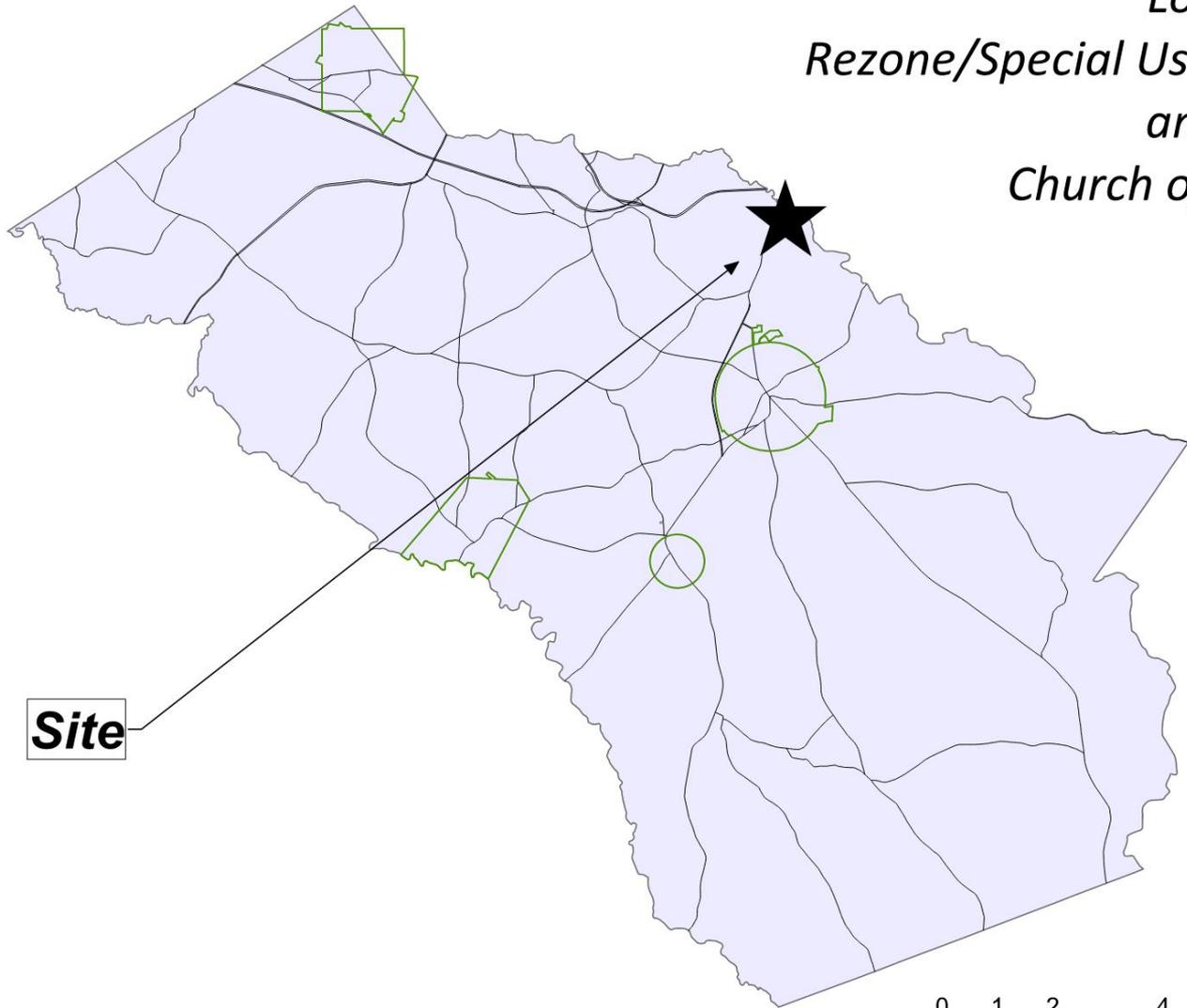
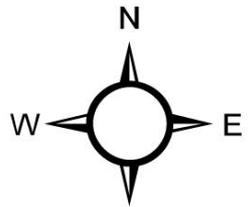




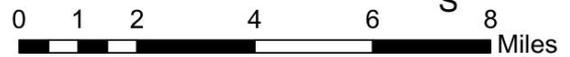
*Location Map -
Rezone/Special Use # P20-0154
and #P20-0155
Church of the Nations*



Site



1:119,243



Site Location

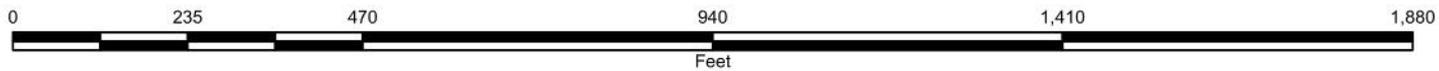
Rezone/Special Use # P20-0154 and P20-0155 - Church of the Nations



