOP. MECHANICAL VIBRATING EQUIPMENT SHALL NOT BE USED. THE APPROXIMATE COMPACTION PAVEMENT SHALL BE REPORTED IMMEDIATELY AFTER THE BACKFILLING IS COMPLETED.
- BACKFILL IN UNPAVED AREAS SHALL BE COMPACTED WITH MECHANICAL VIBRATING EQUIPMENT TO NINETY PERCENT (90%) AS DETERMINED BY THE MODIFIED PROCTOR TEST. BACKFILL MATERIAL FROM PIPE BEDDING TO GROUND SURFACE SHALL BE EXCAVATED FREE FROM LARGE STONES & OTHER DEBRIS.

Sheet Issue: 12/22/25 Project No. 25-3551

Firm Info:

Planners + Engineers

SPG Planners + Engineers

1725 Electric Avenue, STE 320
Watkinsville, GA 30677706.769.9515
www.onespg.com

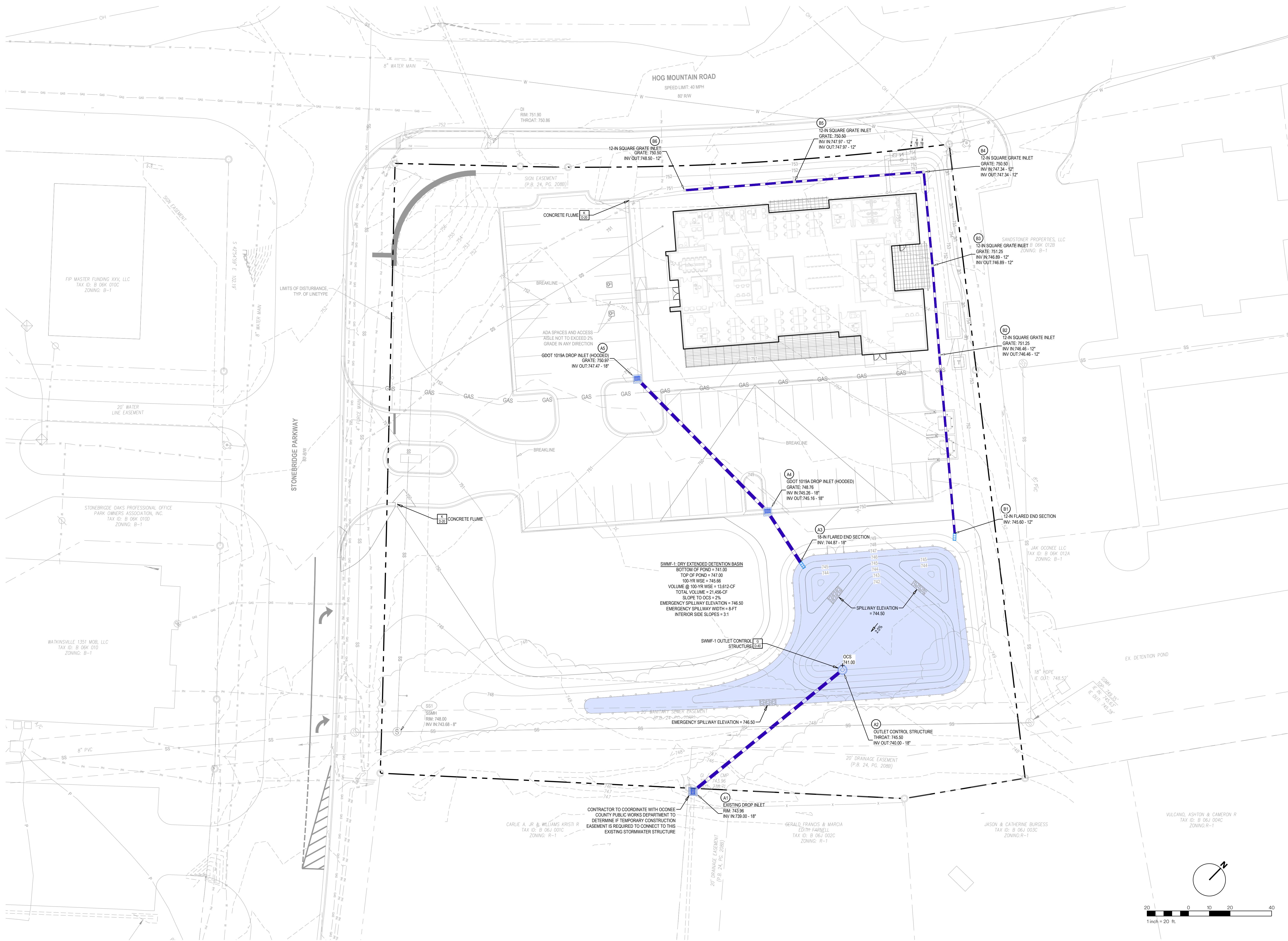
Sheet Title:

Grading Plan

20 0 10 20 40
1 inch = 20 ft.

