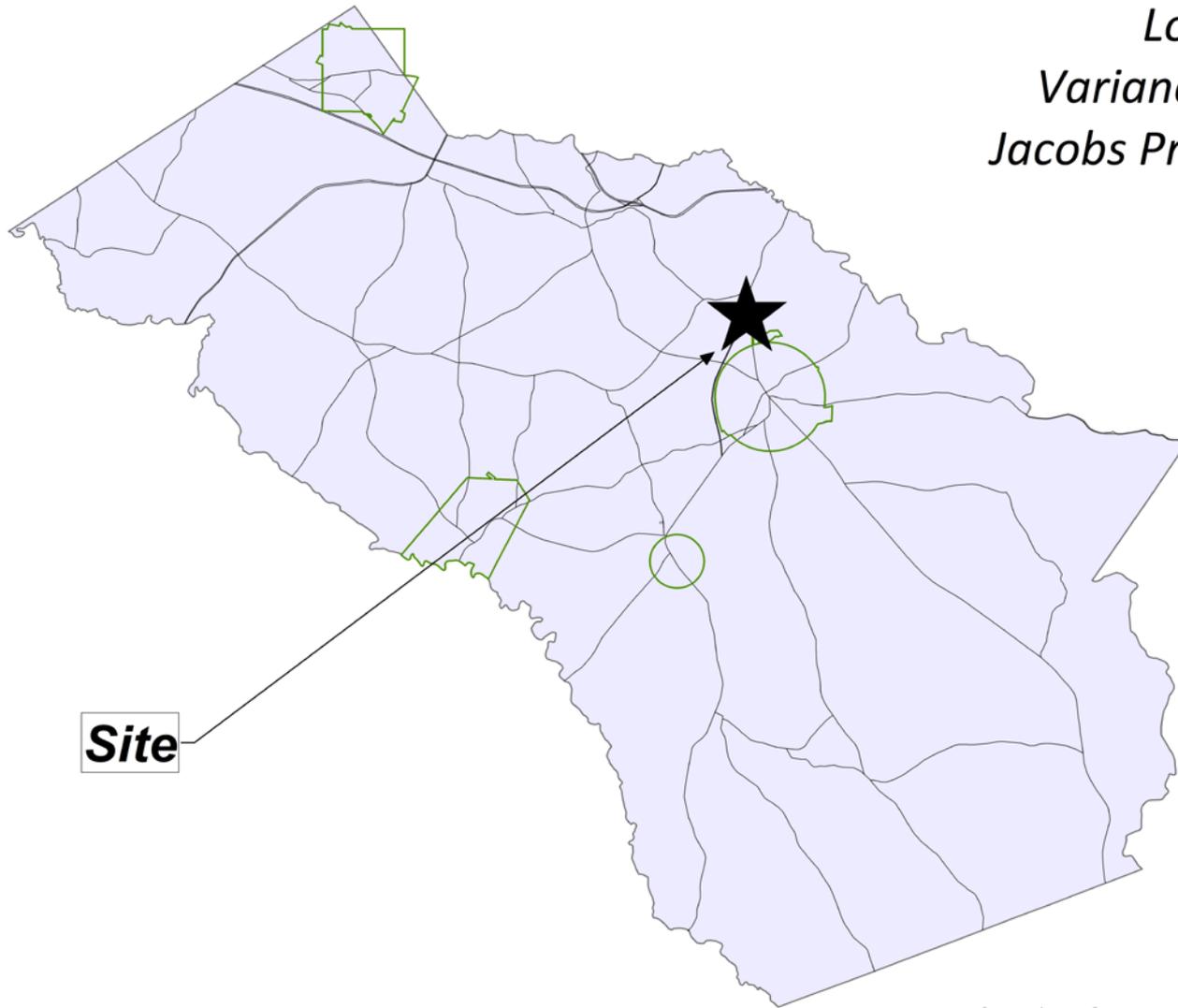


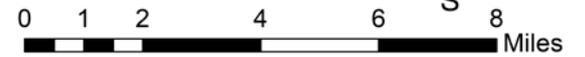


*Location Map -
