

**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 case #6812 pursuant to an application for rezoning of property owned by Epps Bridge Centre II, LLC submitted on February 23, 2024.

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 submitted by Frank Bishop on February 23, 2024, requesting a rezone of a ±2.494-acre tract of land located at 6000 Parkway Blvd in, Oconee County, Georgia, (tax parcel no. C-01AT-001OP), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 Planning Commission and a Public Hearing was duly held by the same on February 17, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on March 4, 2025.

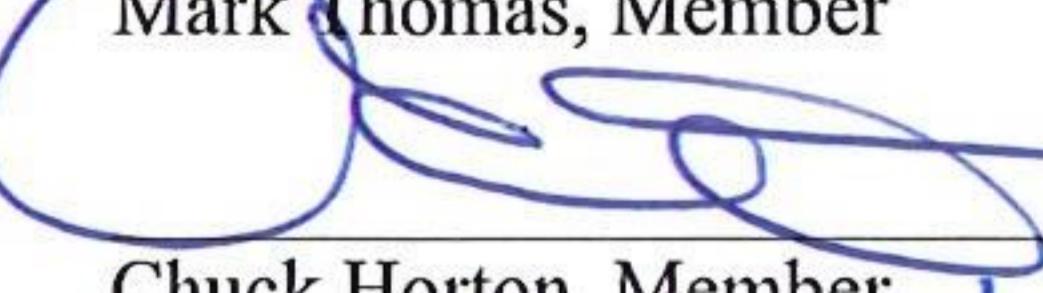
ADOPTED AND APPROVED, this 4th of March, 2025.

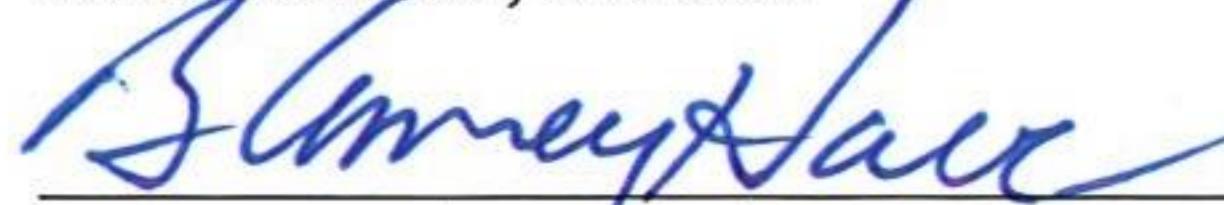
OCONEE COUNTY BOARD OF COMMISSIONERS

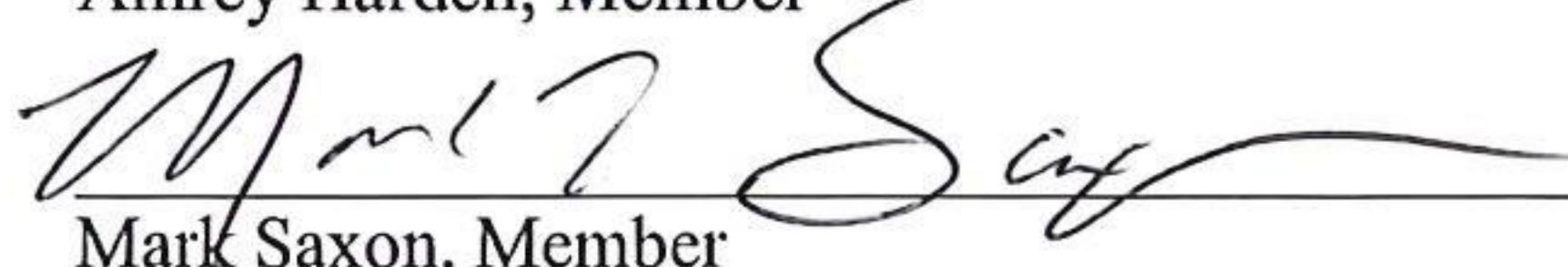
BY:


John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member


Amrey Harden, Member


Mark Saxon, Member

ATTEST:


Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P24-0036

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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 wastewater services for the subject property and shall convey the 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. Automotive Oil Change and Lubrication Shop and a Car Wash are added to the previous permitted uses of retail, banking and restaurants for the out-lot.
5. No outdoor storage or display is permitted including auto parts or tires.