C-30

Location: S:\Projects\Athens Micro Site Selection 2025-3551\04-Plan Production\01-CAD\01-WORKING\40-STORM Creation date: Wednesday, December 3, 2025 11:20:25 AM
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PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING

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

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

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

N/A

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

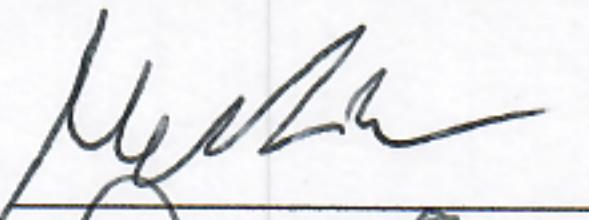
Amount: N/A

Date of contribution: N/A

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

N/A

Signature of owner:



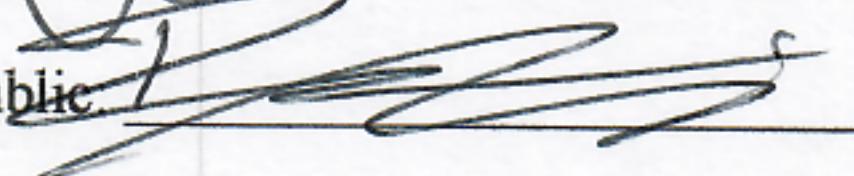
Date: 12/15/2023

Signature of applicant:

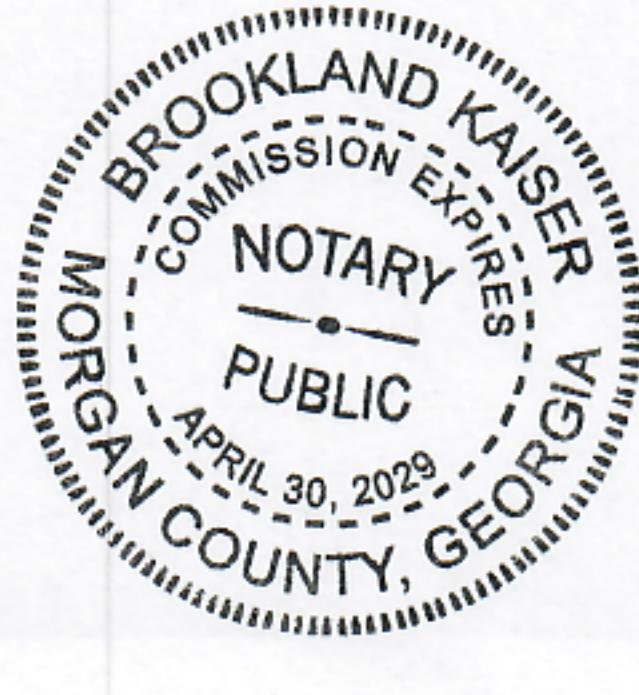


Date: 12/15/2025

Signature of Notary Public:



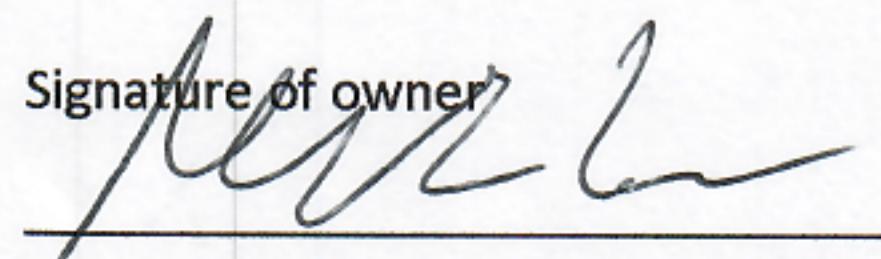
Date: 12/15/2025



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.