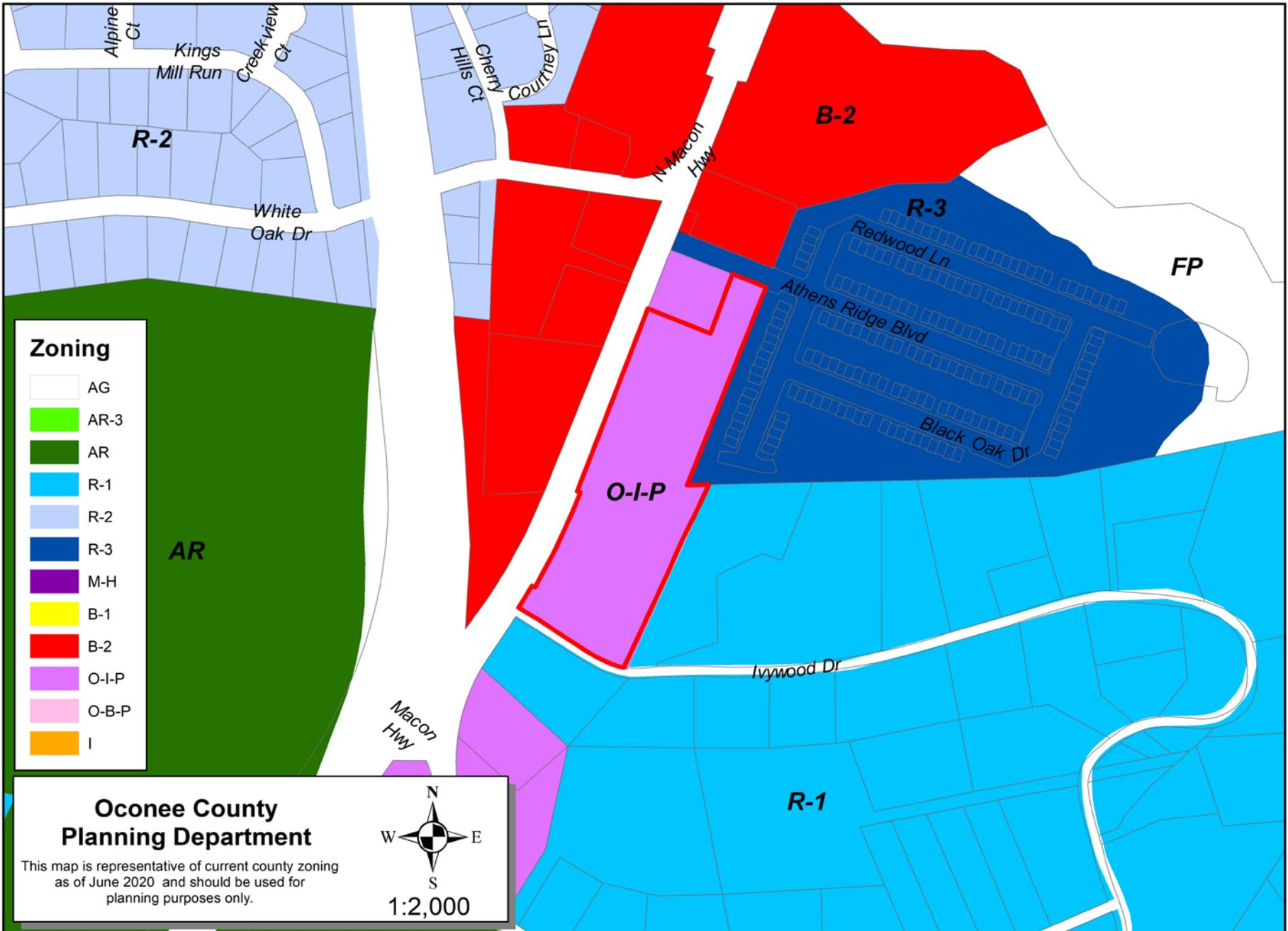
Tax Parcel #
C-03-014

C 03 014

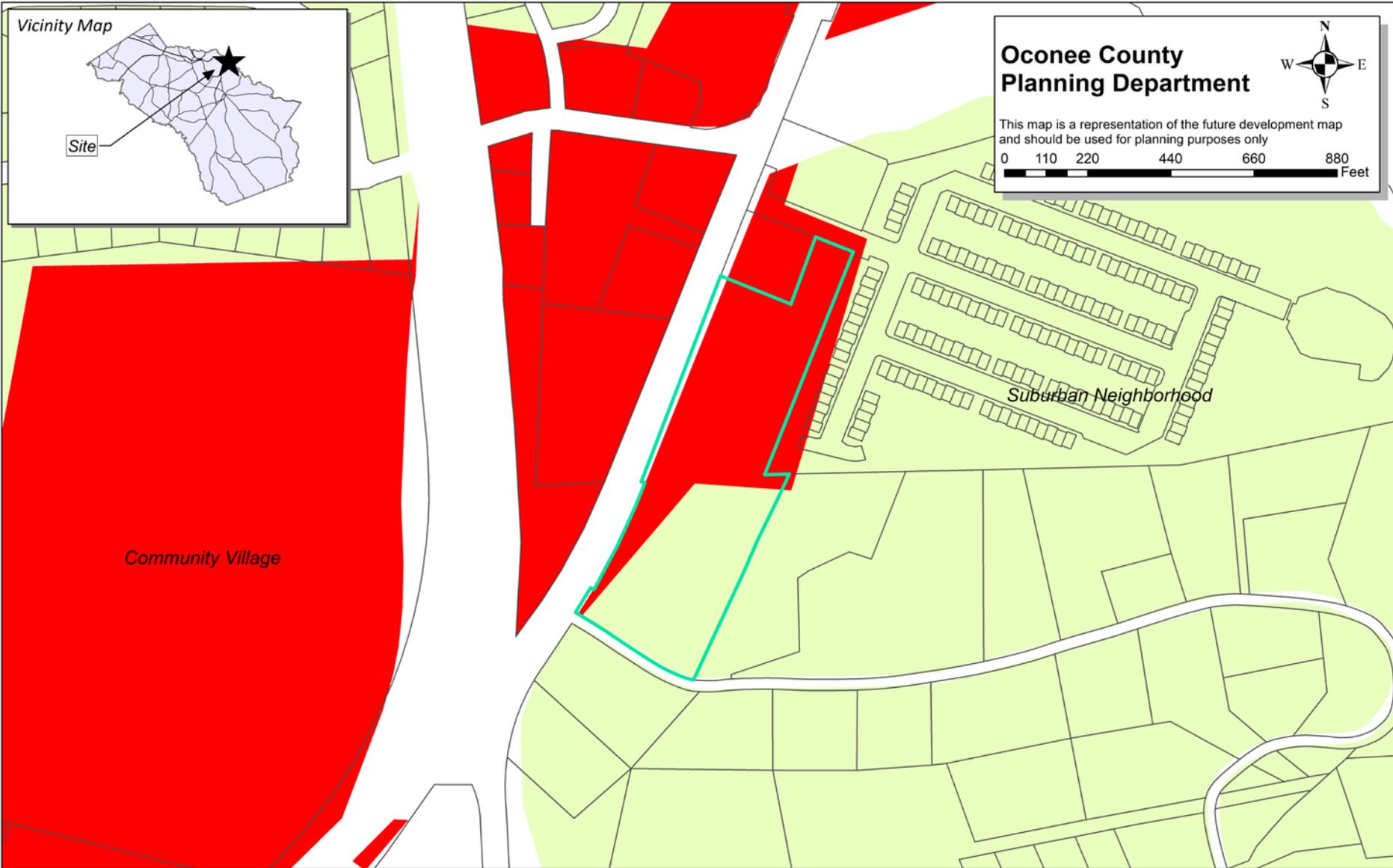
1:2,500



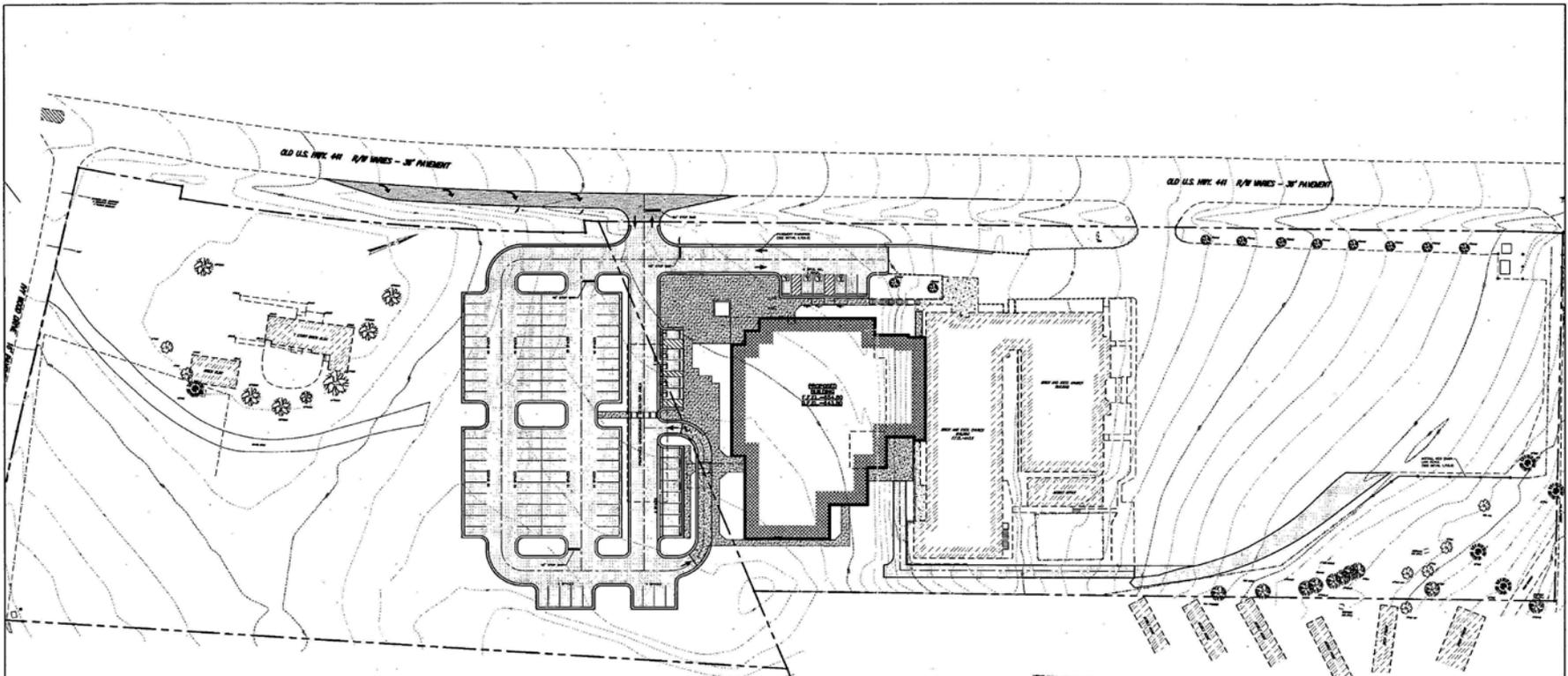
Aerial Imagery



Zoning



Future Development



LEGEND:

	EXISTING	PROPOSED
SPOT ELEVATION	• 100.00	• 100.00
100 YR. FLOOD PLAIN ELEVATION	— 100.0	— 100.0
WETLANDS BOUNDARY	—	—
CONTOUR	— 100	— 100
SANITARY SEWER	— SS	— SS
STORM DRAIN	— SD	— SD
FRENCH DRAIN	— FD	— FD
CLEAN-OUT	— C.O.	— C.O.
WATER	— W	— W
GAS	— G	— G
POWER	— P	— P
TELEPHONE	— T	— T
DITCH/SWALE	—	—
FENCE	— FENCE	— FENCE
DIRECTION OF SURFACE DRAINAGE	—	—
RRIPRAP FILTER BERM	—	—

PROJECT DATA:

OWNER/DEVELOPER: CHURCH OF THE NATIONS ASSEMBLY OF GOD
 8700 NORTH MACON HIGHWAY