Variance # P20-0176
Jacobs Properties, LLLP*



Site

1:118,000

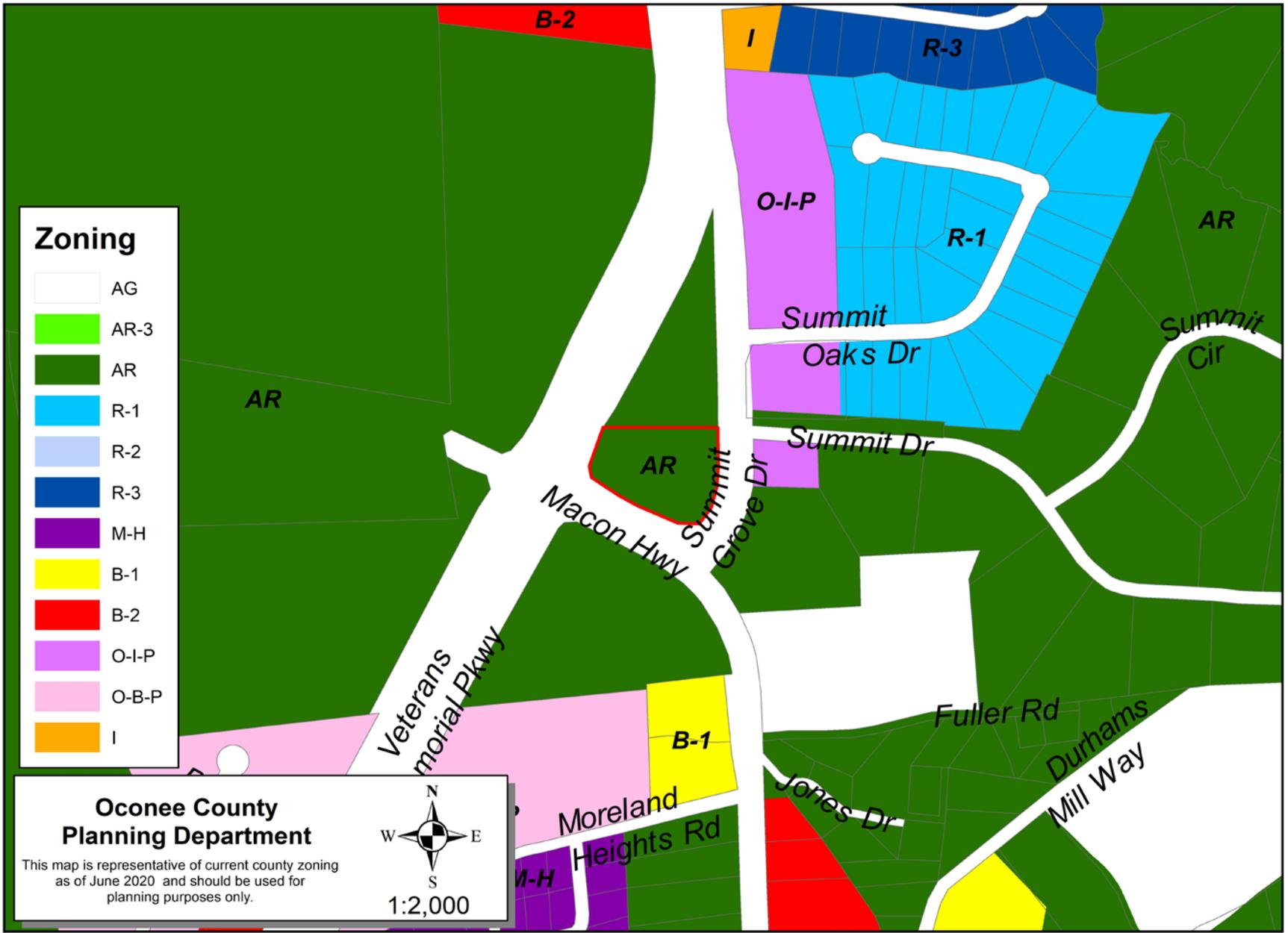