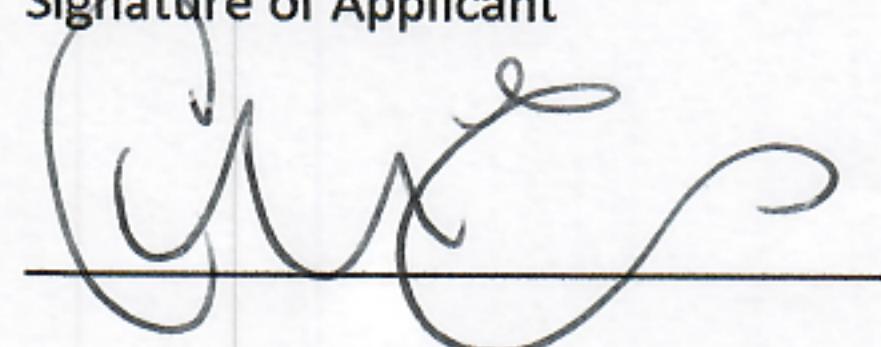
Signature of owner



Date

12/15/2025

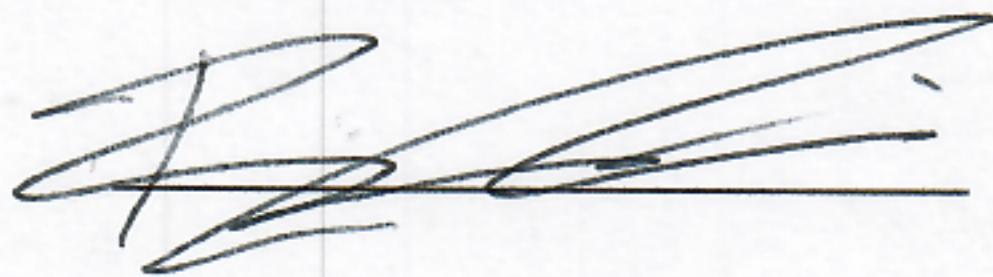
Signature of Applicant



Date

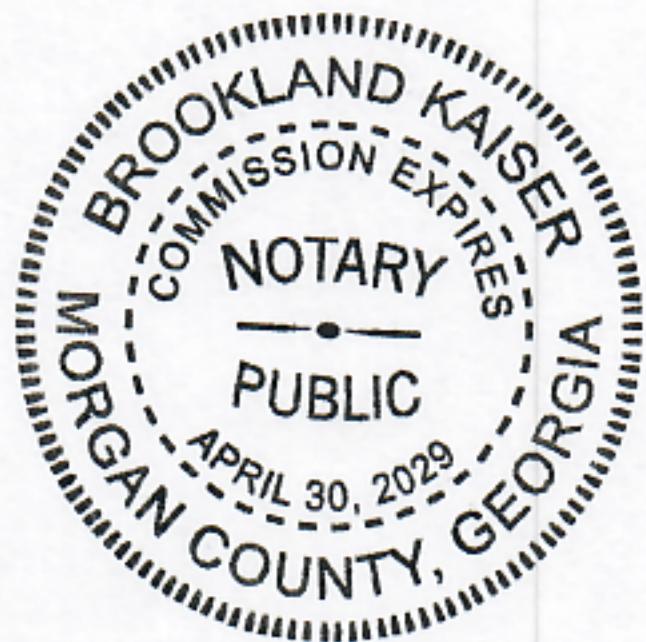
12/15/2025

Signature of Notary Public



Date

12/15/2025



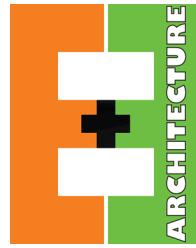
TYPED LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Oconee County, Georgia, containing 2.000 acres, more or less, and being identified as Tax Parcel B 06K 011, located at the southeast corner of Stonebridge Parkway, and being more particularly shown and described on that certain plat entitled "Stonebridge Business Park - Phase Two," recorded in Plat Book 24, Page 208, Oconee County, Georgia records.

Said property is conveyed subject to all easements, covenants, and restrictions of record.

ARCHITECT'S NARRATIVE

E+E Architecture Inc.



