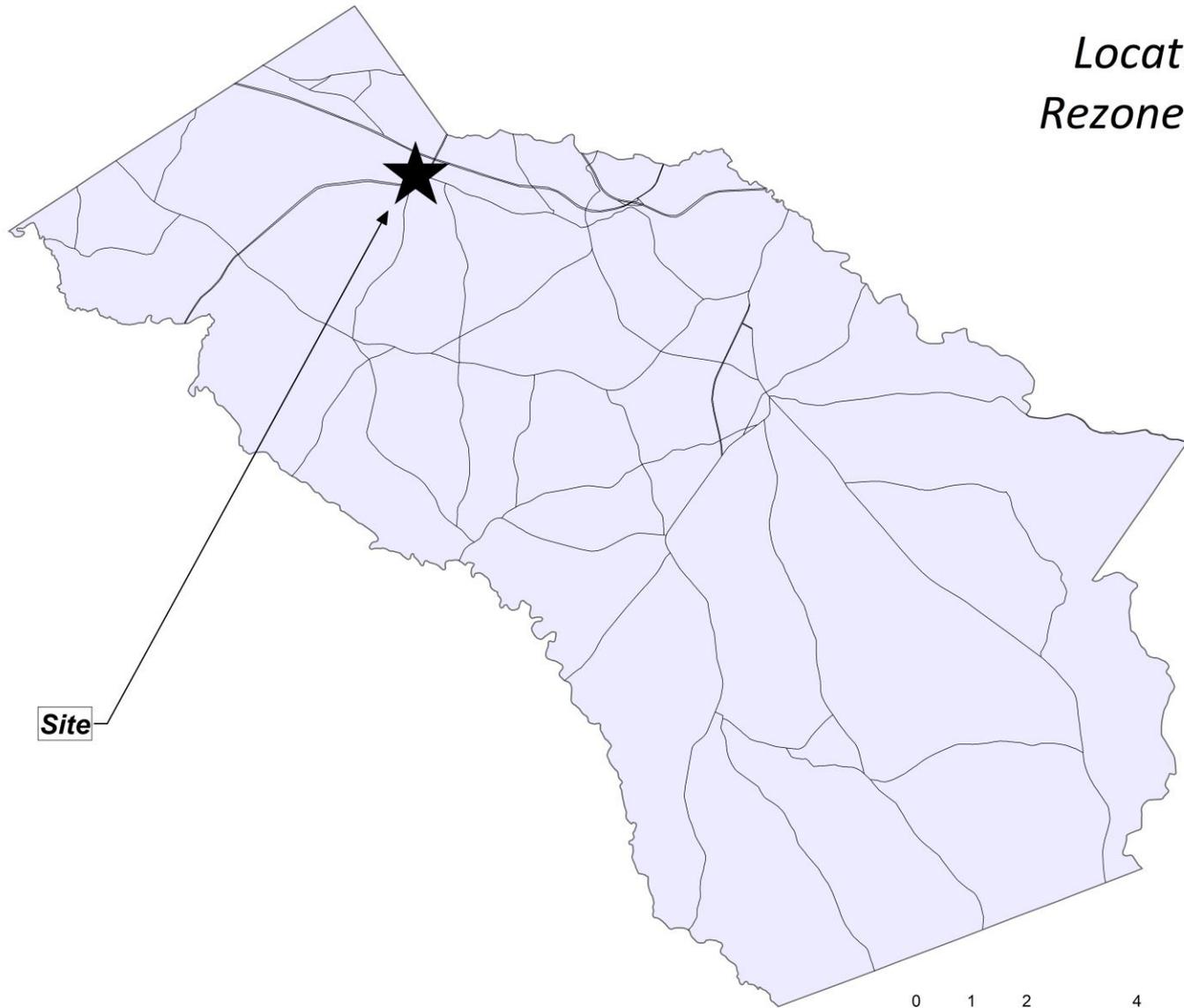
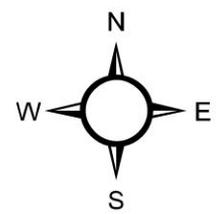




