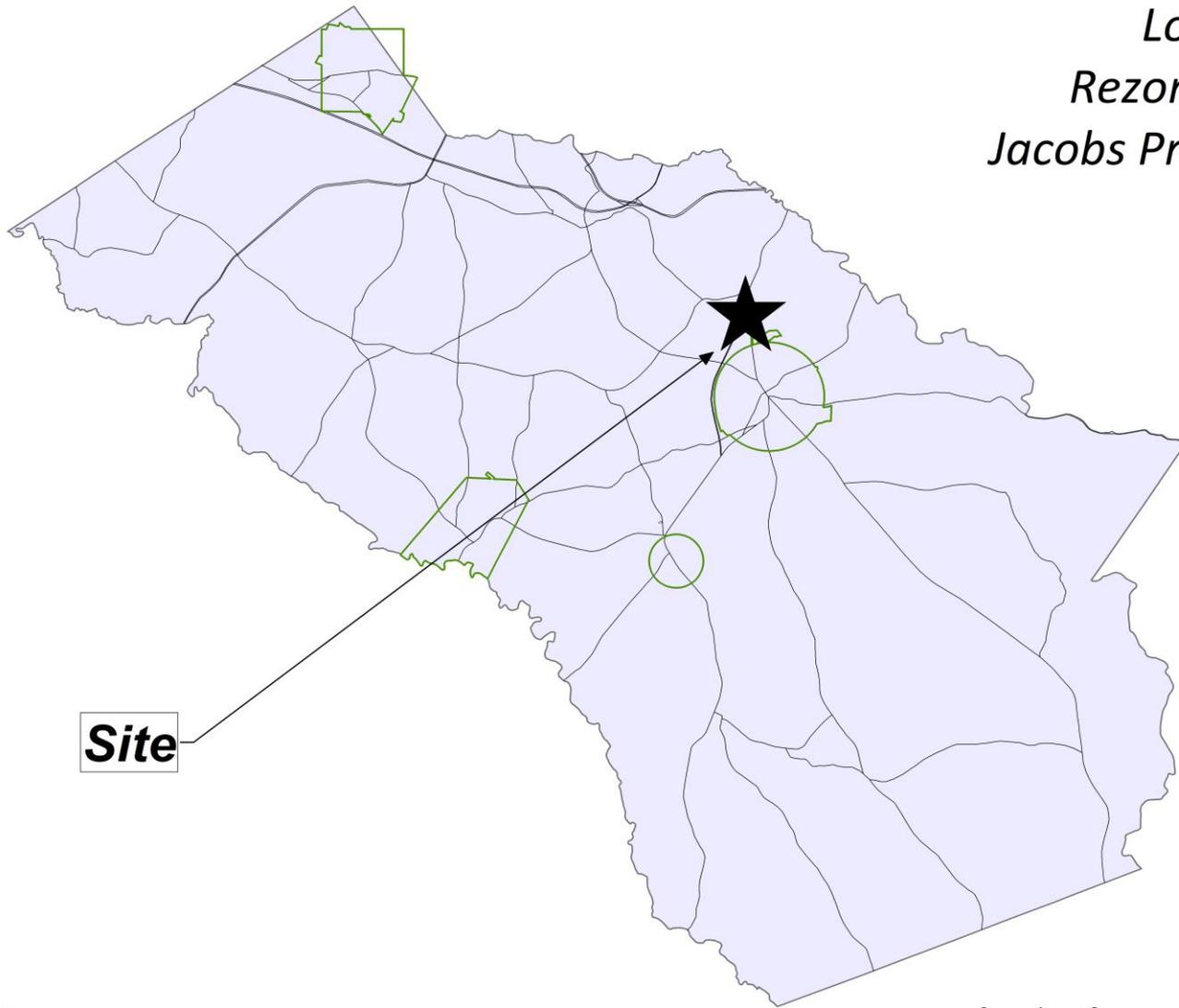
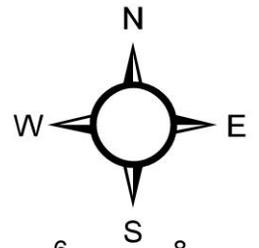




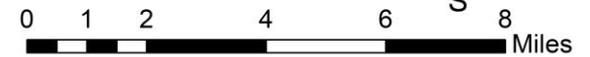
*Location Map -
Rezone # P20-0148
Jacobs Properties, LLLP*