Project: Stonebridge Parkway - Variance
Date: December 15, 2025

Introduction:

We respectfully request consideration of special provisions for a B-1 General Business District for the Architectural Requirements. The project is located on Stonebridge Parkway in Oconee County, as provided in the Appeals Article of the B-1 Development Code. The parcel is currently undeveloped.

The proposed development consists of a one-story office building for a local IT company. The concept plan includes two structures: **Structure A**, which will serve as the initial office building, and **Structure B**, reserved for future development. Structure A is a one-story building, approximately 7,700 square feet and is located within the Civic Center Character Area.

General Data:

Property Address: Stonebridge PKWY

Parcel Number: B 06K011

Owner: Owner, Hartfield Holdings, LLC, Michael Z. Lester

Existing Zoning: B-1

Proposed Zoning: B-1

Existing Use: Undeveloped

Proposed Use: Office

Variance Requested:

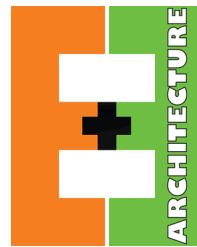
The proposed development is designed to bring a high-quality, locally driven office project to an undeveloped parcel within the B-1 zoning district. Our intent is to introduce a one-story, 7,700-square-foot office building for a local IT company—an employer that contributes to Oconee County's economic growth and provides valuable professional opportunities within the community. The concept plan includes two structures:

Structure A, the initial office building, and **Structure B**, reserved for future development.

We have designed a building that fits cohesively within the Civic Center Character Area and complements the surrounding commercial corridor. While the project complies with most of the B-1 architectural requirements.

ARCHITECT'S NARRATIVE

E+E Architecture Inc.



Project: Stonebridge Parkway - Variance
Date: December 15, 2025

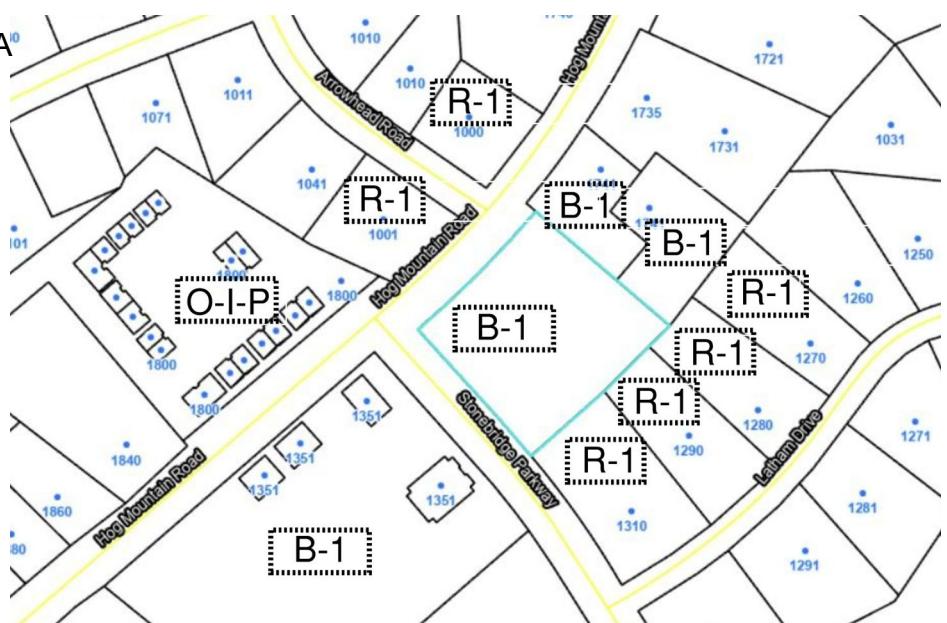
The requested variance is from UDC Section 205.09(C)(3)(A), which outlines the roof requirements within the B-1 Civic Area Overlay District. The request seeks approval to allow a flat roof with TPO material and to permit rooftop units to be installed behind parapets. We request relief from the pitched-roof and 20% parapet requirements. We propose a flat roof with parapets at varying heights, allowing all rooftop units to be fully concealed from public view. This approach maintains a clean, current profile while ensuring that mechanical equipment does not detract from the corridor's visual character. Please refer to the drawings as an illustration of our request.

The architectural design incorporates several high-quality elements intended to enhance the building's appearance and reinforce compatibility of the current zone. These features include steel trellises on two elevations (Hog Mountain Road and Parking Lot), a covered porch for employees, a recessed entry, and a fully brick façade with fenestration complying with the UDC. Together, these components create a cohesive, durable, and visually appealing structure that aligns with the community's expectations for design quality.