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TAX MAP

Rezone # P24-0036 - EPPS BRIDGE CENTRE II, LLC

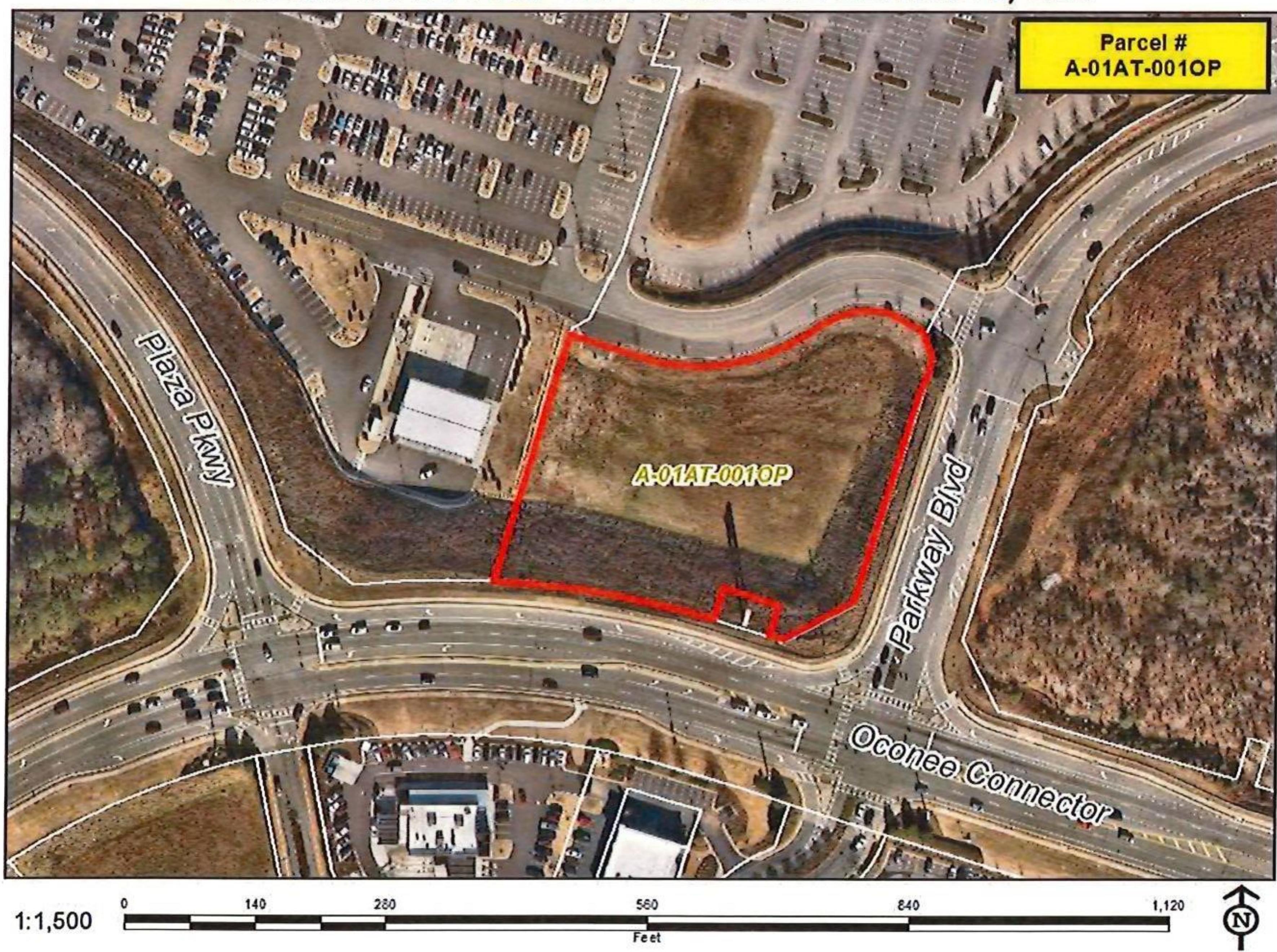


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LEGAL DESCRIPTION

Legal Description of Outparcel

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GEORGIA MILITIA DISTRICT 1331, OCONEE COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST SIDE OF THE MITERED INTERSECTION WITH THE NORTHERN RIGHT OF WAY OF OCONEE CONNECTOR HAVING A VARIABLE RIGHT OF WAY AND THE EASTERN RIGHT OF WAY LINE OF PLAZA PARKWAY AND THENCE RUN ALONG SAID NORTHERN RIGHT OF WAY NORTH 72 DEGREES 39 MINUTES 23 SECONDS WEST A DISTANCE OF 59.64 FEET; THENCE CONTINUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1029.93 FEET, AN ARC DISTANCE OF 20.08 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 73 DEGREES 12 MINUTES 54 SECONDS WEST, HAVING A CHORD DISTANCE OF 20.08 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1029.93 FEET, AN ARC DISTANCE OF 69.19 FEET TO A 5/8-INCH REBAR SET, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 75 DEGREES 41 MINUTES 53 SECONDS WEST, HAVING A CHORD DISTANCE OF 69.18 FEET; THENCE CONTINUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1029.93 FEET, AN ARC DISTANCE OF 24.38 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 78 DEGREES 18 MINUTES 44 SECONDS WEST, HAVING A CHORD DISTANCE OF 24.38 FEET; THENCE CONTINUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1029.93 FEET, AN ARC DISTANCE OF 147.50 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 83 DEGREES 06 MINUTES 20 SECONDS WEST, HAVING A CHORD DISTANCE OF 147.38 FEET TO A 5/8-INCH REBAR SET WITH SAID REBAR SET BEING THE POINT OF BEGINNING, THENCE FROM SAID POINT OF BEGINNING AND LEAVING SAID RIGHT OF WAY AND RUN NORTH 17 DEGREES 20 MINUTES 37 SECONDS EAST A DISTANCE OF 274.93 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 72 DEGREES 39 MINUTES 23 SECONDS EAST A DISTANCE OF 78.77 FEET TO A 5/8-INCH REBAR SET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 212.00 FEET, AN ARC DISTANCE OF 181.22 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 82 DEGREES 51 MINUTES 18 SECONDS EAST, HAVING A CHORD DISTANCE OF 175.75 FEET; THENCE NORTH 58 DEGREES 12 MINUTES 47 SECONDS EAST A DISTANCE OF 24.58 FEET TO A 5/8-INCH REBAR SET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 89.50 FEET, AN ARC DISTANCE OF 72.49 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 79 DEGREES 48 MINUTES 14 SECONDS EAST, HAVING A CHORD DISTANCE OF 70.52 FEET; THENCE SOUTH 61 DEGREES 47 MINUTES 10 SECONDS EAST A DISTANCE OF 42.23 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 22 DEGREES 37 MINUTES 46 SECONDS EAST A DISTANCE OF 29.66 FEET TO A 5/8-INCH REBAR SET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 522.00 FEET, AN ARC DISTANCE OF 40.42 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 19 DEGREES 31 MINUTES 55 SECONDS WEST, HAVING A CHORD DISTANCE OF 40.41 FEET; THENCE SOUTH 17 DEGREES 18 MINUTES 49 SECONDS WEST A DISTANCE OF 233.95 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 62 DEGREES 18 MINUTES 49 SECONDS WEST A DISTANCE OF 83.26 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 72 DEGREES 39 MINUTES 23 SECONDS WEST A DISTANCE OF 16.39 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 17 DEGREES 20 MINUTES 37 SECONDS EAST A DISTANCE OF 32.80 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 72 DEGREES 39 MINUTES 23 SECONDS WEST A DISTANCE OF 62.50 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 17 DEGREES 20 MINUTES 37 SECONDS WEST A DISTANCE OF 35.00 FEET TO A 5/8-INCH REBAR SET ON SAID NORTHERN RIGHT OF WAY; THENCE RUN ALONG SAID NORTHERN RIGHT OF WAY THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1029.93 FEET, AN ARC DISTANCE OF 69.19 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 75 DEGREES 41 MINUTES 53 SECONDS WEST, HAVING A CHORD DISTANCE OF 69.18 FEET; THENCE CONTINUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1029.93 FEET, AN ARC DISTANCE OF 24.38 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 78 DEGREES 18 MINUTES 44 SECONDS WEST, HAVING A CHORD DISTANCE OF 24.38 FEET; THENCE CONTINUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1029.93 FEET, AN ARC DISTANCE OF 147.50 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD

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LEGAL DESCRIPTION

BEARING OF NORTH 83 DEGREES 06 MINUTES 20 SECONDS WEST, HAVING A CHORD DISTANCE OF 147.38 FEET WITH SAID REBAR BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL TO CONTAIN 2.494 ACRES

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NARRATIVE

February 16, 2024

*RE: Zoning Condition Change Request
6000 Parkway Boulevard
Athens, Oconee County, Georgia 30606*

Introduction:

Epps Bridge Centre II, LLC is requesting a zoning condition modification through submittal of this formal application to Oconee County. We are seeking approval to modify the conditions on the property to allow all uses permitted within the B-2 zoning.

The subject property is a 2.494 +/- acre site in the located northwest quadrant of the intersection of Oconee Connector & Parkway Boulevard (Parcel Number C-01AT-001OP) in Oconee County, Georgia with an address of 6000 Parkway Blvd. The property is currently an undeveloped parcel and is zoned B-2, Highway Business District.

Adjacent Properties:

The subject parcel is part of a larger overall development Epps Bridge Center II. Costco, its members only gas station and related parking are located to the Northwest and West of this parcel. The adjacent parcel to the North is currently occupied by Hobby Lobby and related parking. Adjacent parcel to the East is undeveloped at the time of this application. Parcel to the South has been developed as a commercial shopping center.

Adjacent Properties		
Direction:	Zoning:	Use:
North	B2 – Highway Business District	Commercial
South	B2 – Highway Business District	Commercial
East	B2 – Highway Business District	Undeveloped
West	B2 – Highway Business District	Commercial

Development Details:

We are seeking a modification to the zoning conditions from Zoning #6812 to allow for more uses permitted under Highway Business District zoning as are found in Business Districts near Regional Centers. The subject rezone request does not attempt to increase any acreage presently zoned as the result of Rezone #6812. The only modification requested is to add the following uses to the allowed uses: "Automotive Oil Change and Lubrication Shops", "Automotive Parts, Accessories, and Tire Stores", "Automotive Repair and Maintenance, except Car Washes", "General Automotive Repair", and "Car Washes". We believe this will allow the subject property to achieve the highest and best use of this land, which is to the benefit of the county.

