

**AMENDMENT
TO THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA
AND THE ZONING MAPS OF OCONEE COUNTY, GEORGIA**

TITLE

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to revise the conditions for a previously approved rezone pursuant to an application for rezoning of property owned by Deferred Tax, LLC, initiated on October 7, 2025.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for zoning change initiated by The Oconee County Board of Commissioners on October 7, 2025, requesting to revise the conditions for previously approved rezones #8340 and #043 and to rezone from B-1 PUD (General Business District Planned Unit Development) and B-2 (Highway Business District) to OIP (Office Institutional Professional District), B-1 (General Business District), and B-2 (Highway Business District) for property located 1291 Virgil Langford Rd in, Oconee County, Georgia, (tax parcel nos. C-01-045 & C-01-045B), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

SECTION 1. An Ordinance known as the "Unified Development Code of Oconee County, Georgia" as enacted and amended by the Board of Commissioners of Oconee County and the Zoning Maps described therein are hereby amended as follows:

The zoning change in conditions for the property described on the attached "Exhibit A" is hereby changed for the purpose as set forth in "Exhibit A" attached hereto.

Said rezone is subject to the following conditions: as set forth in "Exhibit A" attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Ordinance shall take effect this date.

Said Zoning Petition was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on January 6, 2026.

ADOPTED AND APPROVED, this 6th day of January, 2026.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell
John Daniell, Chairman

Mark Thomas
Mark Thomas, Member

Chuck Horton
Chuck Horton, Member

Amrey Harden
Amrey Harden, Member

Mark Saxon
Mark Saxon, Member

ATTEST:

Holly Stephenson
Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P25-0223

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CONDITIONS

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. 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.
3. 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. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.
4. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of principal structures with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.
5. All service and truck loading areas shall be screened from public view by a six-foot-tall masonry wall with façade material to match the exterior of the principal building.
6. In addition to the required 10-foot wide vehicle use area screening and landscape strip along Mars Hill Road, a 25-foot wide structural buffer shall be provided including trees as specified in UDC Sec. 808.04.b.1.b and evergreen plant material as specified in UDC Sec. 808.04.b.3.d.
7. An internal sidewalk network shall connect all uses within the development to sidewalks along Oconee Connector and Mars Hill Road. Pedestrian connectivity shall be provided throughout the development, including raised decorative crosswalks. Final design of the sidewalk network shall be subject to the approval of the Planning Director and shall be shown on the preliminary plat and site development plans for each phase of the development.
8. Pedestrian facilities shall be provided connecting the development to Hollow Creek Lane.
9. Along the full length of the private drives in both phases of the development, no sidewalks shall be located within the 10-foot wide landscape strip/vehicle use area screening.
10. All stormwater management ponds shall be enclosed by black vinyl coated chain link fencing and screened on all sides by a 25-foot-wide structural buffer including trees as specified in UDC Sec. 808.04.b.1.b and evergreen plant material as specified in UDC Sec. 808.04.b.3.d. Said buffer shall be provided in lieu of the required evergreen screening of UDC Sec. 116.03.b.5.
11. All proposed access design and traffic improvements shall be in accordance with the County Initiated Concept Plan and Traffic Impact Analysis- September 2025 (WSP Engineering).
12. For the entirety of the project's frontage along Mars Hill Road, Mars Hill Road shall be upgraded to County street design standards for arterial roads as outlined in UDC Article 10. Road improvements shall be shown on the preliminary plat and site development plans for each phase of the development.
13. Inter-parcel access to adjacent properties shall be required in order to facilitate future access from the development to Virgil Langford Road. Said inter-parcel access shall comply with UDC Sec. 608.02 and shall be shown on the site development plans for Phase II. Phase 2 shall not receive a site development plan approval without access to Virgil Langford Road.
14. A new Traffic Impact Study for the Phase II, B-1 zoned area, shall be submitted for review and approval to the Director of Planning and Code Enforcement and Director of Public Works prior to submittal of the Site Development Plan for Phase II.
15. The total building square footage of the development shall not exceed 169, 825 square feet.
16. The development shall meet all standards of the Mars Hill Overlay District as outlined in UDC Sec. 206.04.

EXHIBIT "A" TO REZONE NO P25-0223

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17. The architectural standards of all buildings shall meet or exceed the standards indicated in the elevations submitted by BDG Architects with P22-0155, dated 7/5/2022, to include at least 80 percent of exterior wall surfaces to be either brick veneer, stone veneer or glass. Additional primary and accent materials are allowed as indicated in UDC Section 306.03.

