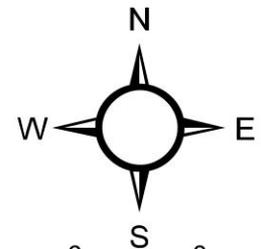
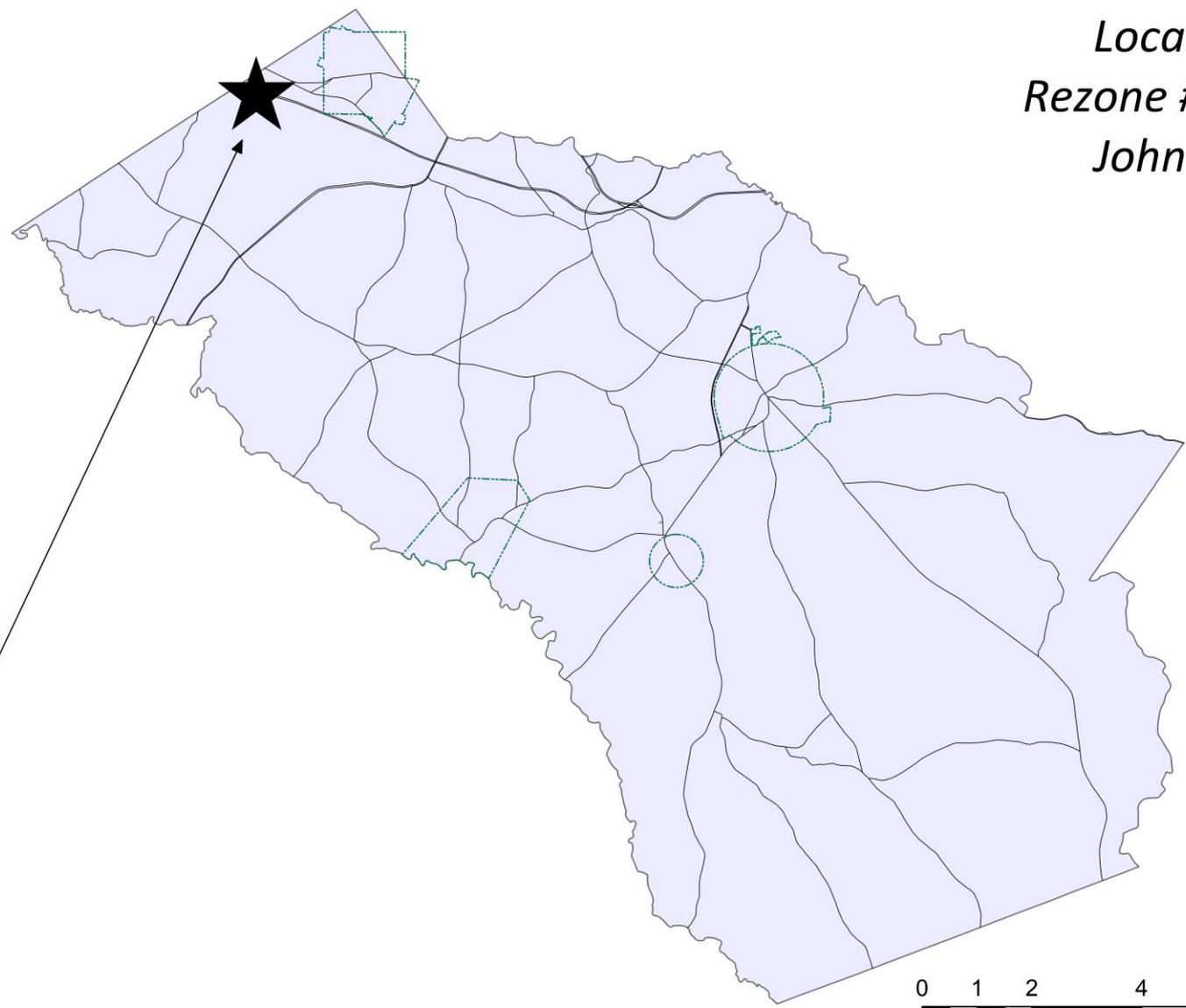




