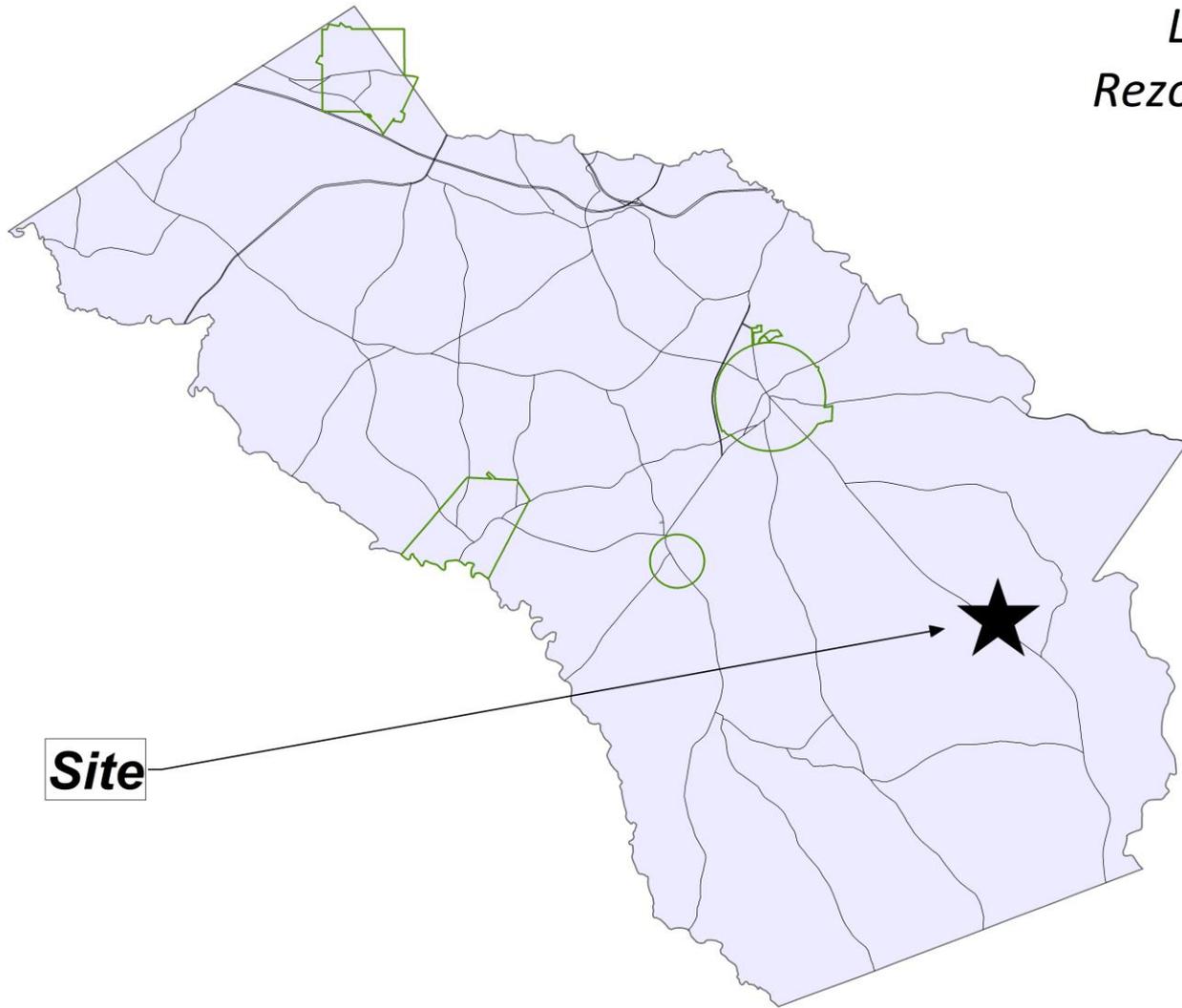
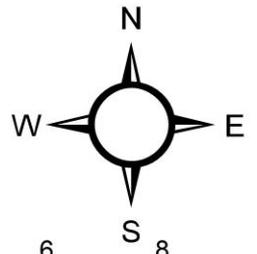




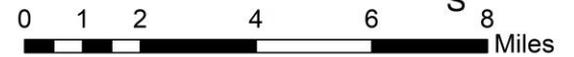
*Location Map -  
Rezone # P20-0108  
Elder*