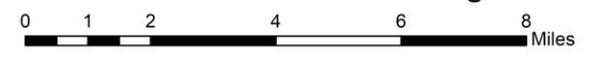
*Location Map -
Rezone P20-0030
JPC*



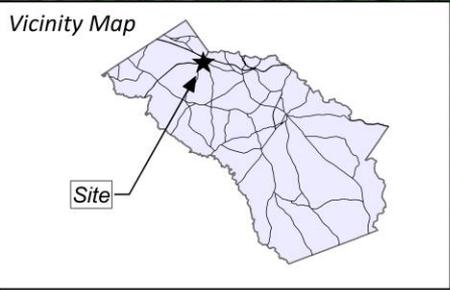
Site



1:115,000



Site Location



Tax Parcel #'s
B-02-061
B-02-046
B-02-046A
B-02-046B
B-02-046C

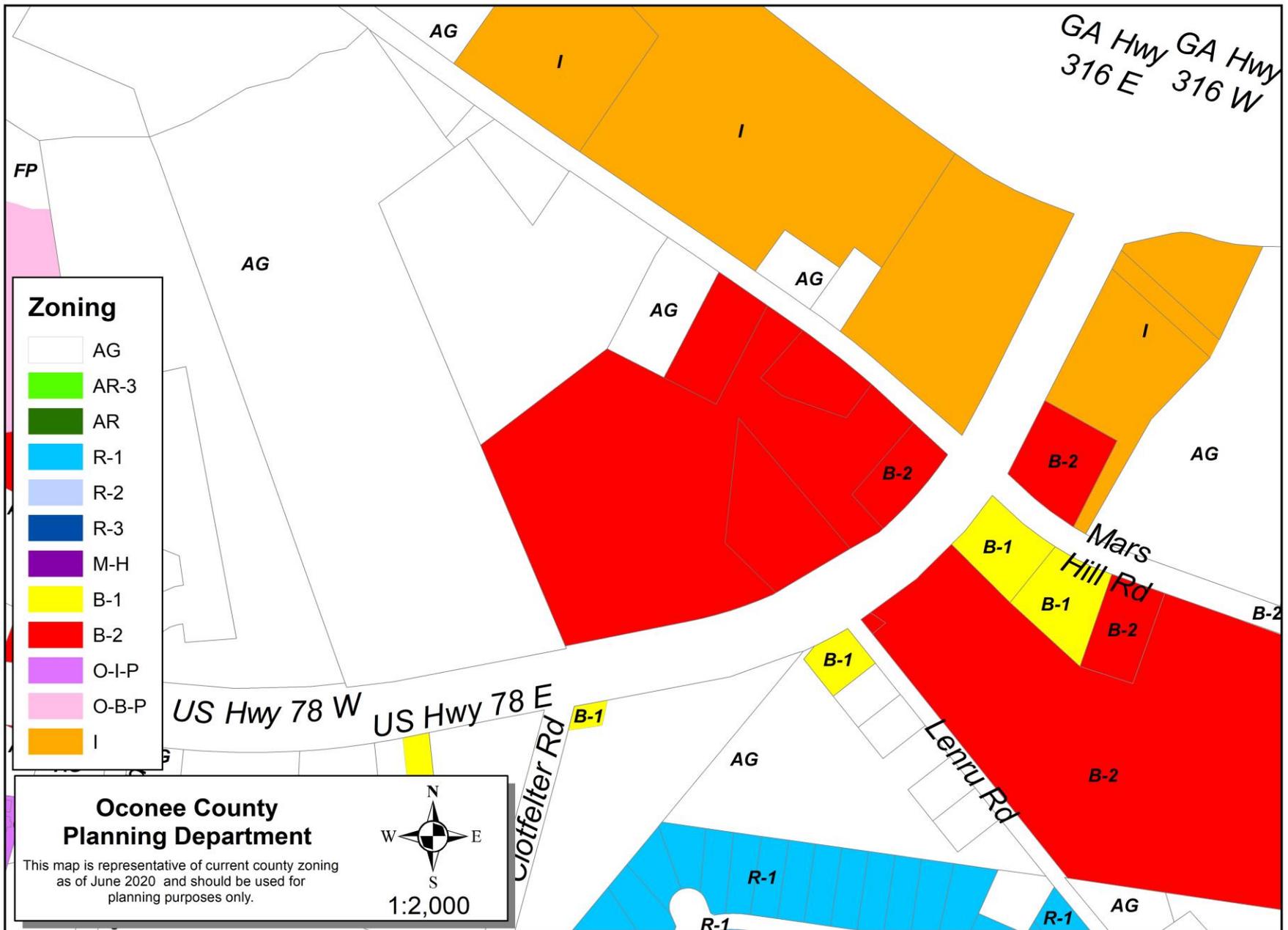


**Oconee County
Planning Department**

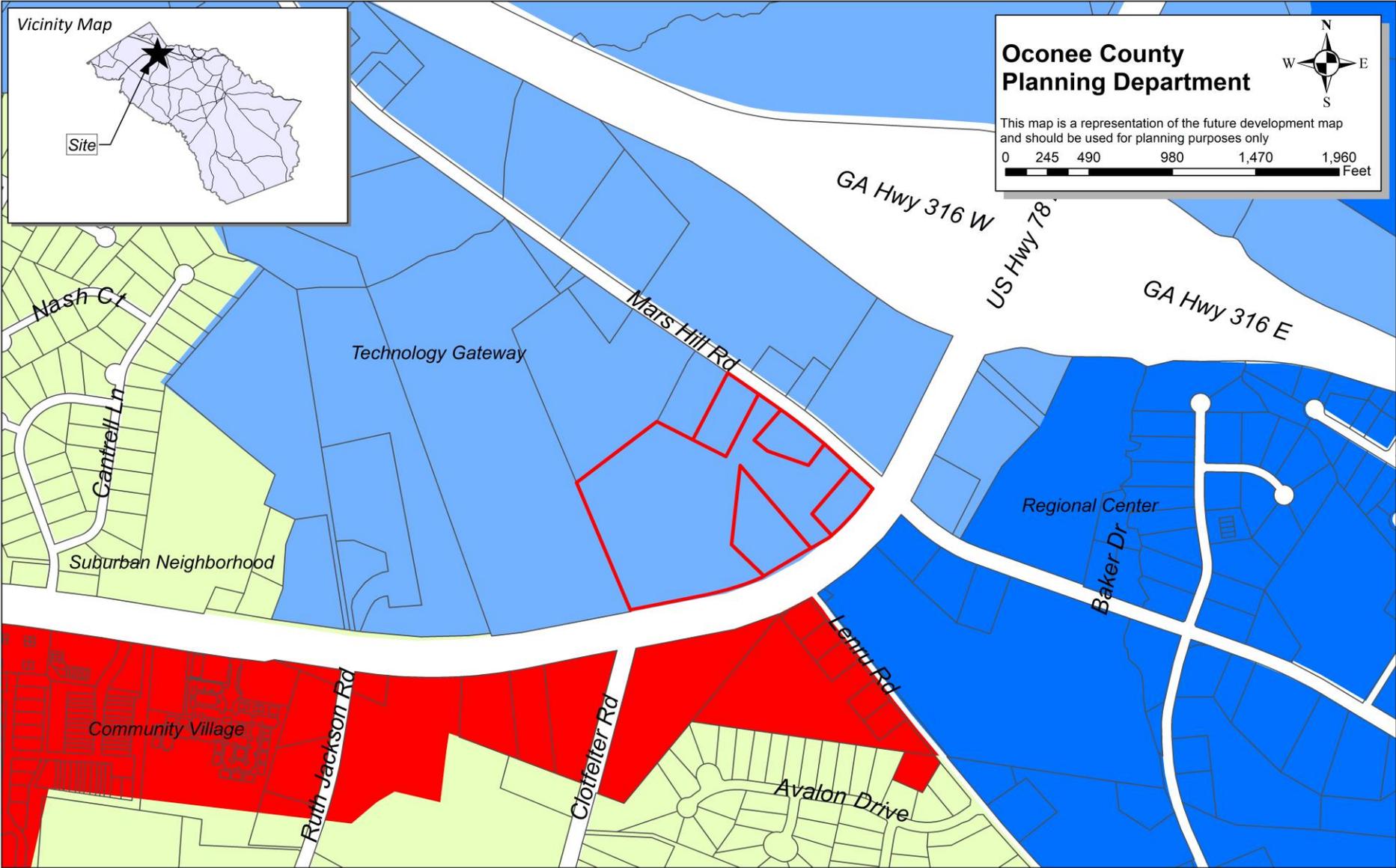
This map is a representation of the official tax map
and should be used for planning purposes only