Adjacent Properties:

The surrounding parcels are as follows:

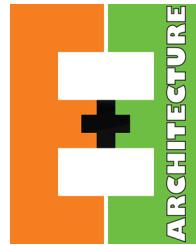
O-I-P – PARCEL C 02D 001CA
B-1 – PARCEL B 06K01D
R-1 – PARCEL B 06J001C
R-1 – PARCEL B 06J002C
R-1 – PARCEL B06J003C
B-1 – PARCEL B 06K012A
B-1 – PARCEL B 06K012B
R1 – PARCEL C 02 060



ARCHITECT'S NARRATIVE

E+E Architecture Inc.

Project: Stonebridge Parkway - Variance
Date: December 15, 2025



Other Applications:

No companion applications are being submitted.

Conclusion:

The proposed development is committed to meeting the architectural intent of the B-1 district while incorporating a few minor variations. The design preserves and enhances the established residential character of the surrounding area and complements the adjacent commercial buildings. The architectural approach emphasizes compatible massing, materials, and visual qualities that align with the community's existing corridor.

Overall, this project reflects a thoughtful balance between meeting zoning requirements, supporting local business growth, and contributing positively to the character of Stonebridge Parkway. We believe the requested architectural flexibility allows us to deliver a building that is both functional for the end user and fully compatible with the surrounding area.



OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

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

All that tract or parcel of land lying and being in Oconee County, Georgia, containing 2.000 acres, more or less, and being identified as Tax Parcel B 06K 011, located at the southeast corner of Stonebridge Parkway, and being more particularly shown and described on that certain plat entitled "Stonebridge Business Park – Phase Two," recorded in Plat Book 24, Page 208, Oconee County, Georgia records.

Tax Parcel #: B 06K 011,

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: Christopher C. Evans, Architect + Principal, E+E Architecture, Inc

Address (No P.O. boxes): 297 Prince Ave, Suite 28B

City, State, & Zip Code: Athens, Georgia 30601

Telephone Number: 706-372-6570

SIGNATURE OF OWNER OR MANAGING MEMBER: Michael Z. Lester

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): Michael Z. Lester

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: Owner, Hartfield Holdings, LLC

DATE: 12/15/2025

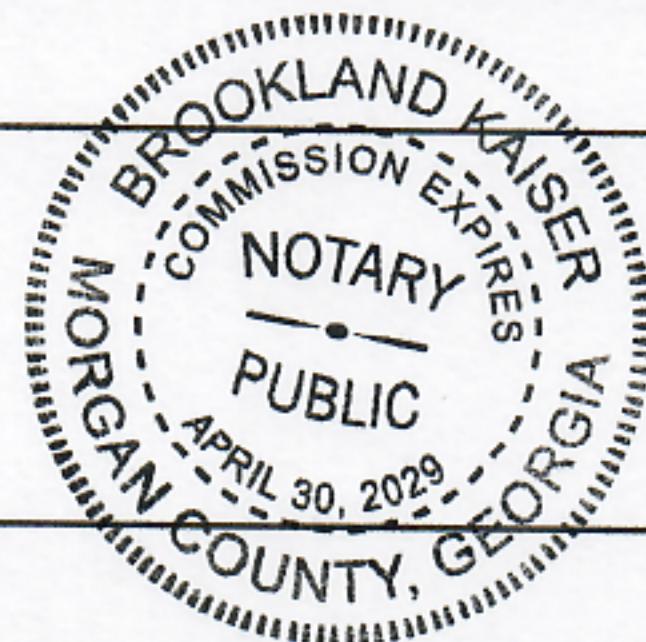
NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS 15 DAY OF December, 2025

NOTARY SIGNATURE: R. Z. Lester

DATE: 12/15/2025

SEAL:





Official Tax Receipt
Oconee County, GA
7635 Macon Hwy
Watkinsville, 30677
--Online Receipt--

Phone: 706-769-3917

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2025-14757	B 06K 011		\$2,874.33	\$0.00 Fees: \$0.00	\$0.00	\$2,874.33	\$0.00
		Totals:	\$2,874.33	\$0.00	\$0.00	\$2,874.33	\$0.00