TAX MAP

Rezone # P25-0223 - Oconee County BOC

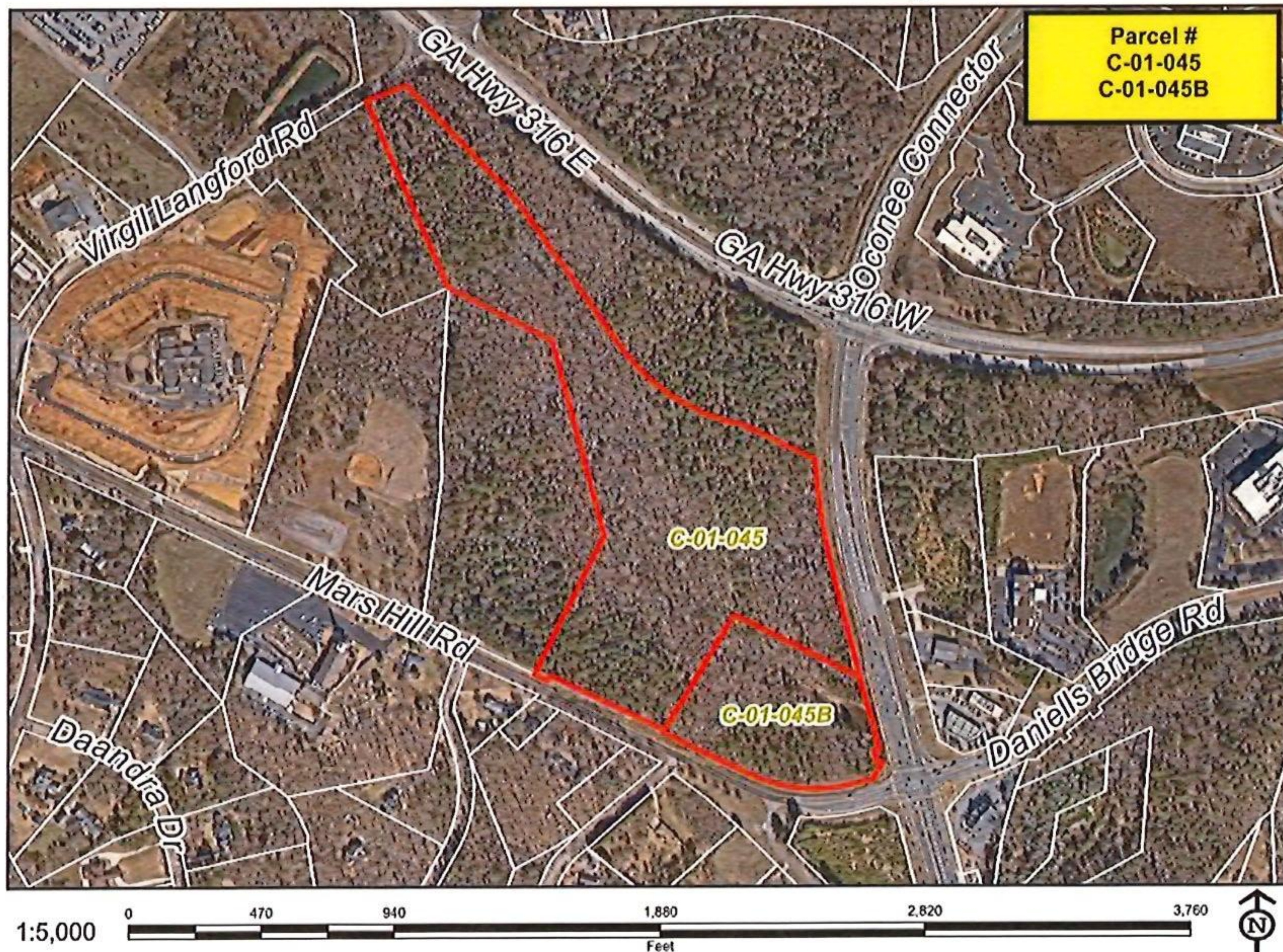


EXHIBIT "A" TO REZONE NO P25-0223

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MEMORANDUM

The Board of Commissioners is considering a Board Initiated Rezone for a +/- 33 acre site to modify a B-1 (General Business) PUD site plan specific zoning district that was impacted by right of way acquisition for SR 316/University Parkway/Mars Hill Road and the Virgil Langford/SR 316 bridge, as well as, a B-2 (Highway Business) zoning district that was reduced by the right of way acquisition for Oconee Connector/Mars Hill Road/ Daniels Bridge Road realignment. The new modified rezoning concept plan will have an OIP (Office Institutional Professional) zoning district along Mars Hill Road and a B-2 (Highway Business) zoning district along SR 316.

The original requested 19-acre B-2 rezone #8340 approved in 1988, allowed for 54,000 square feet of grocery, shopping center, office warehouse, bank, service station, nursery garden center and repair & supply center.

The original requested 50-acre B-1 PUD Rezone #043 approved in 1992, allowed 250,000 square feet of office, office/warehouse, restaurant, bank, fast food, and convenience store.

Because both rezones were impacted by the right of way acquisition for SR 316 improvements and the realignment of Oconee Connector/Mars Hill Road/ Daniels Bridge Road, the current owner attempted a rezone of the two properties in 2022. The Board of Commissioners denied the request.

The proposed Board Initiated Rezone would provide an updated rezone with conditions providing a non-residential density not to exceed 170,000 square feet with allowed uses of a supermarket, retail shopping plaza, drive in bank, automobile car wash, and general office. Conditions of the rezone will include, but not be limited to, office uses only along Mars Hill Road as indicated on the rezone concept plan, associated road improvements as indicated on the rezone concept plan, enhanced landscape buffers, architectural standards, and a phased approach for the development.

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[illegible]

PUBLIX CANOPY SECTIONS

Publix.
50 SEMBLER
YEARS Creating Retail Value.