Site Location

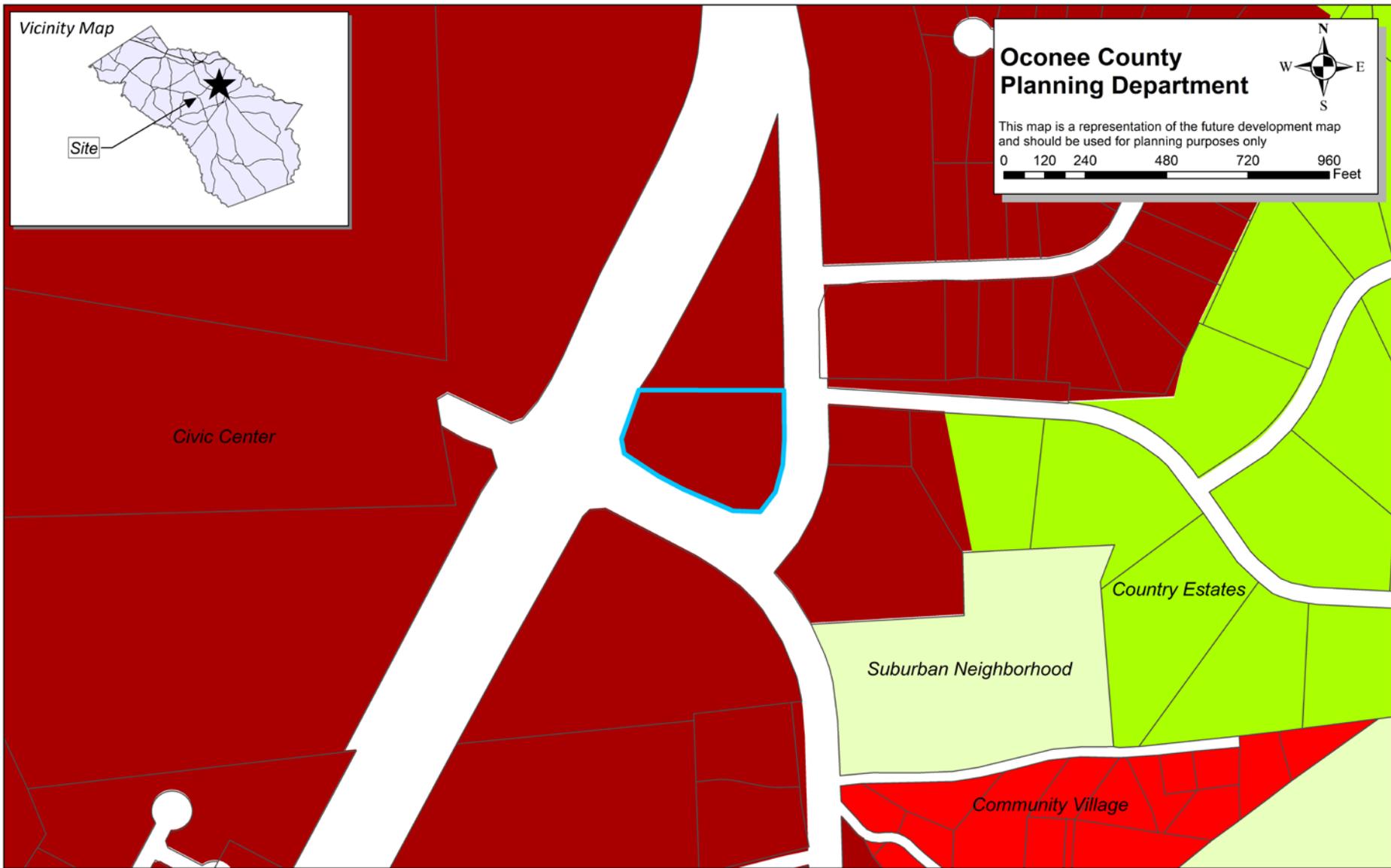
Variance # P20-0176 - Jacobs Properties, LLLP