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community

Aerial Imagery

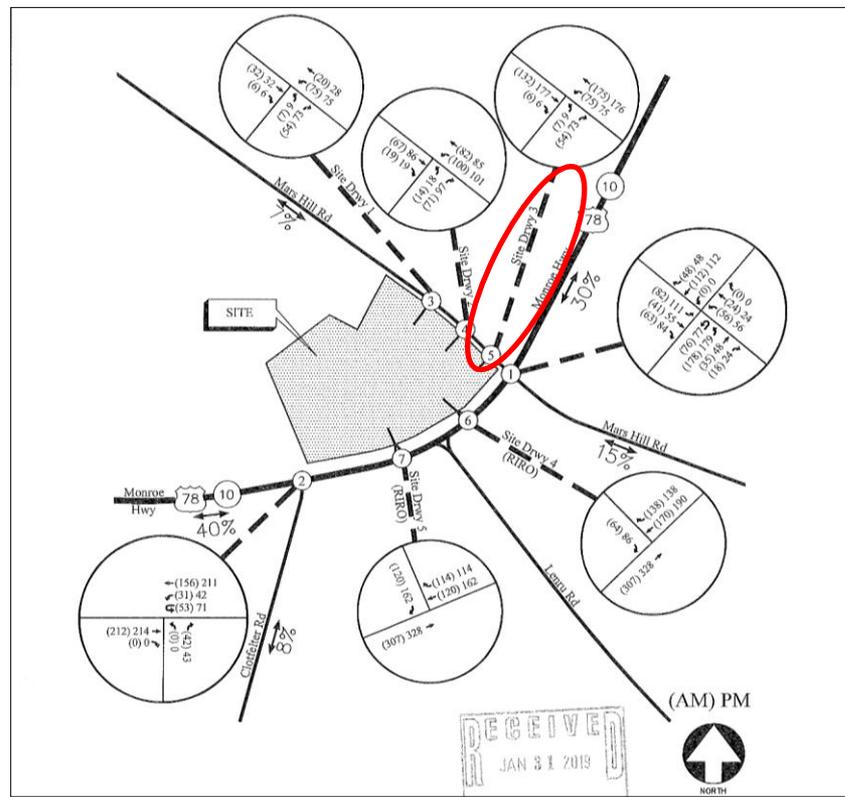


Zoning



Future Development

Condition #7 of rezone 7702: The developer shall eliminate Site Driveway 3 (depicted in Figure 5 of the traffic impact analysis submitted on 1/31/2019 and attached hereto) and install an internal connection via Site Driveway 2 (depicted in Figure 5 of the traffic impact analysis submitted on 01/31/2019) for access to Phase 1 of the development.