Paid Date: 09/22/2025

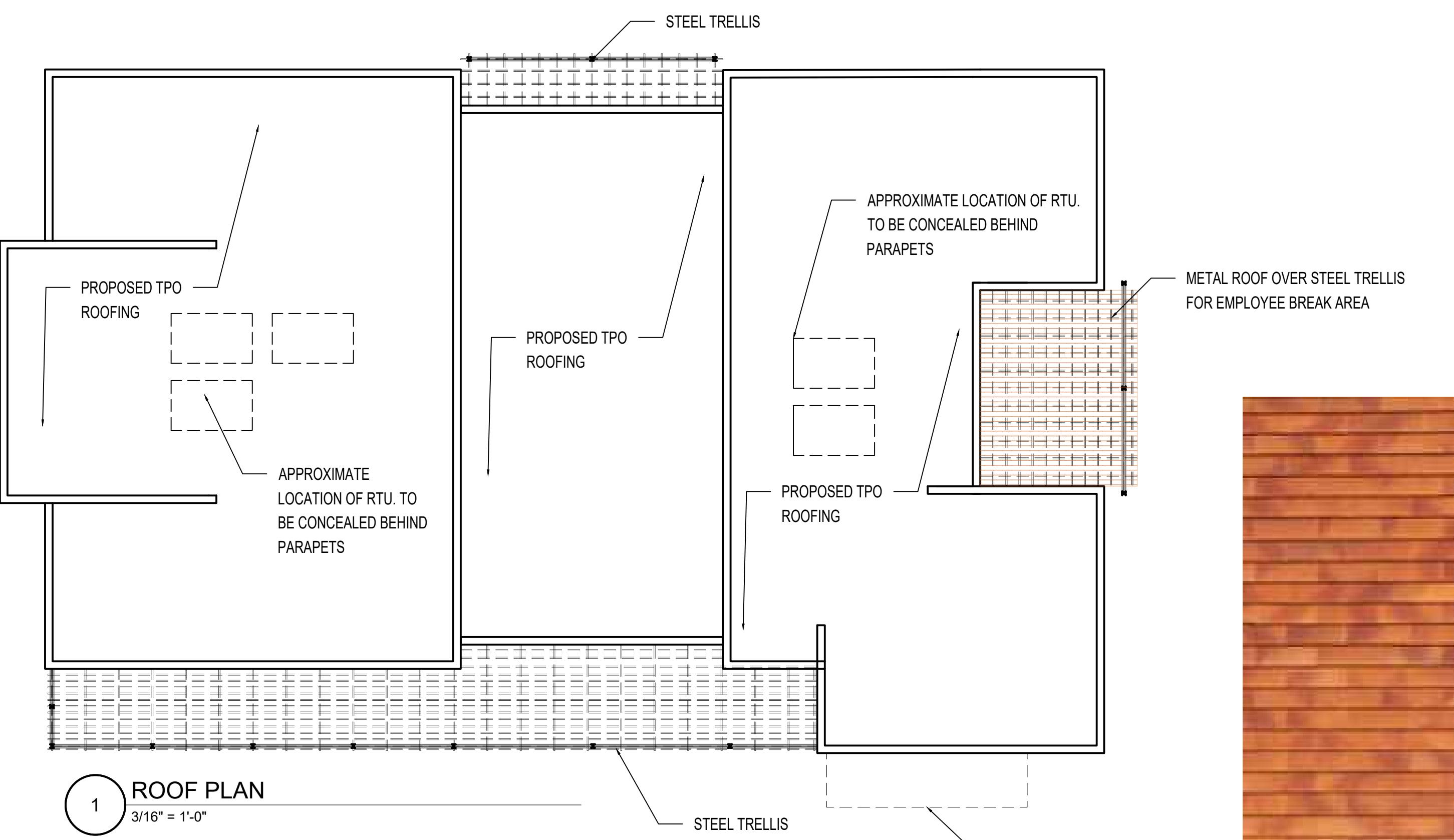
Charge Amount: \$2,874.33

OUACHITA PRAIRIE LLC

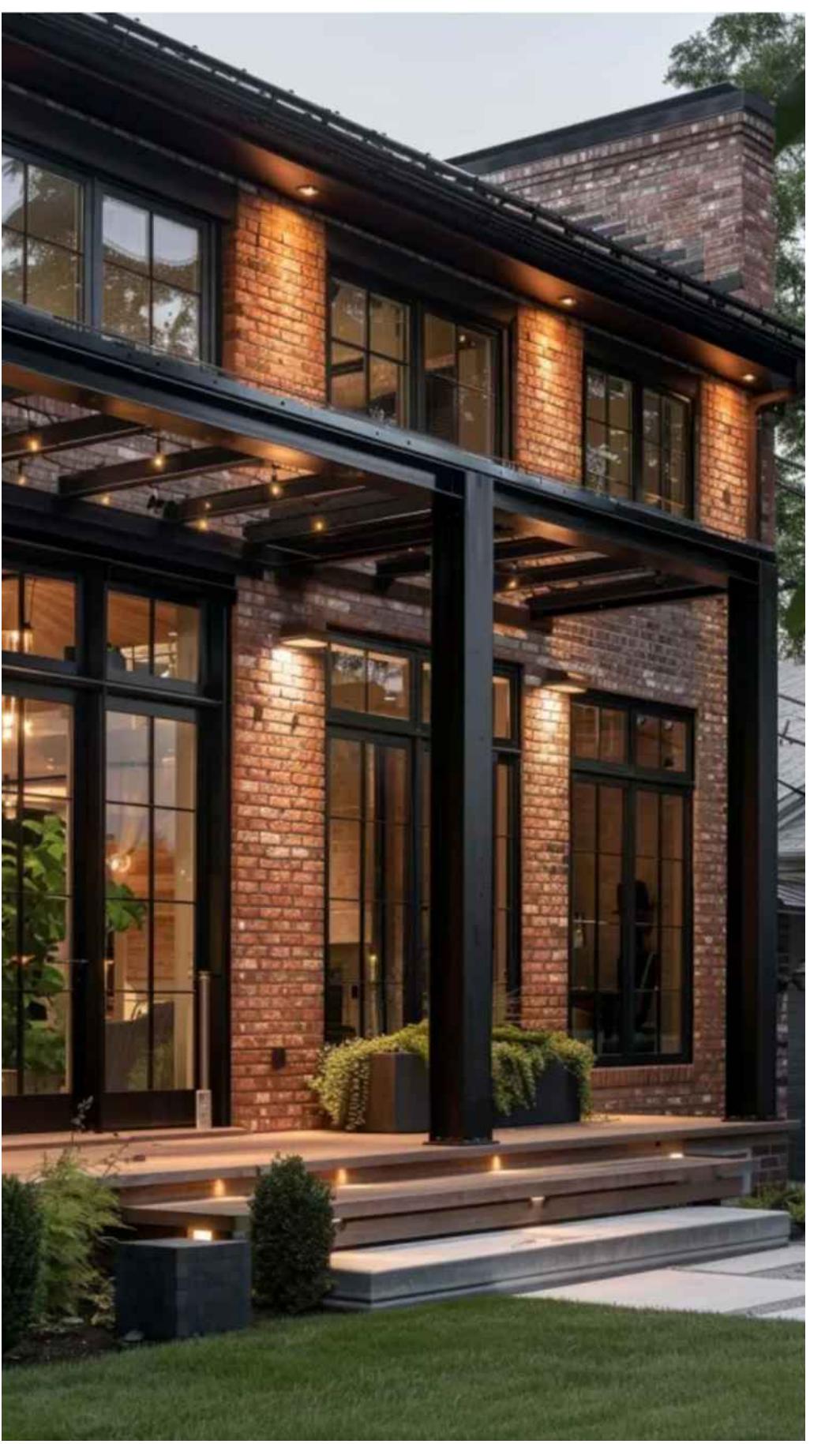


Scan this code with your
mobile phone to view this
bill

ATHENS MICRO HQ