Site



1:118,000

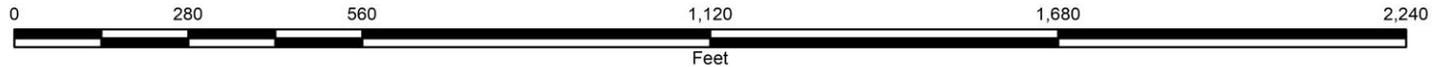


Site Location

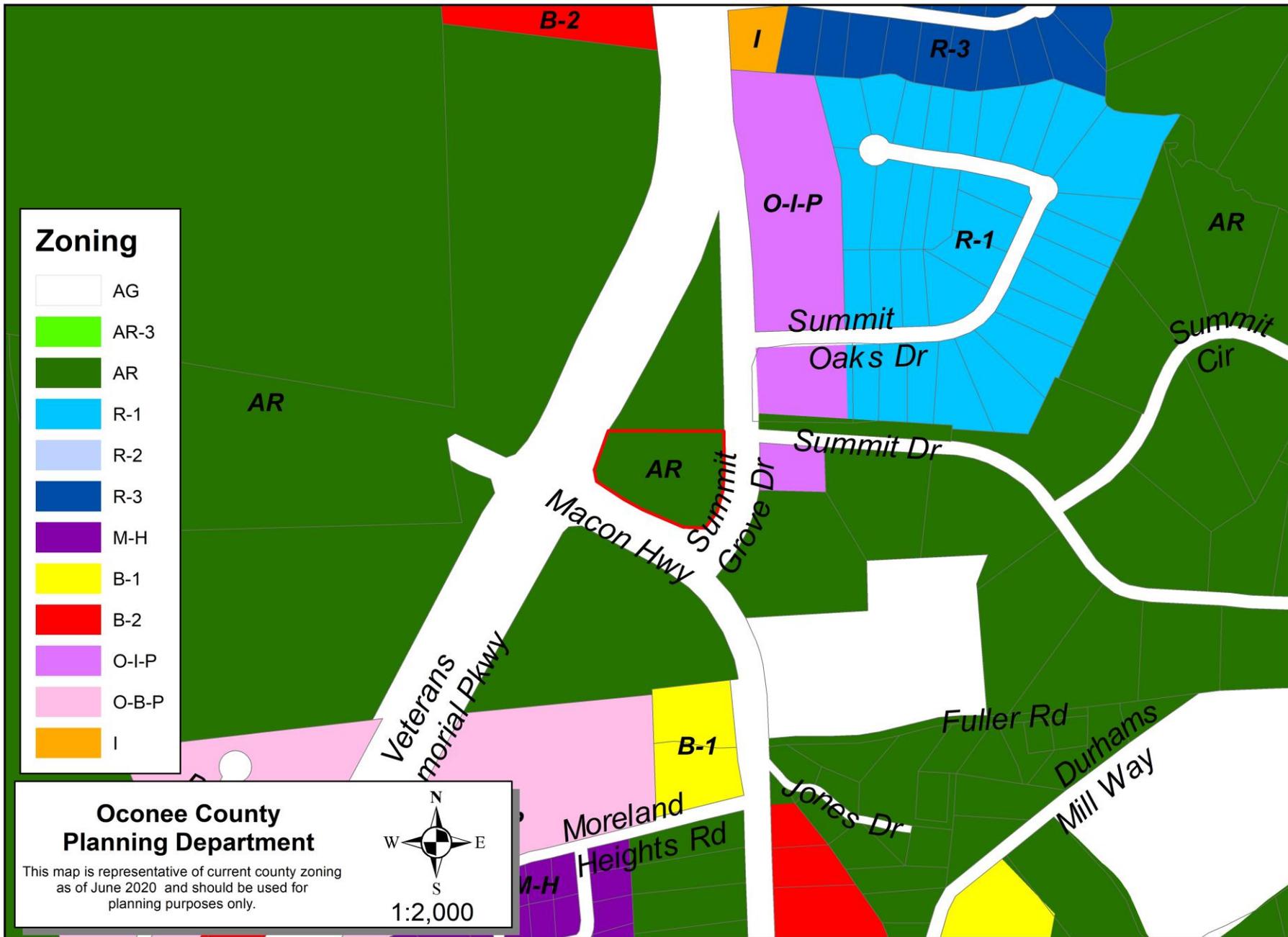
Rezone # P20-0148 - Jacobs Properties, LLLP