Architecture:

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NARRATIVE

The buildings will maintain the architectural themes of the surrounding shopping center via paint color and/or material. Representative photos and renderings have been attached for indication of color and material use. Brick, EFIS, and Arriscraft stone (or visually similar materials) are anticipated to be the predominant façade materials.

Access and Traffic:

This property is accessed via an access agreement across the property bordering it to the North. There is an existing curb cut on the interior drive that will be utilized. All required sidewalk will be provided. Due to all of the road improvements for the surrounding development in the immediate vicinity over the past 15 years, the increased trips generated by the subject development are anticipated to have very little impact on existing traffic pattern in the area. In reference to the ITE Trip Generation Manual, Carwash (automated) is anticipated to have 14.2 net new trips. Quick Lubrication Vehicle Shops are estimated to have peak hours addition of 8.7 net new trips.

Water and Sewer:

Water and Sewer would be serviced by the county utilities. Service for both is already stubbed to the property. A water and sewer availability letter has been provided by Oconee County Water and attached. For water needs, average Daily Flow = 5500 gpd (Carwash) + 2100 sf x 5 gpd/100 sf (Vehicle Lubrication Shop) = 5605 gpd.

Utilities:

All utilities are proposed to be underground. The surrounding utilities servicing the neighboring parcels will be extended to service this parcel as needed. There is already power, fiber, and gas within 10ft of the property line.

Stormwater Drainage:

There is master detention in place for which this parcel was included with an inlet currently stubbed on the property.

Garbage/Solid Waste Collection:

Solid waste collection will be handled by private contract service.

Schools:

There is no anticipated negative impact on the school system from this development. The projected value below will positively enhance Oconee County's tax base and help ease the strain that other types of necessary development can place on social services and on the Oconee County's school system.

The proposed plot will have a positive impact on the tax base and the school system since the project will generate no additional students.

Landscaping:

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NARRATIVE

Landscaping will be consistent with that maintained in the surrounding shopping center.

Outdoor Lighting:

Light fixtures on metal or fiberglass poles will be installed to illuminate the development for safety and security. These light standards will be oriented inward and down. There are no neighboring residential areas. Said lighting will be in accordance with Oconee UDC regulation.

Project Valuation:

Based on a 2,100 sf Quick Vehicle Lubrication shop and 4,680 sf Car wash, we are estimating the project to be worth \$4 million fully developed.

Schedule:

Building permits are anticipated to be submitted for within around one year of approval, with construction to follow soon after permits are achieved. The construction process should be between 6 and 12 months depending on site conditions, weather, and utility coordination.

Conclusion:

It is our belief that the use will be a benefit to the existing development and community as it allows service oriented businesses that compliment and support not only the surrounding development, but also the citizens of Oconee County. Additionally, the construction of this parcel will enhance property values in the area because of increased commercial activity. The neighboring property owners are in support of this modification.