WATKINSVILLE GEORGIA



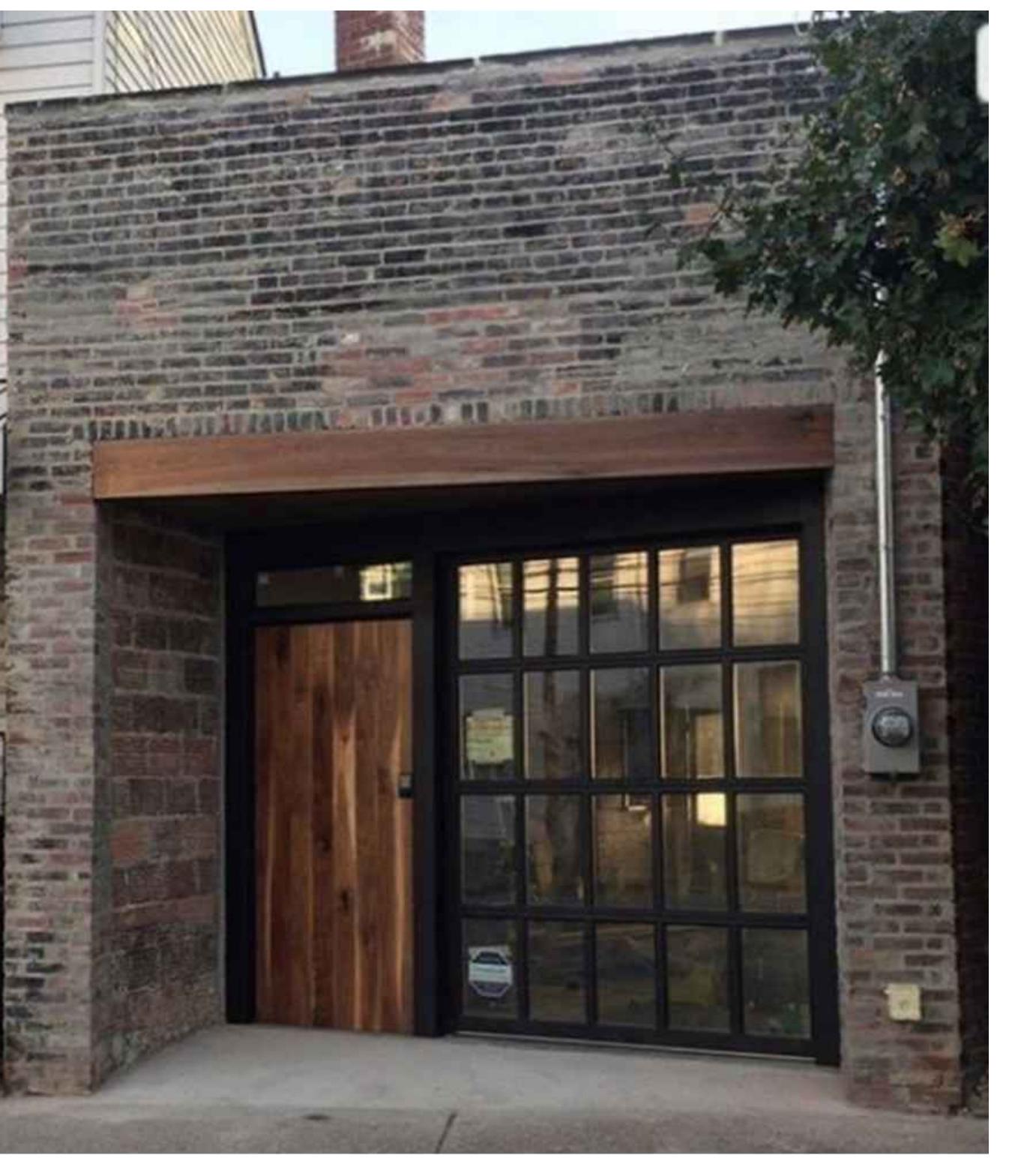
EXAMPLE OF TERRACOTTA SIDING AT RECESSED AREAS



EXAMPLE OF TRELLIS DESIGN



EXAMPLE COLOR

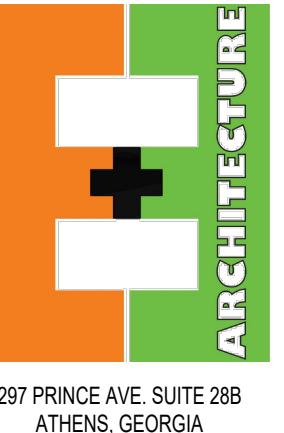


EXAMPLE OF RECESS OPEN

Seal:

No. Date Issue Notes

Design Firm



297 PRINCE AVE. SUITE 288
ATHENS, GEORGIA
O: 706.850.1330

Drawing Title

CONCEPTUAL ROOF
PLAN + DESIGN
INTENT IMAGES

Date 10.23.25 Project Number

CAD File Name 2025-48

Drawing Number