**MARS HILL ROAD & OCONEE CONNECTOR
OCONEE COUNTY, GEORGIA**

Deferred Tax, LLC Rezone - Representative Architecture



ARCHITECTURAL RENDERINGS

7/25/22, 12: M



Deferred Tax, LLC Rezone - Representative Architecture

ARCHITECTURAL RENDERINGS

7/23/22, 12 M



Deferred Tax< LLC Rezone - Representative Architecture

ARCHITECTURAL RENDERINGS

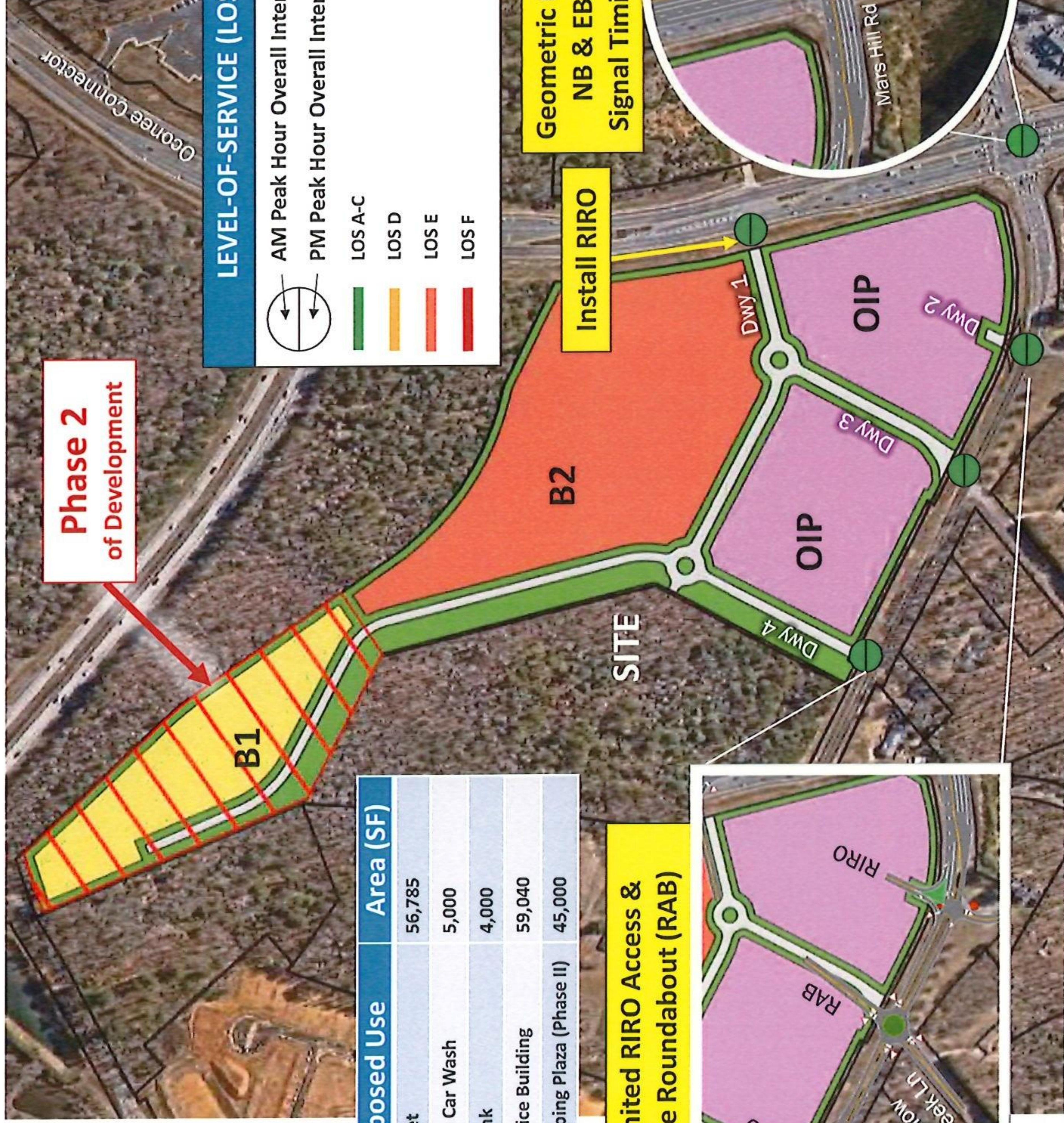
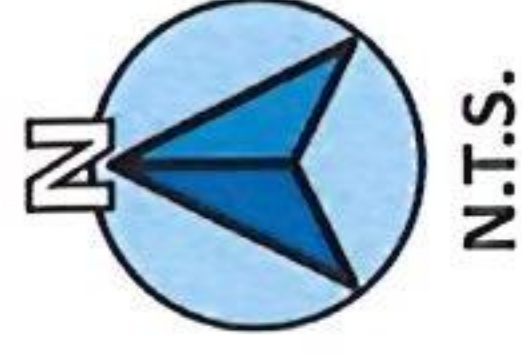
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Deferred Tax, LLC Rezone - Representative Architecture

COUNTY INITIATED CONCEPT PLAN- P25-0233-2026 Build Condition Mitigation (with Site

Traffic) Recommended Intersection/Site Access Traffic Control Improvements



Phase 2
of Development

LEVEL-OF-SERVICE (LOS) LEGEND

- AM Peak Hour Overall Intersection LOS Results
- PM Peak Hour Overall Intersection LOS Results
- LOS A-C
- LOS D
- LOS E
- LOS F

Zoning	Proposed Use	Area (SF)
B2	Supermarket	56,785
B2	Automobile Car Wash	5,000
B2	Drive-In Bank	4,000
OIP	General Office Building	59,040
B1	Retail Shopping Plaza (Phase II)	45,000

Install Limited RIRO Access & Single-Lane Roundabout (RAB)