Sincerely,

Epps Bridge Centre II, LLC

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ARCHITECTURAL RENDERINGS

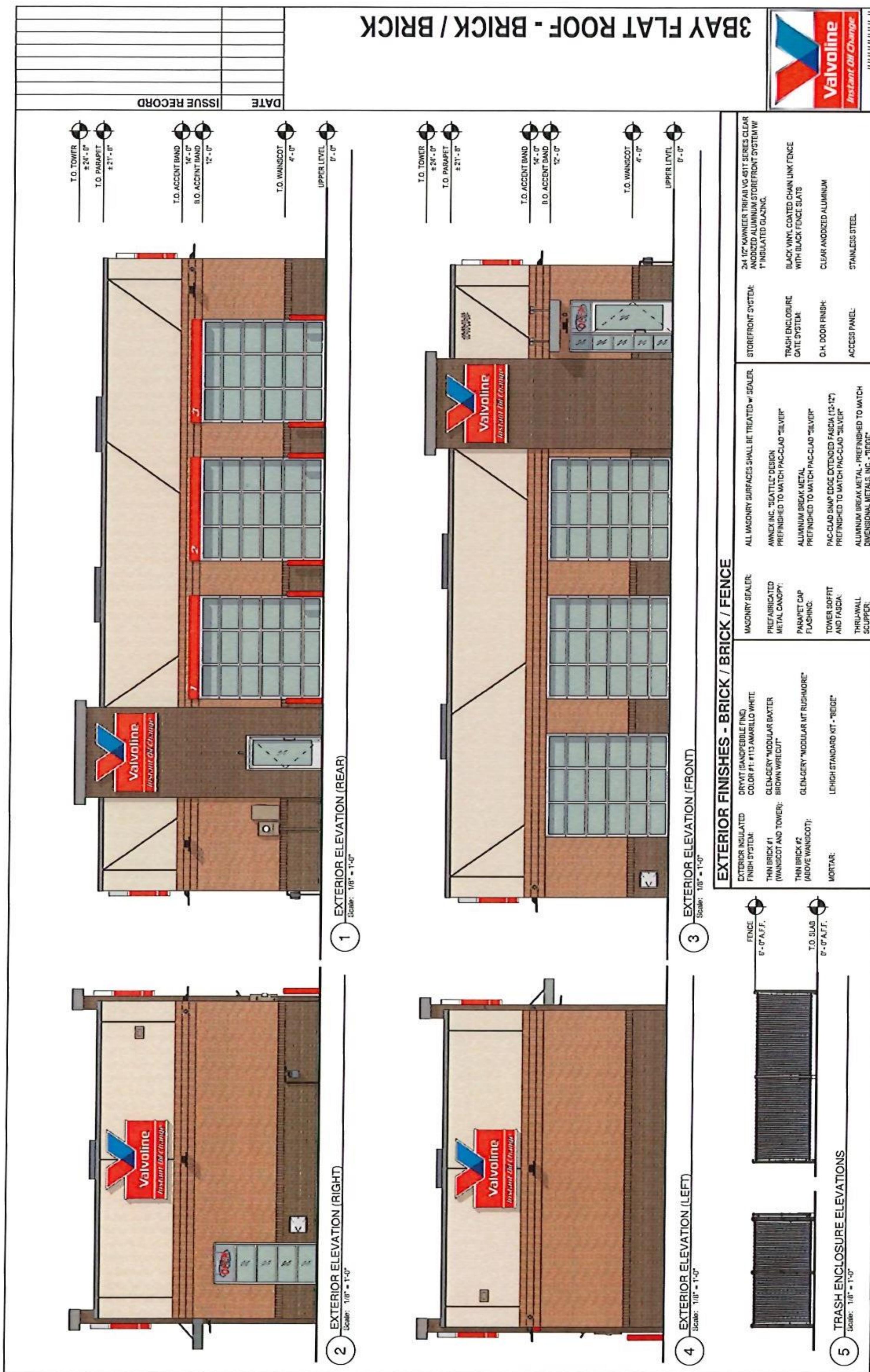


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ARCHITECTURAL RENDERINGS

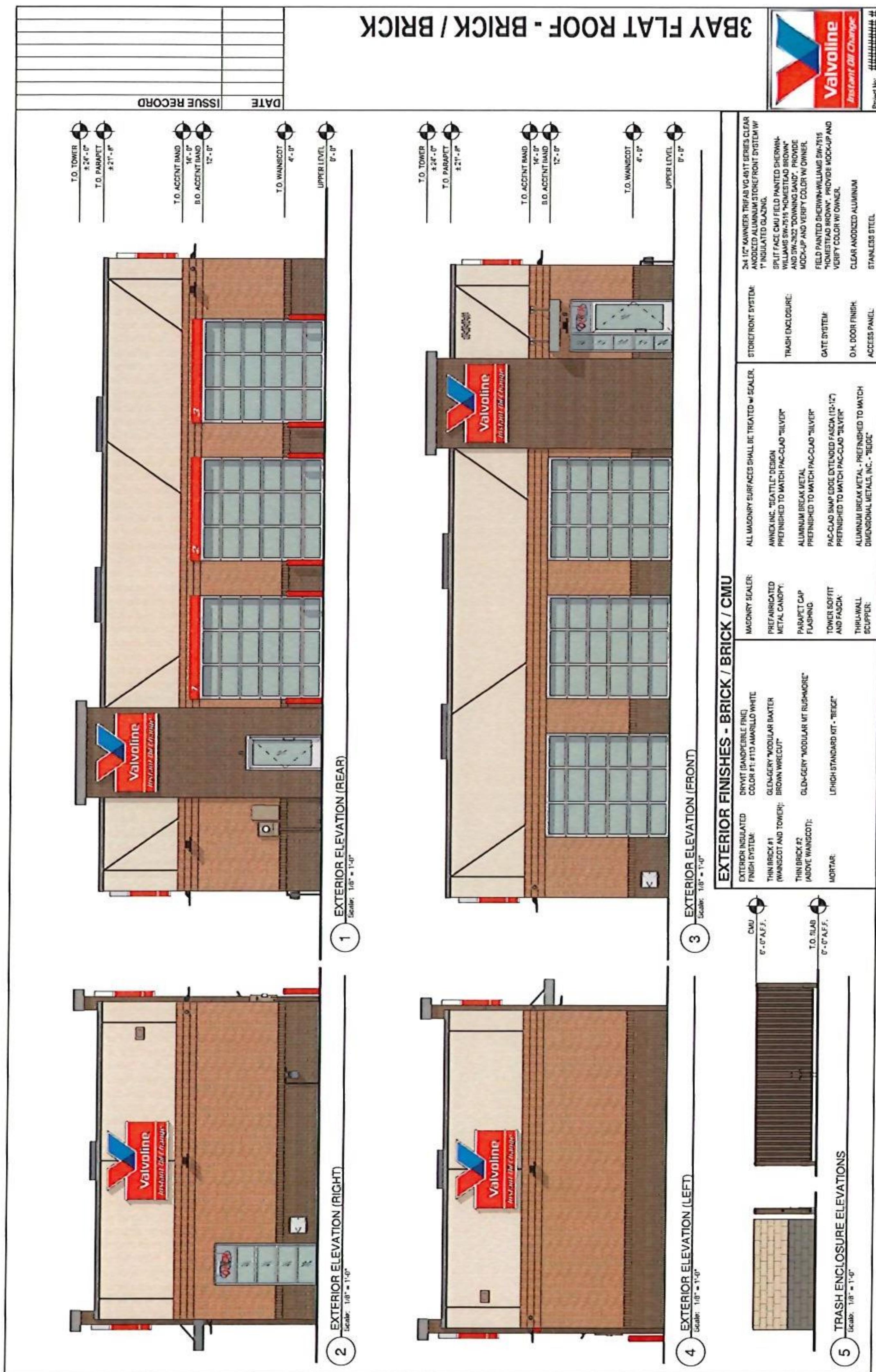


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ARCHITECTURAL RENDERINGS

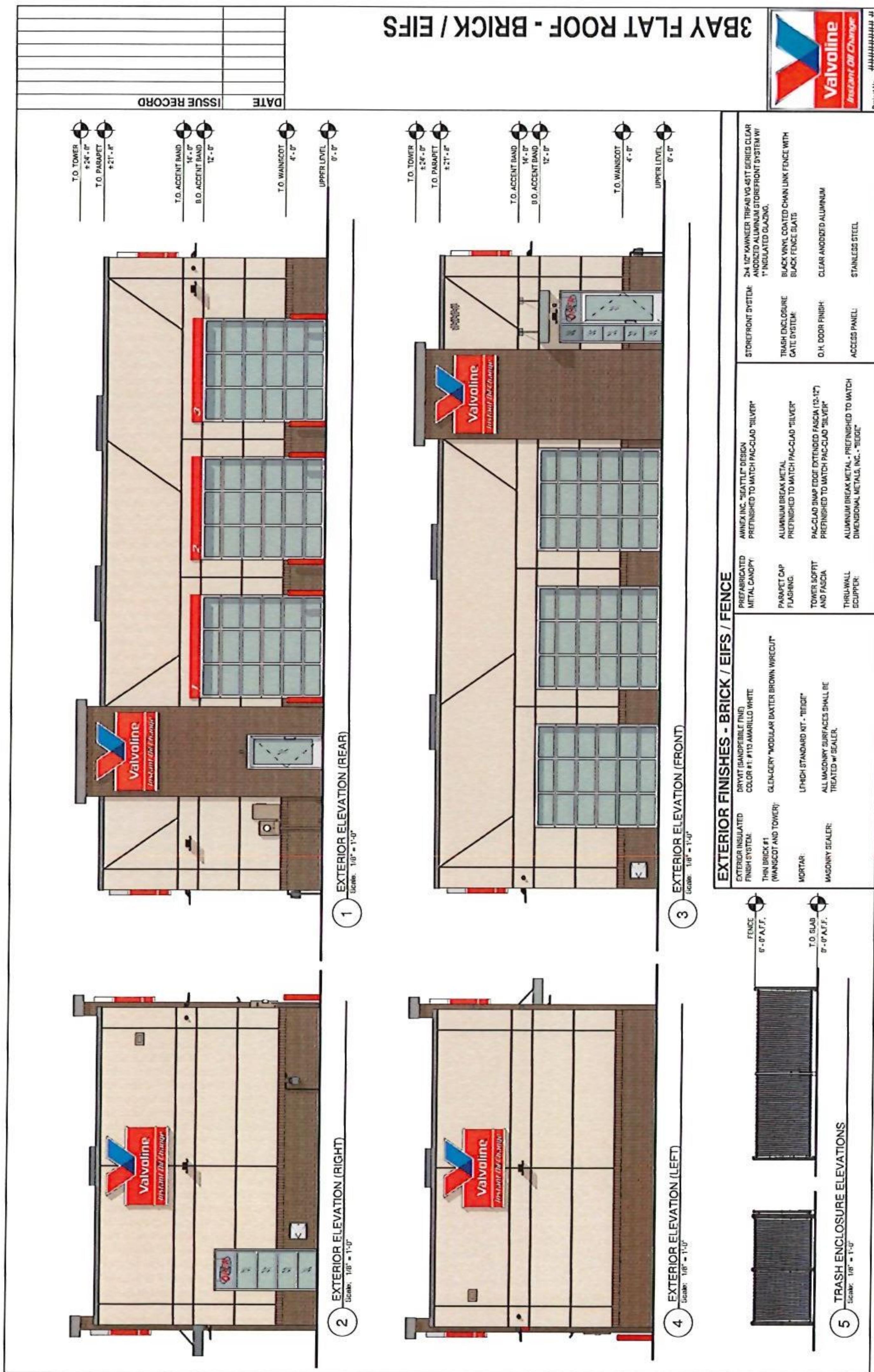


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ARCHITECTURAL RENDERINGS

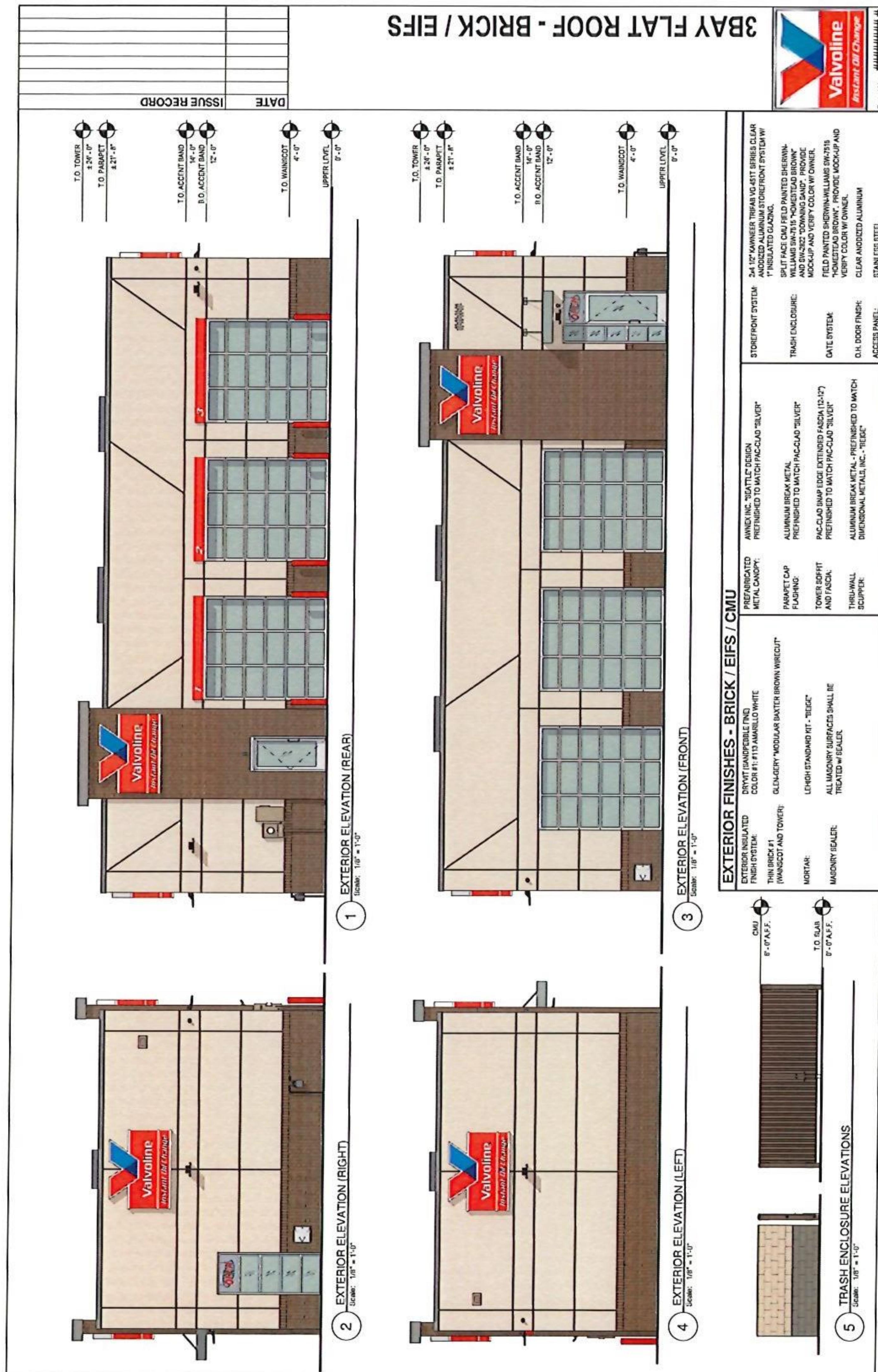


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PLAT

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PLAT

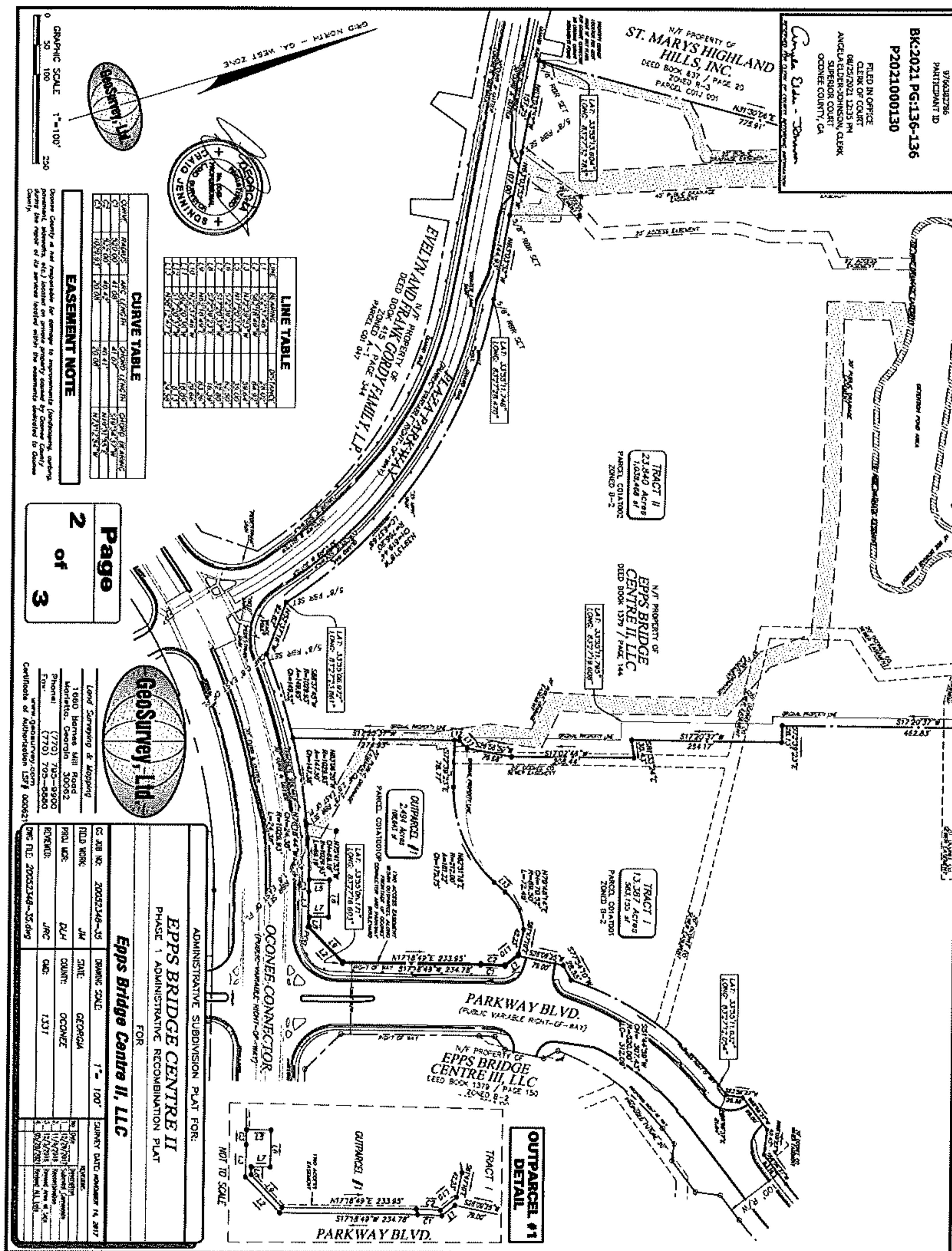
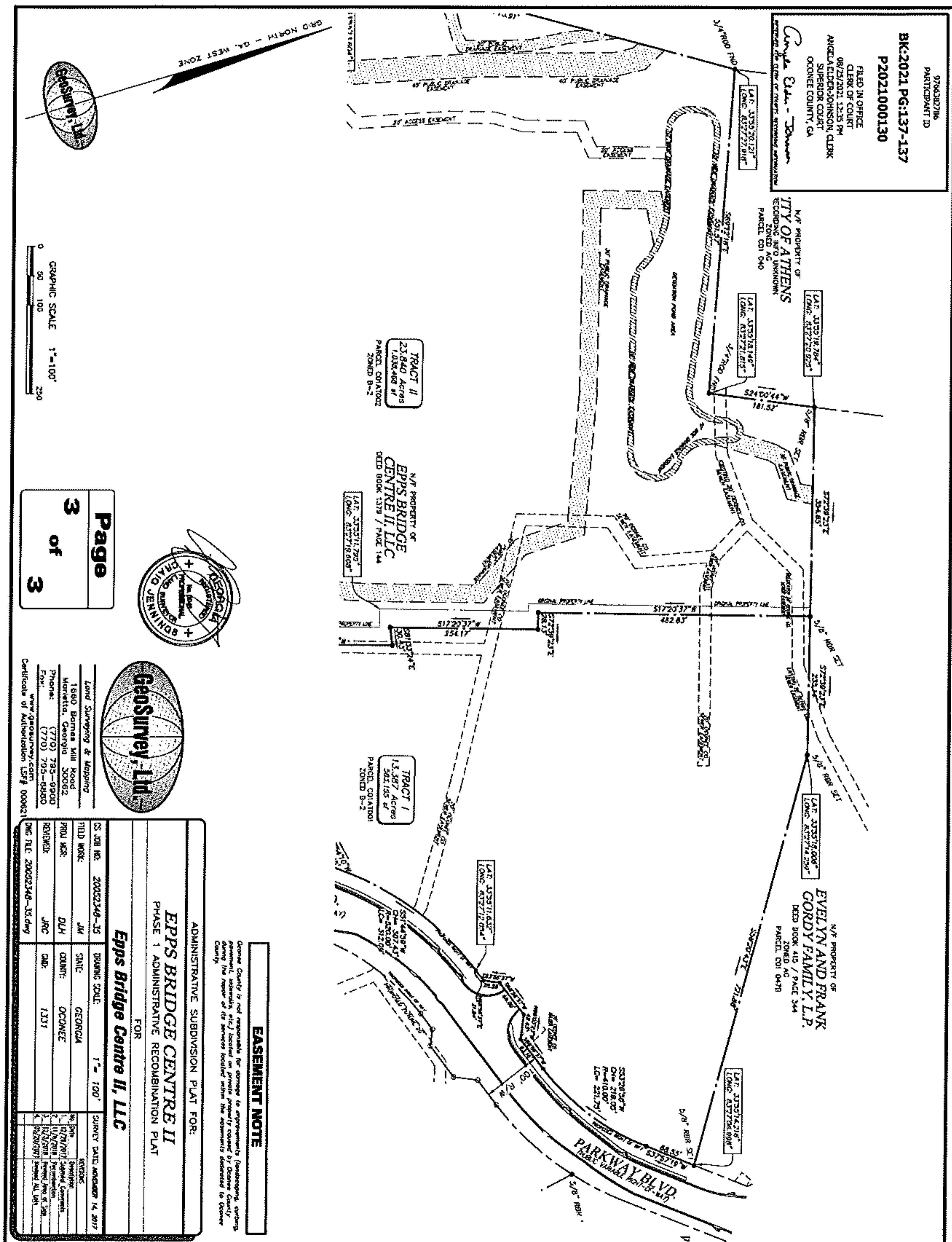


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PLAT





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

REZONE CASE #: P24-0036

DATE: January 9, 2025

STAFF REPORT BY: David Webb, AICP (Senior Planner)

APPLICANT NAMES: Frank Bishop

PROPERTY OWNER(S): Epps Bridge Centre II, LLC

LOCATION: 6000 Parkway Blvd.
Parcel number: C 01AT001OP

PARCEL SIZE(s): ±2.494 acres

EXISTING ZONING: B-2 (Highway Business District)



EXISTING LAND USES: Vacant

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Regional Center

ACTION REQUESTED: Change the conditions of the previous zoning (case #6812), zoned B-2, to modify previous conditions and the concept plan. The requested changes are:

1. Amend the concept plan to allow construction of an Automotive Oil Change and Lubrication Shop and a Car Wash.