**Site**



1:122,000



Site Location

# Rezone # P20-0108 - Elder



Tax Parcel #  
C-07-007A

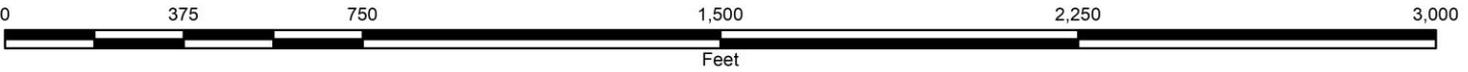
C-07-007A

Greensboro Hwy

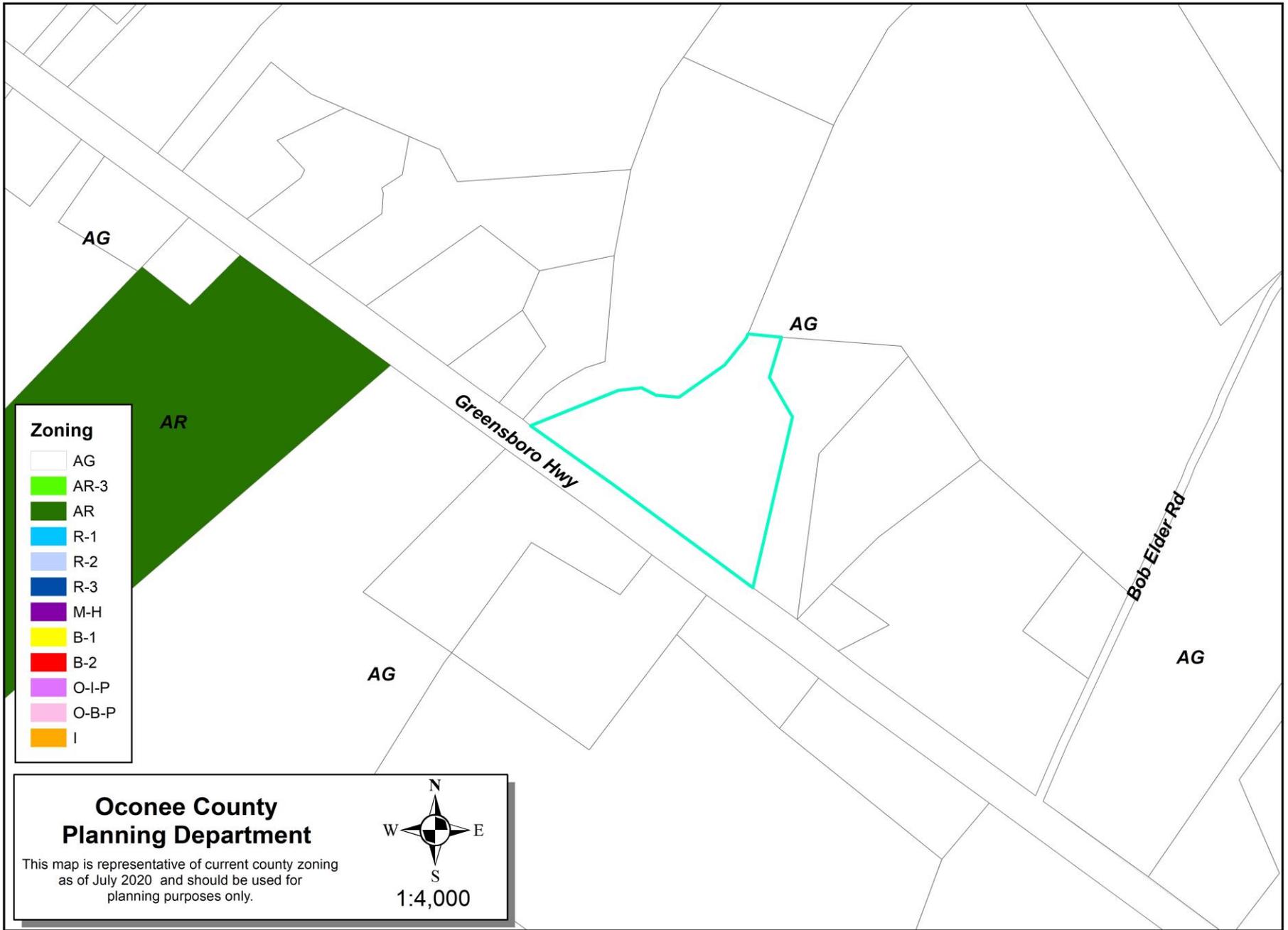
Bob Elder Rd

Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:4,000



Aerial Imagery



**Zoning**

AG
AR-3
AR
R-1
R-2
R-3
M-H
B-1
B-2
O-I-P
O-B-P
I

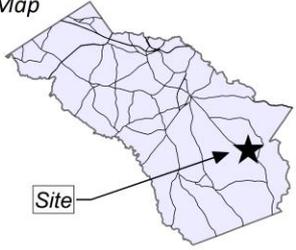
**Oconee County  
Planning Department**

This map is representative of current county zoning as of July 2020 and should be used for planning purposes only.

1:4,000

# Zoning

Vicinity Map



Site

## Oconee County Planning Department



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

0 165 330 660 990 1,320 Feet

A horizontal scale bar with markings at 0, 165, 330, 660, 990, and 1,320 feet.

*Agricultural Preservation*

*Greensboro Hwy*

*Bob Fifer Rd*

# Future Development

## ***Summary of Request***

---

**The applicant is requesting to rezone the entirety of the property from AG (Agricultural) to AR (Agricultural Residential) to allow for one additional residential lot.**



# ***Recommendations***

---

- **The proposed zoning and lot size do 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.
- **Planning Commission recommends approval subject to conditions recommended by staff**