Install RIRO

Geometric (new Dual Lefts on NB & EB Approaches) & Signal Timing Improvements



**Planning Department
Oconee County, Georgia
STAFF REPORT**

REZONE CASE #: P25-0223

DATE: November 20, 2025

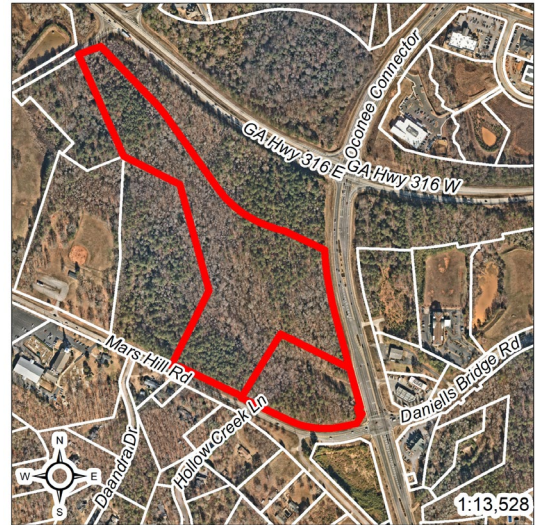
STAFF REPORT BY: Guy Herring (Director of Planning and Code Enforcement)

APPLICANT NAME: Oconee County Board of Commissioners Initiated

PROPERTY OWNER: Deferred Tax, LLC

LOCATION: 1291 Virgil Langford Rd. and fronting on GA Highway 316, the Oconee Connector, and Mars Hill Road; Parcels: C-01-045 & C-01-045B

PARCEL SIZE: ±33.65 acres



EXISTING ZONING: B-1 PUD (General Business District Planned Unit Development) and B-2 (Highway Business District)

EXISTING LAND USE: Undeveloped B-1 PUD tract and undeveloped B-2 tract fronting on Oconee Connector & Mars Hill Road

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Regional Center

ACTION PROPOSED: Modify the conditions of the existing rezones #8340 and #043 and to rezone from B-1 PUD (General Business District Planned Unit Development) and B-2 (Highway Business District) to OIP (Office Institutional Professional), B-1 (General Business District) and B-2 (Highway Business District)

STAFF RECOMMENDATION: Staff recommends conditional approval of this request.

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: January 6, 2026

ATTACHMENTS:

- Memo to initiate BOC request
- County Initiated Concept Plan by WSP
- Concept Plan-rezone #8340
- Concept Plan-rezone #043
- Concept Plan- rezone case #P22-0155- Deferred Tax LLC
- Concept Plan- Deferred Tax LLC- Zoning Concept Exhibit, 1/14/2025
- Traffic Impact Analysis- September 2025 (WSP Engineering)
- Architectural Renderings- rezone case #P22-0155- Deferred Tax LLC
- Plat of Survey-rezone case #P22-0155- Deferred Tax LLC
- Water & Sewer Capacity Letter- rezone case #P22-0155- Deferred Tax LLC
- Warranty Deed- rezone case #P22-0155- Deferred Tax LLC

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- A 26.802-acre parcel is zoned B-1 PUD in accordance with the rezone documents approved in 1992 (Rezone case #043). The original size of the parcel was 49.63 acres, but 22.828 acres were purchased by GDOT for proposed interchange improvements and for the Oconee Connector.
- In 1988, the Oconee County BOC rezoned parcel C01 045B from A-1 to B-2. This 6.55-acre parcel will be included in the proposed B-2 zoned area.
- In 2021, the Oconee County BOC denied a rezone of +/- 46.87 acres for C 01 045, C 01 045B, and C 01 045D from R-1, B-1 PUD and B-2 to B-2.
- On February 7, 2022, , the Oconee County BOC denied a rezone of ±33.657-acres from B1 PUD (General Business District) and B2 (Highway Business District) to B1 (General Business District) and B2 (Highway Business District) on parcels C-01-045 and C-01-045B. The proposal was to construct a commercial development with an anchor grocery store/ shopping center, with retail, offices, a car wash and restaurants on a total of 11 lots. The total proposed commercial building sizes of the application was 186,713 square feet.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Future DOT proposed ramp	None
SOUTH	Single-family residential, vacant land	AG (Agricultural District), AR (Agricultural Residential District), and B-2 (Highway Business District)
EAST	Business, fire station, vacant land	B-2 (Highway Business District)
WEST	Single-family residential	R-1 (Single-Family Residential District) and AG (Agricultural District)

PROPOSED DEVELOPMENT

- The proposed Board Initiated Rezone would provide an updated rezone with conditions providing a non-residential density not to exceed 169,825 square feet with allowed uses of a supermarket, retail shopping plaza, drive in bank, automobile car wash, and general office.
- The following uses and zoning will be allowed as indicated on the County Initiated Concept Plan - 3B Access Configurations (WSP Engineering).

Zoning	Proposed Use		Area (SF)
B-2	Supermarket		56,785
B-2	Automobile Car Wash		5,000
B-2	Drive-In Bank		4,000
OIP	General Office Building		59,040
B-1	Retail Shopping Plaza (Phase II)		45,000
	TOTAL BUILDING SIZE		169,825

PROPOSED TRAFFIC PROJECTIONS

- The Traffic impact study from WSP, September 2025, indicates the Phase 1 development with the Supermarket, Car Wash, Bank and Office buildings (124,825 square feet) will produce an additional 7,545 Average Daily Trips (ADT). The AM peak is projected at 334 trips and with the PM peak at 794 trips.
- The Phase II development of 45,000 square feet of retail space will require a new traffic study as the second entrance point for the B-1 zoning area is unknown at this time and therefore an accurate traffic impact cannot be determined.

PUBLIC FACILITIES

Water:

- The project is proposed to utilize County water services.
- The Water Resources Department has indicated in a letter dated 07/21/2022 that potable water is available at this location.

Sewer:

- The project is proposed to utilize County sewer services.
- The Water Resources Department has indicated in a letter dated 07/21/2022 that wastewater treatment capacity is available for the project.