2. Amend the allowed uses on the property to include: Automotive Oil Change and Lubrication Shops; Automotive Parts, Accessories, and Tire Stores; Automotive Repair and Maintenance, except Car Washes; General Automotive Repair; and Car Washes.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: February 17, 2025

BOARD OF COMMISSIONERS: March 4, 2025

ATTACHMENTS:

- Application
- Narrative
- Zoning Impact Analysis
- Plat of Survey
- Concept Plan
- Architectural Renderings

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property was rezoned (case #6812) from A-1 to B-2 (Highway Business) by the BOC on March 1, 2016, for a shopping center development.
- The subject parcel is an out-parcel for the shopping center in front of the Hobby Lobby.
- The plat for the property was recoded August 25, 2021, on Plat Book 2021, Page 135-137.
- The narrative included in the case #6812 approval resolution indicated the approved uses were retail, banking and restaurants.
- The approved concept plan indicated the out-lot would have a 15,000 square foot retail building.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Shopping Center (Hobby Lobby)	B-2 (Highway Business District)
SOUTH	Shopping Center (Epps Bridge I)	B-2 (Highway Business District)
EAST	Vacant	B-2 (Highway Business District)
WEST	Shopping Center (Costco)	B-2 (Highway Business District)

PROPOSED DEVELOPMENT

- The applicant is proposing to develop an Automotive Oil Change and Lubrication Shop and a Car Wash.
 - The Oil Change is proposed to be 2,090 square feet.
 - The Car Wash is proposed to be 4,680 square feet.