 ATHENS, GEORGIA 30606
 (706) 353-1199

24HR CONTACT PERSON: MARK PRESTON
 (706) 353-1199

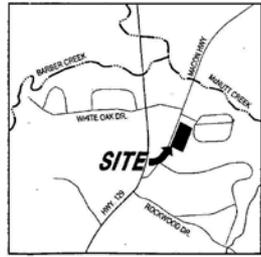
AREA OF PROPERTY: 8.05 ACRES
 ZONING: S-2 R-1
 DISTURBED AREA (AREA OF CONSTRUCTION): 3.4 ACRES
 TOTAL BUILDING AREA: APPROX. 22,155 S.F.

PARKING SPACES:
 REQUIRED: 175
 EXISTING: 259 SPACES (INCL. 8 HDOP)
 PROPOSED: 62 SPACES TO BE DEMOLISHED
 TOTAL: 113 (INCL. 9 HDOP SPACES)

TAX MAP NO. C003A-001 & C003-014A

TOPOGRAPHIC INFORMATION PROVIDED BY WOODS & CHASTAIN SURVEYORS, INC.

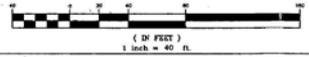
RECEIVED
 MAY 23 2005



LOCATION MAP
 NOT TO SCALE

REZONE CONCEPT PLAN

GRAPHIC SCALE



Concept Plan

Summary of Request

The property owner is requesting to remove condition #3 from the previously approved rezone (#4523) and from the previously approved special use permit (#4524) in order to permit conversion of a portion of the existing building to a daycare facility.

- *Condition #3: No weekday daycare or school use is to be allowed on the subject property.*

Recommendations

Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends conditional approval of the rezone and special use request subject to the following conditions to be fulfilled at the owner/developer's expense:

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 to rezone P20-0154 and approval of special use P20-0155 subject to the conditions recommended by staff.