Roads:

- Proposed access locations would be in accordance with the County Initiated Concept Plan and Traffic Impact Analysis- September 2025 (WSP Engineering)

ENVIRONMENTAL

- The property contains 2,435 linear feet of intermittent channel, 235 linear feet of ephemeral channels, 0.5 acres of wetlands, and 0.42 acres of open water.
- The U.S. Army Corps of Engineers issued a permit for this development on January 8, 2021.
- The GA EPD granted a stream buffer variance for the work on February 8, 2021.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- All proposed improvements on Mars Hill Road will be installed to meet Oconee County standards.
- All proposed improvements on the Oconee Connector will be installed to meet Oconee County standards and GDOT standards where applicable.

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- All at the owner's expense, the owner shall construct the improvements required by the County for public water and public wastewater services for the subject property and convey the same to the County, free of all liens. Said improvements shall include all on-site improvements and off-site improvements as required by the County to provide service to the subject property.

GEORGIA DEPARTMENT OF TRANSPORTATION

- No comments

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR REZONING CONSIDERATION” AS SET FORTH IN SECTION 1207.01 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

A. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.

Nearby lots are predominantly zoned AG, AR, B-2, or R-1. Primary land uses in the area are a mixture of residential, commercial, and civic/institutional uses. Staff finds that the proposed development as proposed County Initiated Concept Plan is suitable and in harmony with the existing nearby development and zoning.

B. Whether the property to be rezoned has a reasonable economic use as currently zoned.

The property is currently undeveloped. The property is negatively impacted by the acreage purchased by GDOT for the GA 316 interchange with the Oconee Connector. The right-of-way acquisition has reduced the acreage and development capacity of the original subject parcels. The current B-1 PUD and B-2 plans from existing rezones #8340 and #043 require modification based on the GDOT acquisition.

C. The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:

i. Population density and effect on community facilities such as streets, schools, water, and sewer;

There will be an increase in road use and traffic as indicated in the Traffic Impact Study. The owner will have to meet a Level of Service C (LOS-C) as required by the UDC as part of the development plans. The County Initiated Concept Plan indicates the required road improvements will mitigate negative traffic impacts to an acceptable level. Water Resources has determined that capacity exists to serve the site with water and public sanitary sewer. There is no apparent impact to schools for the proposed supermarket and commercial lots. Staff finds that the proposed zoning and development as proposed in the County Initiated Concept Plan is suitable and in harmony with the existing nearby development and zoning.

ii. Environmental impact;

Environmentally sensitive areas are known to exist on the site. The property owner received previous approvals for the development from the U.S. Army Corps of Engineers per documentation dated January 8, 2021, and from GA EPD on February 8, 2021. However, these approvals will need to be reviewed as part of the Site Development Plan to see if they have expired or need modification due to the change in the Concept Plan. Stormwater management shall be in compliance with the Oconee County UDC.

iii. Effect on the existing use, usability and/or value of adjoining property.

There are no known factors that will affect the usability or value of the adjoining property. Staff finds that the proposed zoning and development as proposed in the County Initiated Concept Plan is suitable and in harmony with existing nearby development and zoning.

D. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.

The property has been vacant and undeveloped since the initial rezonings in 1988 and 1992. Since that time, 22.828 acres were purchased by GDOT for proposed interchange improvements and for the Oconee Connector. Staff finds that the proposed zoning and development as proposed in the County Initiated Concept Plan is suitable and in harmony with the existing nearby development and zoning as a LOS-C will be achieved.

E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.

The purpose of the OIP zoning district is “to provide an area for business and professional offices as well as for social, fraternal, political, civic and community organizations. The district is also designed for institutional uses such as hospitals, nursing homes, convalescent centers, institutional planned developments and clinics.” (Unified Development Code Sec. 205.08) The purpose of the B-1 zoning district is to “provide an area for business and professional offices” and for “institutional uses such as hospitals, nursing homes, convalescent centers, institutional planned developments and clinics” (Unified Development Code Sec. 205.09). The purpose of the B-2 zoning district is to “serve those business activities generally oriented to the highways” (Unified Development Code Sec. 205.10). Staff finds that the proposed zoning and development as proposed in the County Initiated Concept Plan is suitable and in harmony with the existing nearby development and zoning.

F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The transportation improvements by GDOT for the GA 316/ Oconee Connector interchange project impacted the allowed development of these parcels as currently zoned. The GA 316 interchange is under construction and will have a limited access exit ramp adjacent to the property. Based on the County Initiated Concept and the 2025 Traffic Impact Study, the required access improvements will mitigate the traffic impacts on the proposed development. Staff finds that the proposed zoning and development as proposed in the County Initiated Concept Plan is suitable and in harmony the existing nearby development and zoning.

- G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.** The property lies within the Regional Center character area, as shown on the 2023 Oconee County Comprehensive Plan Update Character Area Maps. The 2023 Plan indicates “the area is characterized by regional-serving retail and commercial services, office complexes for medical and corporate offices, hotels, restaurants and entertainment facilities, higher-density residential planned developments, and single-family detached subdivisions. (P. 68).” The appropriate zoning for the Regional Center Character Area is OIP (Office-Institutional-Professional), B-1 (General Business), and B-2 (Highway Business). Staff finds that the proposed zoning and development as proposed in the County Initiated Concept Plan complies with the Comprehensive Plan.
- H. The availability of adequate sites for the proposed use in districts that permit such use.** It is likely that other OIP, B-1 and B-2-zoned properties exist in the county that would permit the requested commercial development use. However, the proposed use of the subject property aligns with adjacent commercial uses and the future development plan for the property to support rezoning, but only if the traffic mitigation plan as indicated in the County Initiated Concept Plan is adopted.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