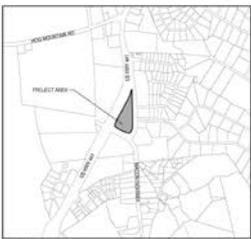
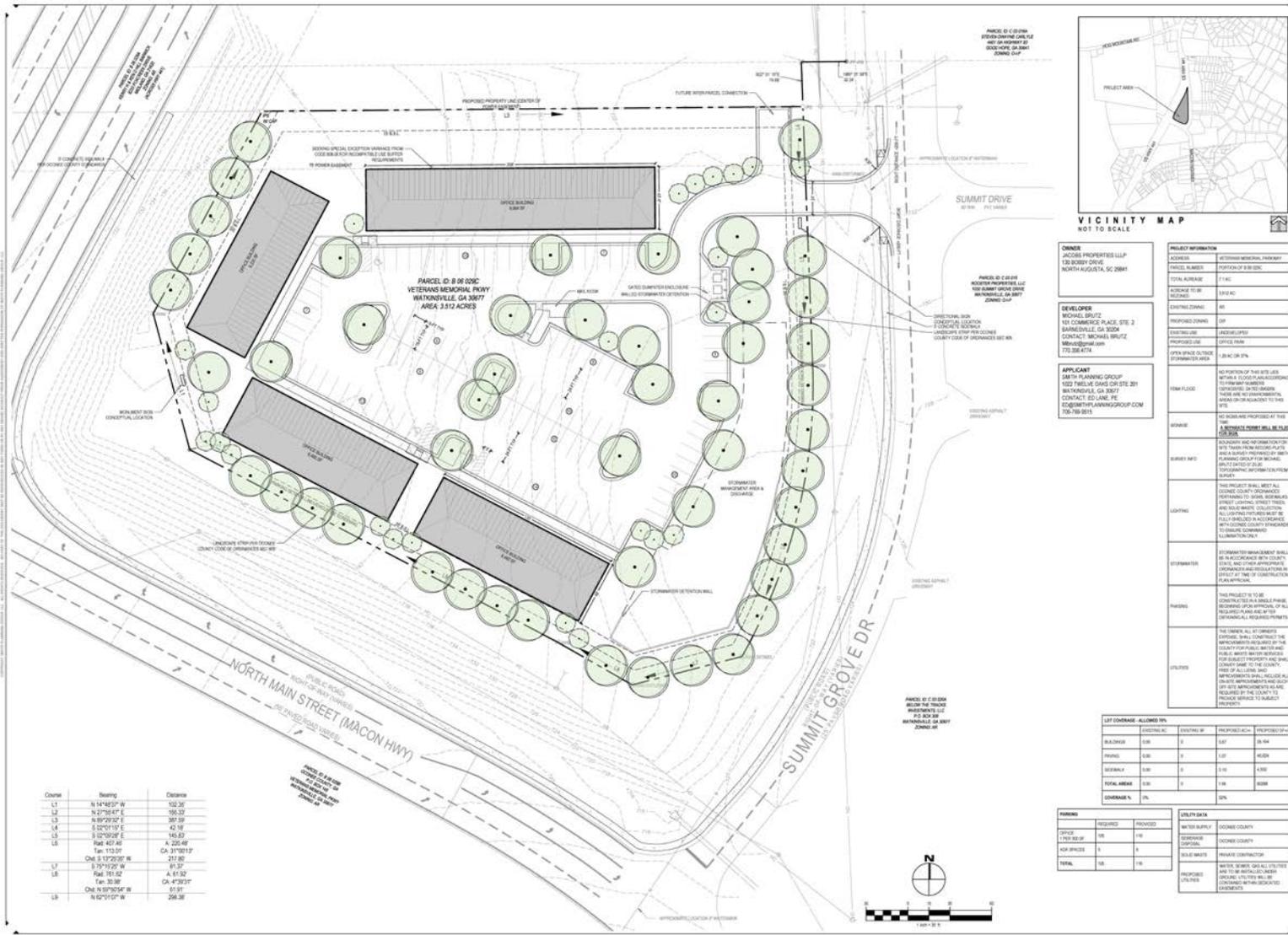
Aerial Imagery