*Location Map -
Rezone # P20-0013
John Alan Drew*

Site



1:115,000



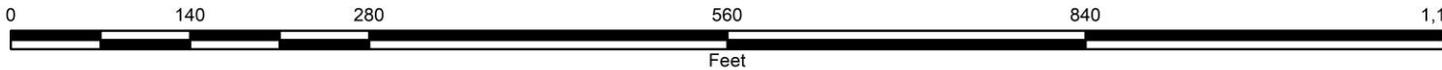
Site Location

Rezone # P20-0013 - John Alan Drew

Tax Parcel #
B-01-013
B-01-013C



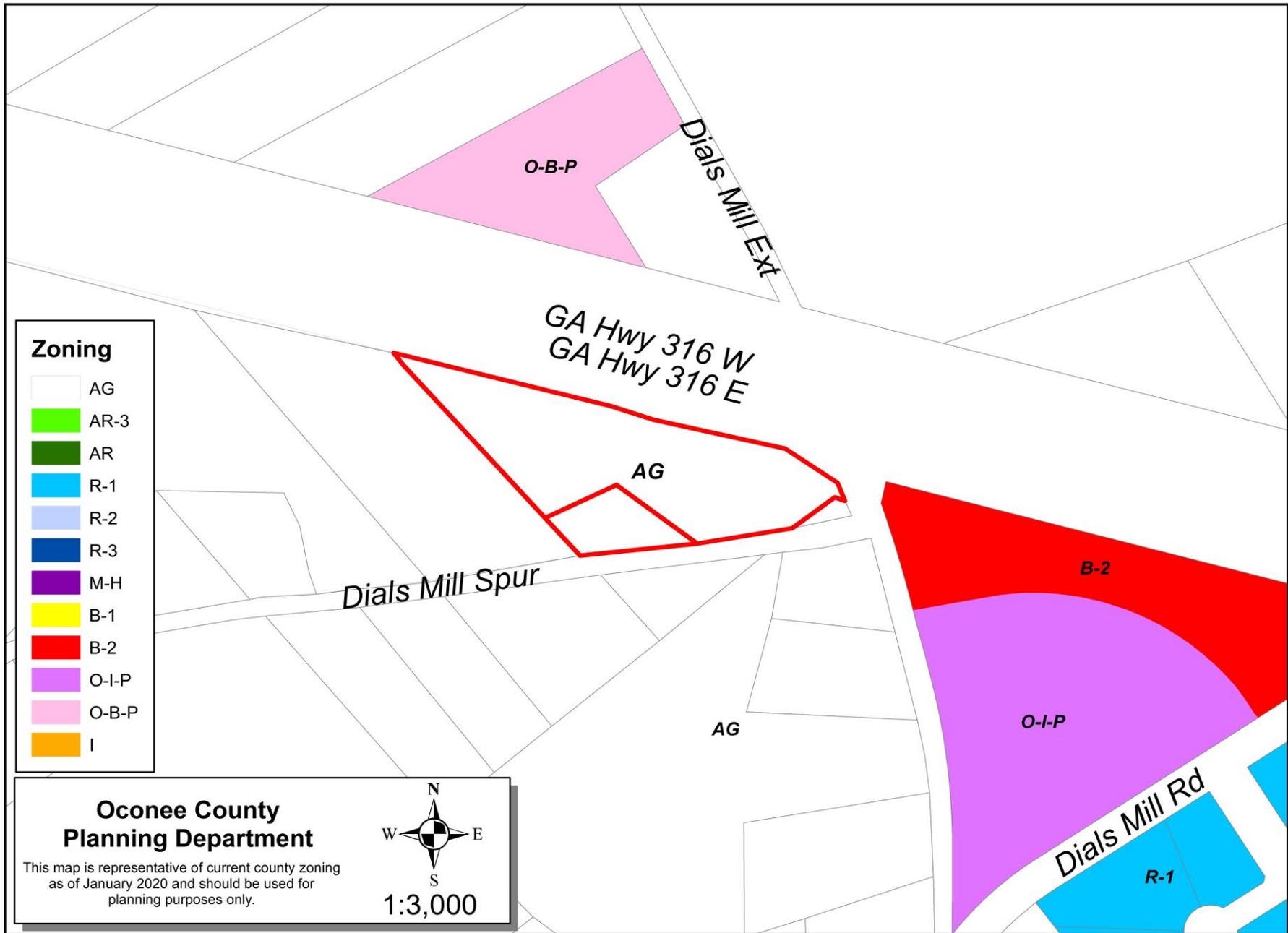
1:1,500



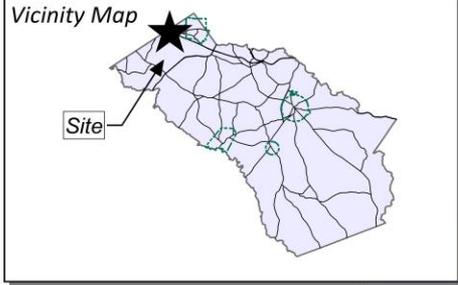
Feet



Aerial Imagery



Zoning



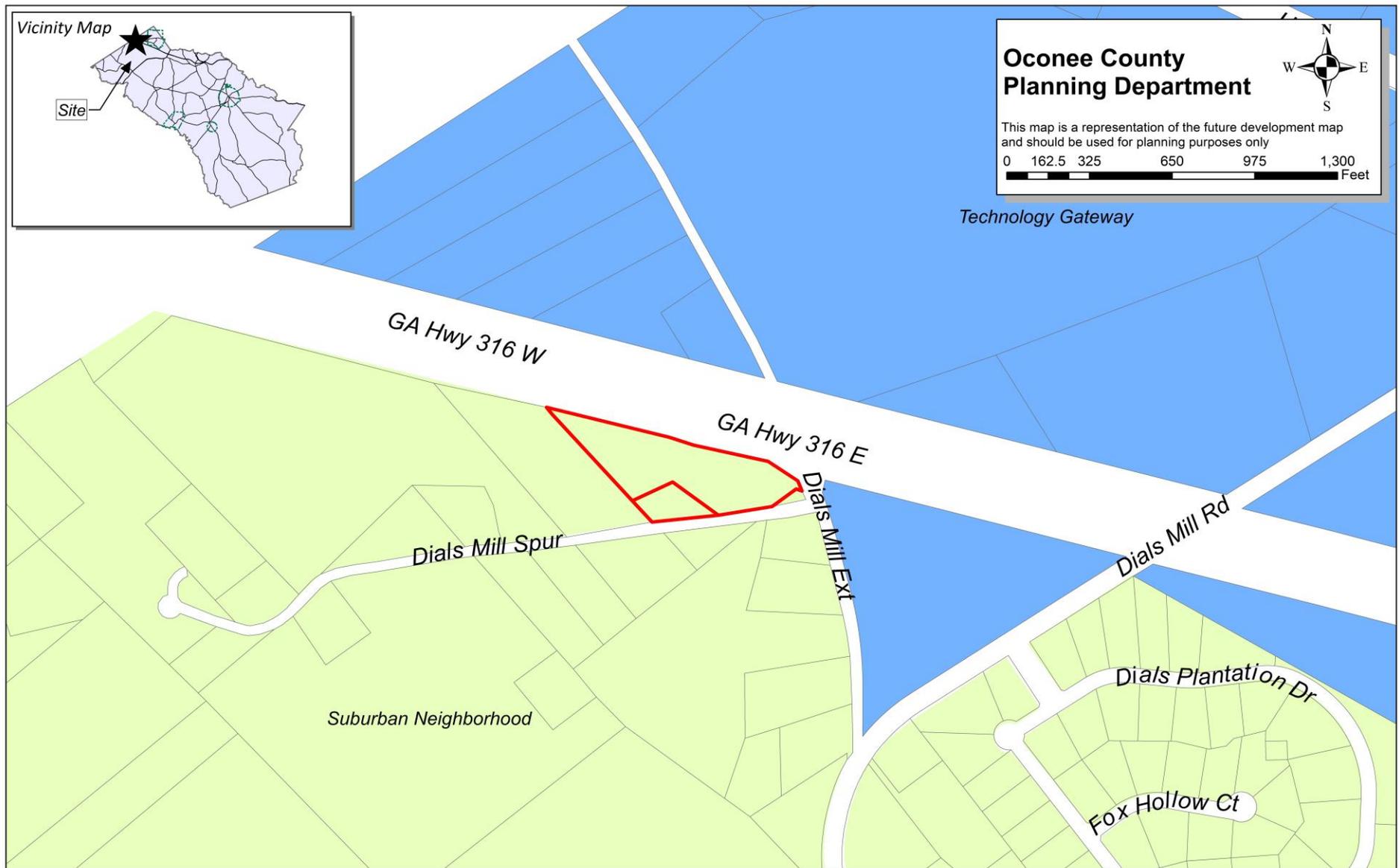
**Oconee County
Planning Department**



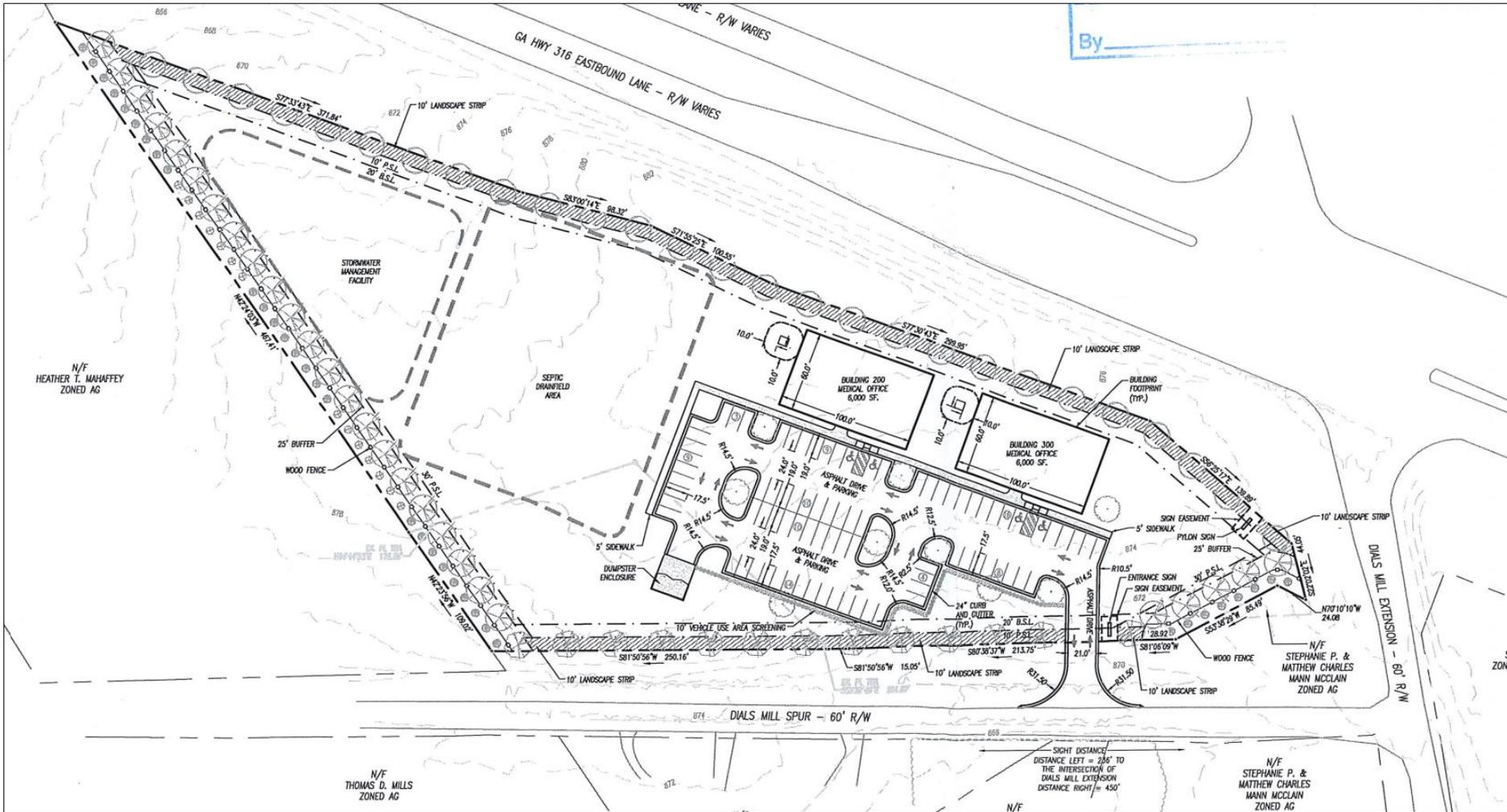
This map is a representation of the future development map and should be used for planning purposes only

0 162.5 325 650 975 1,300 Feet

A scale bar showing distances in feet: 0, 162.5, 325, 650, 975, and 1,300.



Future Development



Concept Plan

Staff Recommendation

The proposed development does not meet the goals and objectives of the Oconee County Comprehensive Plan and staff recommends denial of this request. Should this request be approved, staff recommends it be subject to the following conditions to be fulfilled at the expense of the owner/developer:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner, all at owner's expense, shall construct the improvements required by the County for public water and public waste water services for subject property and shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. No development permit shall be issued until Owner has agreed to such improvements and dedication.
4. Total building square footage shall not exceed 12,000 square feet.

Planning Commission Recommendation

Planning Commission recommended approval subject to all conditions recommended by staff and a fifth condition as follows:

5. The subject property shall be used for medical offices only.