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. 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.
3. 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. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.
4. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of principal structures with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.
5. All service and truck loading areas shall be screened from public view by a six-foot-tall masonry wall with façade material to match the exterior of the principal building.
6. In addition to the required 10-foot wide vehicle use area screening and landscape strip along Mars Hill Road, a 25-foot wide structural buffer shall be provided including trees as specified in UDC Sec. 808.04.b.1.b and evergreen plant material as specified in UDC Sec. 808.04.b.3.d.
7. An internal sidewalk network shall connect all uses within the development to sidewalks along Oconee Connector and Mars Hill Road. Pedestrian connectivity shall be provided throughout the development, including raised decorative crosswalks. Final design of the sidewalk network shall be subject to the approval of the Planning Director and shall be shown on the preliminary plat and site development plans for each phase of the development.
8. Pedestrian facilities shall be provided connecting the development to Hollow Creek Lane.
9. Along the full length of the private drives in both phases of the development, no sidewalks shall be located within the 10-foot wide landscape strip/vehicle use area screening.
10. All stormwater management ponds shall be enclosed by black vinyl coated chain link fencing and screened on all sides by a 25-foot-wide structural buffer including trees as specified in UDC Sec. 808.04.b.1.b and evergreen plant material as specified in UDC Sec. 808.04.b.3.d. Said buffer shall be provided in lieu of the required evergreen screening of UDC Sec. 116.03.b.5.

11. All proposed access design and traffic improvements shall be in accordance with the County Initiated Concept Plan and Traffic Impact Analysis- September 2025 (WSP Engineering).
12. For the entirety of the project's frontage along Mars Hill Road, Mars Hill Road shall be upgraded to County street design standards for arterial roads as outlined in UDC Article 10. Road improvements shall be shown on the preliminary plat and site development plans for each phase of the development.
13. Inter-parcel access to adjacent properties shall be required in order to facilitate future access from the development to Virgil Langford Road. Said inter-parcel access shall comply with UDC Sec. 608.02 and shall be shown on the site development plans for Phase II. Phase 2 shall not receive a site development plan approval without access to Virgil Langford Road.
14. A new Traffic Impact Study for the Phase II, B-1 zoned area, shall be submitted for review and approval to the Director of Planning and Code Enforcement and Director of Public Works prior to submittal of the Site Development Plan for Phase II.
15. The total building square footage of the development shall not exceed 169, 825 square feet.
16. The development shall meet all standards of the Mars Hill Overlay District as outlined in UDC Sec. 206.04.
17. The architectural standards of all buildings shall meet or exceed the standards indicated in the elevations submitted by BDG Architects with P22-0155, dated 7/5/2022, to include at least 80 percent of exterior wall surfaces to be either brick veneer, stone veneer or glass. Additional primary and accent materials are allowed as indicated in UDC Section 306.03.

Rezone # P25-0223 - Oconee County BOC

Parcel #
C-01-045
C-01-045B

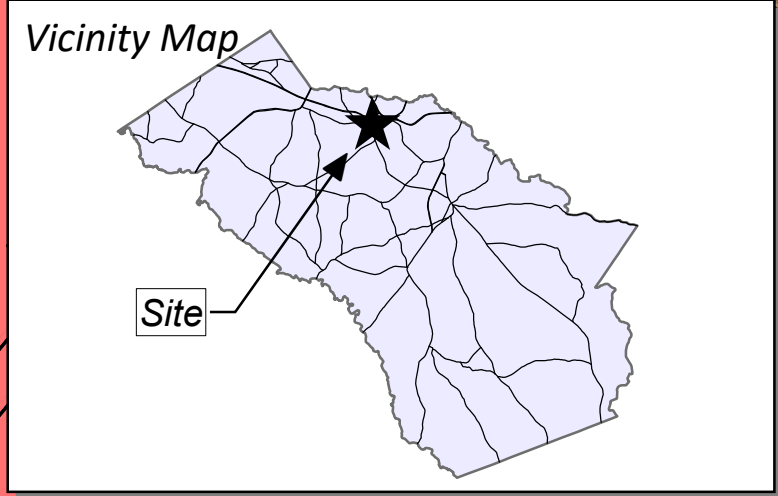


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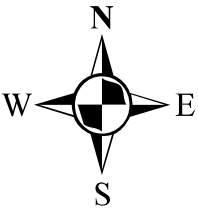
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Feet