Zoning



Future Development



VICINITY MAP
NOT TO SCALE

OWNER
JACQUES PROPERTIES LLP
130 BOBBY DRIVE
NORTH AUGUSTA, SC 29841

DEVELOPER
MICHAEL BRUTZ
101 CAMBRIDGE PLAZA, STE 2
BARNESVILLE, GA 30024
CONTACT: MICHAEL BRUTZ
MICHAELBRUTZ.COM
770.386.4774

APPLICANT
SMITH PLANNING GROUP
1022 TWELVE OAKS DRIVE, STE 201
WATKINSVILLE, GA 30677
CONTACT: ED LANE, P.E.
ED@SMITHPLANNINGGROUP.COM
706.759.9815

PROPOSED INFORMATION	COMMENTS
PROJECT NAME	OFFICE MEMORIAL PARKWAY
ADDRESS	130 BOBBY DRIVE
TOTAL ACRES	2.14 AC
ADJACENT TO OR NEAR	STATE R.D.
CONVEYANCE	DEED
PROPOSED ZONING	OFF
EXISTING USE	AGRICULTURE
PROPOSED USE	OFFICE BLDG
OPEN SPACE OTHER	2.04 AC OR 94%
FORM FLOOD	NO FLOODING FOR THIS SITE AS PER A FLOODPLAIN ACCORDING TO FIRM NUMBER 13040-0001 THERE ARE NO EXISTING OR PROPOSED AREAS IN OR NEAR TO THIS SITE.
SPURVE	AS PER THE PROVISIONS OF THE 2015 GEORGIA STATE BILL 654 (S.B. 654)
SUBJECT MATTER	AS PER THE PROVISIONS OF THE 2015 GEORGIA STATE BILL 654 (S.B. 654) THIS PROJECT WILL BE CONSIDERED AS A SPECIAL EXCEPTION TO THE ZONING ORDINANCE.
LIGHTING	THIS PROJECT WILL MEET ALL LIGHTING REQUIREMENTS AS PER THE LIGHTING REGULATIONS OF THE ZONING ORDINANCE. ALL LIGHTING FIXTURES MUST BE FULLY SHIELDED IN ALL DIRECTIONS AND LIGHTING FIXTURES MUST BE FULLY SHIELDED TO PREVENT LIGHT POLLUTION.
STORMWATER	STORMWATER MANAGEMENT SHALL BE AS REQUIRED BY THE COUNTY ENGINEER AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.
PAVING	THIS PROJECT IS TO BE CONSIDERED AS A SPECIAL EXCEPTION TO THE ZONING ORDINANCE. ALL PAVING SHALL BE AS REQUIRED BY THE COUNTY ENGINEER AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.
UTILITIES	THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE COUNTY ENGINEER AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL. ALL UTILITIES SHALL BE AS REQUIRED BY THE COUNTY ENGINEER AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.