PUBLIC FACILITIES

Water:

- The applicant proposes public water supplied by Oconee County Water Resources.

Sewer:

- The applicant proposes public sewer supplied by Oconee County Water Resources.

Roads:

- The project proposes to use the existing access into the shopping center from Parkway Blvd.

Environmental:

- The Concept Plan indicates there are no 100-year flood plain areas, wetlands or state waters on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Reviewed with no comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Reviewed with no comments

OCONEE COUNTY FIRE CHIEF

- Reviewed with no comments

OCONEE BOARD OF EDUCATION

- Reviewed with no comments

OCONEE COUNTY PLANNING- TRANSPORTATION CONSULTANT

- A review by the County's traffic planning consultant dated 1-15-25 indicated the following:
 - The ITE TripGen Application shows that an Automated Car Wash with a single tunnel would generate 78 daily trips, not 14.2 and a 2,000 square foot quick lubrication shop would generate 144 daily trips, not 8.7. If the developer is assuming that the trips are reduced due to internal capture or pass by trips that information should be included in the narrative. Alternatively, if the developer is comparing the proposed trip generation to that assumed with a prior traffic study, that information should also be included in the narrative.
 - The previous approved 15,000 SF retail would generate 817 daily trips.
 - The combined proposed 222 ADT for an quick lubrication and a car wash are less than the trips generated by the previous retail use.