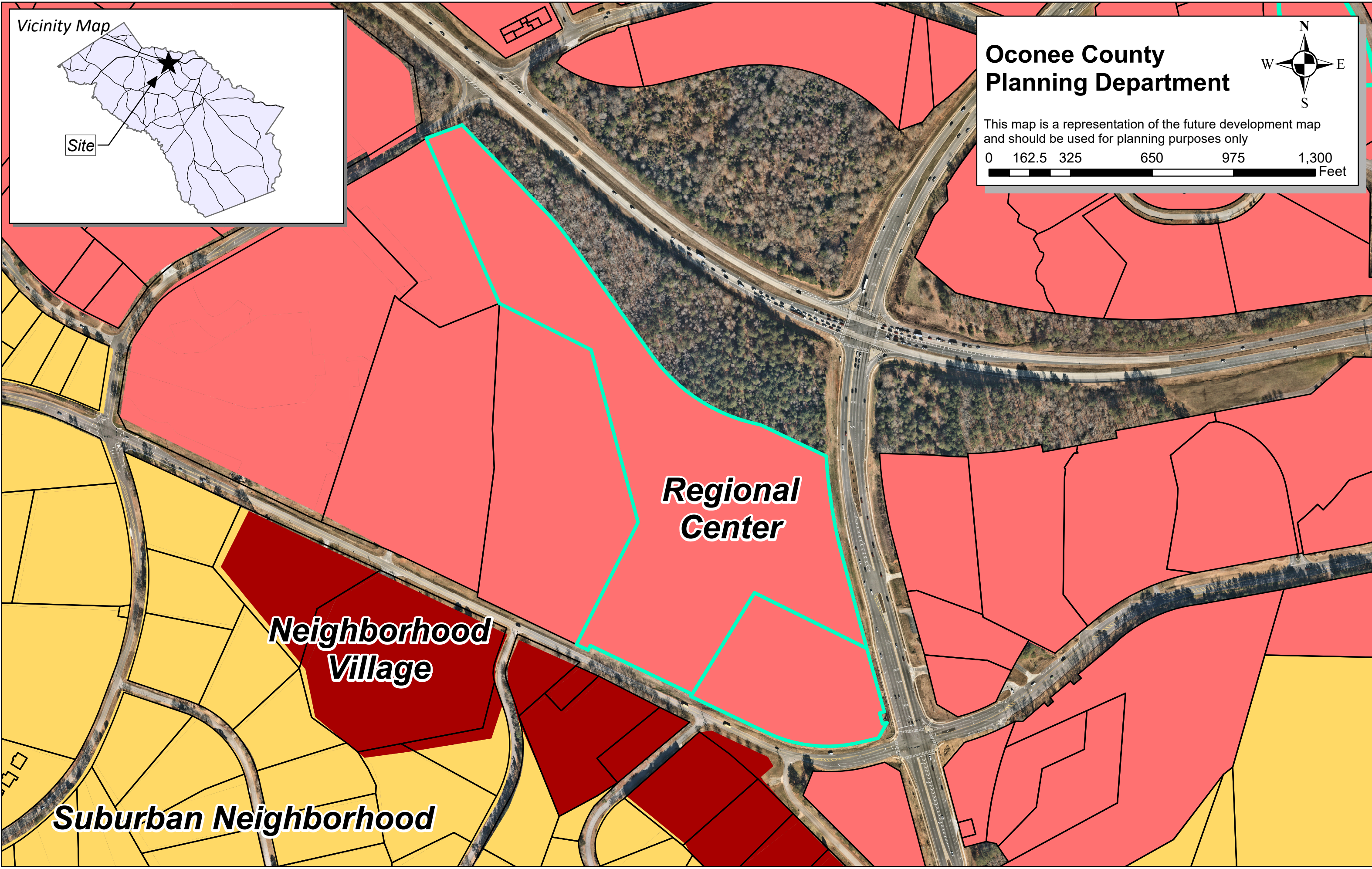
Oconee County Planning Department



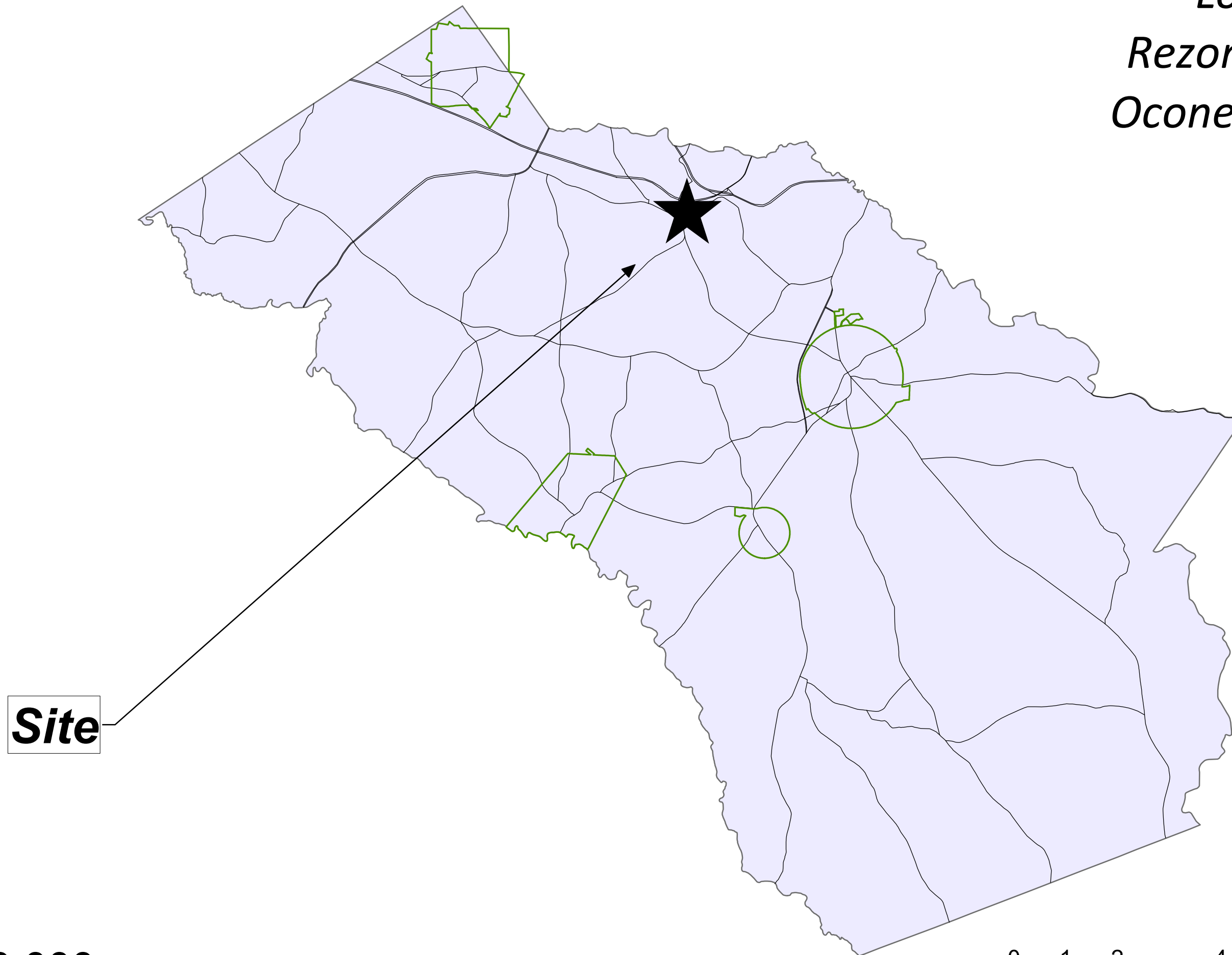
This map is a representation of the future development map and should be used for planning purposes only