A&R Engineering Traffic Study Figure 5

Staff Recommendation

Based on comments from the Oconee County Public Works Department, staff holds that conditions previously approved under rezone #7702 should remain in place and recommends denial of this rezone modification request. Should the present 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. At least 80 percent of exterior wall surfaces of all buildings and structures are to be designed to incorporate one or more of the following finish materials: brick veneer, stone veneer; natural wood siding or cement-board siding (such as hardy-plank). The remaining 20 percent of each wall may be stucco. Metal siding on any building is strictly prohibited.
3. Gas station canopy support columns shall be entirely covered in brick and/or stone.
4. Any allowed freestanding signs shall only be permitted as ground (monument) signs and shall not exceed twenty feet in height. Pole signs are prohibited.
5. Illuminated and LED signage shall comply with Article 7 of the UDC.

(continued on next slide)

Staff Recommendation (Continued)

6. All vegetative screening, landscaping, and buffers shall meet the design standards as set forth in Article 8 of the Unified Development Code, except that all required landscape strips shall contain one tree per 25 lineal feet of landscape strip. Said trees shall be a mixture of evergreen and deciduous trees, and of species that will attain a normal height at maturity of more than 40 feet.
7. All site lighting shall consist solely of full cutoff luminaires as defined in the Unified Development Code.
8. Parking lot lighting structures shall not exceed twenty feet in height.
9. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of the principal structure with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.

(continued on next slide)

Staff Recommendation (Continued)

10. The following uses, allowed by right in B-2 zoning district, shall not be allowed on the subject property:

TABLE OF DISALLOWED USES	
RV (Recreational Vehicle) Parks	Pawnshop or Loan Brokers, other than Mortgage Loan Brokers
Automotive Repair and Maintenance, except Car Washes	Car Washes
Automotive Parts, Accessories, and Tire Stores	Family Planning Centers
General Automotive Repair	Automotive Transmission Repair
Automotive Exhaust System Repair	Automotive Body, Paint and Interior Repair and Maintenance
Automotive Glass Replacement Shops	Automotive Oil Change and Lubrication Shops
Tractor and Other Farm Equipment Repairs and Maintenance	Home and Garden Equipment Repair and Maintenance
Home Appliance Repair and Maintenance	Automobile Commercial Parking Lots and Garages
Passenger Car Rental and Leasing	Truck, Utility Trailer and RV (Recreational Vehicle) Rental and Leasing
General Equipment and Tool Rental Centers	Construction, Transportation, Mining and Forestry Machinery and Equipment Rental and Leasing
Construction Contractors, Builders and Developers, with outdoor storage	Adult Entertainment
Taxidermists	Radio and Television Broadcasting Stations
Used Car Dealers	Archery or Shooting Ranges
Motorcycle Dealers	New Car Dealers
All Other Motor Vehicle Dealers	Recreational Vehicle Dealers
Lumber Yards	Boat Dealers
Truck Stops and Other Gasoline Stations	Auction Houses
General Freight Trucking, Local	School and Employee Bus Transportation
General Freight Trucking, Long-Distance	Motion Picture Theaters (except Drive-Ins)
Community Food and Housing, and Emergency and Other Relief Services	Motion Picture Theaters, Drive-In
Taxi and Limousine Service	Shuttle Services, Vanpools and Other Ground Passenger Transportation
Charter Bus Industry	Fraternal Lodges, VFWs, Ethnic Associations and Other Civic and Social Organizations
Scenic and Sightseeing Transportation	Outpatient Mental Health and Substance Abuse Centers
Specialized Freight (except Used Goods) Trucking, Local	General Medical and Surgical Hospitals
Private Schools: Junior Colleges	Private Schools: Colleges and Universities
Private Schools: Kindergarten, Elementary and Secondary	Private Schools: Religious Exempt Nonpublic Post-Secondary Institutions

Planning Commission Recommendation

Planning Commission recommended denial.