SETBACKS	MINIMUM	MAXIMUM	REQUIREMENTS
FRONT	5.00'	5.00'	5.00'
REAR	5.00'	5.00'	5.00'
SIDE	5.00'	5.00'	5.00'
TOTAL AREA	1.00'	1.00'	1.00'
COVERAGES %	1%	1%	1%

FINANCING	REQUIRED	PROVIDED	REMARKS
OFFICE	1%	1%	
LAND	1%	1%	
TOTAL	2%	2%	

UTILITY DATA	OWNER	CONTRACTOR
WATER SUPPLY	OWNER	OWNER
SEWER	OWNER	OWNER
STORMWATER	OWNER	OWNER
POWER	OWNER	OWNER

Course	Bearing	Distance
L1	N 14°42'21" W	102.30'
L2	N 57°54'41" E	156.52'
L3	N 89°27'32" E	387.59'
L4	S 12°21'15" E	42.18'
L5	S 12°21'15" E	145.83'
L6	Mag. 452.46'	14.286.46'
	True: 113.01'	CA: 31700137'
L7	Chk: S 13°22'05" W	217.80'
L8	S 77°12'01" W	81.32'
	Mag: 181.82'	A: 41.43'
	True: 30.86'	CA: 4792021'
L9	Chk: N 57°54'41" W	81.81'
	Mag: 181.82'	288.58'



SUMMIT GROVE OFFICE PARK

VETERANS MEMORIAL PARKWAY



SPECIAL EXCEPTION VARIANCE CONCEPT PLAN

SHEET 0006 OF 02-200 PROJECT NO. 2020-004
NO. DATE DESCRIPTION

SHEET NO. RZ-11

Concept Plan

Summary of Request

The property owner is requesting a special exception variance from UDC Section 806 to waive the requirement for an incompatible use buffer along the proposed property line. This request is accompanied by rezone #P20-0148 to rezone a ±3.51-acre portion of the property from AR (Agricultural Residential District) to OIP (Office Institutional Professional District) to allow for development of an office park.



1 Parking Elevation, Building 100
10'-11/2"



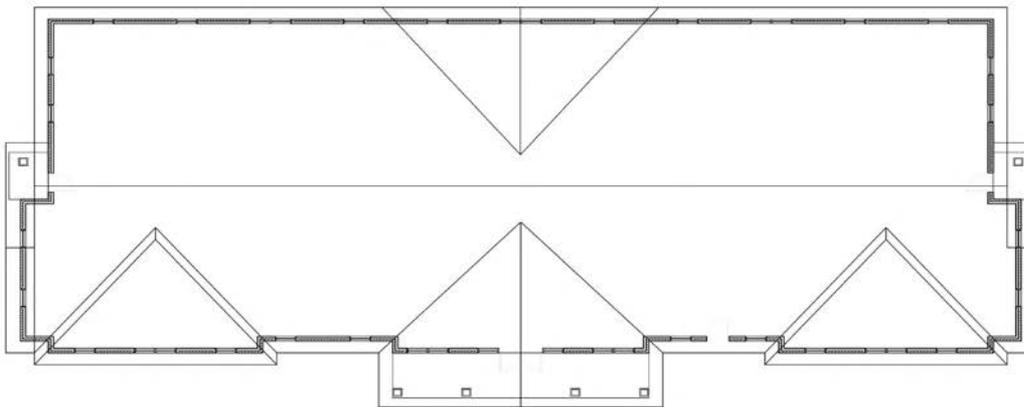
2 Side Elevation, Building 100
10'-11/2"



3 Side Elevation, Building 100
10'-11/2"



4 Street / Rear Elevation, Building 100
10'-11/2"



5 Conceptual Floor Plans
10'-11/2"

BUILDING 100

Architectural Representative Images

Staff Recommendation

Based upon the standards and limitations for special exception variance approval, this request meets all necessary conditions to grant a special exception variance. Should the variance be approved, staff recommends the following conditions to be fulfilled at the expense of the owner/developer:

1. A 10' wide planted landscape strip consisting of evergreen vegetation meeting the standards of the Georgia Transmission Corporation Utility Planting Guide shall be installed within and along the border of the power line easement.