0 162.5 325 650 975 1,300 Feet

A horizontal scale bar with alternating black and white segments. The segments are labeled with the following values: 0, 162.5, 325, 650, 975, and 1,300. The unit 'Feet' is written at the right end of the bar.



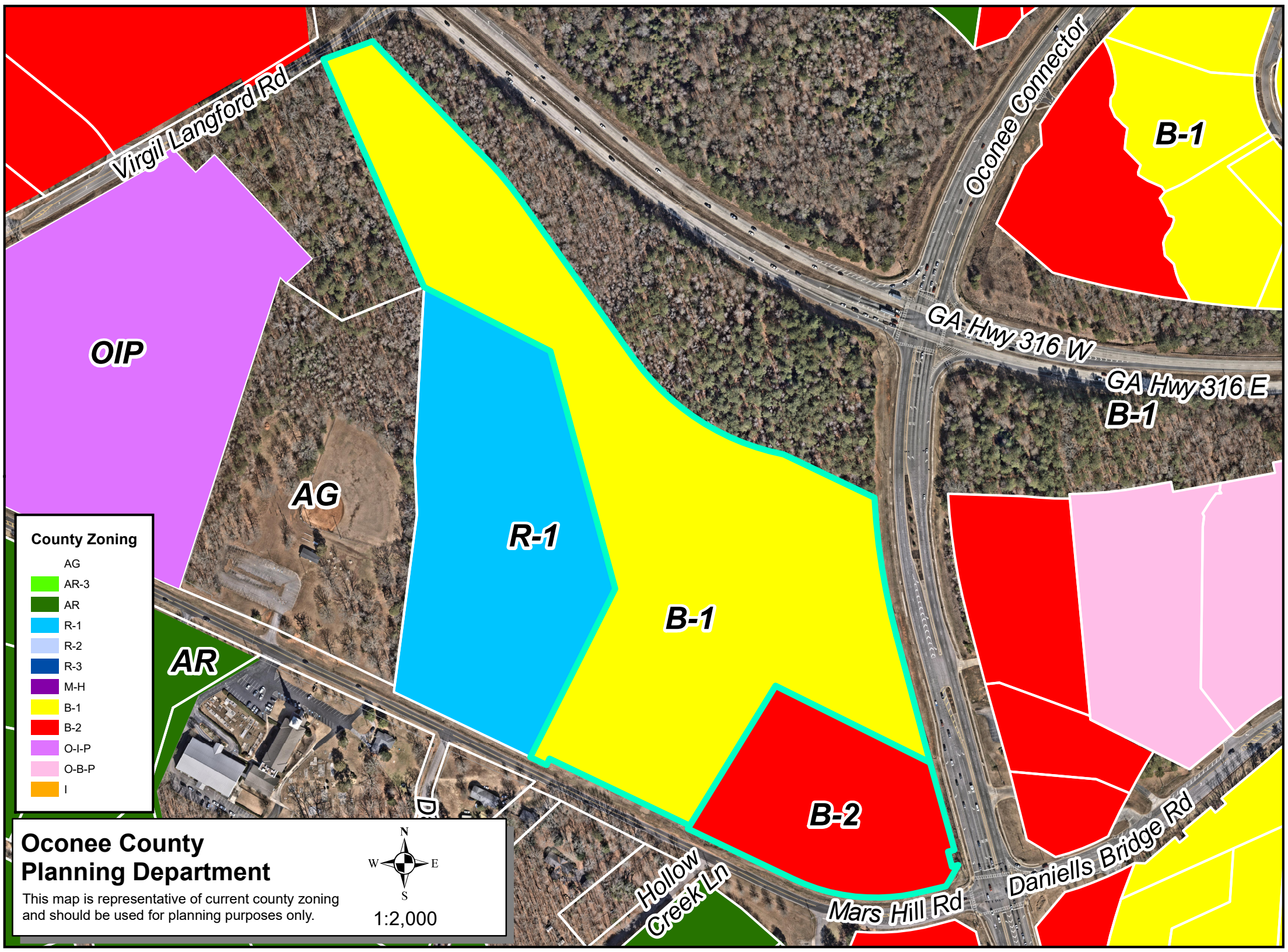
*Location Map -
Rezone # P25-0223
Oconee County BOC*



Site

1:120,000

0 1 2 4 6 8 Miles



Virgil Langford Rd

Oconee Connector

GA Hwy 316 W

GA Hwy 316 E

OIP

B-1

AG

R-1

B-1

B-2

AR

Daniells Bridge Rd

Hollow Creek Ln

Mars Hill Rd

County 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 and should be used for planning purposes only.



1:2,000