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.

Properties located across the Oconee Connector from the site are zoned and developed in a similar manner to the request. Additional properties located east of the subject property are commercial developments along Epps Bridge Parkway. This request is compatible with the uses and zoning of neighboring properties.

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

The property was zoned in 2016 as part of a shopping center. No change in zoning is proposed, only a modification of conditions.

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;
The existing street, water and sewer infrastructure can serve the proposed quick oil change and car wash.

ii. Environmental impact;

The Concept Plan indicates there are no 100-year flood plain areas, wetlands or state waters on the site.

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

The proposed development is in keeping with surrounding uses and the development is not anticipated to affect the existing use, usability, and/or value of adjoining properties.

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 was zoned in 2016 as part of a shopping center. No change in zoning is proposed, only a modification of conditions. As this is a change of conditions this criteria is not applicable to this request. The proposed use fits the character of the properties in the vicinity of the subject property.

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

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). The subject property must be developed according to the principal uses allowed in the B-2 zoning district. Staff finds that the requested approval for commercial development is consistent with the stated purpose of the B-2 zoning district.

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.

There are no known existing or changing conditions or land use patterns affecting the use and development of the property.

G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.

The subject portion of 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 analysis indicates the proposed change of conditions for the existing B-2 zoning complies with the Comprehensive Plan.

H. The availability of adequate sites for the proposed use in districts that permit such use.

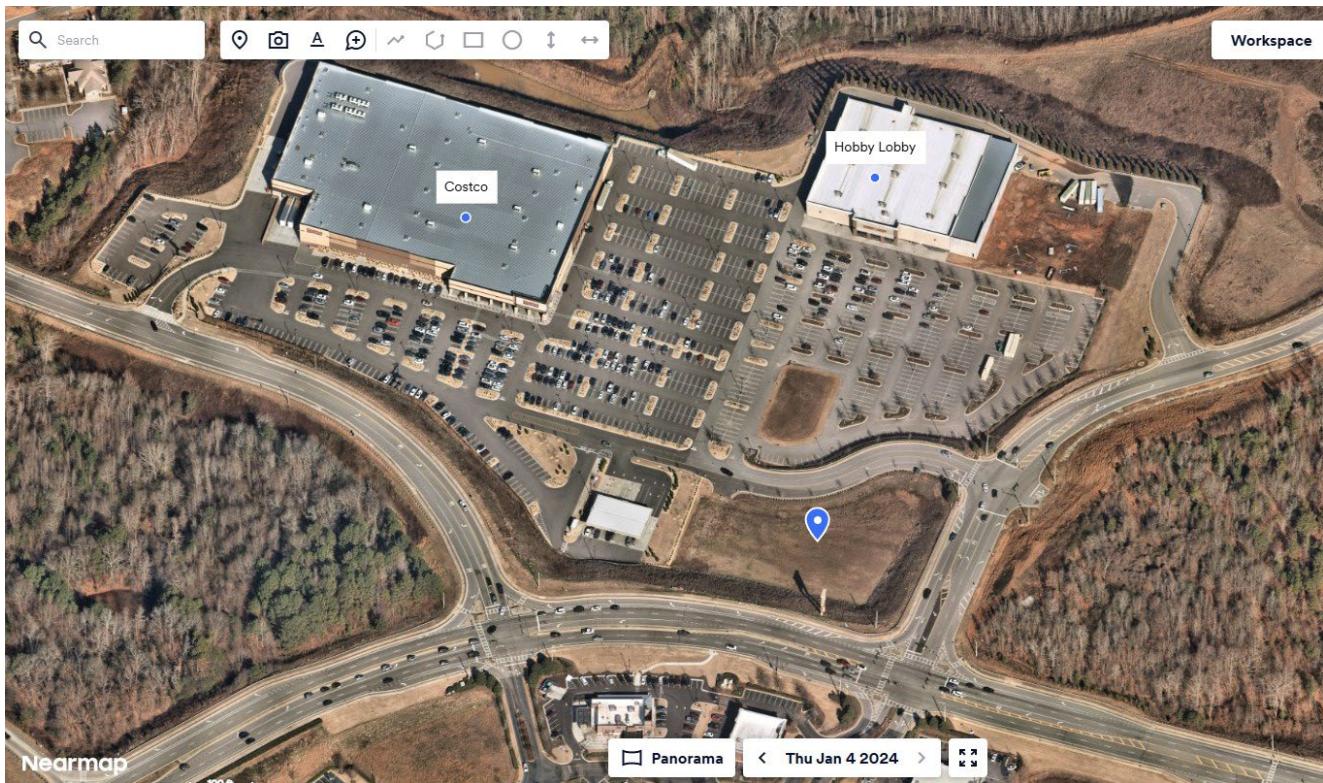
This site was previously zoned and approved for commercial use. As this is a change of conditions this criteria is not applicable to this request. The proposed use fits the character of the properties in the vicinity of the subject property.

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 for a change of conditions 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 wastewater services for the subject property and shall convey the 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. Automotive Oil Change and Lubrication Shop and a Car Wash are added to the previous permitted uses of retail, banking and restaurants for the out-lot.
5. No outdoor storage or display is permitted including auto parts or tires.

SITE PICTURE



Rezone # P24-0036 - EPPS BRIDGE CENTRE II, LLC

Parcel #
A-01AT-001OP

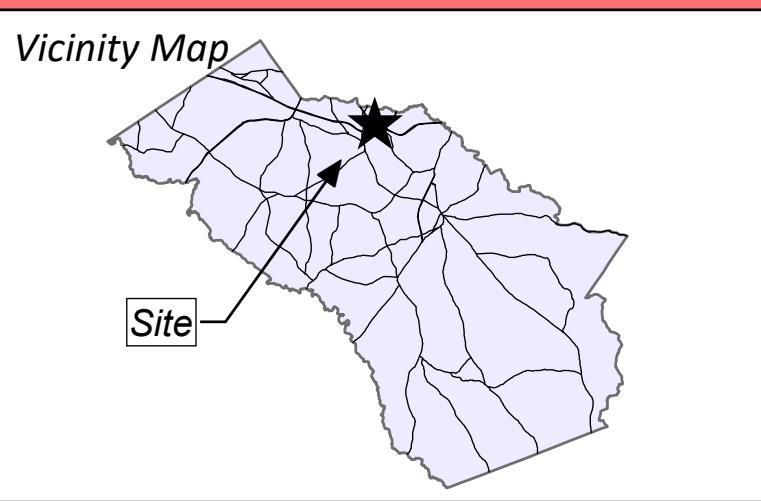


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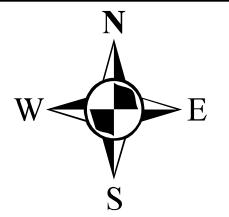
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Feet