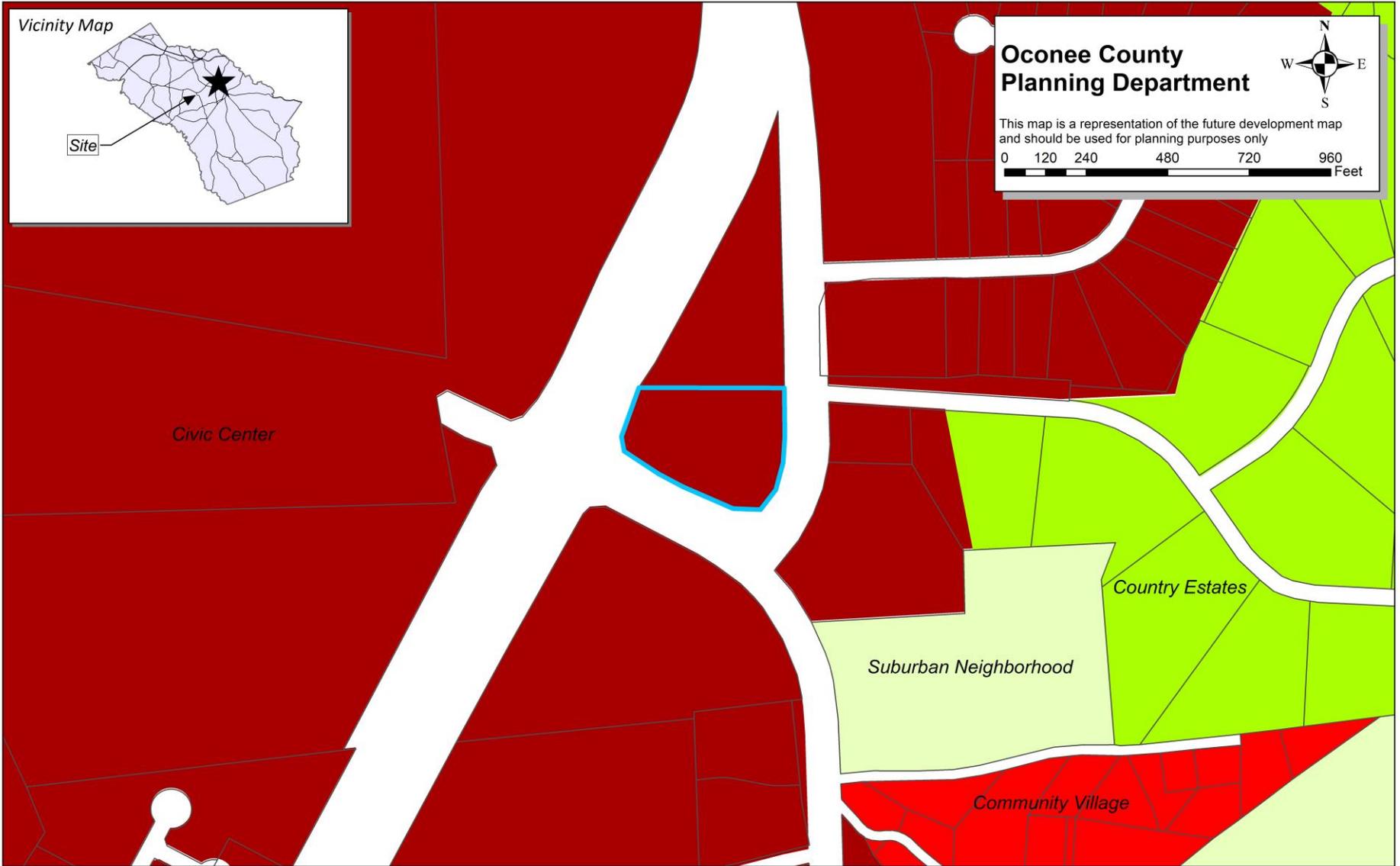
1:3,000



Aerial Imagery



Zoning



Future Development

Summary of Request

Rezone a 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
1/8" = 1'-0"



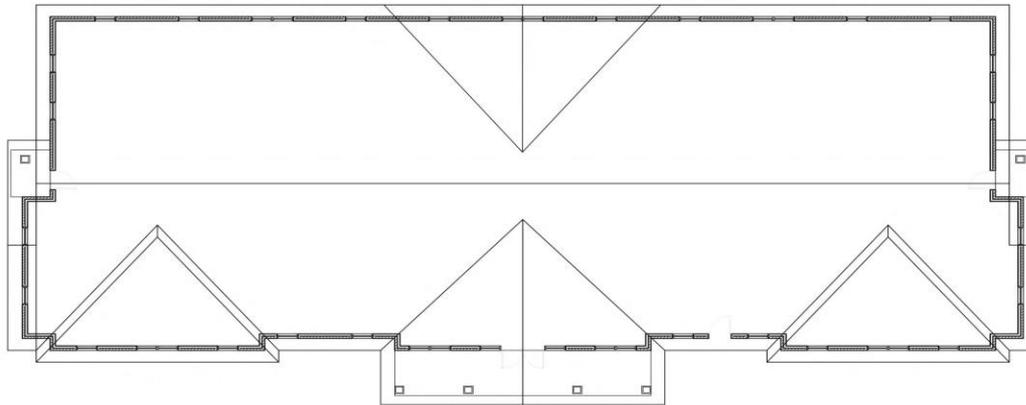
2 Side Elevation, Building 100
1/8" = 1'-0"



3 Side Elevation, Building 100
1/8" = 1'-0"



4 Street / Rear Elevation, Building 100
1/8" = 1'-0"



5 Conceptual Floor Plans
1/8" = 1'-0"

BUILDING 100

Architectural Representative Images

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 this request 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 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 and all such improvements shall be shown on the preliminary site plan and site development plans for the project.
3. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property 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.
4. At least 80 percent of exterior wall surfaces of all buildings and structures shall be finished with either brick veneer or stone veneer.
5. The total building square footage on the property shall not exceed 35,904.

Planning Commission recommends approval subject to the conditions recommended by staff.