Oconee County Planning Department



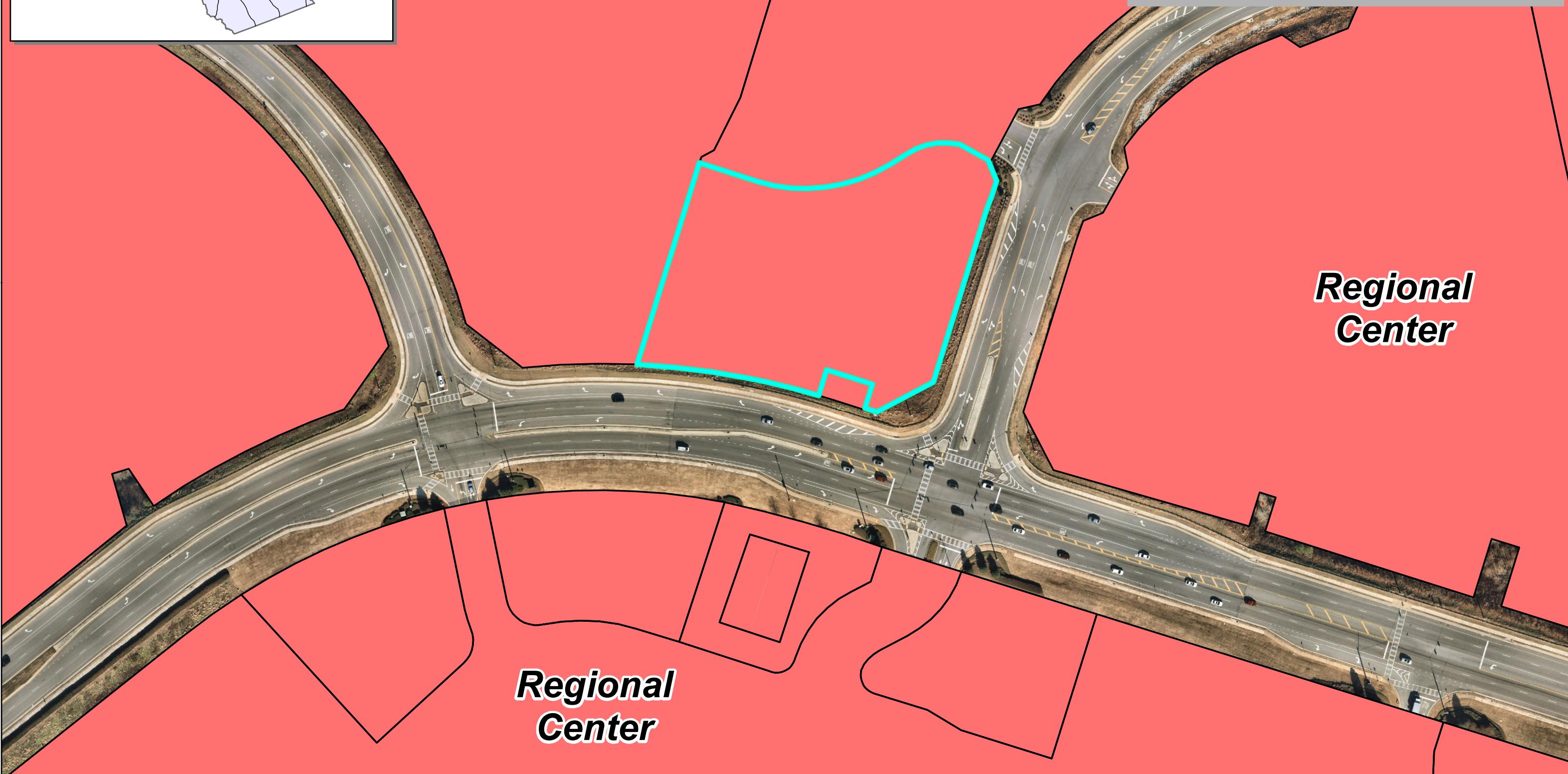
This map is a representation of the future development map
and should be used for planning purposes only

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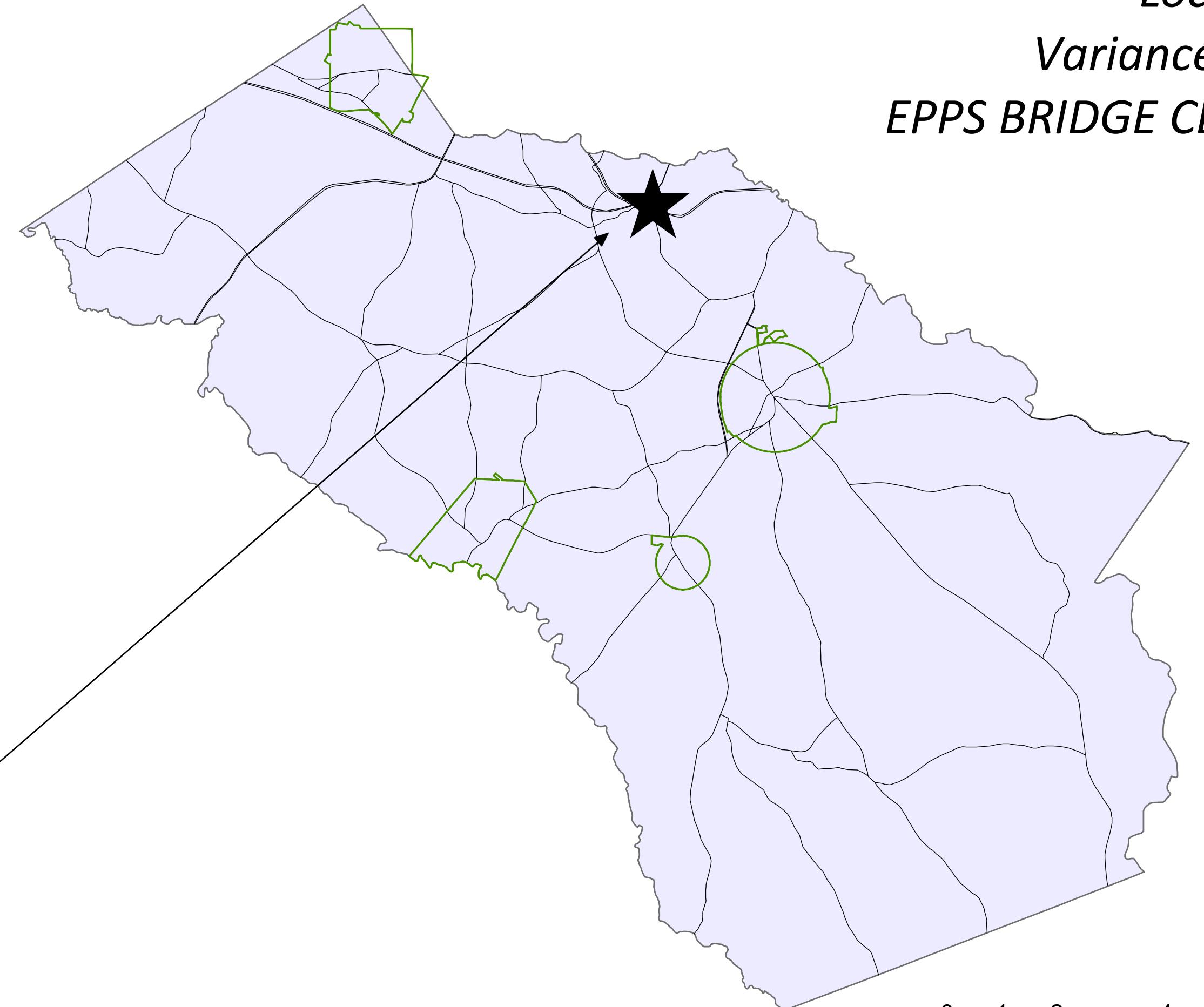
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Center*

*Regional
Center*

*Regional
Center*



Location Map -
Variance # P24-0036
EPPS BRIDGE CENTRE II, LLC



1:120,000

0 1 2 4 6 8 Miles

